



**Planning & Community Development**  
818 East Edison Avenue  
Sunnyside, Washington 98944  
(509) 837-7999 Office, (509) 836-6383 Fax

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING**

**DATE:** July 12, 2023

**TO:** Applicant and Adjoining Property Owners

**FROM:** Trevor Martin, AICP, Community and Economic Development Coordinator

**APPLICANT:** City of Sunnyside

**FILE NUMBER:** CPA-23-1 & SEPA-23-1

**LOCATION:** 2920 Outlook Rd.

**TAX PARCEL NUMBER(S):** 221028-12006, 221028-12001, 221028-11003, 221028-11002, 221027-12006, & 221027-21001

**DATE OF APPLICATION:** April 28, 2023

**PROJECT DESCRIPTION:** Nonproject Action – The City of Sunnyside is requesting a combined Comprehensive Plan Amendment and Rezone to an area often referred to as the Munson site, which is approximately 150 acres of land currently zoned Industrial (M-1), and is requesting to change the underlying future land use to Mixed-Use and change the zoning designation to Planned Unit Development (PUD).

**APPLICATION PROCESSED UNDER SUNNYSIDE MUNICIPAL CODE (SMC):** Ch. 17.52, 17.76, 19.03 & Ch. 19.01

**NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Sunnyside, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Sunnyside has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to SMC Ch. 18.04.

**Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, potentially other permits suggested by DST

**Required Studies:** SEPA Review, No others required at this time

**Existing Environmental Documents:** 2022 Comprehensive Plan

**Development Regulations for Project Mitigation and Consistency Include:** The State Environmental Policy Act, International Fire Code, WAC 173-180-320, WAC 296-24-33005, the Sunnyside Zoning Ordinance, SMC Title 12—Development Standards, and the Sunnyside Comprehensive Plan.

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Sunnyside Zoning Ordinance, City of Sunnyside Comprehensive Plan and City of Sunnyside Title 12 Development Standards.

**REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING:** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Sunnyside Planning Commission has been scheduled for Wednesday **August 8, 2023**, beginning at **5:30 p.m.**, at the Law and Justice Center Court Room, City Hall, 401 Homer St. Sunnyside, WA 98944. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Sunnyside, Planning Division, 818 E. Edison Ave., Sunnyside, WA 98944. **This may be your last time to submit comments on the proposed project.** Comments received one week before the public hearing will be incorporated into the staff report, comments received after one week prior to the hearing will be read into the record. You can mail your comments to:

**Trevor Martin, AICP**  
**Community and Economic Development Director**  
**818 E. Edison Ave.,**  
**Sunnyside, WA 98944**

**NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Sunnyside, 818 E. Edison Ave., Sunnyside, Washington, 98944 and online at <http://www.ci.sunnyside.wa.us/457/Public-Notices>

If you have any question on this proposal, please call Trevor Martin, AICP, Community and Economic Development Director, at (509) 836-6393 or email to: [tmartin@sunnyside-wa.gov](mailto:tmartin@sunnyside-wa.gov).



07/07/2023

# CPA-23-1

## Comprehensive Plan Amendment

**Status:** Active

**Date Created:** Jul 5, 2023

### Applicant

Trevor Martin  
tmartin@sunnyside-wa.gov  
818 E Edison Ave  
Sunnyside, YAKIMA 98944  
5098366393

### Primary Location

2920 Outlook Rd  
Sunnyside, WA 98944

### Internal Section

**Status**

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### Applicant's Information

**Name**

Trevor

**Mailing Address**

Martin

**City**

Sunnyside

**State**

Washington

**Zip Code**

98944

**Phone Number**

509-836-6393

**Email**

tmartin@sunnyside-wa.gov

**Applicant's Interest in the Property**

Owner

### Property Information

**Legal Description of Property**

See Attached

Property's Existing Zoning

**R-1**

**MH**

**R-3**

**PB**

**B-2**

**M-1**

**AOZ**

**PUD**

**Comprehensive Plan Amendment**

**Rezone**

**Other**

**URA**

**R-1M**

**R-2**

**BN**

**B-1**

**B-3**

**M-2**

**PF**

Type of Application  
*Check All That Apply*

**Environmental Checklist (SEPA Review)**

**Traffic Study/Report**

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### Comprehensive Plan Amendment - Information

