



## WHATCOM COUNTY LAND DISTURBANCE AND CLEARING

### APPLICATION INFORMATION

THIS HANDOUT HAS IMPORTANT INFORMATION REGARDING APPLICATION REQUIREMENTS, ADDITIONAL PERMITTING, AND CONTACTS.



**FLAGGING**

#### ***SITE MUST BE FLAGGED! Fees will be imposed for additional site trips & inspections***

- All proposed project areas must be located on site with clearly marked stakes and flagging.
- Site location must be visible from road by address, by name or by flagging.
- Call the Land Disturbance Clerk at (360) 676-6907 when site is flagged and ready to be inspected.
- Project review will be delayed if site is not properly staked and/or flagged.

#### ***WHATCOM COUNTY NATURAL RESOURCES OFFICE (360) 676-6907 or (360) 380-8100***

Please be advised that staff have scheduled appointments and daily site inspections making their availability limited. Call the above telephone numbers for information related to the following:

- Land Disturbance - General inquiries for permit requirements, application in-take, permit review, status and issuance.
- Critical Areas – Wetlands, Streams, and Habitat Conservation Areas - review, inspection, mitigation, and monitoring.
- Critical Areas – Geology - Geological Hazards – review, inspection, mitigation, and monitoring.
- Critical Areas – Forestry/Wildlife - review, inspection, mitigation, and monitoring.
- Watersheds - Lake Whatcom, Lake Samish, Drayton Harbor, and Birch Bay – may require review and inspection.



**CONTACT**

#### ***FILLING, GRADING and CLEARING***

- Any fill, grade, or clearing within 200 feet of critical areas requires review and approval from Whatcom County prior to commencing any project work.
- Any fill or grade in excess of 50 cubic yards (approx. 5 dump trucks) requires a Land Disturbance Permit.
- Any material moved off-site in excess of 50 cubic yards will require a separate Land Disturbance permit.
- Filling and grading cannot start before approval from Planning and Development Services.



**FILL, GRADE  
& CLEARING**

#### ***FOREST PRACTICES INFORMATION***

- If your project involves the harvest of trees on forestland (forest practices as defined in Washington Administrative Code (WAC) 222-16-050) a Forest Practices Application/Notification is required.
- For questions related to permit requirements, or to obtain a Forest Practices Application, contact the Washington State Department of Natural Resources (DNR) at (360) 856-3500.
- Failure to obtain an approved Forest Practices Application/Notification from DNR prior to conducting forest practices is a violation of state law and may result in enforcement action and a six-year development moratorium on property.



**FOREST  
PRACTICES**

#### ***WORKING IN COUNTY/STATE ROAD RIGHTS-OF-WAY MAY REQUIRE ADDITIONAL PERMITTING!***

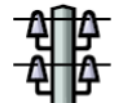
- Any work that utilizes a new or existing access off of a public road right-of-way may require a Revocable Encroachment Permit, Trail Permit, and/or a possible drainage study from Whatcom County's Engineering Services Division (360) 676-6730.
- For any work in the State highway right-of-way, contact the Washington State Department of Transportation (WSDOT) at (360) 788-2500.



**RIGHT OF  
WAY**

#### ***BONNEVILLE POWER ADMINISTRATION EASEMENT***

- Whatcom County requires a letter of approval from Bonneville Power Administration (BPA) authorizing any filling, excavation, or clearing in their easement. Contact BPA at (360) 568-2943 or (800) 836-6619.



**UTILITIES**

#### ***CALL BEFORE YOU DIG – IT'S THE LAW***

- For One Call Locates in Washington call 1-800-424-5555. For additional information go to Washington Utilities Coordinating Council at <http://www.wucc.org>.



**DIGGING**

**SEE REVERSE SIDE FOR MORE INFORMATION**

**WHATCOM COUNTY LAND DISTURBANCE SUBMITTAL INFORMATION**

THE INFORMATION BELOW IS REQUIRED FOR SUBMITTAL OF A WHATCOM COUNTY LAND DISTURBANCE APPLICATION.

