



**Planning & Community Development**  
818 East Edison Avenue  
Sunnyside, Washington 98944  
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### **NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW**

**DATE:** November 6<sup>th</sup>, 2023  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Sydney DeWees, City Planner  
**APPLICANT:** Dana J Sveum, P.E. for Grease Monkey  
**FILE NUMBER:** SEPA-23-7  
**LOCATION:** Vicinity of 2321 E EDISON AVE  
**TAX PARCEL NUMBER(S):** 231030-42404  
**DATE OF APPLICATION:** October 31<sup>st</sup>, 2023  
**DATE OF COMPLETENESS:** November 2<sup>nd</sup>, 2023

**PROJECT DESCRIPTION** Environmental Review for the proposed construction of a 2,500 sq. ft. three bay oil changing building. Building will be located on a .66 acre parcels in the General Commercial (B-2) zone.

**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:**(none).

**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 Title17—Zoning, SMC Title 12—Development Standards, SMC Ch. 18.04 Environmental Policy Program, and the Sunnyside Comprehensive Plan.

**NOTICE OF REQUEST FOR WRITTEN COMMENTS:** Any person desiring to express their views on the matter is invited to provide comments to the City of Sunnyside. Please reference file numbers (SEPA-23-7) and applicant's name (Grease Monkey) in any correspondence you submit. Please submit comments to the City of Sunnyside by 5:00pm on November 20<sup>th</sup>, 2023, if you would like them to be included in the staff report. You can mail your comments to:

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

**NOTICE OF DECISION** A copy of the decision and the SEPA threshold determination 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, City Hall, 818 E. Edison Ave. If you have any questions on this proposal, please contact Sydney DeWees, Planner, at [sdewees@sunnyside-wa.gov](mailto:sdewees@sunnyside-wa.gov) or at 509-836-6381.