



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

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: Square 116

File Number: PA 15011

Applicant: Zhongzhen USA Investments, LTD.
2205 Bonaccord Drive
Vancouver, BC V5P2N8

Description: Commercial site plan approval in order to construct a 90-room hotel, 5,379 SF of general office space, and a 5,546 SF high-turnover sit-down restaurant, including twenty off-site parking spaces in accordance with MMC 22C.130.020(5)(c)

Location: Within the 4000 Block on the south side of 116th Street NE

APN: 30050900300700, 30050900304000 & 30050900300400

Lead Agency: City of Marysville
Community Development Department

Traffic Concurrence: The Public Works Director issued a written concurrence determination pursuant to Chapter 22D.030 MMC. The concurrence determination and the projects impacts and mitigation obligations shall expire six (6) years from the date this MDNS was issued.

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 15-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 May 27, 2016.

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., January 7, 2013. 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: May 12, 2016

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