Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Monterey
168 W. Alisal Street, 1st floor
Salinas, CA 93901

From: (Public Agency): City of Marina
Community Development Department
211 Hillcrest Avenue, Marina, CA 93933
(Address)

FILED
JUN 04 2026
XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

Project Title: New Mercedes-Benz Car Dealership at Opportunity Area 3.2 of the Dunes Development

Project Applicant: Unstoppable Automotive MBMCA, LLC

2026-0074

Project Location - Specific:
2101 First Avenue (Opportunity Area 3.2 of the Dunes Development)

Project Location - City: Marina Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:
Proposed development of a new, approximately 60,000 square-foot Mercedes-Benz automobile dealership, including sales showroom, service shop with attached car wash, and standalone detail building, along with proposed removal of 44 existing trees and associated site modifications, at Opportunity Area 3.2 of the Dunes Development (formerly University Villages).

Name of Public Agency Approving Project: City of Marina

Name of Person or Agency Carrying Out Project: Unstoppable Automotive MBMCA, LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Consistent with EIR 2004091167 per CEQA § 15183, PRC § 21083.3(b)
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
Consistent with CEQA Guidelines § 15183 and Cal. Pub. Resources Code § 21083.3(b), the proposed project will not result in new significant environmental impacts or effects or a substantial increase in the severity of significant effects previously identified in EIR No. 2004091167, which was certified for the University Villages Specific Plan. The Specific Plan and its associated EIR contemplated that "recreational vehicle" sales and/or rentals would be a use permitted by right at the project location; passenger vehicle sales at this location is consistent with the originally- anticipated permitted use and would not result in any new impacts not previously identified .

Lead Agency Contact Person: Guido Persicone Area Code/Telephone/Extension: 831-884-1289

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: J. Mraz for Guido Persicone Date: 6/4/26 Title: Planning Services Manager
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Revised 2011