



NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

Project Name: Dell's Nursery Rezone

File Number: PA22041

Applicant: 104th Street LLC
16720 Smokey Point Boulevard, Suite 3
Arlington, WA 98223

Description: Site Plan Approval and Concurrent Rezone from Medium Density, Single-family (R-4.5) to General Commercial (GC) in order to construct two single story office/warehouse buildings totaling approximately 30,600 SF.

Location: 4131 104th Street NE

APNs: 30051600200100 & 30051600200300

Lead Agency: City of Marysville
Community Development Department

Traffic Concurrence: The City Engineer issued a written concurrence determination pursuant to Chapter 22D.030 MMC. Pursuant to MMC 22D.030.070(6)(a)(ii) the concurrence determination and the projects impacts and mitigation obligations shall expire six (6) years after the date of the concurrence 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 **August 4, 2023**.

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 p.m., by **August 4, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

SEPA Contact: Chris Holland, Planning Manager
cholland@marysvillewa.gov
360.363.8207

Date Issued: July 21, 2023

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