SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

Project Sequoia: Mineral Wool Insulation Manufacturing Facility (Facility)

2. Name of applicant:

Kimberly Burgess (Director Safety, Health, & Environmental ROCKWOOL North America)

3. Address and phone number of applicant and contact person:

Roxul USA Inc. dba ROCKWOOL
ATTN: Kimberly.burgess@rockwool.com, 681-247-0034

665 Northport Ave., Kearnesyville, WV 25430

4. Date checklist prepared:

4/9/2024

5. Agency requesting checklist:

Walla Walla County

6. Proposed timing or schedule (including phasing, if applicable):

Three total phases with a fully developed site in 10-20 years:
Phase 1 – Site preparation is anticipated to start in the first quarter 2025, with construction commencing in the third quarter of 2025. Mass grading over 112 acres (1/3 of the site) with initial Facility construction and development. Construction is planned to continue through 2027, with a 'start production' target date of fourth quarter of 2027 while construction is completed for the rest of the manufacturing lines in Phase 1.

Phase 2 – Beginning in 2033 with construction similar in project intensity and duration as Phase 1. Again, the plan is to commence production 2 years after the start of construction, while the rest of the Phase 2 manufacturing lines are being completed.

Phase 3 – Beginning in 2041 with construction similar in project intensity and duration as the other two phases. The planned start of production is 2 years after the start of construction, while the final manufacturing lines are being completed.

Figures 2-4 show the planned phases of the project.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The addition of a rail line to receive raw material is also under consideration. Construction of the rail line would be from 2032-2034. At this time, there are no plans for future additions, expansions, or further activity beyond Phases 1-3, as described above, and this potential rail line. In addition, there is potential for future solar arrays to offset the need to bring in external power sources. The client may pursue sustainable energy sources to the extent practicable.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Phase 1 Stormwater Site Plan, prepared by WSP USA, dated 14 March 2024
- Phase 1 Mass Grading Construction Stormwater Pollution Prevention Plan, prepared by WSP USA, dated 22 March 2024
- Phase 2-3 Conceptual Stormwater Design Technical Memorandum, prepared by WSP USA, dated 14 March 2024
- Traffic Impact Analysis (TIA), prepared by WSP USA, dated February 2024
- Technical Memorandum on Domestic Wastewater and Potable and Industrial Water Requirements, prepared by WSP USA, dated 19 January 2024
- Greenhouse Gas (GHG) Impact Report, prepared by Environmental Resources Management, Inc, (ERM), dated 03 April 2024
- Environmental Justice Overview, prepared by ERM, dated 14 March 2024
- Cultural Resources Study, prepared by Plateau CRM, dated 07 July 2023
- Botanical and Wildlife Resources Report, prepared by Smayda Environmental Associates, dated 21 June 2023
- Domestic Wastewater Engineering Report, prepared by Anderson Perry, dated June 2023
- Industrial Wastewater Assessment Phase II, prepared by Anderson Perry, dated June 2023
- Geotechnical Report, prepared by Anderson Perry, dated June 2023
- Environmental Due Diligence Report, prepared by WSP USA, dated 24 May 2023
- Geologic Assessment and Critical Areas Study, prepared by WSP USA, dated 23 May 2023
- Critical Aquifer Recharge Area (CARA) Report, prepared by Anderson Perry, dated May 2023
- Geologic Hazards Report, prepared by Anderson Perry, dated May 2023
- Phase 1 – Environmental Site Assessment (ESA) Report, prepared by BMEC, dated 14 April 2023
- Cultural Resource Monitoring and Inadvertent Discovery Plan, prepared by Anderson Perry, dated 08 April 2024
- ROCKWOOL company overview, prepared by Rockwool, dated 26 March 2024

The following documents will be prepared:

- Construction Stormwater Pollution Prevention Plan(s) for Phases 2-3
- Stormwater Site Plan(s) for Phases 2-3
- TIA(s) for Phases 2-3

Many of these reports are applicable to the entire Wallula Gap Business Park. The Mineral Wool Insulation Manufacturing Facility will only be a portion of the overall Wallula Gap Business Park, as shown on Figure 1.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending applications for other proposals within the project site. Port of Walla Walla permit applications for private road improvements that will serve the Wallula Gap Business Park, including the project site, will be submitted separately to Walla Walla County (WWC) for review as an independent plan of action.

10. List any government approvals or permits that will be needed for your proposal, if known.

1 – Land Use
- a. Critical Areas Permit (Community Development)
  - i. Critical Aquifer Recharge Area (CARA; Walla Walla County Code [WWCC] Section 18.08.200-270)
  - ii. Geologically Hazardous Area (WWCC Section 18.08.500-500).

2 – Construction
- a. Grading Permit (Community Development)
  - i. Early grading would require a grading permit application
- b. Commercial Building Permit (Community Development)
- c. Construction Plan Review/Road Construction Permit (Public Works) – Port of Walla Walla to obtain for private roads
- d. Addressing Permit (Public Works, reviewed in GIS Department)
- e. Access Permit (Public Works)
- f. Site Evaluation Application + Onsite Sewage Application (Washington Department of Health, if over 3,500 gallons per day)
- g. Sign Permit (Community Development)
- h. Fire Protection Systems Permit (Community Development)
- i. Construction Stormwater General Permit coverage (Administered by the Washington Department of Ecology [Ecology])
- j. Industrial Stormwater General Permit coverage (Administered by Ecology)

3 – Air
- a. Notice of Construction (NOC) Permit (Ecology, Industrial Section)

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Roxul USA Inc. dba Rockwool (ROCKWOOL) plans to construct and operate a mineral wool insulation and products manufacturing facility (Facility) in the Wallula area in unincorporated WWC, Washington. The proposed first phase of Facility will consist of 24 acres of building/covered area, 13.7 acres of external paved area, and the remaining will be green area on an estimated 250-acre site. The Facility will be constructed in 3 phases, spanning 10 to 20 years, resulting in approximately 185-developed acres at the Port of Walla Walla Wallula Gap Business Park (a future-proposed 1,550-acre industrial area). The Facility will produce mineral wool insulation for building products, as well as further processing of semi-finished mineral wool for use in horticultural processes. The proposed Facility, at maximum capacity, would operate three shifts, 24 hours per day, 7 days a week, consuming 168,000 tons of raw materials per year per phase. Transport of raw material and finished products will be completed via truck/road transport with the possibility of receiving raw materials by rail. The Facility will operate with external supplies of electricity, natural gas, and water. Stormwater and sewage will be handled onsite.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Facility is proposed within the Wallula Gap Business Park, which is designated for “Mixed & Heavy Industrial.” More specifically, the site is in the vicinity of Attalia East Road and Sundance

Road on Lot 1 of Wallula Gap Business Park (WGBP) Preliminary Short Plat No. 1; WWC Assessor Parcel No. 310702110002 (Assessor's abbreviated legal description: 2-7-31 LOT 1 SHORT PLAT 6/52 2023-05352 (PTN PARCEL 3 SURVEY 2001-14138) PTN SE OF RR. The lot area is 250 acres.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Currently, the site is undeveloped and used for agricultural purposes. The site's topography is gently rolling with ridges and valleys oriented east-west and a low-lying depression (possible irrigation channel) located near the northern boundary of the site. In general, the site slopes from east to west with elevations between 520 and 536 feet at the eastern boundary of the site and elevations of 400 to 430 feet at the western boundary of the site.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The slope of the ground generally ranges from relatively flat to a few areas that are steeper than 15 percent. The existing topography is shown on the Site Plan (Figure 2-2, Geologic Hazards Report).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey indicates soils at the site are dominated by Quincy loamy fine sand (south, central, and eastern portions of the site), several loamy fine sand soil types of the Adkins, Hezel, and Quincy Series (north and western portions of the site), and Active Duneland soils in small areas (less than 2 percent of the total site) of the central western and north-westernmost portions of the site.

Currently, the proposal does not result in removing soil from the site. The proposal is to stockpile soil onsite during grading activities for future reuse onsite. If the proposal changes, the County of Walla Walla will be notified.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

According to the criteria set forth in WWCC Section 18.08.500 and the WWC Critical Areas Map CA-4C: Steep Slopes, no steep slopes or landslide hazard areas exist on or adjacent to the project site (*Reference Geologic Assessment and Critical Areas Study for more details).*

Slope Stability Assessment: The results of the analysis indicate that two horizontal to one vertical (2H:1V or 50 percent) unsaturated fill slopes will remain stable during seismic and static loading. The results of the analysis also indicate unsaturated 2H:1V existing and cut slopes without surcharge loading (structure or traffic) remain stable during static conditions. 2H:1V unsaturated cut slopes may not remain stable during seismic conditions and could experience surface raveling, however, deep-seated failures (deeper than 18 inches) are not expected during seismic events. Unsaturated 2.2H:1V (45 percent) slopes without surcharge loading remain stable during seismic loading. These slopes have factors of safety greater than 1.0. Factors of safety that are less than 1.0 are considered unstable. Anderson Perry is available to evaluate cut slopes with surcharge loading if these become part of the roadway designs. High groundwater will reduce the stability of steep slopes. Groundwater seepage through slopes indicates that slopes are saturated. The results

of the analysis indicate saturated 2H:1V (50 percent) and 2.2H:1V (45 percent) slopes will not remain stable during seismic loading. The results of the stability analysis are included in Appendix C of the Geotechnical Report.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The intent is to develop a multi-line mineral wool manufacturing Facility. The Facility will consist of material storage and handling areas, various-sized buildings, a multi-story warehouse, and paved parking and storage areas. The current plan also includes construction of onsite stormwater, septic, and industrial wastewater management facilities. Anticipated site work includes clearing, excavation, fill/backfill, compaction of soils/fill materials, and other ground-disturbing construction activities. Facility construction planning does not include import or export of soil materials. Excavated soils will be stockpiled onsite and reused as fill/backfill for construction or otherwise dispersed onsite. If soils must be imported for Facility construction, the fill materials would consist of clean soils from an agency-approved source. A specific source location would be determined upon verification of need. If excavated soil materials are not needed or suitable for onsite reuse, the soils would be transported to an agency-approved disposal site. Formal identification of a specific disposal site would be determined upon verification of need.

The Facility will be developed in three phases on 185 acres of the overall 250-acre project site. The Phase 1 grading (mass grading) plans indicate approximately 112.34 acres of the project site will be cleared and grubbed for initial site development. Estimated Phase 1 grading activities will require approximately 1,590,682 cy of cut and approximately 1,342,036 cy of fill. Estimated grading quantities and site plans for Phase 2 and Phase 3 Facility development will be verified during future design phases.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

According to WWCC criteria and WWC Critical Areas Map CA-4D: Potential Soil Erosion Susceptibility, the surficial soils at the project site have a slight potential for erosion (*Reference Geologic Assessment and Critical Areas Study for more details).*

The various soils overlying the project site are highly susceptible to erosion (wind and water). Areas that are disturbed through earthwork during each phase will be stabilized with permanent vegetation or gravel surfacing. Source and flow control best management practices (BMPs) will be used to manage construction and post-construction runoff to prevent erosion (*Reference Geologic Hazards Report for more details).*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After the completion of Phase 1, the proposed Facility will consist of 24 acres of building/covered area (15 percent paved surfaces) and 13.7 acres of external paved area. Subsequent phases will add equivalent building/covered areas each with increases in externally paved areas. In addition, the potential rail components on the site will account for approximately 3.7 acres of impervious surface area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Appropriate temporary erosion and sediment control (TESC) measures and BMPs, such as silt fencing, erosion control matting, plastic sheeting, straw wattles, watering construction access roads for dust control, stabilized construction entrance, wheel wash, concrete washout areas, and/or other applicable measures, will be utilized during each phase as needed. Sediment track-out will be minimized to the maximum extent possible. Additional measures may be implemented to verify paved areas are kept clean for the duration of the project. The Phase 1 Grading Plan's Construction

Stormwater Pollution Prevention Plan (SWPPP) identifies information regarding TESC measures and construction stormwater BMPs to be implemented, proposed BMP locations, typical details, and inspection/maintenance requirements to be followed throughout construction. Refer to the Phase 1 Grading Plan and SWPPP for additional information. Construction SWPPPs will also be developed for future Facility phases as applicable.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During the construction phases of the project, there will be temporary onsite emissions from internal combustion engines powering vehicles and construction equipment. The construction period will cover all four seasons. Airborne dust may be generated during site grading activities. Temporary offsite air emissions will also result from internal combustion engines powering vehicles delivering materials and equipment to the site for construction of the project during each phase. The construction activities and associated emissions will be temporary and intermittent for each phase. Air emission impacts from the construction phase are not expected to contribute to an exceedance of an ambient air quality standard (AAQS).

Maximum potential to emit (PTE) emissions of criteria pollutants, hazardous air pollutants, and toxic air pollutants from Phase 1 operation and maintenance activities are included as part of the NOC air permit application being submitted to Ecology. Emissions from Phases 2 and 3 will be similar in that of Phase 1. These emission approximations are summarized in the table below and show total PTE inclusive of operations from the previous phases.

