

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
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J.E. "Sam" Ryan
Director

July 15, 2014

Pacific International Terminals
C/o: Ari Steinberg
1131 SW Klickitat Way
Seattle, Wa 98134

Subject: Gateway Pacific Terminal Major Project Permit MDP2011-00001 Project Description Update

Whatcom County Planning and Development Services (PDS) has received and accepted an updated site development plan and associated project description for Major Project Permit (MDP) No. MDP2011-00001. A conceptual site development plan is a requirement of proposed major development under Whatcom County Code (WCC) 20.88.205(2). Consistency of the site plan update with Major Project Permit issuance and procedural requirements outlined in WCC 20.88.205 has been provided by the applicants, along with consistency within the Heavy Impact Industrial (HII) zone and supplementary setback requirements.

The updated site development plan includes a modified internal site layout that the applicant, Pacific International Terminals, Inc. has determined, through their own alternative site review process, would result in lower environmental cost with respect to wetlands, streams, and other elements of the environment. The alternative site review process is documented in the Gateway Pacific Terminal Project Alternatives Report, submitted to Whatcom County on April 18, 2014 and June 12, 2014 letter from Pacific International Terminals Inc. which provided additional clarification.

The updated site development plan, designated in the Project Alternatives Report as C2, does not alter the project description, the included site parcels, or overall project boundaries included in the Whatcom County Notice of Application (see attached) for MDP2011-0001, issued on April 16, 2012. As such, the updated site plan does not materially alter the MDP application of Pacific International Terminals, Inc. and the environmental review process currently under development through Whatcom County, the US Army Corps of Engineers, and the Washington State Department of Ecology (Ecology) will continue with a substitution of this updated site development plan for the site development plan submitted to Whatcom County in March, 2012.

Whatcom County, together with Ecology, will conduct a review process for possible selection of one or more reasonable on-site alternatives for inclusion in the Gateway Pacific Terminal and Custer Spur Modification Draft EIS. The site alternative review process will entail analysis of alternatives presented in the applicant-submitted alternatives report, the 2012 site plan, and any other alternatives identified through the review process based on criteria deemed appropriate by the SEPA lead agencies.

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA, 98226 and is also available online at www.whatcomcounty.us/pds/plan/current/gpt-ssa/index.isp.

You may contact PDS by phone at (360) 676-6907 or by e-mail at pds@co.whatcom.wa.us or directly to the lead planner, Tyler Schroeder, at tschroed@co.whatcom.wa.us.

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Notice of Application

File Number: MDP2011-00001, VAR2012-0002 and SHR2011-00009

Assessor's Parcel Number: 390117065466, 390117205467, 390117067334, 395124546546, 390119092500, 390119172456, 390119424335, 390119198377, 390119214451, 390119327425, 390119349425, 390119469346, 390118117050, 390119388424, 390119199451, 390119438360, 390119246354, 390117473110, 390119298423, 390119252449, 390119454299, 390117278062, 390119440480, 390119502484, 390119512341, 390120095477, 390120135359, 390120151212, 390120337323, 390120340476, 390119505246

Project Name: Gateway Pacific Terminal

Applicant: Pacific International Terminals, Inc.

Date Submitted: June 10, 2011 (MDP) and March 19, 2012 (VAR and SHR)

Notice of Completeness Date: April 2, 2012

Notice of Application Date: Comments Due Date: April 16, 2012

Project Description: May 16, 2012

Zone: A deep water, multimodal terminal for the export and import of dry bulk commodities between rail and oceangoing vessels. The project area encompasses approximately 1,200 acres with development occurring on approximately 334 acres which will include two materials handling and storage areas and a wharf and trestle. Associated development would include a rail connection and improvements with Burlington Northern Santa Fe Railway's Custer Spur Industrial rail line. At full operation the facility would have the capacity to export and import 54 million metric tons per annum (Mtpa) of dry bulk commodities including, but not limited to coal, grain products, potash and calcined petroleum coke.

Comprehensive Plan Designation: Heavy Impact Industrial

Waterbody: Major/Port Industrial Urban Growth Area

Shoreline Jurisdiction: Strait of Georgia

Site Address: Cherry Point Management Area

Required Studies: 4750 Gulf Road

The Engineered Traffic Study, Ordinary High Water Mark Determination, Wetland Delineation and Determination Report and Preliminary Conceptual Compensatory Mitigation Plan have been submitted. Additional studies will be required throughout the review process.