

**PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**APPLICATION ID:** New Life Christian Church Parking Lot Shoreline Permit and SEPA Review, PL18-029

**PROJECT DESCRIPTION:** The proposal is for the construction of a 36,587 square foot (0.84 acre) of paved area on top of an existing 36,600 square foot gravel parking lot. The total site area is 2.97 acres and includes a 7,907 square foot building, sidewalk, and playground. No change of use is proposed. The property is located within 200 feet of the Skagit River levee and includes 91 parking spaces. The proposal is located within the floodplain. Permits required for the project include SEPA review, Shoreline Substantial Development, Floodplain Development, and Fill & Grade permit.

**PROJECT LOCATION:** The proposal property has an address of 315 Riverbend Road. The parcel numbers are P26202 & P26094, and it is located within a portion of Section 18, Township 34N, Range 4E, W.M.

The exhibit map below illustrates the location of the project site.

**Applicant/Property Owner:**  
New Life Christian Church  
Igor Kaparchuk  
315 Riverbend  
Mount Vernon, WA 98273  
4newlifechurch@gmail.com

**CITY STAFF CONTACT:**  
Development Services Department  
Marianne Manville-Ailles, Planning Consultant  
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Mount Vernon WA 98273  
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**PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (PMDNS):** As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. The lead agency for this proposal has determined that it does not have a probable 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 of a completed environmental checklist and other information on file with the lead agency. This information is available to public on request. This MDNS is issued under WAC 197-11-350. A 10-day appeal period will follow the issuance of the Final MDNS.

<b>DETAILS:</b>			
<b>Permit Application Date:</b>	January 19, 2018	<b>Counter Complete Date</b>	February 14, 2018
<b>Technically Complete :</b>	March 2, 2018	<b>NOA Issued:</b>	April 4, 2018
<b>Permits/Review Requested:</b>	Shoreline Substantial Development and SEPA. <b>Other City Permits that will be Required:</b> Fill & Grade Permit.		
<b>CONSISTENCY OVERVIEW:</b>			
<b>Zoning:</b>	Public (P)	<b>Comprehensive Plan:</b>	Church (CH)
<b>Environmental Documents that Evaluate the Proposed Project:</b>	SEPA Checklist dated September 6, 2018 and JARPA dated November 15, 2017.		
<b>Development Regulations Used for Project Mitigation:</b>	The project is subject to the City's Shoreline Management Plan, SEPA Code, the Comprehensive Plan, Zoning Code, Drainage, Engineering and other applicable local, state and federal regulations as appropriate.		

**CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:**

1. The Skagit County Inadvertent Discovery Plan (IDP) attached to the Environmental Report for the project is required to be on site at all times during construction. All persons engaged in ground disturbing activity associated with the proposal shall be familiar with and have a copy of the IDP.
2. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
  - a. Immediately cease any activity which may cause further disturbance;
  - b. Make a reasonable effort to protect the area from further disturbance; and,
  - c. Report the presence and location of the material to the authorities per IDP in the most expeditious manner possible.

Comments on the Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on October 18, 2018**. Comments should be as specific as possible. Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on 'Departments' then 'Development Services' then then 'News & Notices' then scroll down the page to find the project name/number.

**ISSUED:** October 1, 2018  
**PUBLISHED:** October 4, 2018  
**SENT TO:** SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE