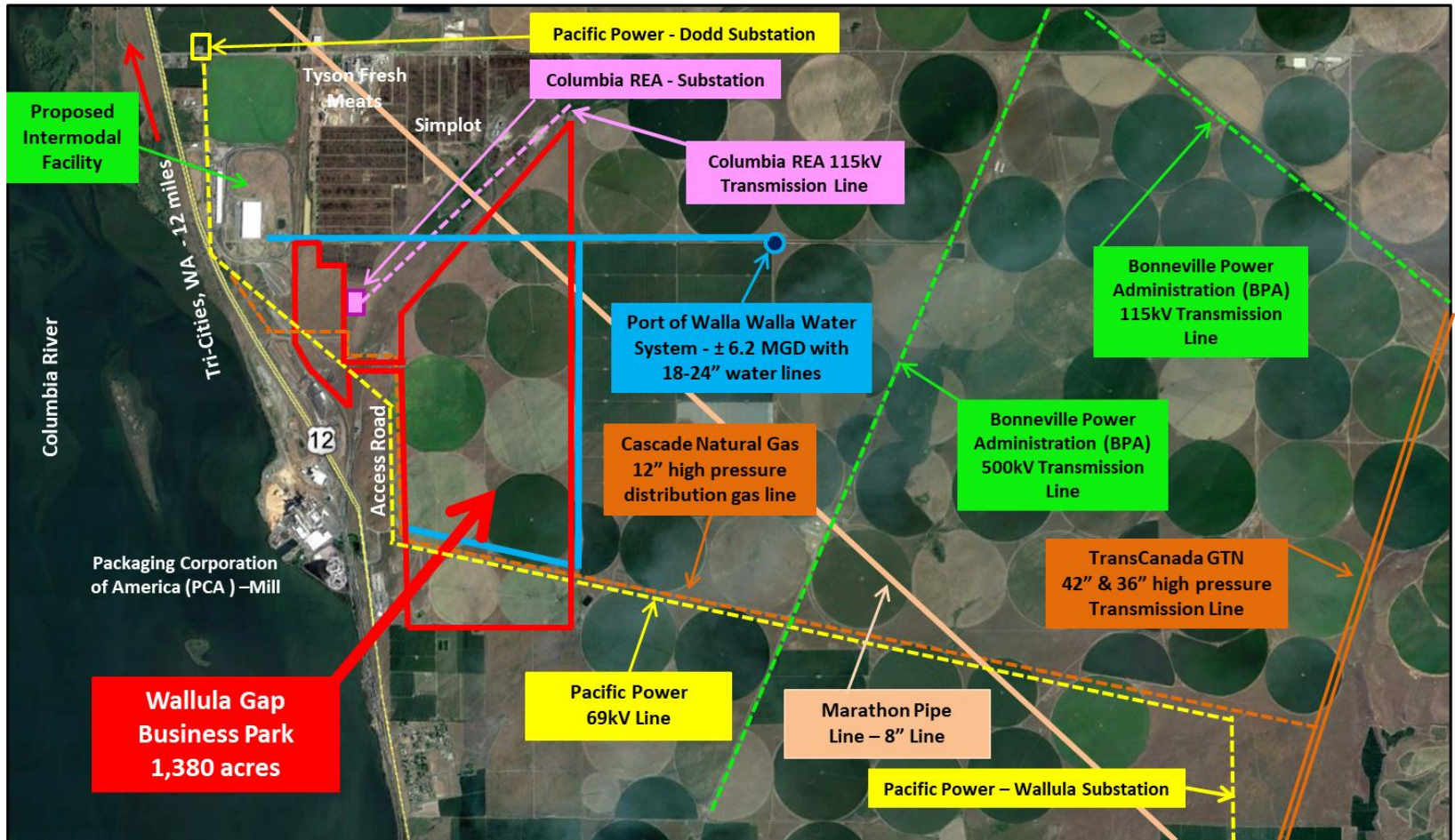


Port of Walla Walla - Wallula Gap Business Park



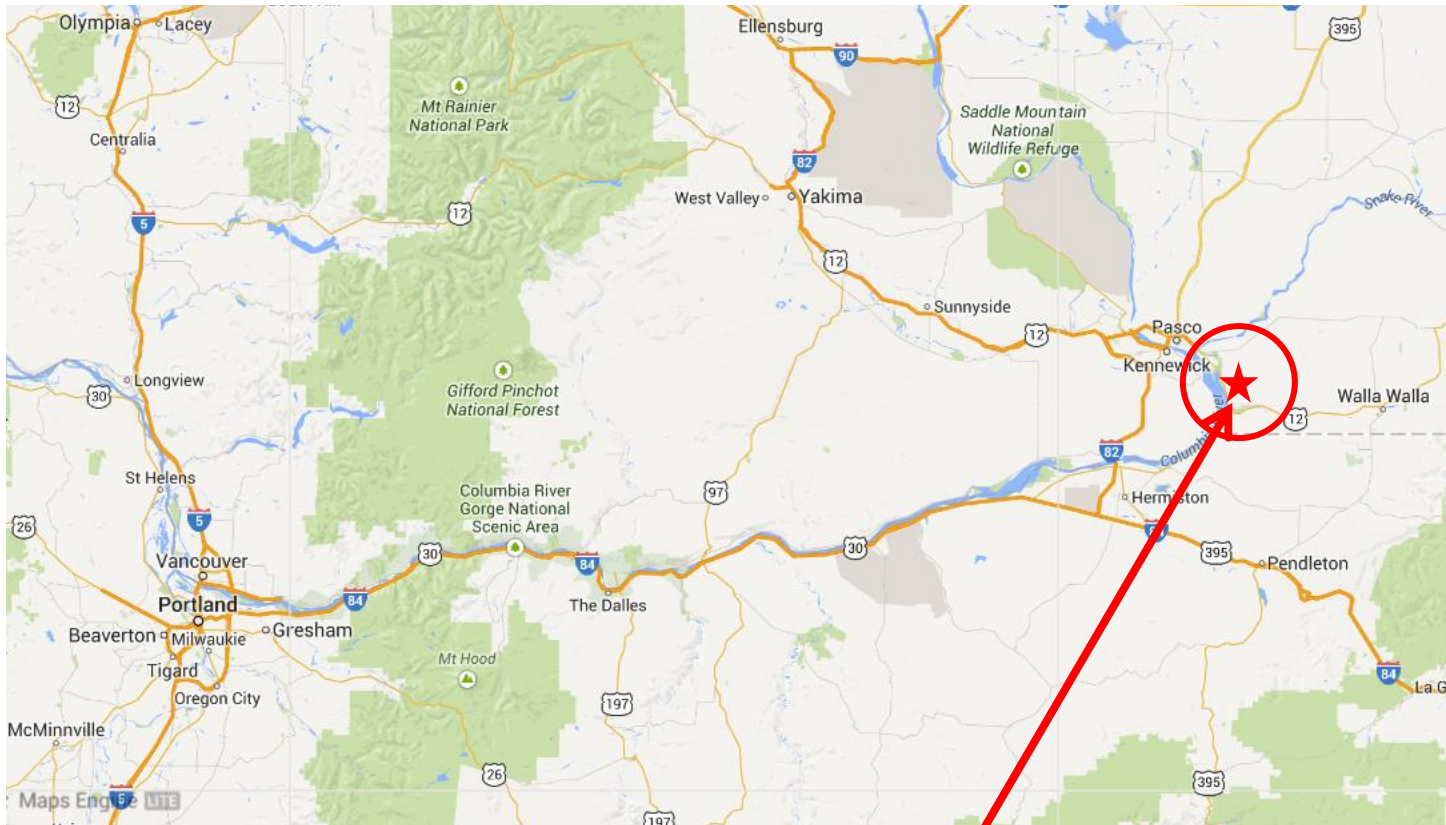
- Wallula Gap Business Park – 1,280 acres zoned Industrial Agriculture Heavy & Mixed
- Site is adjacent to U.S. Highway 12; adjacent to a dual access rail spur (UPRR & BNSF); 12 miles from the Tri-Cities, WA MSA (300K population); and Interstate I-82 and US-395. TransCanada GTN 42" & 36" Natural Gas Transmission Line. Cascade Natural Gas 12" high-pressure gas line with excess capacity. 6.2 million gallons per day municipal potable, process, and fire suppression water system. Two (2) low-cost electrical providers.
- Formal site due diligence completed including survey maps, utility information, archaeological, geotechnical, biological, and environmental reports.
<http://wgbp.portwallawalla.com>

