

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

File Number: PA22-033

Project Title: East Sunnyside PRD

Applicant: Sunnyside Development, LLC

Project Contact: Ryan Larsen, Land Pro Group, LLC
10515 20th St SE, Suite 202
Lake Stevens, WA 98258

Project Location: 4614 87th Ave NE / 8507 E. Sunnyside School Rd

APN: 00590700016201 / 00590700016202

Lead Agency: City of Marysville – Community Development Department

Project Description: Preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) to subdivide 4.29 acres into 27 sing-family residential lots. The development includes the clearing of the site and installation of infrastructure (i.e. stormwater vault, public roads, sidewalks).

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 **March 15, 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, 510 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **March 15, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.

SEPA Contact: Emily Morgan, Senior Planner
(360) 363-8216
emorgan@marysvillewa.gov

Date Issued: **March 1, 2024**

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