PTE Emissions by Phase

Pollutant	PTE for Phase 1 (short tons per year)	PTE for Phases 1 & 2 (short tons per year)	PTE for Phases 1, 2, & 3 (short tons per year)
NOx	150	299	449
SO2	142	249	427
CO	140	280	420
VOC	193	386	580
PM10	164	328	492
PM2.5	135	270	405
NH3	528	1,056	1,584
O3	1.2	2.4	3.6
Total HAP	Major Source	Major Source	Major Source

NOx – nitrogen oxide
SO2 – sulfur dioxide
CO – carbon dioxide
VOC – volatile organic compound
PM10 – particulate matter less than 10 micrometers in diameter
PM2.5 – particulate matter less than 2.5 micrometers in diameter
NH3 – ammonia
O3 – ozone
HAP – hazardous air pollutant (primarily formaldehyde, phenol, methanol and some metal HAP, halogenated HAP, and reduced sulfur compounds)

(Reference GHG *Impact Report for more details regarding GHG* emissions associated with construction, operation, and maintenance.)

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

WWC, where the project will be located, is classified by the United States Environmental Protection Agency as being in attainment for all pollutants, so there will not by any offsite sources of emissions that may affect the project. There are potential sources of offsite odors from adjacent feedlots, however they are unlikely to affect the proposed project as employees will be working primarily indoors.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Ecology's mapping of Overburdened Communities Impacted by Air Pollution does indicate the Tri-Cities to Wallula area is classified as an overburdened community. *(Reference the EJ Overview, prepared at the recommendation of Ecology, for more details.)*

During the construction phases, dust mitigation plans will be implemented and will include applicable BMPs, such as watering construction access areas to control dust and maintaining construction equipment in accordance with manufacturer recommendations to reduce criteria and GHG pollutants, to minimize temporary impacts to air quality.

Emissions of regulated air pollutants from Facility operations will be reduced and controlled as indicated in the NOC air permit application submitted to Ecology. The project will comply with all applicable air quality regulations to control and reduce emissions. Best available control technology (BACT) will be implemented for all pollutants subject to air permitting. The curing and spinning operations are also subject to and will implement Maximum Achievable Control Technology (MACT) under 40 Code of Federal Regulations (CFR) 63, Subpart DDD: Mineral Wool Production. ROCKWOOL has selected an electric melter (E-Melter) over other technologies covered by the Mineral Wool Production MACT and technologies used at other ROCKWOOL facilities because of the environmental advantages of an E-Melter. Because the E-Melter relies on electricity instead of combustion, the GHG emissions are reduced making the E-Melter more sustainable. Because the E-Melter is not covered by the Mineral Wool Production MACT, a case-by-case determination is being submitted to Ecology to establish MACT for the E-Melter.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There were no surface water bodies observed on the project site. The nearest major body of water is the Columbia River, approximately 1,000 feet west of the project site (*Reference Phase 1 ESA for more details).*

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable, as there are no surface water bodies on or in the immediate vicinity of the project site.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable, there will be no fill or dredging of surface waters or wetlands.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No surface water withdrawals or conversions are proposed.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

There are no flood zones or wetlands associated with the project site. According to WWCC criteria (WWCC Section 18.08.400) and WWC Critical Areas Map CA-3: Frequently Flooded Areas, no flood hazard areas exist within or adjacent to the project site (*Reference Geologic Assessment and Critical Areas Study for more details).*

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal will not involve any discharges of waste materials to surface waters.

b. Ground Water: Find help answering ground water questions

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

There are no drinking water or irrigation wells; monitoring wells will be installed to monitor compliance according to internal procedures.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There is no local sewer collection system that the Facility can connect to. Therefore, sanitary sewer flows from the Facility will be served by an onsite septic system (one septic system anticipated for each phase) that will be permitted in accordance with applicable rules. The septic system for the initial phase will include a septic tank and drain field with capacity to accommodate approximately 13,300 gallons per day and serve up to approximately 306 employees at the Facility (approximately 179 employees for the first factory + approximately 127 employees for the offline factory). Based on the anticipated flow capacity, onsite septic designs will be submitted to the Washington Department of Health for review and approval.

Preliminary Phase 1 septic tank size (approximately 700 square feet) and drain field size (approximately 17,600 square feet) are based on an estimated total volume of 15,800 gallons. Septic system sizing will be confirmed upon analysis of detailed soils and site evaluation. Subsequent phases are currently anticipated to have a similarly sized septic system. (*Reference Technical Memorandum on Domestic Wastewater and Potable and Industrial Water Requirements for more details.)*

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff for all phases will be managed onsite to capture, retain, and infiltrate stormwater accumulated onsite, as well as stormwater that encroaches on the project site from upland drainage basins. Proposed Phase 1 stormwater management measures include:

- Temporary Infiltration Areas will consist of earthen impoundments for collection, temporary storage, and infiltration of stormwater runoff during construction. Flows accumulated onsite where mass grading takes place will be routed to two temporary infiltration areas.
- Grass-Lined Channels will be installed to provide a channel with a vegetative lining for conveyance or runoff. The grass-lined channels will be placed around the perimeter of the project site and split in locations where natural grade breaks occur to conform to the existing topography and natural drainage patterns to the extent practicable.
- Flow Dispersion Areas will consist of level spreaders. Flows routed through the grass-lined channels will have outlets at six flow dispersion areas. The level spreaders will serve as outlets and energy dissipators for the grass-lined conveyance systems.
- Culverts will be placed beneath the new roadways within the bottom of existing low points and drainage basins on an as-needed basis.