Port of Walla Walla - Wallula Gap Business Park



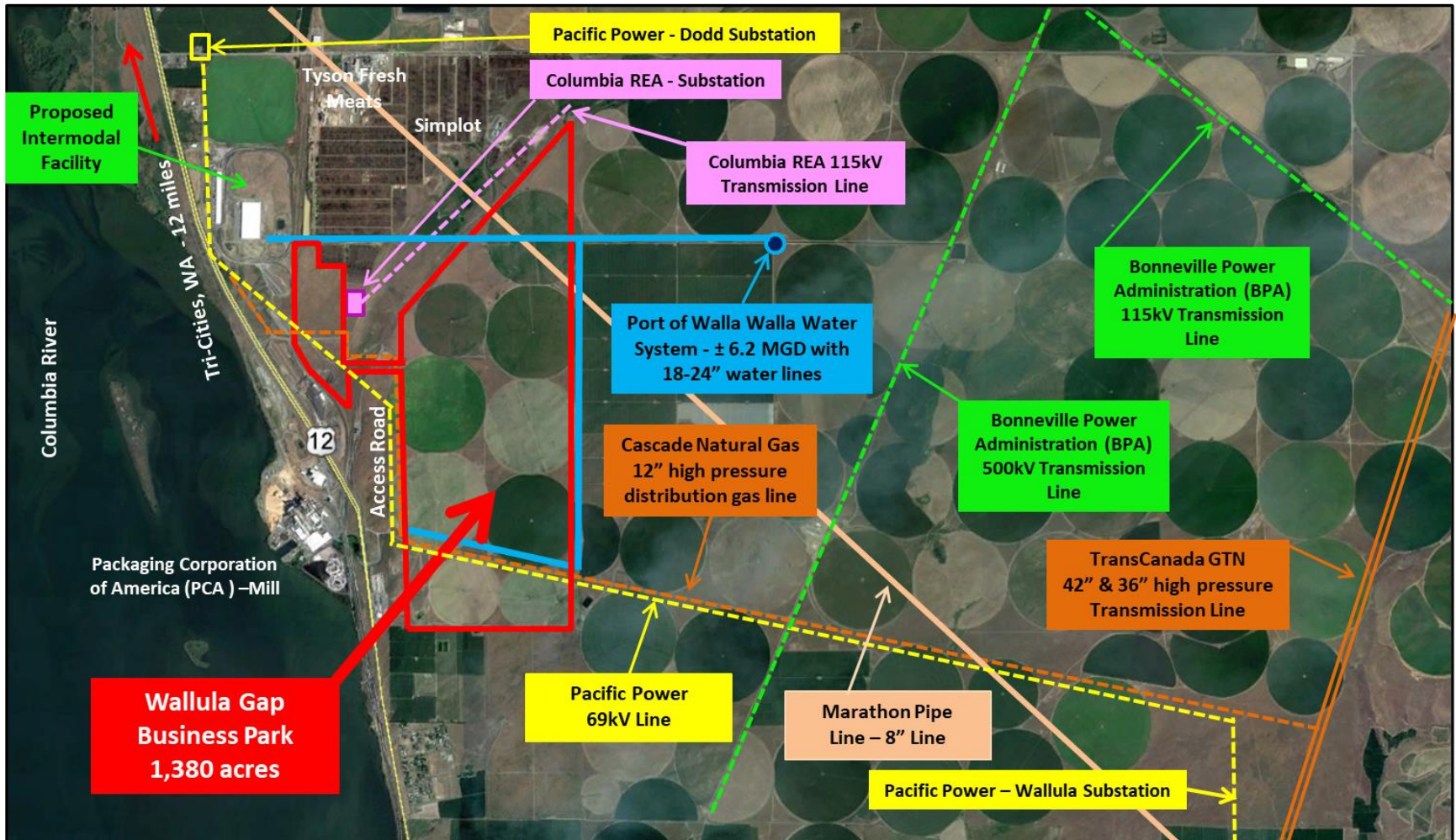
**Wallula Gap
Business Park
1,280 acres**

Site Overview



**Wallula Gap
Business Park
1,280 acres**

Port of Walla Walla - Wallula Gap Business Park



- Wallula Gap Business Park – 1,280 acres zoned Industrial Agriculture Heavy & Mixed
- Site is adjacent to U.S. Highway 12; adjacent to a dual access rail spur (UPRR & BNSF); 12 miles from the Tri-Cities, WA MSA (300K population); and Interstate I-82 and US-395. TransCanada GTN 42" & 36" Natural Gas Transmission Line. Cascade Natural Gas 12" high-pressure gas line with excess capacity. 6.2 million gallons per day municipal potable, process, and fire suppression water system. Two (2) low-cost electrical providers.
- Formal site due diligence completed including survey maps, utility information, archaeological, geotechnical, biological, and environmental reports.
<http://wgbp.portwallawalla.com>

Site Due Diligence Completed for Wallula Gap Business Park

2007 & 2023 Documents Completed:

- 2007 Phase 1 Environmental Site Assessment Report [\(Link\)](#)
- 2007 Historical & Archaeological Survey [\(Link\)](#)
- 2007 Biological Resources Report [\(Link\)](#)
- 2007 Geotechnical Report [\(Link\)](#)

- 2023 Phase 1 Environmental Site Assessment Report [\(Link\)](#)
- 2023 Historical & Archaeological Survey [\(Link\)](#)
- 2023 Biological Resources Report [\(Link\)](#)
- 2023 Geotechnical Report [\(Link\)](#)

- Traffic Impact Analysis [\(Link\)](#)
- Google Earth - KMZ Site link [\(Link\)](#)
- Walla Walla County Community Development [\(Link\)](#)
- Walla Walla County – Municipal Code [\(Link\)](#)

