

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA23-026

Project Title: Cornelius Lacey PRD

Applicant: KM Capital, LLC

Project Contact: Mark Villwock
10515 20th Street SE, Ste. 202
Lake Stevens WA 98258

Project Location: 8310 East Sunnyside Blvd, 4427 83rd Ave NE

APNs: 0059070017700, 00590700018600, 00590700016102, and 00590700018601

Lead Agency: City of Marysville – Community Development Department

Project Description: Planned Residential Development (PRD) and Binding Site Plan (BSP) approval to construct a 67-lot development on 10.30 acres and associated improvements.

Traffic Concurrency: The City Engineer issued a written concurrency determination pursuant to Chapter 22D.030 MMC. Pursuant to MMC 22D.030.070(6)(a)(ii) the concurrency determination and the projects impacts and mitigation obligations shall expire six (6) years after the date of the concurrency determination.

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 **April 3, 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 in accordance with [MMC 22G.030](#), 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 **April 3, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.

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

Date Issued: **March 20, 2024**



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