**Type of Application**

Future Land Use Map Amendment

**Existing Future Land Use Designation**

Industrial

**Desired Future Land Use Designation**

Mixed Use

### Public Facilities and Services Available

#### Right-of-Way

#### Parks and Trails

#### Water

#### Storm Drainage

#### Natural Gas

#### Cable TV

#### R-1

#### MH

#### R-3

#### PB

#### B-2

#### M-1

#### AOZ

#### PUD

### Transportation

### Police and Fire Protection

### Schools

### Sewer

### Electricity

### Telephone

### Property's Desired Zoning

#### URA

#### R-1M

#### R-2

#### BN

#### B-1

#### B-3

#### M-2

#### PF

## Comprehensive Plan Amendment - Narrative

### **Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?**

Yes, the City has identified a part of property the City owns and would like to make the property more commercially viable. The site is located right off exit 63 along Highway 82, which is a primary gateway in to the City. The City has been in recent talks about developing this corridor.

### **Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?**

Yes, the proposed text amendments are more in line with Comprehensive Plan policies, and recent State action, geared towards housing. The city would require any party who purchases the property to build some form of housing on a portion fo the site, along with allocating space for public facility improvements for fire and police.

### **Does your proposal correct an obvious mapping error? If so, what is the error?**

NO

### **Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?**

NO

### **Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Sunnyside has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?**

Yes, Yakima County will be notified, along with SEPA agencies on the proposed zoning and future land use changes. This area is able to be served with City services and does require Yakima County to make any changes to the UGA to accommodate the proposal.

### **Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?**

Yes, the County promotes contiguous orderly planning preferably in areas where there are existing utilities. The area is already within City limits and has City water on site, and City sewer stubbed out to the eastern edge of the site.

### **Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?**

Yes, altering the future land use and zoning of this site will actually remove some redundancy. The Port of Sunnyside currently has an Industrial Park along the south side of Highway 82 that would much more readily accommodate an industrial use proposal.

### **For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.**

Waster is currently on site, sewer services are just to the east of the site and would need to be extended along the property frontage. For any future sale of this property, the City would require a developer to allocate a small portion of the land for a fire and police substation. Sunnyside fire is the primary fire service in the area and creating substation on this site would greatly help with response times. Pacific Power is also located on site, and the site has easy access to highway 82.

**Is this a project action or non-project action?**

Non-Project Action

**Rezone Information**

Desired Zoning

**R-1**

**MH**

**R-3**

**PB**

**B-2**

**M-1**

**AOZ**

**PUD**

**URA**

**R-1M**

**R-2**

**BN**

**B-1**

**B-3**

**M-2**

**PF**

Existing Future Land Use Designation

**Residential**

**Mixed Use**

**Public**

**Commercial**

**Industrial**

Desired Future Land Use Designation

**Commercial**

**Industrial**

**Residential**

**Mixed Use**

**Public**

**Transportation**

**Right-of-Way**

**Police and Fire Protection**

**Schools**

**Sewer**

**Electricity**

**Telephone**

Public Facilities and Services Available

**Parks and Trails**

**Water**

**Storm Drainage**

**Natural Gas**

**Cable TV**

**Rezone - Narrative**

**How is the subject property suitable for uses permitted under the proposed zoning? What is the status of existing land use?**

The site has access to Highway 82, water and sewer services are readily available, the zone would allow for a greater flexibility of uses. Additionally, since the Port of Sunnyside has an existing industrial park, and works with different companies to readily provide services to industries, it is in the best interest to rezone this site to allow for a wider range of uses.

-Vacant

**How is the rezone request in compliance with and/or how does the request deviate from the Sunnyside Comprehensive Plan?**

The requested change is in compliance with Comprehensive Plan, the City has put together a specific list of conditions that any developer will need to incorporate into their site design, these

requirement specifically apply to multifamily housing, and a police and fire substation.

**Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?**

Yes, power and water are currently on site, and sewer is just to the east. Land is require to be allocated for a police and fire substation as part of any purchase and sale agreement.

**Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?**

Yes. There are currently two City wells on the site and the City's sewer system is capacity for the site.

**How is the proposed zone change compatible with the existing neighboring uses?**

The surrounding uses are residential and agricultural, with easy access to Highway 82. The City will work with any future developer to provide notice for development and incorporate comments and concerns into planning and development decisions.