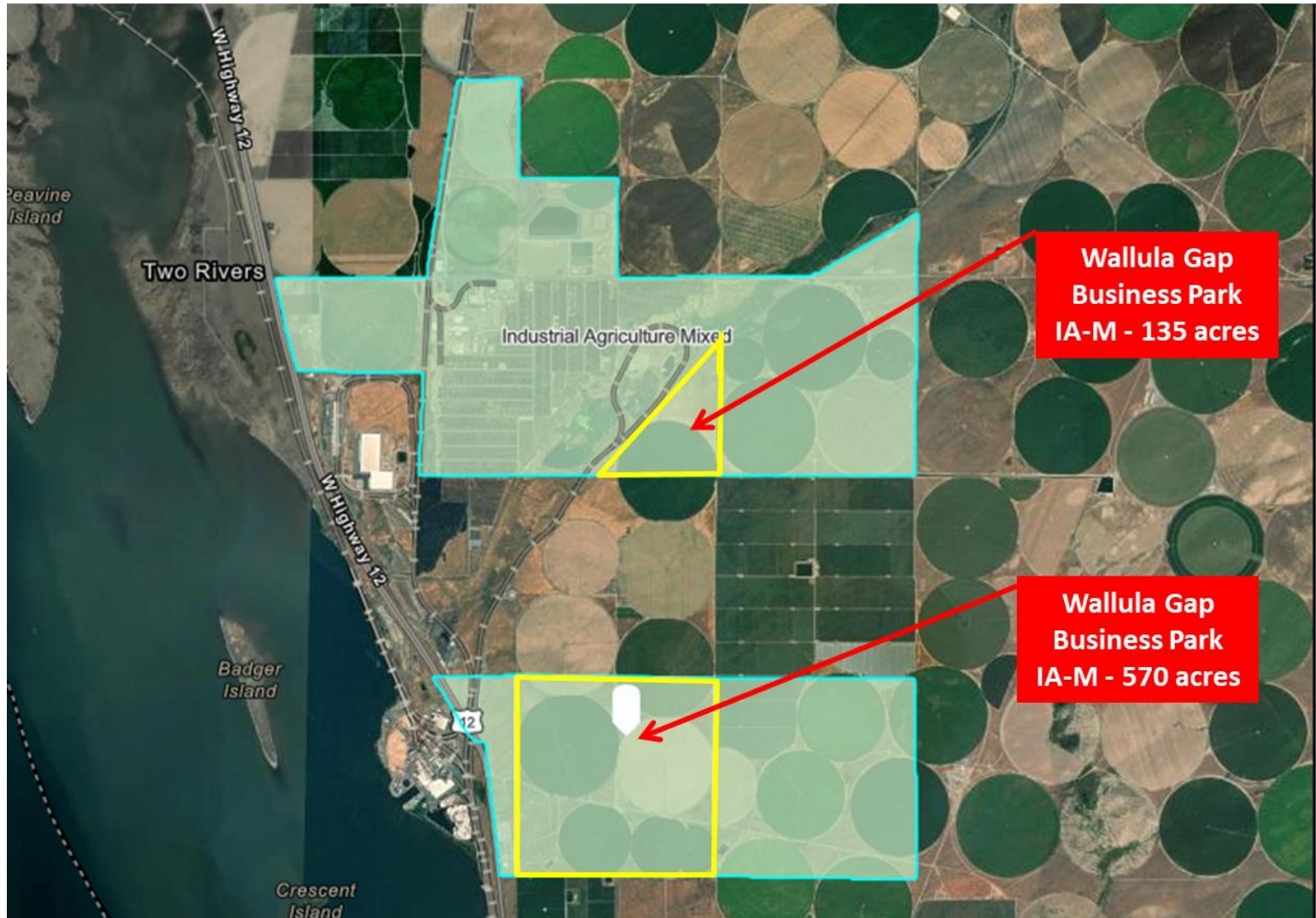
Additional notes on the Wallula Gap Business Park

- **Site:** 1,280 acres of contiguous industrial zoned property controlled under one (1) ownership of the Port of Walla Walla. The acreage of the lot can be configured to accommodate your specific business needs.
- **Zoning:** A majority of industrial related businesses are **outright permitted use** in both the Industrial Agriculture – Heavy (IA-H) zone and Industrial Agriculture – Mixed (IA-M) zone. (See pages 7-10)
- **Zoning Restrictions:** IA-H & IA-M zones **have no height & noise emission restrictions.**
- **Utility Tax:** The site is located in unincorporated Walla Walla County with there is no local utility tax.
- **Air Quality:** Wallula area is classified as an Attainment Area.
- **Neighbors:** The site is adjacent to other heavy industrial businesses and not adjacent to residential developments. (See page 4)
- **Wetlands:** No wetlands on-site and located in Flood Zone C (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level). (See pages 15 & 34)
- **Intermodal:** The site is adjacent to a proposed intermodal ramp. (See page 19)
- **Foreign Trade Zone:** The site is located in Foreign Trade Zone 203.
- **Labor Force** - 12 miles away. The Tri-Cities, WA MSA (Pasco, Richland, & Kennewick) is the 3rd largest MSA area in the State of Washington, and the fastest-growing one. Major economic activities are agriculture, agricultural manufacturing, research at a national energy laboratory, remediation of nuclear waste, and tourism. (See pages 36-37)
- **Tri-Cities, WA MSA – Economic Data Information** <http://bentonfranklintrends.org/index.cfm>

Zoning - Industrial Agriculture Heavy (IA-H)



Zoning - Industrial Agriculture Mixed (IA-M)



