



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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF SUNNYSIDE, WASHINGTON
November 30, 2023**

PROJECT DESCRIPTION: Environmental review for a proposed development of a 17,600 sq ft. office building and parking lot, in the Freeway Commercial (B-1) Zone.

LOCATION: Vicinity of 3302 Picard Place
PARCEL NUMBER: 23103232427, 23103232428
PROPONENT: Michael Nelson
PROPERTY OWNER: Luckydog Properties LLC
LEAD AGENCY: City of Sunnyside
FILE NUMBER: SEPA-23-6

DETERMINATION: The lead agency, City of Sunnyside Planning Department, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Applicant will need a traffic report submitted prior to construction. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Trevor Martin
Position/Title: SEPA Responsible Official
Phone: (509)836-6381
Address: 818 E. Edison Ave., Sunnyside, WA 98944

Date: December 1st, 2023 **Signature** 

You may appeal this determination to: Trevor Martin, AICP, Director of Community & Economic Development, at 818 E. Edison Ave. Sunnyside, WA 98944.

No later than: **December 15, 2023**
By method: Complete appeal application form and payment of \$353.90 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Sunnyside Planning Division to read or ask about the procedures for SEPA appeals.