Conceptual Phase 2 and 3 stormwater management measures would include low impact development solutions and localized infiltration (e.g., bioinfiltration swales, bioretention swales) as the primary stormwater management measures. Additional stormwater runoff from impervious areas would be captured by localized inlets and catch basins and piped to an infiltration area. Industrial stormwater runoff would be collected and routed to a lined stormwater detention pond for treatment and reuse as Facility process water. *(Reference Phase 1 Stormwater Site Plan and Phase 2-3 Conceptual Stormwater Design memorandum for more details.)*

b) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are anticipated to enter ground or surface waters during any phase. The identified shallow alluvium wells (*Reference CARA Report for more details*) have surface seals and are located more than a mile away. Therefore, surface disturbances, such as construction activities, are not anticipated to negatively impact designated CARAs. The proposed project site is also located in the vicinity of the confined basalt aquifer. Based on very dissimilar water quality characteristics, this aquifer appears to have no apparent vertical connectivity with the shallow, unconfined alluvium aquifer system. Surface activities do not appear to have a significant effect on the basalt aquifer, as long as a good surface seal exists at the interface between the well casing and the basalt.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal will not alter or affect drainage patterns onsite during any phase. Proposed onsite infiltration will treat onsite stormwater generated from the Facility.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Level 1 hydrogeologic assessment requires integration of necessary and appropriate BMPs to prevent degradation of groundwater. Onsite infiltration of generated stormwater is the preferred method of water quality treatment. As described in Section B.1.h of this checklist, as well as the

Phase 1 Stormwater Site Plan and Construction SWPPP, construction stormwater BMPs will be implemented to minimize erosion risk and sediment transport during each phase. As described in Section B.3.c.a of this checklist, permanent onsite stormwater management measures will be implemented to address surface runoff from the Facility.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☒ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

The Phase 1 project site is 250-acres and currently consists of irrigated, agricultural cropland with uncultivated land in between. All vegetation will be removed from the project site to prepare the site for development during each phase. The uncultivated areas are primarily dominated by non-native grasses and forbs such as tarweed fiddleneck, cheatgrass, yellow star-thistle, redstem filaree, bulbous bluegrass, and cereal rye.

c. List threatened and endangered species known to be on or near the site.

No state or federally listed, proposed, or candidate plant species are known or suspected to occur in the Study Area. No federally-designated critical habitat for plant species is present.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

After mass grading, the sloped areas will be hydroseeded and the native vegetation will be allowed to grow back. Landscaping is proposed around the office buildings and will be irrigated to ensure survival.

e. List all noxious weeds and invasive species known to be on or near the site.

No Class A or Class B noxious weeds designated for control were recorded during the survey. Several Class B non-designate weeds and Class C weeds were observed. Class B non-designate weeds at the project site include yellow starthistle (*Centaurea solstitialis*), which is widespread and dominant across the Survey Area. Rush skeletonweed (*Chondrilla juncea*), Scotch thistle (*Onopordum acanthium*), and diffuse knapweed (*Centaurea diffusa*) were present in several locations.

Class C weeds in the Survey Area include cereal rye. Cereal rye appeared to be invading into disturbed shrub-steppe habitats, as large patches were observed hundreds of feet from cultivated lands. Two Class C tree species were observed. A small group of Russian olive (*Eleagnus angustifolia*) seedlings were present; this is a non-native weedy small tree that is invasive in riparian areas. A single sapling of tree of heaven (*Ailanthus altissima*) was observed; this species has become an invasive dominant along many reaches of the mid- and lower-Columbia River in recent years.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Birds: Ferruginous hawk, American white pelican, Golden eagle, Ring-necked pheasant, Western burrowing owl, Loggerhead shrike, Sage thrasher, American crow, American goldfinch, American kestrel, American robin, Bank swallow, Barn swallow, California quail, Common raven, Canada goose, Dark-eyed junco, European starling, Killdeer, Lark sparrow, Mourning dove, Red-tailed hawk, Song sparrow, Unidentified gulls, Western meadowlark

Mammals: Black-tailed jackrabbit, Washington ground squirrel, Coyote, Nuttall's cottontail, Ord's kangaroo rat, American badger

Reptiles: Northern sagebrush lizard, Striped whipsnake, Unidentified lizard

b. List any threatened and endangered species known to be on or near the site.

No federally-listed, proposed, or candidate animal species are known or suspected to occur at the project site and no critical habitat for wildlife species has been designated on the project site.

No designated Critical Habitats, regulated under WWCC Chapter 18.08, Critical Area Protection, have been identified within or adjacent to the project site.

Ferruginous hawk is a state endangered species known to breed on artificial nest platforms several miles east of the project site. Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) map data shows a ferruginous hawk occurrence area encompassing most of the project site. Hawks may forage at and near the project site; however, no suitable nesting or perching habitat for the species is present (*Reference Botanical and Wildlife Resources Report for more details*).

c. Is the site part of a migration route? If so, explain.

The project site is located less than a quarter mile inland from the Columbia River, which is a migratory flyway for many bird species. The McNary National Wildlife Refuge (NWR) units at the Walla Walla River delta, along the eastern shore of Lake Wallula, and near Burbank, provide habitat for waterfowl and other bird species. Wintering waterfowl also use agricultural lands for forage during winter months. The project site is not within the primary flyway, nor does it provide a major food source for migratory birds. However, many species of migratory birds pass through the area traveling to and from NWR lands, water bodies, and agricultural fields.

No major migration corridors for big game are known to exist at the project site. Most white-tailed deer are concentrated in the Walla Walla River corridor and along wooded portions of the Columbia River. Mule deer are typically found further inland in shrub-steppe habitats, as well as draws and canyons. Mule deer are occasionally observed in and around the project site; however, no PHS mapped large concentrations of deer have been documented at the project site or in its immediate vicinity (*Reference Botanical and Wildlife Resources Report for more details*).

d. Proposed measures to preserve or enhance wildlife, if any.

No impacts to critical wildlife or critical habitats are anticipated. Therefore, no measures are proposed.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to power the Facility, including the E-Melter. Natural gas will be used to fire the curing oven, abatement devices, boilers when the E-Melter is not operating, and an emergency generator. The site will also have a diesel-fired firewater pump, a back-up generator, and a small (less than 50 horsepower) engine for crushing reject raw material that will either be electric or diesel fired.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project site will not affect potential use of solar energy by adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

ROCKWOOL will use energy efficient electric equipment (motors and fans) and controls where feasible and practical to reduce power consumption. For combustion units, ROCKWOOL will implement energy efficiency measures including the implementation of good combustion practices and good operating and maintenance practices. Lighting will use LED lights with energy efficiency measures including motion sensors and dimmers.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

The Phase I ESA revealed no evidence of Recognized Environmental Conditions in connection with the project site. Given that there are no finished structures at the site, there are no concerns with asbestos or lead-based paint according to 29 CFR 1926.1101 or 29 CFR 1926.62.

Chemicals of potential concern for the Facility include carbon monoxide, volatile organic chemicals, particulate matter, nitrogen oxide, and sulfur dioxide. However, modeling analysis indicates that these air pollutants are not expected to cause an exceedance of National Ambient Air Quality Standards (NAAQS) or Washington State Ambient Air Quality Standards (WAAQS). Other hazardous air pollutants, including ammonia, formaldehyde, phenol, and methanol concentrations, were also evaluated, and are also not expected to cause an exceedance of WAAQS (There are no NAAQS for these hazardous air pollutants).