Permitted Land Uses - IA-Heavy Industrial Zoning

Uses Allowed In Attalia's Industrial Agriculture Heavy (IA-H) Zone

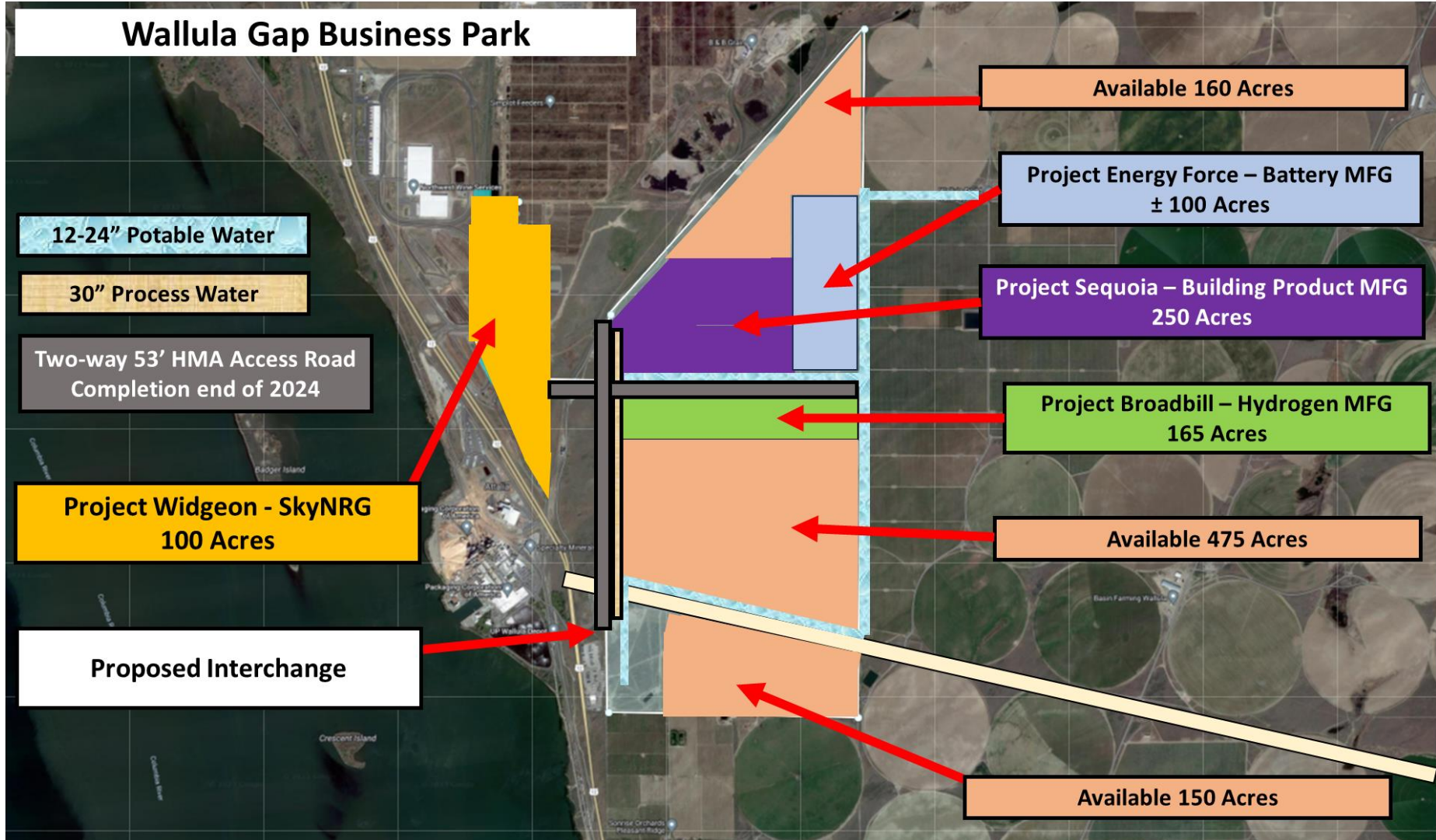
Permitted (P), Conditional Use (C), Administrative Conditional Use Permit Required (AC), and (1) with conditions

Caretakers Quarters	P	Rubber and Miscellaneous Plastics	P
Farmworker Dwellings	AC(1)	Stone, Clay, Glass and Concrete Products	P
Irrigation Systems/Equipment, Sales Service & Storage	P	Smelting or Refining Aluminum, Copper, Tin or Zinc	C
Durable Goods	P	Storage/Packing Agricultural Produce	P
Non Durable Goods	P	Textile Mill Products	P
Accessory Use (Retail/Wholesale Land Uses) P, with conditions	P(1)	Transportation Equipment	P
Fire Station	C	Truck Stop	P
Automotive Repair and Services	P	Winery Type I	P(1)
Automobile Wrecking Yard	C	Winery Type II	P(1)
Laboratories, Research and Testing	P	Miscellaneous Light Manufacturing	P
Repair Shops and related services	P	Accessory Use (Industrial/Manufacturing Land Uses)	P(1)
Utility Facilities	C	Park	P
Warehousing and Storage	P	Accessory Use (Recreational/Cultural Land Uses)	P(1)
Accessory Use (Government/General Services Land Uses)	P(1)	Growing of Crops	P
Apparel and Other Textile Products	P	Raising Livestock, Large Scale Commercial P	P
Acid, manufacture of sulphurous, sulfuric, nitric, hydrochloric,	C	Processor for Animal Killing and Dressing (large scale Processing greater than 1,500	C
Arsenals	C	Processor for Animal Killing and Dressing (equal to or less than 1,500 SQFT of gross	P
Asphalt Plant	P	Hatcheries	P
Chemicals and Allied Products	P	Quarries, gravel/rock extractions (designated mineral lands)	
Computer and Office Equipment	P	Quarries, gravel/rock extractions (nondesignated mineral lands)	C
Concrete Batch Plant	P	Accessory Use (Resource Land Uses)	P(1)
Dairy Products Processing	P	Airports and Accessory Uses	C
Electronic and Other Electric Equipment	P	Airports and Aircraft Landing Field - Agricultural	P
Explosives, Manufacture and Storage	C	Heliports	C
Fabricated Metal Products	P	Helistops	P
Fat Rendering	C	Jails and Penal Institutions	P
Leather and Leather Goods	P	Junkyards	P(1)
Lumber and Wood Products, Except Furniture	P	Land fills	C
Meat Processing and Packing	P	Microwave Relay Stations	P
Offal and Animal Reduction or Processing	C	Organic Waste Processing Facility	P
Paper and Allied Products	P	Radio and Television Broadcasting Stations and Towers	P(1)
Petroleum Refining Related Industries	P	Railroad Freight Yards	P
Petroleum Refining	C	Wind Farm Power Generators, Commercial	C
Primary Metal Industries	P	Wireless Communication Facility	P(1)
Printing and Publishing	P	Wireless Communication Facility, Attached	P(1)
		Accessory Use (Regional Land Uses)	P(1)

Permitted Land Uses - IA-Mixed Industrial Zoning

Uses Allowed in Attalia's Industrial Agriculture Mixed (IA-M) Zone			
Permitted (P), Conditional Use (C), Administrative Conditional Use Permit Required (AC), and (1) with conditions			
One Family	AC	Offal and Animal Reduction or Processing	C
Mobile Home, single wide	AC	Paper and Allied Products	P
Mobile Home, double wide	AC	Petroleum Refining Related Industries	C
Manufactured Home	AC	Petroleum Refining	C
Mobile/Manufactured Home	AC(1)	Primary Metal Industries	C
Accessory Dwelling Units	P(1)	Printing and Publishing	P
Accessory Use (Residential Land Uses)	P(1)	Rubber and Miscellaneous Plastics	C
Home Occupation	AC(1)	Stone, Clay, Glass and Concrete Products	P
Caretakers Quarters	P	Smelting or Refining Aluminum, Copper, Tin or Zinc	C
Farmworker Dwellings	AC(1)	Storage/Packing Agricultural Produce	P
Auction Houses/Yards, Livestock	P	Textile Mill Products	P
Irrigation Systems/Equipment, Sales Service & Storage	P	Transportation Equipment	C
Durable Goods	P	Truck Stop	P
Non Durable Goods	P	Winery Type I	P(1)
Commercial Greenhouses	P	Winery Type II	P(1)
Accessory Use (Retail/Wholesale Land Uses)	P(1)	Miscellaneous Light Manufacturing	P
Fire Station	C	Accessory Use (Industrial/Manufacturing Land Uses)	P(1)
Automotive Repair and Services	P	Gun/Archery Ranges (indoor)	C
Automobile Wrecking Yard	C	Park	P
Kennel, Commercial	AC(1)	Art Studio	P
Laboratories, Research and Testing	P	Assembly Halls	AC
Repair Shops and related services	P	Accessory Use (Recreational/Cultural Land Uses)	P(1)
Storage, Self Storage	P	Growing of Crops	P
Utility Facilities	C	Raising Livestock, Large Scale Commercial	P
Warehousing and Storage	P	Processor for Animal Killing and Dressing (large scale Processing greater than	C
Accessory Use, Government/General Services Land Uses	P(1)	Processor for Animal Killing and Dressing (equal to or less than 1,500 SQFT of	P
Apparel and Other Textile Products	P	Hatcheries	P
Acid, manufacture of sulphurous, sulfuric, nitric, hydrochloric,	C	Quarries, gravel/rock extractions (designated mineral lands)	AC
Arsenals	C	Quarries, gravel/rock extractions (nondesignated mineral lands)	C
Asphalt Plant	P	Accessory Use, Resource Land Uses	P(1)
Chemicals and Allied Products	C	Airports and Accessory Uses	C
Computer and Office Equipment	P	Airports and Aircraft Landing Field – Agricultural	P
Concrete Batch Plant	P	Heliports	C
Dairy Products Processing	P	Helistops	P
Electronic and Other Electric Equipment	P	Jails and Penal Institutions	P
Explosives, Manufacture and Storage	C	Junkyards	P(1)
Fabricated Metal Products	P	Land fills	C
Fat Rendering	C	Microwave Relay Stations	P
Food and Kindred Products	P	Organic Waste Processing Facility	P
Furniture and Fixtures	P	Radio and Television Broadcasting Stations and Towers	P(1)
Industrial Machinery and Equipment	C	Railroad Freight Yards	P
Instruments and Related Products	P	Wind Farm Power Generators, Commercial	C
Leather and Leather Goods	P	Wireless Communication Facility	P(1)
Lumber and Wood Products, Except Furniture	C	Wireless Communication Facility, Attached	P(1)
Meat Processing and Packing	C	Accessory Use (Regional Land Uses)	P(1)