**What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.?**

This application is nonproject at this time. When a project is proposed, the City will require all necessary traffic studies, archaeological studies, critical areas and SEPA documents to be submitted.

**What is the public need for the proposed change?**

The current land use is redundant and has no zoning support in the area. The Port of Sunnyside currently has an industrial park, along the south side of 82, ready to accommodate uses and provide all necessary services to any industry that may want to locate in the area. Creating a separate area where industrial sewer would need to be expanded is not an ideal scenario at this time. The City has seen as increased need for property with flexibility when it comes to the co-location of services and housing, and with ready access off Highway 82.

**Is this a project action or non-project action?**

Project Action

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## Attachments

-  Vininity\_Map.pdf  
Uploaded by Trevor Martin on Jul 5, 2023 at 8:10 pm
-  Parcels and Legal Descriptions.xlsx  
Uploaded by Trevor Martin on Jul 5, 2023 at 8:10 pm



07/07/2023

## SEPA-23-1

SEPA Application

**Status:** Active**Date Created:** Jul 5, 2023

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### Applicant

Trevor Martin  
tmartin@sunnyside-wa.gov  
818 E Edison Ave  
Sunnyside, YAKIMA 98944  
5098366393

### Primary Location

2920 Outlook Rd  
Sunnyside, WA 98944

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### New Custom Section

Purpose of checklist: Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to

determining if there may be significant adverse impact.

Instructions for Lead Agencies: Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

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## A. Background

### **Name of the proposed project**

Munson Site Comprehensive Plan Amendment and Rezone

### **Name of Applicant**

Trevor Martin, AICP, Community and Economic Development Director

### **Address and phone number of applicant and contact person**

818 E. Edison Ave

### **Date checklist prepared**

July 5, 2023

### **Agency requesting checklist**

City of Sunnyside

### **Proposed timing or schedule (including phasing, if applicable)**

Rezone and Amendment completed by end of October

**Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain**

Yes, the current proposal is for a nonproject action. The City plan to work with a developer in the future to develop the site. The City will ensure that all proper land use documents and reports are completed and submitted before any development permits are issued.

**List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal**

None at this time

**Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain**

None

**List any government approvals or permits that will be needed for your proposal, if known**

SEPA Determination

**Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The City of Sunnyside is requesting a Comprehensive Plan Amendment and Rezone to the an area often referred to as the Munson site, which is approximately 150 acres of land currently zoned Industrial (M-1)

**Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist**

The subject is a combined 146.70-acre site at 2920 Outlook Road in Sunnyside, Washington. The property consists of multiple, contiguous parcels, ranging in size from about ½ acre to 75 acres. Parcel# 221028-12006, Parcel# 221028-12001, Parcel# 221028-11003, Parcel# 221028-11002, Parcel# 221027-12006, & Parcel# - 221027-21001

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**B. Environmental Elements****1. Earth****General description of the site - Flat Rolling Hilly Steep Slopes Mountainous**

flat, gently sloping east

**What is the steepest slope on the site (approximate percent slope)?**

Less than 1%

**What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

loam, sandy loam

**Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe**

none

**Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill**

none - nonproject at this time

**Could erosion occur as a result of clearing, construction, or use? If so, generally describe**

Not at this time - future development will require additional environmental review and NPDES review

**About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

No building proposed at this time

**Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None at this time

## 2. Air

**What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None at this time - Nonproject

**Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None at this time - Nonproject

**Proposed measures to reduce or control emissions or other impacts to air, if any:**

None at this time - Nonproject

## 3. Water

### a. Surface Water

**Surface Water: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Possible wetlands in the southeast corner of the site, Future studies will be conducted to review for wetlands. Currently, this is a nonproject action, no development has been proposed on the site

**Surface Water: Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

None at this time - Nonproject

**Surface Water: Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None at this time - Nonproject

**Surface Water: Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

None at this time - Nonproject

**Surface Water: Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

None at this time - Nonproject

**Surface Water: Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

None at this time - Nonproject

#### b. Groundwater

**Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known**

None at this time - Nonproject

**Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None at this time - Nonproject

#### c. Water Runoff (Including Stormwater)

**Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

None at this time - Nonproject

**Could waste materials enter ground or surface waters? If so, generally describe.**

None at this time - Nonproject

**Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

None at this time - Nonproject

**Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

None at this time - Nonproject

#### 4. Plants - Check the types of vegetation found on the site:

**Deciduous tree: alder, maple, aspen, other****Evergreen tree: fir, cedar, pine, other****Shrubs****Grass****Pasture****Crop or grain****Orchards, vineyards or other permanent crops****Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other****Water plants: water lily, eelgrass, milfoil, other****Other types of vegetation****What kind and amount of vegetation will be removed or altered?**

None at this time - Nonproject

**List threatened and endangered species known to be on or near the site.**

Unknown at this time, future resources studies will be required when a project action is submitted for the site.

**Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

None at this time - Nonproject

**List all noxious weeds and invasive species known to be on or near the site.**

goatheads, cheatgrass, thistle, russian olive

**5. Animals****List any birds and other animals which have been observed on or near the site or are known to be on or near the site - Examples include: birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish**

Unknown, nonproject action, observation will be conducted when a development action is proposed for the site

**List any threatened and endangered species known to be on or near the site.**

None

**Proposed measures to preserve or enhance wildlife, if any:**

None

**List any invasive animal species known to be on or near the site.**

Invasive weeds

**6. Energy and Natural Resources****What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

None at this time - Nonproject

**Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

None at this time - Nonproject

**What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None at this time - Nonproject

**7. Environmental Health****Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

None at this time - Nonproject

**Describe any known or possible contamination at the site from present or past uses.**

None at this time - Nonproject. The site used to be a feed lot in the early 2000s. the site has since been cleaned and is routinely monitored for contamination.

**Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None at this time - Nonproject

**Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None at this time - Nonproject

**Describe special emergency services that might be required.**

None at this time - Nonproject

**Proposed measures to reduce or control environmental health hazards, if any:**

None at this time - Nonproject

**What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None at this time - Nonproject

**What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

None at this time - Nonproject

**Proposed measures to reduce or control noise impacts, if any:**

None at this time - Nonproject

## 8. Land and Shoreline Use

**What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Vacant, no this is a nonproject action

**Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

**Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how**

No

**Describe any structures on the site.**

None

**Will any structures be demolished? If so, what?**

No

**What is the current zoning classification of the site?**

Industrial

**What is the current comprehensive plan designation of the site?**

Industrial

**If applicable, what is the current shoreline master program designation of the site?**

Not applicable

**Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

**Approximately how many people would reside or work in the completed project?**

unknow, nonproject action

**Approximately how many people would the completed project displace?**

None

**Proposed measures to avoid or reduce displacement impacts, if any:**

None

**Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

None

**Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None

## 9. Housing

**Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Unknown - Nonproject action

**Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

**Proposed measures to reduce or control housing impacts, if any:**

None

## 10. Aesthetics

**What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

None at this time - Nonproject

**What views in the immediate vicinity would be altered or obstructed?**

None at this time - Nonproject

**b. Proposed measures to reduce or control aesthetic impacts, if any:**

None at this time - Nonproject

## 11. Light and Glare

**What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None at this time - Nonproject

**Could light or glare from the finished project be a safety hazard or interfere with views?**

None at this time - Nonproject

**What existing off-site sources of light or glare may affect your proposal?**

None at this time - Nonproject

**Proposed measures to reduce or control light and glare impacts, if any:**

None at this time - Nonproject

## 12. Recreation

**What designated and informal recreational opportunities are in the immediate vicinity?**

None at this time - Nonproject

**Would the proposed project displace any existing recreational uses? If so, describe.**

None at this time - Nonproject

**Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None at this time - Nonproject

## 13. Historic and Cultural Preservation

**Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.**

None at this time - Nonproject

**Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None at this time - Nonproject

**Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Tribes will be contacted in the future when a project action is submitted. All projects on this site will be required to, at minimum, have an inadvertent discovery plan in place prior to development

**Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None at this time - Nonproject

## 14. Transportation

**Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

None at this time - Nonproject

**Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

None at this time - Nonproject

**How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

None, unknown at this time, project based SEPA will be submitted at a future date when site becomes developed

**Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None at this time - Nonproject

**Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

None at this time - Nonproject

**How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None at this time - Nonproject

**Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

None at this time - Nonproject

**Proposed measures to reduce or control transportation impacts, if any:**

None at this time - Nonproject

## 15. Public Services

**Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

None at this time - Nonproject

**Proposed measures to reduce or control direct impacts on public services, if any.**

None at this time - Nonproject

## 16. Utilities

**Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_**

None at this time - Nonproject. Future development will be required to extend utilities throughout the site

