



Planning & Community Development
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**NOTICE OF ENVIRONMENTAL REVIEW,
PRELIMINARY REZONE, & PUBLIC HEARING**

DATE: March 1, 2024
TO: SEPA Reviewing Agencies, Applicant, Adjoining Property Owners, and Public
FROM: Sydney DeWees, City Planner
APPLICANT: Christopher Herrera
FILE NUMBER: SEPA-24-1, REZ-24-1
LOCATION: Vicinity of 330 Columbia Ave
TAX PARCEL NUMBER(S): 22102641451, 22102641428, 22102641450, 22102641452
DATE OF APPLICATION: February 28, 2024
DATE OF COMPLETENESS: March 1, 2024

PROJECT DESCRIPTION Environmental Review for the proposed rezone of fore parcels from Low Density Residential (R-1) to Medium Density Residential (R-2).

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 Title 16—Subdivisions, SMC Title 12—Development Standards, and the Sunnyside Comprehensive Plan.

REQUEST FOR PUBLIC HEARING & WRITTEN COMMENTS: This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **April 2, 2024**, at 5:30p.m., at the law and justice center, 401 Homer St, Sunnyside, WA 98944. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. All written comments received by 5:00 p.m. on **March 20th, 2024** will be considered prior to issuing the final SEPA determination. Please reference file numbers (SEPA 24-1) and applicant's name (Herrera) in any correspondence you submit. You can mail your comments to:

Sydney DeWees, City Planner
City of Sunnyside, Community and Economic Development Department
818 E. Edison Ave., Sunnyside, WA 98944

NOTICE OF RECOMMENDATION: A copy of the Rezone Recommendation will be mailed to parties of record, and Sunnyside City Council once the Planning Commission signs their findings. 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 or at 509-836-6381.