Wallula Gap Business Park



2007 & 2023 Environmental Site Assessment Report

2007 Summation: Shaw performed a Phase 1 - Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM E1527 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment revealed no evidence of recognized environmental conditions in connection with the Property. Based on the findings of this Phase 1 - ESA, Shaw does not recommend any additional investigation to detect the presence or likely presence of hazardous substances or petroleum products.

(Link to 2007 Environmental Site Assessment Report)

2023 Summation: Blue Mountain Environmental Consulting Company (BMEC) performed a Phase 1 - Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-21 of the subject property. During the course of the on-site visual inspection, a review of the available information at the Walla Walla County Courthouse, and a review of the Environmental Database for the subject property, no potential environmental risks, recognized environmental conditions or hazards were discovered. It is the opinion of BMEC that if the intended use of the subject property is farmland or commercial then no further investigation is required; however, if the intended use of the subject property is residential development, soil sampling for pesticides and herbicides is recommended to ensure no contamination above residential clean up levels exists at the subject property.

(Link to 2023 Environmental Site Assessment Report)

2007 & 2023 Historical & Archaeological Survey

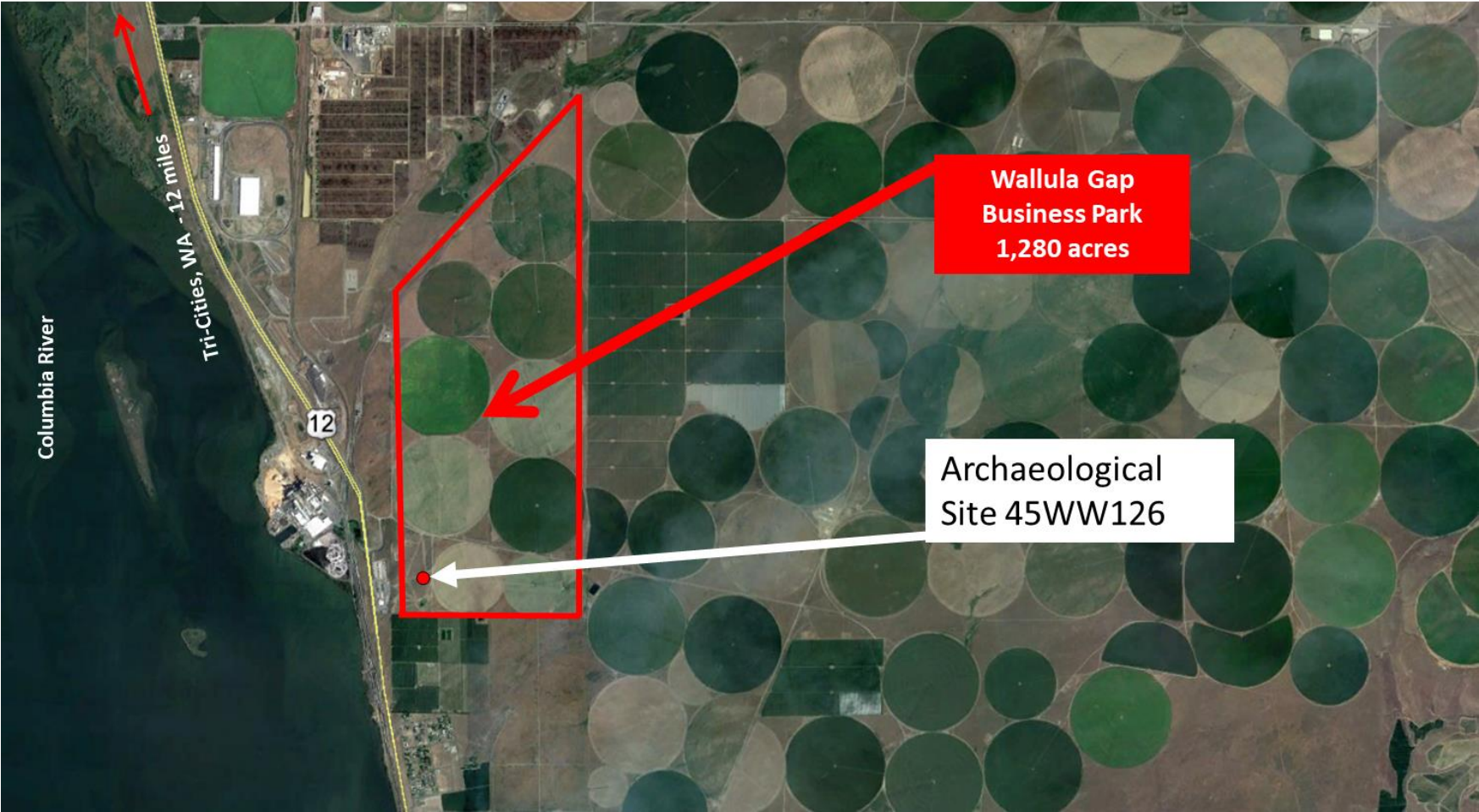
2007 Summation: Lithic Analysts performed a cultural resource assessment of the of the subject property. This assessment revealed that subsequent industrial development does not impact archaeological resources, archaeological sites, or archeological objects as long as ground-disturbing activities do not occur at archaeological site 45WW126. It is recommended that the project proponent avoid the archaeological site. Alternatively, if ground-disturbing activities are intended at archaeological site 45WW126, the project proponent should obtain the necessary approvals from the DAHP under RCW 27.53 or Section 106, if applicable, before ground-disturbing activities occur at the archaeological site. This may require additional subsurface testing at archaeological site 45WW126 to determine site eligibility.

