

NOTICE OF PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE

NOTICE is hereby given that the City of Pullman has issued a Preliminary Mitigated Determination of Nonsignificance (PMDNS) pursuant to the rules of the State Environmental Policy Act for a proposal submitted by Becky Yzaguirre with Breckon Land Design which involves:

The proposed use for this site is to construct a 4,000 square foot building to provide financial services to the community. The site is 0.74 acres and will include parking and covered drive-thru services. The total roof area of the occupiable building and covered drive-thru will be approximately 6,600 square feet. Project consists of grading of approximately 4,265 cubic yards.

The proposal is located at 1686 S Grand Ave, Parcel number 115520000080000, within the northwest $\frac{1}{4}$ Section 8, Township 14 North, Range 45 East W.M.

The conditions applied to this proposal by means of this PMDNS are as follows:

1. A City of Pullman Site Plan Review is required.
2. City of Pullman Grading Permit and Stormwater Permits are required before any earth-disturbing activities. Erosion and Sedimentation Control Best Management Practices must be installed, inspected, and approved prior to Grading Permit issuance.

You may appeal this determination to the Hearing Examiner at City Hall, 190 SE Crestview Street, Building A, Pullman, WA 99163 no later than 5:00 p.m. on November 5, 2026. An appeal must conform to the requirements of Sections 16.39.170 (1) (a), (b), and (d) of Pullman City Code. You should be prepared to make specific factual objections and to pay the required filing fee. Contact the Director of Community Development for additional information about the procedure to file an appeal of this determination.

RJ Lott, AICP
Director of Community Development
(509) 338-3279

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