



## NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

**Project Name:** Groundhog PRD

**File Number:** PA 22-019

**Applicant:** Groundhog Land Development Company

**Project Contact:** Neil Latta, Latta Engineering, PLLC  
5970 Birch Point Rd  
Blaine, WA 98230

**Description:** The applicant is requesting State Environmental Policy Act review for a Planned Residential Development (PRD) and preliminary Binding Site Plan approval to construct 25 single-family detached units on 4.15 acres, utilizing MMC Chapter 22C.090 *Residential Density Incentives*, to increase the base density from 24 to 25-units.

**Location:** 5110 83<sup>rd</sup> Ave NE

**APNs:** 00590700010500

**Lead Agency:** City of Marysville - Community Development Department

**SEPA Threshold Determination:** The lead agency has determined that this proposal 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). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

**Public Comment Period:** This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by **September 2, 2022**.

**Appeals:** This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., by **September 2, 2022**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Emily Morgan, Senior Planner  
[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)  
360.363.8216

**Date Issued:** August 19, 2022

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**THIS NOTICE IS NOT TO BE REMOVED,  
CONCEALED OR MUTILATED IN ANY WAY**

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