(Link to 2007 Historical & Archaeological Survey)

2023 Summation: Plateau CRM performed a cultural resource assessment of the of the subject property. The fieldwork was completed in a manner consistent with RCW 27.53.030 and included inspection techniques to identify both surface and subsurface archaeological resources. Plateau Archaeological Investigations, LLC (dba Plateau CRM) archaeologists conducted a pedestrian survey and excavated 90 subsurface probes. The pedestrian survey covered the entire Project Area and subsurface probes were placed throughout the Project Area. No Native American or historic-era cultural materials or features were observed during the pedestrian survey or excavations. Previous development in the area has been performed under a memorandum of agreement requiring cultural resource monitoring of ground-disturbing activities. As such, Plateau CRM recommends 100% archaeological monitoring of the proposed ground disturbing work.

(Link to 2023 Historical & Archaeological Survey)

Archaeological Site 45WW126



2007 & 2023 Biological Resources Report

2007 Summation: Smayda Environmental Associates, Inc. performed a botanical and wildlife resources report of the subject property. In reference to botanical resources, no unique or special status habitats were observed on the subject property and no wetlands, stream courses, or water bodies are present and no high-quality shrub-steppe habitat were present and no Class A or Class B-designate noxious weed species were observed. In reference to wildlife resources, surveys of the subject property resulted in no detections of rare or special status animal species. No unique or special status wildlife habitats were observed and no wetlands, stream courses, water bodies, or high-quality shrub-steppe habitats were present.

[\(Link to 2007 Biological Resources Report\)](#)

2023 Summation: Smayda Environmental Associates, Inc. performed a botanical and wildlife resources report of the subject property. In reference to botanical resources, one (1) special status plant species, yellow wildrye (*Leymus flavescens*), was documented during the survey. A substantial population of this rhizomatous grass, occupying approximately 0.89 acres, is present in Subarea 1 in the southern portion of the Project site. Yellow wildrye is considered Endangered in Washington state. In reference to wildlife resources, surveys of the subject property resulted in no detections of rare or special status animal species. No unique or special status wildlife habitats were observed and no wetlands, stream courses, water bodies, or high-quality shrub-steppe habitats were present. Subareas 1 and 15 provide the highest wildlife and botanical habitat values at the Project site. These two subareas are the highest priority for protection and/or enhancement in the future, in relation to the Washington Natural Heritage Program and Washington Department of Fish and Wildlife Priority Habitats and Species Program.

[\(Link to 2023 Biological Resources Report\)](#)

Biological Resources Report

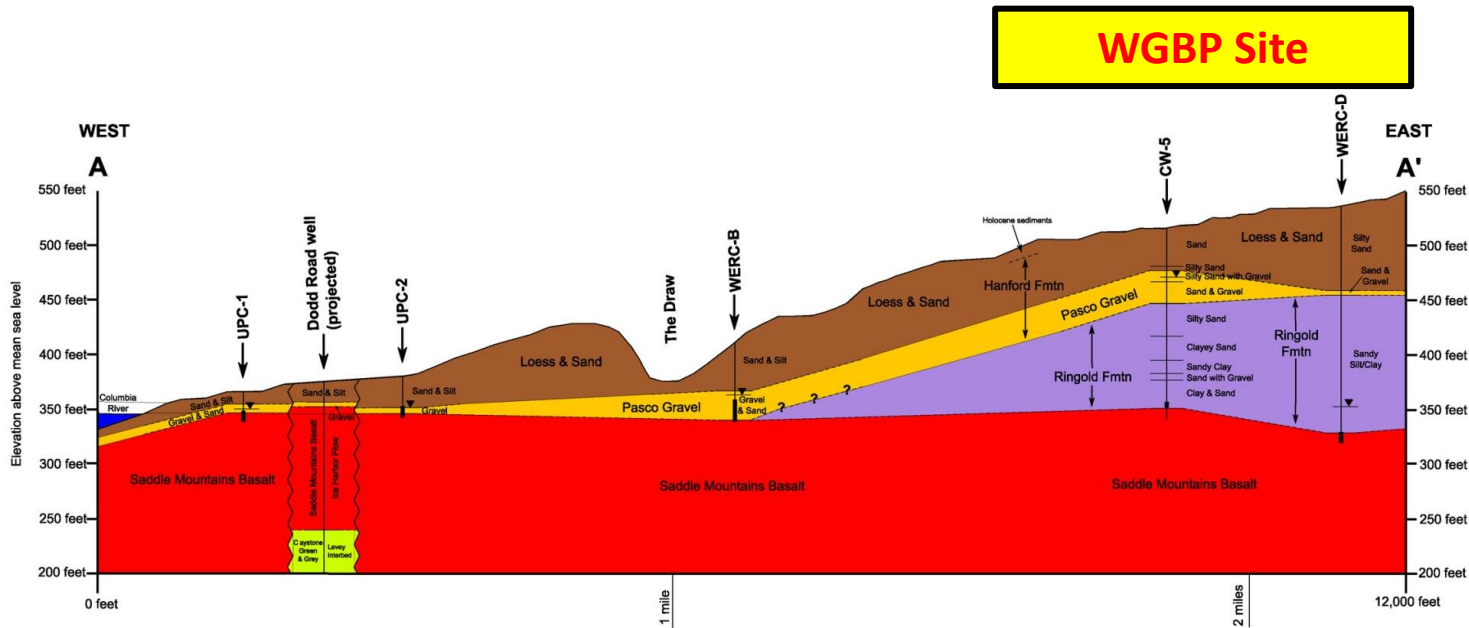


2007 & 2023 Geotechnical Surveys

Consultants:

