



Community Planning & Development
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NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: MAY 22, 2024
FOR: SEPA Review Agencies, Applicant, Adjoining Property Owners, and Public
OF: Sydney DeWees, City Planner
APPLICANT: Jorge Herrera
FILE NUMBER: SEPA-24-4, PLP-24-1
LOCATION: Vicinity of 800 LANDER CT, SUNNYSIDE
TAX PARCEL NUMBER(S): 22102631537, 22102631536, 22102631535
APPLICATION DATE: May 16, 2024
END DATE: May 20, 2024

PROJECT DESCRIPTION The City of Sunnyside received a preliminary request for a long cadastral plan (subdivision) to subdivide approximately 7.14 acres into twenty-eight (28) single-family and multi-family residential lots. If approved, the applicant intends to develop single-family and multi-family residential housing on the property. Phase 1 of the project, the application for short cadastral plans, has been completed in compliance with all development requirements. The project is located in the R-1 low-density zoning district that will adhere to the city's municipal code SMC 17.12.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify agencies with environmental jurisdiction and 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 likely adverse environmental impacts and expects to issue an Optional Determination of Non-Material (ODNS-M) under 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 EIA is prepared. A copy of the subsequent threshold determination may be obtained upon request and may be appealed pursuant to Chapter 18.04 of the SCM.

The optional DNS process is being used in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its likely environmental impacts.

Permits Required: The following local, state, and federal permits/approvals may or will be required for this project: Preliminary Long Plan, SEPA Review, Final Long Plan, Building Permits, Geotechnical Report, Cultural Resources Report, and other reports deemed significant based on agency feedback.

Existing Environmental Documents: none

Development regulations for project mitigation and consistency include: the State Environmental Policy Act, the 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 WRITTEN COMMENTS: ANYONE who wishes to express views on the matter is invited to submit comments to the review agency. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its likely environmental impacts. All written comments received by 5:00 p.m. on **June 21, 2024** will be considered before issuing SEPA's final determination. Please refer to the file numbers (SEPA 24-4 and PLP-24-1) and the applicant's name (Herrera) in any correspondence you send. You can email your comments to:

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

NOTICE OF RECOMMENDATION: A copy of the Preliminary Long Plan Recommendation will be mailed to the Registered Parties and the Sunnyside City Council once the Planning Commission signs off on its findings. The file containing the completed application is available for public review at the City of Sunnyside, City Hall, 818 E. Edison Ave. If you have any questions about this proposal, please contact Sydney DeWees, planner, at sdewees@sunnyside-wa.gov or 509-836-6381.