

## NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**File Number:** PA23-015  
**Project Title:** MSR Tuscany Woods Townhomes  
**Applicant:** MSR Communities 5, LLC  
**Project Contact:** Brian Kalab  
Insight Engineering Co.  
PO Box 1478  
Everett WA 98206  
brian@insightengineering.net  
**Project Location:** 4407 84<sup>th</sup> Street NE  
**APNs:** 30052100105200



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

**Project Description:** Application for Administrative Site Plan approval with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 35-unit Townhome development on 2.76 acres.

**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 **January 8, 2024**.

**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, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **January 8, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Amy Hess  
(360) 363-8215  
[ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov)

**Date Issued:** December 20, 2023

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**THIS NOTICE IS NOT TO BE REMOVED CONCEALED  
OR DESTROYED**

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