2007 PanGEO, Inc

2023 Anderson Perry & Associates

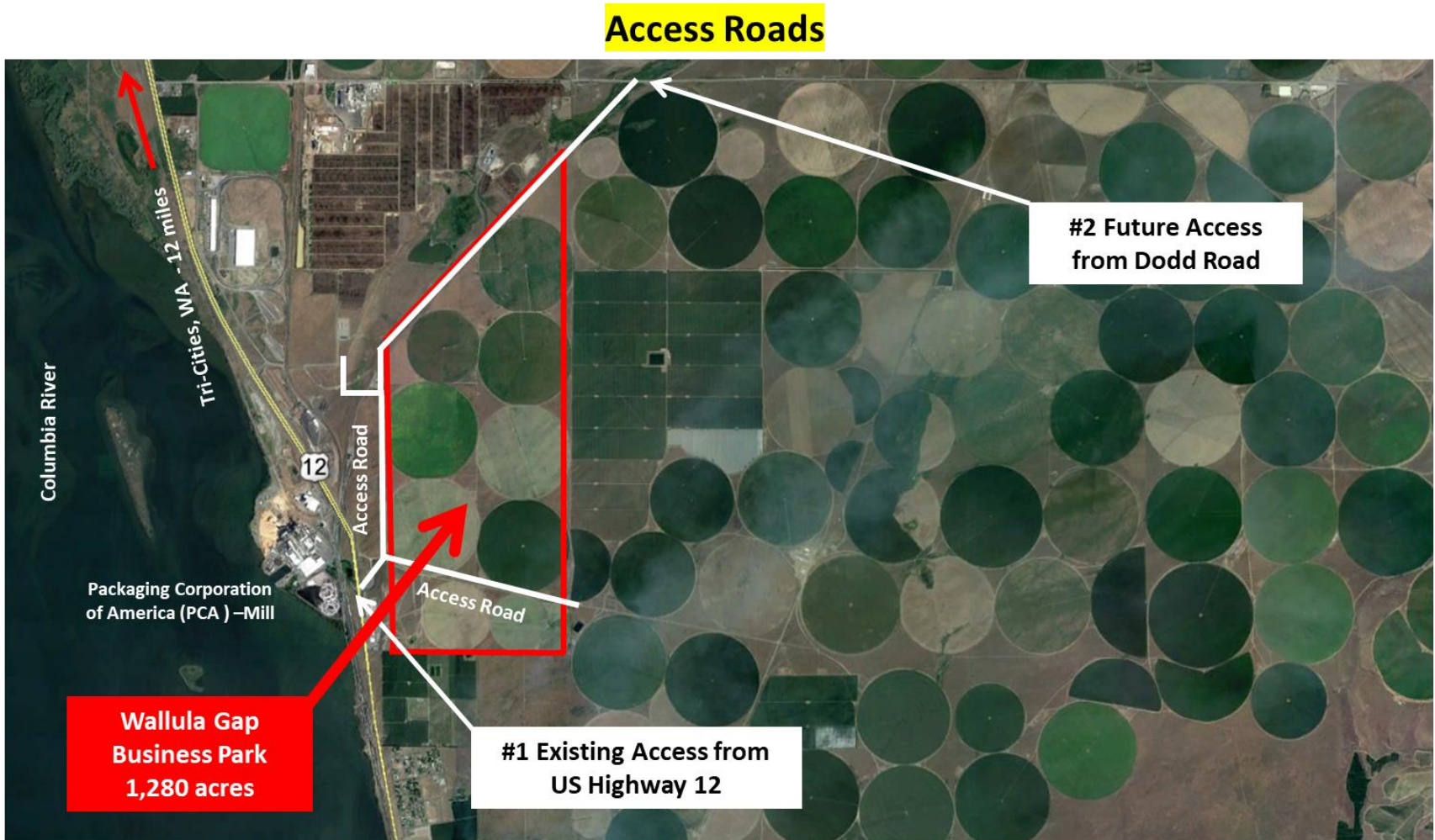


Summation: From a geotechnical standpoint the subject parcels are well-suited for light to heavy industrial development.

[\(Link to 2007 Geotechnical Survey Report\)](#)

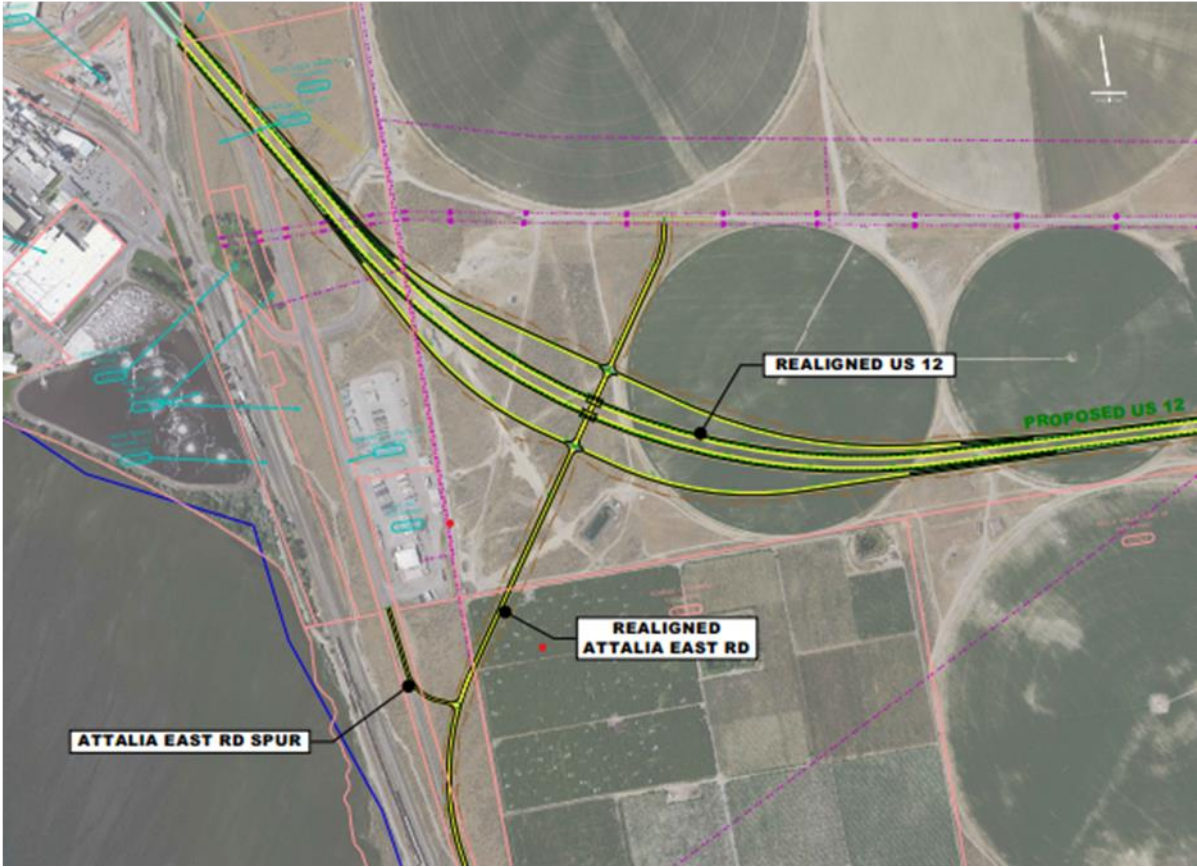
[\(Link to 2023 Geotechnical Survey Report\)](#)