There are no chemicals that will be used onsite that have a potential concern for explosion. The risk of fire and spills will be mitigated by the implementation of controls and procedures. Hazardous waste will be managed in accordance with the Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA).

1. Describe any known or possible contamination at the site from present or past uses.

The historical use of the project site has been farmland and the use of pesticides and herbicides is assumed. No further investigation is warranted with the planned industrial development.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals or conditions that might affect project development.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction activities, toxic and hazardous chemicals standard to construction projects, such as diesel fuels, may be stored and used at the site.
During the operating lifetime of the project, toxic air pollutants and hazardous air pollutants will be emitted as described in the NOC application.

4. Describe special emergency services that might be required.

No special emergency services will be required.

5. Proposed measures to reduce or control environmental health hazards, if any.

The project will comply with all applicable air quality regulations to control and reduce emissions. BACT will be implemented for all pollutants subject to air permitting and case-by-case MACT will be implemented for the E-Melter. The project will comply with all applicable codes and regulations for the storage and containment of hazardous chemicals.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No nearby noise sources are anticipated to affect the proposed project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

For all phases, short-term noise sources include standard construction equipment such as backhoes, dump trucks, asphalt pavers, etc. In addition, construction equipment will operate during normal daylight hours.

Long-term noise will include operational noise from the Facility. Based on anticipated noise inputs from Facility production and outdoor operations (e.g., conveyors, ducts, filters, dry coolers, air handling units, fans, trucks, forklifts, front loaders), noise models indicate that Phase 1 is expected to generate less than 55 decibels (dB; A) during day/evening hours and generally less than 50 dB (A) during night-time hours, as measured at the fence line. The completed Facility is expected to have the same fence line noise levels as Phase 1, which is consistent with maximum permissible industrial sound levels for receiving properties within WWC (maximum 70 dB (A) for adjacent industrial receiving properties).

3. Proposed measures to reduce or control noise impacts, if any.

For all phases, construction noise sources will occur during normal daylight hours to minimize noise impacts to neighboring properties at nighttime.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The majority of the project site is currently used for irrigated agriculture and/or has been modified by adjacent agricultural activities and other land uses. The remainder of the project site is undeveloped dry land pasture. Properties adjoining the project site also include agricultural and undeveloped land.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site does not contain designated resource farmland. However, the project site will convert approximately 112 acres of agricultural land to industrial land with building/covered areas representing 24 of the 112 acres. . Future phases may disturb up to the entire 250-acre site area.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The proposed Facility is in the vicinity of agricultural lands. Agricultural operations are restricted to property boundaries and therefore the site is not affected by pesticide applications on adjacent properties. New roads will be built to access the proposed Facility. Because these roads are new, they have not been relied on by adjacent properties and thus the proposed project will not be impacted by oversized equipment.

c. Describe any structures on the site.

There are no existing structures at the project site.

d. Will any structures be demolished? If so, what?

There are no existing structures at the project site, therefore, none will be demolished.

e. What is the current zoning classification of the site?

The site is zoned Industrial Agriculture Heavy.

f. What is the current comprehensive plan designation of the site?

The site is within the Attalia Industrial Urban Growth Area and is designated as Urban Industrial.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable because the closest shoreline is 1,000 feet to the west.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical Areas are present, including:
- CARA (WWCC Section 18.08.200-270)
- Geologically Hazardous Area (WWCC Section 18.08.500-500)

i. Approximately how many people would reside or work in the completed project?

ROCKWOOL is anticipating 306 employees to work at the Facility upon completion of Phase 1 and an additional 306 employees per each additional phase with potentially 10 additional employees after the proposed rail line is installed, resulting in 928 employees at the completion of the project.

j. Approximately how many people would the completed project displace?

No people will be displaced by the project.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable, as no one will be displaced by the project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal is part of the Wallula Gap Business Park, a planned 1,550-acre industrial development by the Port of Walla Walla that is consistent with the underlying zoning designation. The WWC Comprehensive Plan, dated 5 August 2019, identifies the Attalia Industrial Urban Growth Area as a prime area for exclusively industrial uses given the direct access to multi-modal transportation facilities, isolation from urban density residential areas, and a suitable labor force within relatively close proximity.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

The project site does not contain agricultural uses of long-term commercial significance.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing will be provided by the project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable, as no housing will be eliminated by the project.

c. Proposed measures to reduce or control housing impacts, if any.

Not applicable, as no housing will be provided or eliminated by the project.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

After completion of the Facility, the highest structures will be the factory chimneys, which will be up to 215 feet tall. The highest factory building will be approximately 130 feet tall. Buildings will be constructed of metal sheet, sandwiched insulation panel facades with flat or low-angle roof

construction. The color scheme of the buildings will be light/white with dark blue edge banding on selected buildings. The company logo will be on administrations building(s) and at main entrances.

b. What views in the immediate vicinity would be altered or obstructed?

The area surrounding the project site is comprised of relatively flat, undeveloped land. Given the location of the site, there are no persons recreating or living in the area with viewsheds. Therefore, no views in the immediate vicinity will be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any.

To reduce aesthetic impacts, the proposed buildings will be the minimum height necessary to allow Facility operations.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

After completion of the Facility, exterior building lights, finished goods storage area lights, parking lot lighting (maximum 60-foot-tall light poles), and lighting along the private road and site entrances will be used at night for safety as the Facility will operate 24 hours per day, 7 days per week. Flight lights may be added to tall structures according to Federal Aviation Administration regulations.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The building and exterior lights will be angled to point down. No light or glare from the finished project is expected to result in a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No existing offsite sources of glare were identified that may affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

Measures such as motion sensors or dimmers will be implemented where appropriate, consistent with Facility use and safety needs. No light or glare from the finished project is expected to result in a safety hazard or interfere with views and as such, no additional mitigation measures are deemed necessary.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

Wallula State Park and Madame Dorian Memorial Park are located approximately 4 miles south of the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

No impacts to recreational uses are proposed.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Professional archaeologists did not identify historic buildings, structures, or sites on or in the vicinity of the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Professional archaeologists did not identify available public or restricted-access documentation of Traditional Cultural Places (TCPs), recorded archaeological site(s)/isolates(s), or records of human remains on or in the vicinity of the project site. No Native American or historic-era cultural materials or features were observed during the pedestrian survey or excavations.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Archaeologists from Plateau CRM, LLC conducted a records review for the entire 1,550-acre Wallula Gap Business Park area to identify known resources within or near the project site. Reviews included a records search, historic maps review, and literature review using the Washington Department of Archaeology and Historic Preservation's (DAHP) secure electronic Washington Information System for Architectural and Archaeological Records Data (WISAARD) to identify previously recorded archaeological resources, historic property inventories, properties and districts on the National Register of Historic Places and the Washington Heritage Register, cemeteries, and previous resource surveys within the project site and a 1-mile radius. DAHP's Washinton State Archaeological Predictive Model was also reviewed and it defined the project area as "High to Very High Risk" with a cultural resources survey highly advised.