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None at this time - Nonproject

## C. Signature

### Applicant Signature

Trevor Martin, AICP, Community and Economic  
Development Director for City of Sunnyside  
07/05/2023

## D. Supplemental Sheet for Nonproject Actions

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

None at this time - Nonproject

**Proposed measures to avoid or reduce such increases are:**

None at this time - Nonproject

**How would the proposal be likely to affect plants, animals, fish, or marine life?**

None at this time - Nonproject

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

None at this time - Nonproject

**How would the proposal be likely to deplete energy or natural resources?**

None at this time - Nonproject

**Proposed measures to protect or conserve energy and natural resources are:**

None at this time - Nonproject

**How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

None at this time - Nonproject, Future projects will be required to go through project based SEPA reviews

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

None at this time - Nonproject

**How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

None at this time - Nonproject

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

None at this time - Nonproject

**How would the proposal be likely to increase demands on transportation or public services and utilities?**

None at this time - Nonproject

**Proposed measures to reduce or respond to such demand(s) are:**

None at this time - Nonproject

**Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

None at this time - Nonproject

**Parcel Number** 22102712006 **Situs Address** 2920 OUTLOOK RD **Acres** 75.44 **Legal Description** Section 27 Township 10 Range 22 Quarter NE TH PTN N1/2 NW1/4 LY N'LY OF TH PARCEL CONVEYED TO STATE OF WASH. UNDER AF 1708043 AND TH PTN NW1/4 NE1/4 LY N'LY OF TH PARCEL WASH. UNDER AF 1701102 ALSO TH PTN VAC LESTER RD ACCRUING EX TH PTN NW1/4 NW1/4LY W'LY FOL DESC LN; BEG NW COR SD SEC, TH N 88° 39' 33" E 1027.46 FT TO TRUE POB; TH S 01° 16' 47" SD LN AND EX CO RD R/W, ALSO TH PTN NW1/4 NE1/4 LY E'LY OF E'LY R/W LN LESTER RD AND LY BETWEEN A LN DRAWN PAR WITH AND 65 FT N'LY FROM L

