



## Notice of Preliminary SEPA Decision

**Date of Notice:** May 30, 2023

**Project Name:** Dollar General

**Physical Address of Property:** 1635 W. Broadway Ave., Moses Lake, WA

**Applicant Contact:** David Church

**Mailing Address (Applicant):** NNN Retail Development  
15882 Wakefield Lane, San Diego, CA 92127  
[David@nnnretaildevelopment.com](mailto:David@nnnretaildevelopment.com)

**File Number:** PLN2023-0045

**Date of Application Submitted:** 5/9/2023

**Date of Notice of Complete:** 5/19/2023

**Comment Due Date:** **06/15/2023**

**Project Location:** 1635 W. Broadway Ave. Legal description is Lot 1 and Lot 2 Eyler Addition and identified as Assessor's Parcel No. 091399000;0914003000.

**Project Description:** A proposed 10,000 square foot commercial retail building. The retail sales will be from clothing, cleaning supplies, home décor, health & beauty aids, pet supplies, toys, seasonal items and groceries. The property will have landscaping and plenty of parking with two driveway access, one off Broadway Ave. and the other will come off Locust Lane.

**Required/Existing Environmental Documents:** The City of Moses Lake has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. No adverse environmental impacts have been identified, so no mitigating conditions have been identified as necessary through SEPA. The project review process may include additional mitigation measures under applicable codes or SEPA.

**Preliminary Determination of Consistency:** The City will regulate impacts consistent with the Moses Lake Municipal Code, and other local, state, and federal laws or rules. These laws and rules should provide adequate analysis of the impact of this project.

**Required Permits:** Building Permits, construction permits, associated infrastructure permits and/or approvals.

**Public Comment/Review/Appeals:** The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts. **This is the opportunity to comment on the proposed project. The comment period ends June 15, 2023.** For more information, contact the project planner at the City of Moses Lake, Community Development Department. Submit written comments to Amy Harris - Assistant Planner, by phone at (509)764-3747, e-mail at [aharris@cityofml.com](mailto:aharris@cityofml.com) or by mail at City of Moses Lake, Community Development Department, 321 S. Balsam, P.O. Box 1579, Moses Lake, WA 98837. Copies of the information related to this application are available for review at no charge.