In June 2023, archaeologists conducted a focused field investigation of the "Project Area" (includes project site and unrelated prospective development site within the Wallula Gap Business Park), which included a pedestrian survey using 90 transects spaced at no more than 20-meter (60-foot) wide parallel intervals and excavation of 90 subsurface probes (SSPs). SSPs ranged in depth from 60–115 centimeters (24–45 inches), averaging 102 centimeters (40 inches). The pedestrian survey and subsurface investigations did not identify cultural materials or features within the project site and resulted in no newly recorded archaeological resources.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

A Cultural Resource Monitoring and Inadvertent Discovery Plan (MIDP) will be developed for the project and will be implemented during construction. Cultural resource monitoring will be conducted in areas where primary project excavation will occur. All monitoring for the project site

will be conducted by or under the direct supervision of a qualified professional archaeologist. The MIDP will include field monitoring methods to be implemented, as well as protocols to be followed if archaeological resources or human remains are discovered during construction.

In the event of an inadvertent discovery of archaeological resources (e.g., historic structures or artifacts, cultural features or artifacts, archaeological sites) or human remains, all ground disturbing activities within the area of discovery would cease, the site would be secured, a professional archaeologist would conduct an evaluation of the find, and the applicable agencies and tribes would be contacted for consultation per the notification protocols outlined in the MIDP. Construction would not resume at the discovery location until the recommendations or requirements of DAHP and the affected tribes are met.

Based on current studies and available information regarding the project site, a DAHP Archaeological Excavation Permit is not required.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Nearby roadways include United States Route 12 (US 12), Attalia East Road, Boise Cascade Road, Worden Road, Sundance Road, and additional unnamed roads. Facility site access from US 12 will traverse Boise Cascade Road to Attalia East Road, then north to the intersection of Attalia East Road and Peterson Road. Port of Walla Walla-planned road improvements will extend Peterson Road approximately 1 mile east from the current intersection with Attalia East Road, along the southern perimeter of the project site. The Facility will be accessed via driveways on the north side of the new Peterson Road extension.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Approximately 2.25 miles south of the project site, the town of Wallula is served by one bus station located at 150 Columbia Way, Touchet, WA 99360.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The Facility will include off-street parking and loading areas within the project site for employee and visitor vehicles, freight trucks, and operations and maintenance equipment/vehicles (e.g., sweepers, front loaders, forklifts). Facility site plans include conceptual off-street parking and loading areas, but specific parking lot layout and designs are to be determined. Off-street parking and loading areas for the Facility will be designed in accordance with WWC requirements, WWCC Chapter 17.20 – *Development Standards – Off-Street Parking and Loading Areas*.

Port of Walla Walla-planned roadway improvements that will serve the project site include a continuation of Attalia East Road and an extension of Peterson Road. Peterson Road will continue east approximately 1 mile from the current intersection with Attalia East Road. Attalia East Road will be extended north approximately 1,400 feet, then northeast approximately 3,300 feet, and then east approximately 3,300 feet. The Port-proposed roadway improvements are shown on the Site Plan found in the Geotechnical Report (Figure 2-2). The Port of Walla Walla will be responsible for obtaining applicable authorizations and permits to construct new and extended private roadways within the Wallula Gap Business Park.

Planned improvements to US 12, west of the project site, will be implemented by the Washington State Department of Transportation (WSDOT) and are outside the scope of this project.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The Union Pacific railways are located west-adjacent to the project site. Given this proximity, the addition of a rail line to receive raw material is also being considered; construction of the rail line would be from 2032-2034. The Columbia River is also located to the west of the project site, but transportation via water is not proposed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A TIA has been prepared for projected vehicular traffic attributed to the completed project. The TIA is based on a conservative over-estimate of anticipated traffic by project phase. A breakdown of estimated average daily trip generation upon completion of each phase of the proposed development is provided in the tables below.

A web-based Institute of Transportation Engineers (ITE) Trip Generation Manual tool (11th Edition) was utilized for adding project land use code (LUC) details as input and extract outputs. The weekday AM peak-hour and PM peak-hour existing conditions operations analysis for the study intersections was performed using Synchro 11 software, with results reflecting the Highway Capacity Manual Version 6 (HCM6) reporting methodology (TRB 2016). Synchro is an analysis software package developed by Trafficware that is widely used for evaluating intersection operational performance and supporting design decisions. Analysis of the highest frequency of intersection peak hours determined that the morning traffic peak will be from 8:00 am to 9:00 am, and the evening traffic peak will be from 3:45 pm to 4:45 pm. (*Reference Traffic Impact Analysis for more details.*)

Proposed Development Phase 1 – Trip Generation Summary								
Land Use	**Density (SF)**	**AM Peak Hour**			**PM Peak Hour**			**Total Average Daily Trips**
		In	**Out**	**Total**	**In**	**Out**	**Total**	
Manufacturing (LUC 140)	523,000	250	79	329	136	302	438	2,174
Warehousing (LUC 150)	428,000	58	17	75	22	56	78	715
Total	**951,000**	**308**	**96**	**404**	**158**	**358**	**516**	**2,889**

Proposed Development Phase 1 + Phase 2 – Trip Generation Summary								
Land Use	Density (SF)	AM Peak Hour			PM Peak Hour			Total Average Daily Trips
		In	Out	Total	In	Out	Total	
Manufacturing (LUC 140)	919,000	433	137	570	242	540	782	3,667
Warehousing (LUC 150)	752,000	88	26	114	33	84	117	1,226
Total	**1,671,000**	**521**	**163**	**684**	**275**	**624**	**899**	**4,893**

Proposed Development Phase 1 + Phase 2 + Phase 3 – Trip Generation Summary								
Land Use	Density (SF)	AM Peak Hour			PM Peak Hour			Total Average Daily Trips
		In	Out	Total	In	Out	Total	
Manufacturing (LUC 140)	1,481,000	694	219	913	394	877	1,271	5,785
Warehousing (LUC 150)	1,212,000	130	39	169	48	124	172	1,953
Total	**2,693,000**	**824**	**258**	**1,082**	**442**	**1,001**	**1,443**	**7,738**

However, average daily employee and truck traffic estimates for each factory line, based on previous ROCKWOOL projects of a similar scale, are less than the theoretical ITE Trip Generation Manual estimates, as summarized below.

