

## NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**File Number:** PA21-039

**Project Title:** Marysville 10 Degrees

**Applicant:** Pulte Group

**Project Contact:** Jesse Jarrell, P.E. with LDC, Inc.

**Project Location:** 2703 156<sup>th</sup> Street NE, Marysville, WA 98271

**APNS:** 31052900303200; 31052900303100

**Lead Agency:** City of Marysville – Community Development Department

**Project Description:** 328 lot Planned Residential Development (PRD) subdivision consisting of 165 townhouse units and 163 detached single family units with a concurrent boundary line adjustment, and a rezone of approximately 6.69 acres of the site from Community Business (CB) to R-12 Multi-family, Low Density (R-12).

**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 **December 30, 2022**.

**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 **December 30, 2022**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Angela Gemmer, Principal Planner  
(360) 363-8240  
[agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

**Date Issued:** December 16, 2022



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

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