(Note: submittal of an application does not vest the project to a submittal date or deem the application package complete)

- ☒ Completed Whatcom County Land Disturbance Application. **Required**
- ☒ Cash or check for payment. **Required**
- ☒ Site plan with a north arrow and a scale consistent across the site (see Land Disturbance application for site plan requirements). **Required**
- ☒ Written narrative describing the purpose of the proposed action and future plans. **Required**
- ☐ Whatcom County Health Department approved Septic Design (if applied for as part of Land Disturbance application).
- ☐ Zoning/Land Use consistency approval. **Required** (see footnote 1)
- ☐ Land Use Agreement (if proposed work is in an easement and/or on land owned by someone else).

(Note: the application will not be accepted if it is incomplete)

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**DO NOT WRITE IN THIS SECTION**

**FOR WHATCOM COUNTY USE ONLY**

\_\_\_\_\_ If additional information is required, please list what is needed and return to applicant.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Submittal date \_\_\_\_\_

Application accepted by \_\_\_\_\_

Complete application date \_\_\_\_\_

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<sup>1</sup> The property is zoned HII Heavy Impact Industrial which allows the proposed use. Per the County Planning Manager, the final determination of consistency will be made by the issuance of the Major Project Permit.  
Land Disturbance and Clearing Application  
PL4-86-002-A

**WHATCOM COUNTY**

Planning & Development Services  
 5280 Northwest Drive,  
 Bellingham, WA 98226-9097  
 360-676-6907, TTY 800-833-6384  
 360-738-2525 Fax



**J.E. "Sam" Ryan**  
 Director

LDP # \_\_\_\_\_

**Answer all questions as completely and accurately as possible.**

**Sign and date your application.**

**Provide an adequate site plan (see example).**

**Application fee will apply upon submittal.**

**NAME, ADDRESS AND PHONE REQUIRED IN EACH SECTION BELOW**

Applicant / Contact Person		Property Owner		Contractor	
Name	Pacific International Terminals, Inc.	Name	Pacific International Terminals, Inc.	Name	
Address	attn: Skip Sahlin 1131 SW Klickitat Way	Address	attn: Skip Sahlin 1131 SW Klickitat Way	Address	
	Seattle, WA 98134		Seattle, WA 98134		
Phone	(206) 654-3525	Phone	(206) 654-3525	Phone	
Other	skip.sahlin@SSAMarine.com	Other	skip.sahlin@SSAMarine.com	License	Expires

Parcel Number: Upland Parcels: 039011-7473110; 039011-7067334; 039011-7205467; 039011-7067334; 039011-7065466; 039011-8117050; 039011-9424335; 039011-9198377; 039011-7278062; Parcel 14: 390117278062

Tax parcels contiguous to DNR open water: 039512-4546546; 039011-9092500; 039011-9172456; 039011-9199451; 039011-9214451; 039011-9252449; 039011-9298423; 039011-9327425; 039011-9349425; 039011-9388424; 039011-9438360; 039011-9454299; 039011-9469346

Subdivision: N/A

Job Site Address 4750 Gulf Road

Division \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

**Project Description**

**Include all proposed work for this application (Include full project concept – continue on additional page if needed).**

*The Gateway Pacific Terminal is a proposed multimodal, deep-water Terminal to provide storage and handling for the export and import of up to 54 million metric tons per year of dry bulk commodities. The Terminal would manage the export of calcined petroleum coke, potash, low-sulfur, low-ash coal, and other coal products. The type and quantity of dry bulk commodities would likely change over time depending upon customer and market demands. Commodities would be transferred to and from the Terminal by rail on the BNSF Railway's Custer Spur and by ship via a wharf.*