PROPOSED PHASE	NUMBER OF TRUCK TRIPS			NUMBER OF EMPLOYEE TRIPS	
	Inbound	Outbound	Total Truck Trips (In/Out)	Number of Employees	Total Employee Trips (In/Out)
Phase 1	28	73	202	383	766
Phase 2	28	73	202	383	766
Phase 3	28	73	202	383	766
Rail	Not applicable			13	26
Total	**84**	**219**	**606**	**1,162**	**2,324**

Note: table considers all inbound/outbound trucks would leave/return upon completion of activity. Similarly, two daily trips (inbound/outbound) are associated with each employee.

Approximately 26 percent of the total projected traffic volume is anticipated to be heavy vehicles/trucks.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Movement of agricultural products occurs in the project vicinity. However, the proposed work will not interfere with, affect, or be affected by the movement of these materials.

g. Proposed measures to reduce or control transportation impacts, if any.

For the purpose of TIA, it is assumed that the anticipated US 12, Phase 8 work in the immediate vicinity may not be completed by the time Phase 1 of the proposed development is constructed and becomes operational (estimated in Year 2028). However, the new US 12 alignment is assumed to be constructed before completion of Phase 2 of the proposed development (estimated in Year 2035). Therefore, some or all of the following mitigation measures may be considered at the following study intersections if it is determined they do not meet mobility thresholds set out by WWC.

INTERSECTION	SHORT-TERM MITIGATION MEASURES	LONG-TERM MITIGATION MEAURES
US 12 /Boise Cascade Road	If Phase 8 of new US 12 is not in place, introduce the new temporary traffic signal system for operational improvements due to the proposed development Phase 1 impact. Peak hour traffic signal warrant is justified.	No longer required in the long-term. Remove the proposed temporary traffic signal upon completion of planned US 12 Phase 8 work if signal warrant is no longer satisfied.
US 12 / West of Route 730 (part of Wallula Junction)	If Phase 8 of the new US 12 is not in place, add a short acceleration lane and merge taper for the minor street's left-turn to achieve operational improvements. Re-stripe existing intersection and implement reduced speeds of 30 miles per hour along US 12 approaches for safety enhancements. This could facilitate minor operational improvements as well.	Keep the proposed mitigation measures over the long-term.
New US 12 / Dodd Road	None proposed.	Consider installing new permanent traffic signal system for operational and overall safety improvements. Monitoring operational performance of the intersection after completion of Phase 2 and Phase 3 of the proposed development is, however, advised prior to implementation of a traffic signal. ROCKWOOL shall negotiate and contribute a fair share based on the projected traffic impact by the proposed development.
New US 12 / Raindance Road	None proposed.	Consider installing a new permanent traffic signal system for operational and overall safety improvements. Monitoring operational performance of the intersection after completion of Phase 2 and Phase 3 of the proposed development is, however, advised prior to implementation of a traffic

INTERSECTION	SHORT-TERM MITIGATION MEASURES	LONG-TERM MITIGATION MEAURES
		signal. ROCKWOOL shall negotiate and contribute a fair share based on the projected traffic impact by the proposed development.
New US 730 / New US 12 East Bound Off-Ramp	Not applicable	Install a new permanent traffic signal system for operational improvements. A peak hour traffic signal warrant upon completion of Phase 3 is justified. ROCKWOOL shall negotiate and contribute a fair share based on the projected traffic impact by the proposed development.

New project-specific traffic analyses will be conducted in the future, prior to Phases 2 and 3, using real traffic numbers from the prior completed project phase(s) to reassess average daily traffic trips, potential impacts, and associated mitigation measures, if applicable.

Confirmation of appropriate mitigation measures will be subject to timing and implementation of WSDOT-planned US 12 improvements relative to project site development and operation, future re-evaluation of anticipated traffic impacts, agency requirements, validation of mitigation needs, negotiation of fair share agreements, and/or verification of responsible parties, as applicable.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The industrial Facility may increase the need for fire protection services similar to other industrial uses in the immediate vicinity.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The Facility will be equipped with fire suppression systems. Additionally, state standards for fire water flow require 1,000 gallons per minute for a duration of 60 minutes (60,000 gallons) for industrial development. It is anticipated that this requirement will be met by installing an onsite water storage tank of adequate size to account for operational water storage, equalizing storage, standby storage, fire suppression storage, and dead storage. A conservative storage tank with a volume of 242,900 gallons has been estimated based on preliminary knowledge of the Facility and fire flow requirements (*Reference Technical Memorandum on Domestic Wastewater and Potable and Industrial Water Requirements for more details*). Final water storage tank size will be subject to further evaluation of systems designs, conveyance capacity, and local requirements.

No additional measures are proposed.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Utilities crossing the new roadway alignments include several irrigation lines, a large-diameter process water transmission line, gas lines, underground and overhead power lines, and possibly overhead fiber optics communication lines. These utilities are shown on the Site Plan (Figure 2-2, Geotechnical Report).

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Potable and industrial water will be provided by the Port of Walla Walla (Wallula Dodd Water System) with a maximum anticipated available supply of 6.2 MGD (million gallons per day). The water will be conveyed from the Port of Walla Walla distribution point to the Facility, where it will be distributed to separate potable and non-potable systems. Phase 1 potable water demand is estimated to be approximately 3,000 to 6,000 gallons per day and industrial water demand is estimated to be up to 160,000 gallons per day. Preliminary calculations indicate that storage requirements for Phase 1 fire-flow, potable, and industrial water demands will be approximately 242,900 gallons. Potable and industrial water demand during Phases 2 and 3 are anticipated to be similar to Phase 1 and will be verified during future design phases.

A large portion of Facility water will be internally recycled through reverse osmosis (RO) treatment and reused by the industrial process. The RO treatment process generates some industrial wastewater discharge that will need to be managed onsite in combination with offsite disposal of associated sludge. The industrial wastewater will not be discharged to groundwater. Instead, evaporation ponds will be used to manage the wastewater onsite. Evaporation ponds are areas where the industrial wastewater can be discharged and evaporated naturally over time. Two evaporation ponds are required for Phase 1 to facilitate periodic clean-out and maintenance. The size of the evaporation ponds will depend on the anticipated inflow from the industrial sewer, achievable recovery rate of the selected RO system (anticipate approximately 70 to 93 percent), and total precipitation that would fall within the ponds. (*Reference Technical Memorandum on Domestic Wastewater and Potable and Industrial Water Requirements for more details.)*

The project site will be served by onsite sewage systems, anticipating one septic system for each project phase to account for additional Facility employees. Refer to Section B.3.b.2 of this checklist and the Technical Memorandum on Domestic Wastewater and Potable and Industrial Water Requirements for more details.