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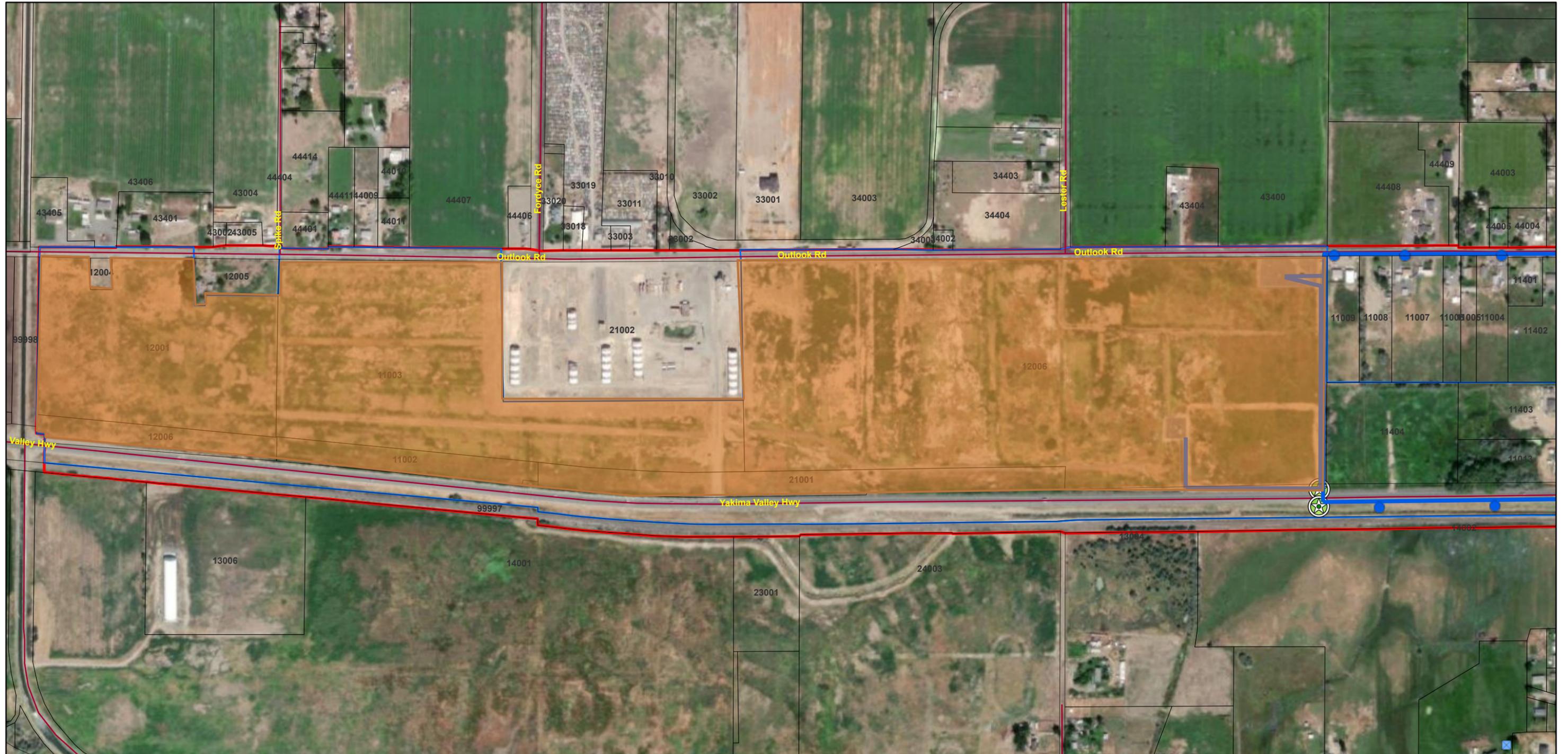
**Parcel Number** 22102811002 **Situs Address** UN-ASSIGNED **Acres** 3.68 **Legal Description** E 1334.8 FT OF N 175 FT OF S 225 FT OF N1/2 NE1/4 LY N OF LE LN SURVEY OF SR-12 NOW YAKIMA VAL HWY

**Parcel Number** 22102811003 **Situs Address** UN-ASSIGNED **Acres** 34.55 **Legal Description** Section 28 Township 10 Range 22 Quarter NE TH PTN E 133408 FT OF N1/2 NE1/4 LY N NPRR R/W ALSO TH PTN NW1/4 NW1/4 SEC 27LY W'LY FOL DESC LN; BEG NW COR SEC 27, TH N 88° 3' TO TRUE POB; TH S 01° 16' 47" E 1079.28 FT TO TERM SD LN, EX TH PTN CONVEYED TO STATE OF WASH UNDER AF 1708043 FOR P.S.H. 3, AND EX N 20 FT CO RD R/WAND EX TH PTN NW1/4 NW1/4 SE NE1/4 SEC 28 DESC AS FOL; BEG NW COR SEC 27, TH N 88° 39' 33" E 1027.46 FT, TH S01° 16' 47" E 730.33 FT, TH S 88° 39' 33" W 1230.41 FT,

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**Parcel Number** 22102812006 **Situs Address** UN-ASSIGNED **Acres** 3.6 **Legal Description** N 175 FT OF S 225 FT OF N1/2 NE1/4 LY N OF LE LN SURVEY OF SR-12, NOW YAKIMA ALLEY HWY EX E 134.8 FT EX SNIPES MT LAT

# City of Sunnyside



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World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

Taxlots

Water - Service Connections

Water - Hydrants

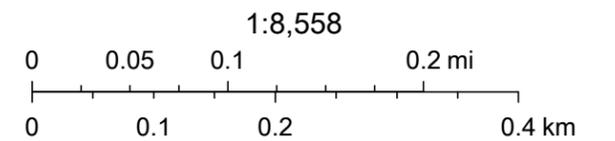
Water - Main Lines

Unknown

Street Names

City Limits

Urban Growth Boundary



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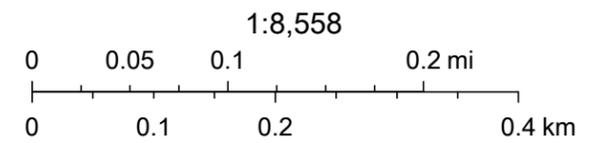
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