*Terminal facilities would include:*

- Two independently operational, industrial service rail loops (the "East Loop" and "West Loop") with sufficient trackage to handle projected bulk volumes by rail; both loops would be connected to BNSF Railway's Custer Spur, and each loop would house associated commodity storage capacity, material handling equipment, and other required bulk handling infrastructure;*
- A Shared Services Area providing access from the East and West Loops to the access trestle and wharf;*
- A three-berth, deep-draft wharf with ship-loading equipment and an access trestle extending from the shoreline to the wharf;*
- Stormwater management systems and other utilities;*
- Specific design features to avoid, minimize, or compensate for the environmental effects of the Terminal; and,*
- Under separate application by BNSF Railway Co., improvements to the existing BNSF Railway's Custer Spur, including rail receiving/departing infrastructure and, eventually, a double track from the Custer Wye to the proposed Terminal.*

The Terminal would be developed on 334 acres within a total project area of approximately 1,200 acres. The project area is zoned for Heavy Impact Industrial use and is located in Whatcom County's Cherry Point Industrial Urban Growth Area.

### Future Development / Building Plans

State what your known development and building plans are for the next 6 years.

If unknown, please state so (continue on additional page if needed).

Terminal construction would proceed in two stages. Stage 1 construction activities are anticipated to begin in 2014, after all permits and approvals are obtained, and to take approximately two years to complete. All construction for the East Loop, Shared Services Area, and access trestle would be completed during Stage 1. Stage 2 of construction would consist of construction of the West Loop facilities. No further earthwork would be needed within the Terminal to expand operations capacity beyond Stage 2 construction. Achieving full operational capacity following Stage 2 construction would involve installation of additional rail infrastructure, conveyors, stacker/reclaimers, and shiploaders to increase total freight-handling capacity. Because of the size of the in-water structures, it would take an estimated 18 months to complete the wharf and access trestle. The first commodities would be moved through the facility in 2016 with the completion of the East Loop rail infrastructure, and the wharf and trestle.

### Physical Site Characteristics

Check all characteristics that apply on and within 200 feet of the entire parcel.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Streams                             | <input type="checkbox"/> Ponds and lakes             | <input checked="" type="checkbox"/> Forested areas   |
| <input checked="" type="checkbox"/> Fish bearing                        | <input type="checkbox"/> Topographically low areas   | <input checked="" type="checkbox"/> Brush / scrub  |
| <input checked="" type="checkbox"/> Non-fish bearing                    | <input checked="" type="checkbox"/> Steep slopes     | <input checked="" type="checkbox"/> Pasture, lawn, landscaping   |
| <input type="checkbox"/> Unknown  | <input checked="" type="checkbox"/> Greater than 35% | <input type="checkbox"/> Existing developed areas  |
| <input checked="" type="checkbox"/> Drainage ditches                    | <input type="checkbox"/> Greater than 80%            | <input checked="" type="checkbox"/> Wildlife features (e.g., raptor nests, beaver dams, large snags, etc.) |
| <input type="checkbox"/> Frequently flooded areas                       | <input checked="" type="checkbox"/> Leaning trees    |  |
| <input checked="" type="checkbox"/> Wetlands/seasonally wet/soggy areas | <input checked="" type="checkbox"/> Landslide areas  |  |



**SITE MUST BE FLAGGED PRIOR TO INSPECTION**  
(otherwise additional site inspection fees will be assessed - e.g. \$200)

FILL		The deposit of earth material by artificial means.					
BY FEET	Length (ft)	Width (ft)	Depth (ft)	Volume (ft <sup>3</sup> )	Divided By 27	= Cubic Yard	
Septic	x	x	=	/ 27 =		CY	
Driveway/Road/Parking	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	
Building site	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	
Foundation	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	
Other	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	
MATERIAL SOURCE:				TOTAL VOLUME:		1,020,121 CY	

EXCAVATION		The mechanical removal of earth materials. <b>Grading</b> is any excavation, filling, or combination thereof. Earth material is any rock, natural soil, fill, or any combination thereof.					
BY FEET	Length (ft)	Width (ft)	Depth (ft)	Volume (ft <sup>3</sup> )	Divided By 27	= Cubic Yard	
Septic	x	x	=	/ 27 =		CY	
Driveway/Road/Parking	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	
Building site	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	
Foundation	Multiple x	Multiple x	Multiple x	Multiple =	Multiple / 27 =	CY	

