

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE & TRAFFIC CONCURRENCY DETERMINATION

File Number: PA 22-035
Project Title: Kendall Subaru Dealership
Applicant: Kendall Development Corp.
Project Contact: Adam Clark, 2812 Architecture
Project Location: 16xxx Smokey Point Blvd
APN: 31052800300600, 31052800300300, 31052800301200

Lead Agency: City of Marysville – Community Development Department

Project Description: The applicant is seeking approval of a Commercial Site Plan Review with State Environmental Policy Act (SEPA) Review for the construction of a 69,881 sq. ft. auto dealership. The project proposes the new dealership building to include a main showroom, staff offices, along with retail and service counters. An interior mezzanine is also proposed to allow for conference and break rooms. The site would be primarily paved to allow for the parking associated with on-site vehicle sales.

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 2, 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, 510 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **March 1, 2023**. 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: February 16, 2023



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