



NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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: Ideal BSP – Early Grading

File Number: PA22039

Applicant: Ryan Wear
Ideal Property Investments
2732 Grand Avenue, Suite 122
Everett, WA 98201

Description: Early grading activities for site preparation for future development, to include import of approximately 98,286 cubic yards of fill to raise the site grade.

Location: 14805, 14821, 14919 & 14925 Smokey Point Boulevard

APNs: 31053300201500, 31053300202200, 31053300202300,
31053300202400, 31053300202500, 31053300300600.

Lead Agency: City of Marysville
Community Development Department

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 issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this MDNS.

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., by **November 7, 2022**. 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: October 24, 2022

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