Other	Multiple	x	Multiple	x	Multiple	=	Multiple	/ 27 =	CY
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MATERIAL SOURCE:	TOTAL VOLUME:	1,312,668	CY
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**CLEARING / CONVERSION** Defined as, "the destruction of vegetation by manual, mechanical, or chemical methods resulting in exposed soils." WCC 20.97.053

**\*Required\* TOTAL AREA TO BE CLEARED and/or GRUBBED, IN ACRES** Approximately 360 (26 acres of which would be restored after construction, for a total of 334 acres of developed area).

**AREA OF TREE CLEARING, IN ACRES** 245 (as it is non-merchantable timber, it will probably be chipped on-site)

**TIMBER USE:** Personal Use \_\_\_ NA \_\_\_ % Sell \_\_\_ NA \_\_\_ % Burn \_\_\_ NA \_\_\_ % Give Away \_\_\_ NA \_\_\_ %

**If your project includes any tree cutting, a Forest Practices Application / Notification may be required. For questions related to permit requirements, contact the Washington Department of Natural Resources (DNR) at 360-856-3500.**

### SITE PLAN (required)

**THE FOLLOWING INFORMATION MUST BE PUT ON THE SITE PLAN**  
**SITE PLAN SCALE REQUIRED: (example) 1 inch = 20 feet**  
**(scale must be consistent across the site plan - see attached example)**  
**North Arrow**  
 Incomplete or inadequate site plan ***can significantly delay processing!***

LOT INFORMATION	SITE CHARACTERISTICS	PROPOSED WORK
<input checked="" type="checkbox"/> Property boundaries and dimensions	<input checked="" type="checkbox"/> Slopes Streams Wetlands Ponds	<input checked="" type="checkbox"/> Topography
<input checked="" type="checkbox"/> Buffer and setback lines	<input checked="" type="checkbox"/> Forested or treed areas	<input checked="" type="checkbox"/> Outline of disturbed areas - excavation and fill
<input checked="" type="checkbox"/> Existing / proposed access roads and driveways	<input checked="" type="checkbox"/> Ditches, culverts and flow directions	<input checked="" type="checkbox"/> Fill / Excavation cross sections
<input checked="" type="checkbox"/> Existing / proposed easements and right-of-ways	<input checked="" type="checkbox"/> Wetland areas and flow directions	<b><u>EROSION CONTROL MEASURES</u></b>
<input checked="" type="checkbox"/> Existing / proposed buildings	<input checked="" type="checkbox"/> Ordinary high water mark	<input checked="" type="checkbox"/> Silt Fences <input checked="" type="checkbox"/> Mulching / seeding
	<input checked="" type="checkbox"/> Critical area boundaries	<input checked="" type="checkbox"/> Straw bales <input checked="" type="checkbox"/> Vegetated buffers

**VENUE AND JURISDICTION:** The parties hereto recognize and agree that the venue of any act ion involving their rights or obligations related to this application shall be in Whatcom County, and the parties' rights and obligations hereunder shall be determined in accordance with the laws of the State of Washington.

**FEE GUARANTY:** Notwithstanding that this application has been submitted in the name of a company, I personally guarantee payment of the fees accrued according to the terms listed in the Whatcom County Unified Fee Schedule and agree to be bound personally as a principal and not as a surety. I recognize that my personal guarantee is part of the consideration for review of the application.

I understand that this application does not grant authorization to begin work, and that no work will begin until a permit/authorization is issued. The above information and statements are true and accurate to the best of my knowledge.

Applicant Signature 

Property Owner Signature 

Applicant Printed Name: Skip Sahlin  
for Pacific International Terminals, Inc.

Property Owner Printed Name: Skip Sahlin  
for Pacific International Terminals, Inc.

Date \_\_\_\_\_

Date \_\_\_\_\_