The Facility will also require electricity (approximately 221,000 megawatt hours per year) and natural gas (approximately 38,610,039 cubic feet annually) services, which may require trenching for new service lines. The electrical utility service providers for WGBP Preliminary Short Plat No. 1 include Pacific Power and Columbia Rural Electric Association. The natural gas utility provider in the area is Cascade Natural Gas.

Utility installation and construction will require trenching to install new and/or extended water conveyance pipelines, electrical, and natural gas service connections, as well as site grading for water storage tank installation and construction of onsite septic systems and industrial wastewater evaporation ponds.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

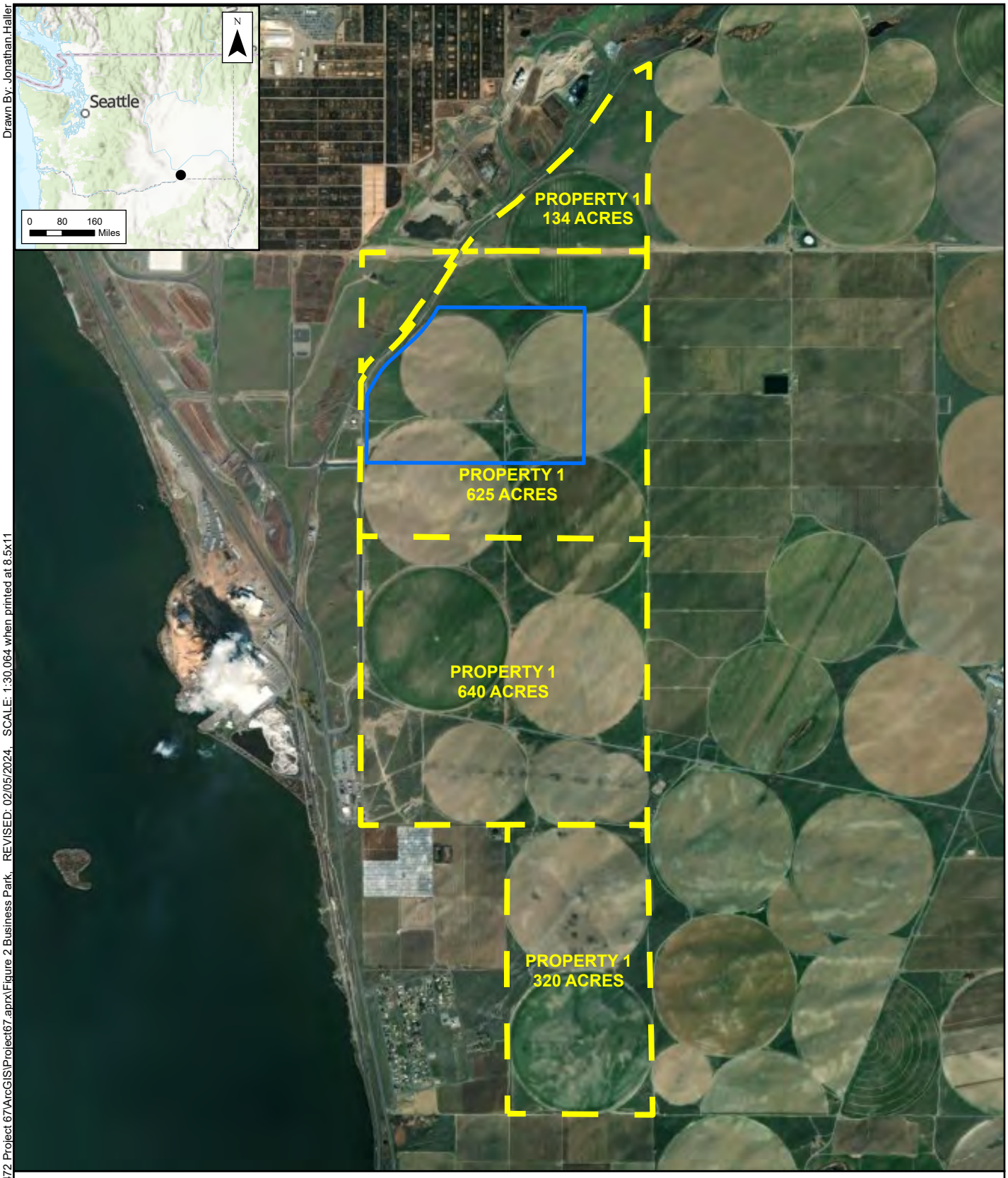
X Kimberly Burgess

Type name of signee: Kimberly Burgess, CSP

Position and agency/organization: Director SHE RWNA

Date submitted: April 9, 2024

FIGURES 1-4



Drawn By: Jonathan.Haller

M:\US\Projects\P-R\Rockwool\0642472 Project 67\ArcGIS\Project67.aprx\Figure 2 Business Park, REVISED: 02/05/2024, SCALE: 1:30,064 when printed at 8.5x11

Legend

Site Boundary

Parcels

N

0 1,250 2,500 5,000

Feet

Figure 1
Business Park
Rockwool Group
Walla Walla County, WA

ERM

Source: Esri - World Topoographic Map; NAD 1983 2011 StatePlane Washington South FIPS 4602 Ft US

Drawn By: Jonathan.Haller

M:\US\Projects\P-R\Rockwool\0642472 Project 67\ArcGIS\Project67.aprx\Figure 2 Site Plan Overlay Phase 1, REVISED: 02/05/2024, SCALE: 1:8,200 when printed at 8.5x11

Legend

Site Boundary

N

0 375 750 1,500

Feet

Figure 2
Site Plan Overlay - Phase 1
Rockwool Group
Walla Walla County, WA

ERM

Source: Esri - World Topoographic Map; NAD 1983 2011 StatePlane Washington South FIPS 4602 Ft US

Legend

Site Boundary

N

0 375 750 1,500

Feet

Figure 3
Site Plan Overlay - Phase 1 and 2
Rockwool Group
Walla Walla County, WA

ERM

Source: Esri - World Topoographic Map; NAD 1983 2011 StatePlane Washington South FIPS 4602 Ft US

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Drawn By: Jonathan.Haller

Legend

Site Boundary

N

0 500 1,000 1,500
Feet

Figure 4
All Phases
Rockwool Group
Walla Walla County, WA

ERM

Source: Esri - World Topographic Map; NAD 1983 2011 StatePlane Washington South FIPS 4602 Ft US

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