

## NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**File Number:** PA23-005  
**Project Title:** Creekside PRD  
**Applicant:** Daniel Wick, Horizon View Holdings  
**Project Contact:** LDC, Inc.  
425.806.1869  
ifaulds@ldccorp.com  
**Project Location:** 7808 44<sup>th</sup> Street NE, 7811 & 7715 40<sup>th</sup> Street NE  
**APNs:** 29050200100200, 29050200100300, and  
29050200100400



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

**Project Description:** Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 49-lot Planned Residential Development on 16.19 acres.

**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 26, 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 4:30 p.m., by **December 26, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Amy Hess  
(360) 363-8215  
[ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov)

**Date Issued:** **December 11, 2023**

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

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