

**NOTICE OF APPLICATION  
&  
PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

- DATE:** February 13, 2008
- APPLICATION NAME:** Viewcrest Assembly of God Church Site Master Plan, LU 07-033
- PROJECT DESCRIPTION:** The project proponent has submitted a land use permit application for a proposed project that would result in development of land that is currently vacant. If approved, the project would include a 73,000 sf church and classroom building; 7 additional classroom buildings totaling approximately 17,000 sf; a 4,200 sf storage building; sports fields, covered and uncovered play areas; an open storm drainage detention facility; sidewalks, curbs, and gutters; drive lanes; and a surface parking area. The project site includes areas deemed to be "Critical Areas" (stream and wetland) by the City of Mount Vernon. Approximately 6,000 cubic yards of fill material would be required.
- APPLICANT:** Viewcrest Assembly of Church, Attention: Dana Sveum, Skagit Valley Engineering Consultants; 17146 Britt Road, Mount Vernon, WA 98273, (360) 421-5633.
- PROJECT LOCATION:** Southeast quadrant of the intersection of McLaughlin Road and McLaughlin Road Extension, approximately ¼ mile east of Martin Road in Mount Vernon; Parcel #P24856; SW ½ NW ¼ S15-T34-R4 E WM

**OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS):** As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional MDNS process to give notice that a MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of the MDNS.

**PROPOSED MITIGATION MEASURES:**

1. A temporary storm drainage plan would be required prior to commencing the land clearing process.
2. A detailed erosion control plan with specific emphasis on the construction entrance and the protection of existing streets, drainage systems, critical areas, and adjacent properties would be required.
3. Installation of a split rail fence with signage per Mount Vernon Municipal Code Chapter 15.40 would be required along the wetland/stream buffer.
4. A mitigation, monitoring and maintenance plan for impacts caused by development near critical areas may be required.
5. Transportation Impact Fees may be required, based on future traffic generated by the project.
6. Fire Impact Fees may be required, based on project size.

**PERMIT APPLICATION DATE:** March 1, 2007

**NOTICE OF COMPLETE**

**APPLICATION:** February 13, 2008

**REVIEW REQUESTED:** Process II Master Plan Review, State Environmental Policy Act (SEPA) review, Fill & Grade Permit, Critical Areas review, and Civil Engineering Plan Review.

**OTHER PERMITS THAT MAY BE REQUIRED:** Utility Permit and Building Permits from the City of Mount Vernon

**APPLICATION MAY BE REVIEWED AT:** City of Mount Vernon  
Community & Economic Development Department  
910 Cleveland Avenue  
Mount Vernon, Washington 98273

**CONSISTENCY OVERVIEW**

**LAND USE:** Church (CH) Comprehensive Plan Land Use designation and Public (P) District

**ENVIRONMENTAL DOCUMENTS**

**THAT EVALUATE THE PROPOSED PROJECT:** State Environmental Policy Act (SEPA-compliant) Environmental Checklist, Critical Areas Site Assessment, Wetland Delineation Study, Flood Insurance Rate Map SEPA Environmental Review LU07-003; a Wetland Delineation dated July 2, 2005 and civil plans.

**DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION:** The project is subject to the City's SEPA Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Critical Areas Ordinance, Drainage and Engineering Requirements and other applicable local, state and federal regulations as appropriate.

**CONTACT PERSON:** Elizabeth Higgins, Senior Planner  
Community & Economic Development  
City of Mount Vernon  
910 Cleveland Avenue, Mount Vernon WA 98273  
Telephone - 360-336-6214; Facsimile - 360-336-6283

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **4:30 p.m. on March 4, 2008**. Comments should be as specific as possible. Any person may comment on the application, receive notice of, and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

Issued: February 13, 2008  
Published: February 19, 2008

**SENT TO:** DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SCPPC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE and Verizon

**PLEASE INCLUDE THE PROJECT NUMBER WHEN REFERRING TO THE PROJECT**