

Gateway Pacific Terminal

Whatcom County Permit Submittal - Attachment B

Table of Compliance with WCC 23.60.050 Minimum Application Requirements for a Substantial Development Permit

Requirement	Response
1. Applicant/Proponent Information	
a. The name, address and phone number of the applicant/proponent, applicant's representative, and/or property owner if different from the applicant/proponent.	This information is included in the Master MPP Application.
b. The applicant/proponent should be the owner of the property or the primary proponent of the project and not the representative of the owner or primary proponent.	The applicant/proponent is the owner of the property.
2. Property Information	
a. The property address and identification of the section, township, and range to the nearest quarter, quarter section, or latitude and longitude to the nearest minute. All applications for projects located in open water areas away from land shall provide a longitude and latitude location.	This information is included in the Master MPP Application.
b. Identification of the name of the shoreline (water body) with which the site of the proposal is associated.	Strait of Georgia
c. A general description of the property as it now exists including its use, physical and ecological characteristics, improvements, and structures.	See Revised Project Information Document (PID) Section 1.3; there are no existing improvements and structures onsite
d. A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development, and physical characteristics.	See Revised PID Section 1.2
e. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments, and uses on adjacent properties.	See Attachment D – Plan Set Cover Sheet and Sheet 8 (Existing Conditions) and Revised PID Figure 1-2 and section 5.4
3. A site plan identifying existing conditions consisting of photographs, text, maps and elevation drawings, drawn to an appropriate scale to clearly depict all required information, that shall include:	
a. The boundary of the parcel(s) of land upon which the development is proposed. A survey may be required where substantial questions exist regarding the location of property lines or other important features.	See Revised PID Figure 1-2; and Attachment D – Plan Set
b. The ordinary high water mark of all water bodies within, located on or adjacent to the project boundary. For any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the applicant/proponent shall provide a survey and describe the biological and hydrological basis for the location as indicated on the plan. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.	See Attachment D – Plan Set, sheet 4 (Survey)
c. Existing land contours at intervals sufficient to determine the existing character of the property accurately. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.	See Attachment D – Plan Set

Requirement	Response
d. Existing critical areas as designated in Chapter 16.16 WCC together with any supporting information consistent with the reporting requirements of Chapter 16.16 WCC.	See Attachment D – Plan Set, Attachment E – 2008 Wetlands Delineation, Draft Preliminary Conceptual Compensatory Mitigation Plan – Revision 1 and Wetlands Determination and Delineation Report (AMEC 2008)
e. A description of the character of vegetation found on the site, including dominant plant species, vegetation structure, presence of invasive species and related information. A vegetation survey of plant communities may be required.	Critical areas have been identified and resource specific reports have been developed (see Revised PID Chapter 5 for a list), and additional analysis will be completed through the EIS process. The EIS will also identify additional information and mitigation measures necessary to reduce any identified impacts.
f. A description of the existing conditions including the ecological functions and processes affecting, maintaining, or influencing the shoreline.	Critical areas have been identified and resource specific reports have been developed (see Revised PID Chapter 5 for a list), and additional analysis will be completed through the EIS process. The EIS will also identify additional information and mitigation measures necessary to reduce any identified impacts.
g. The dimensions and locations of all existing structures and improvements including, but not limited to: buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, and stormwater management facilities.	There are no existing improvements on the site (other than one old dirt road leading down to the pier area).
4. A site plan and supporting information describing the features of the proposed development:	
a. The dimensions and locations of all proposed structures and improvements including but not limited to: buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.	See Attachment D – Plan Set, sheets 01-01 and 5-7
b. Proposed land contours overlain on existing contours. The contours shall be at intervals sufficient to determine accurately the extent of proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.	See Attachment D – Plan Set, sheet 3 (Conceptual Grades Plan)
c. Where applicable, a landscaping plan for the project.	Screening will be accomplished by retaining existing vegetation. See Attachment D – Plan Set, sheet 9 (Vegetation)
d. Quantity, source, and composition of any fill material that is placed on the site whether temporary or permanent.	No fill material will be placed within the shoreline jurisdiction.
e. Quantity, composition, and destination of any excavated or dredged material.	No excavation or dredging will occur within the shoreline jurisdiction.
f. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments, and uses on adjacent properties.	See Attachment D – Plan Set Cover Sheet and Sheet 8 (Existing Conditions) and Revised PID Figure 1-2 and section 5.4
g. Where applicable, a depiction of the impacts to views from existing residential uses and public areas.	There are no residential uses within the shoreline area. However, views from the park, some public roads, and the water would change due to the construction of the pier and trestle.
h. A summary characterization of the effects of the project on existing ecological functions and processes in the vicinity of the project. If the project is likely to have adverse effects on shoreline ecological functions or processes, a mitigation plan shall be provided demonstrating measures that will be taken to offset impacts in accordance with the policies in WCC 23.90.030.	Critical areas have been identified and resource specific reports have been developed (see Revised PID Chapter 5 for a list), and additional analysis will be completed through the EIS process. The EIS will also identify additional information and mitigation measures necessary to reduce any identified impacts.

Requirement	Response
i. Where applicable, critical area mitigation plans in accordance with WCC 16.16.260.	Critical areas have been identified and resource specific reports have been developed (see Revised PID Chapter 5 for a list), and additional analysis will be completed through the EIS process. The EIS will also identify additional information and mitigation measures necessary to reduce any identified impacts.
j. On all variance applications, the plans shall clearly indicate where development could occur without approval of a variance, the physical features, and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.	No variances are requested within the shoreline jurisdiction.
5. Shoreline permits shall be applied for on forms provided by the county.	An SDP application, as provided by the County, is provided (comprised of the MPP Application and the Supplemental Application).
6. Operation and maintenance plan(s) as required pursuant to other applicable sections of this program.	These plans are based on the final design and incorporate mitigation measure, so they will be prepared following the conclusion of the EIS process.