



## 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:** Undi Commerce Park

**File Number:** PA22-008

**Applicant:** Lance Mueller & Associates  
130 Lakeside, Suite 250  
Seattle WA 98122

**Description:** Construction of an Industrial Park consisting of approximately 815,484 square feet of industrial space within eleven (11) buildings ranging from 48,000 SF to 104,300 SF in size.

**Location:** 14407, 14511, 14525, 14607, 14621, 14715 & 14725 Smokey Point Boulevard

**APNs:** 31053300302500, 31053300302300, 31053300301900, 31053300302700, 31053300300300, 31053300300900, 31053300301000, 31053300300500, 31053300302200, 31053300303000, 31053300303100, 31053300301100, 31053300302600, 31053300301200.

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

**Traffic Concurrence:** The City Engineer issued a written concurrence determination pursuant to Chapter 22D.030 MMC. Pursuant to MMC 22D.030.070(6)(a)(ii) the concurrence determination and the projects impacts and mitigation obligations shall expire six (6) years after the date of the concurrence determination.

**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 **July 22, 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, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., by **July 22, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Chris Holland, Planning Manager  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)  
360.363.8207

**Date Issued:** July 8, 2024

---

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

---