Port of Walla Walla - Wallula Gap Business Park

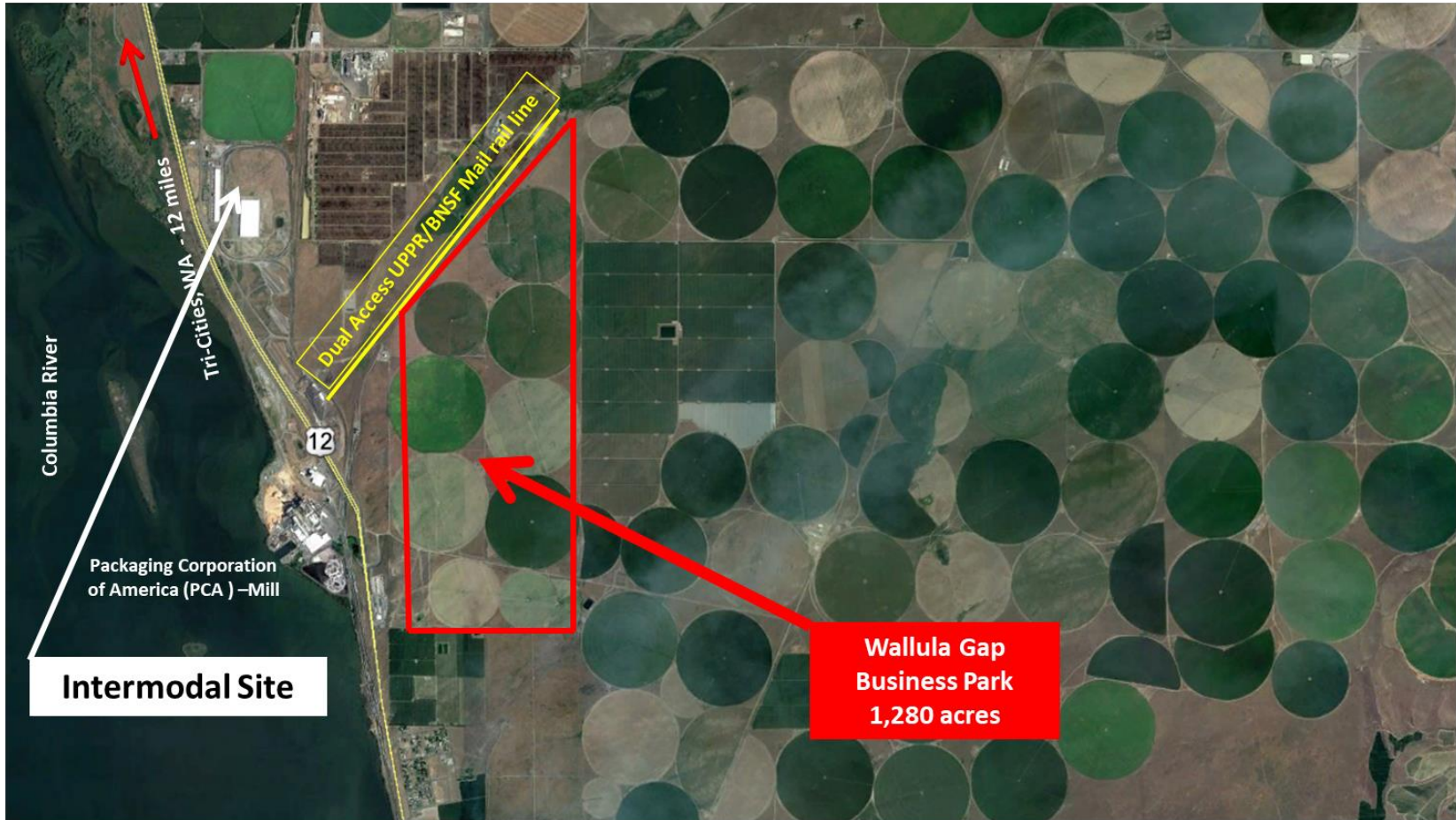


The Port of Walla Walla will provide an industrial park access road to the selected site at no cost. The access road will be built to the edge of the property line. The proposed development will then extend the road and develop all parking requirements within the parcel.

US Highway 12 – WSDOT Proposed Highway Interchange

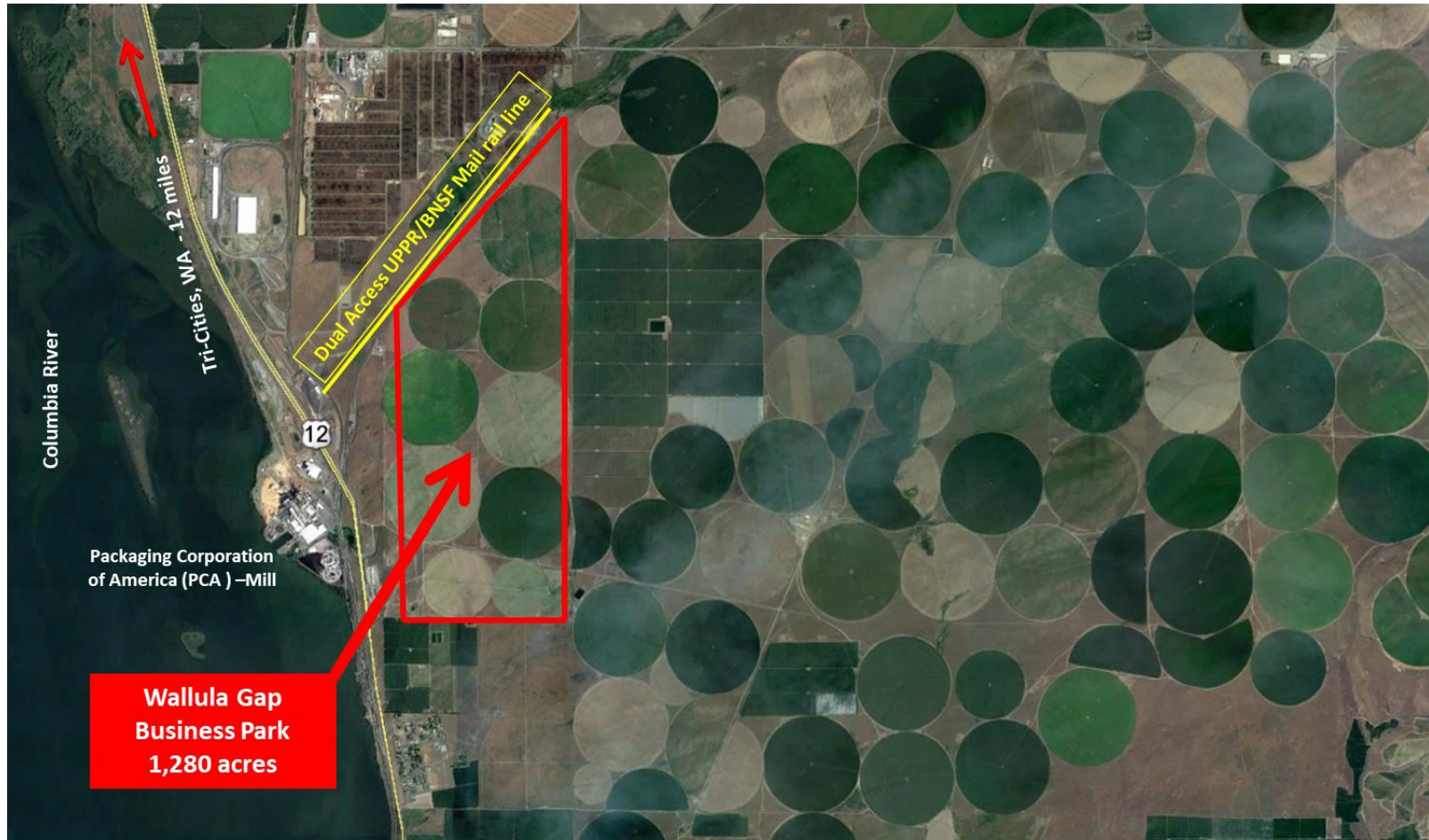


Intermodal Terminal Ramp - Wallula, WA



The site is adjacent to a proposed Intermodal Ramp which will provide time-definite intermodal services with sustainable capacity across North America. Service offered between Wallula and the Northwest Seaport Alliance (Seattle & Tacoma) on-dock facilities for dry and reefer exports (in ISO equipment) as well as between Wallula and Chicago (and beyond). Service scope is expected to eventually expand into other markets, such as the I-5 corridor and Mexico

Rail Services



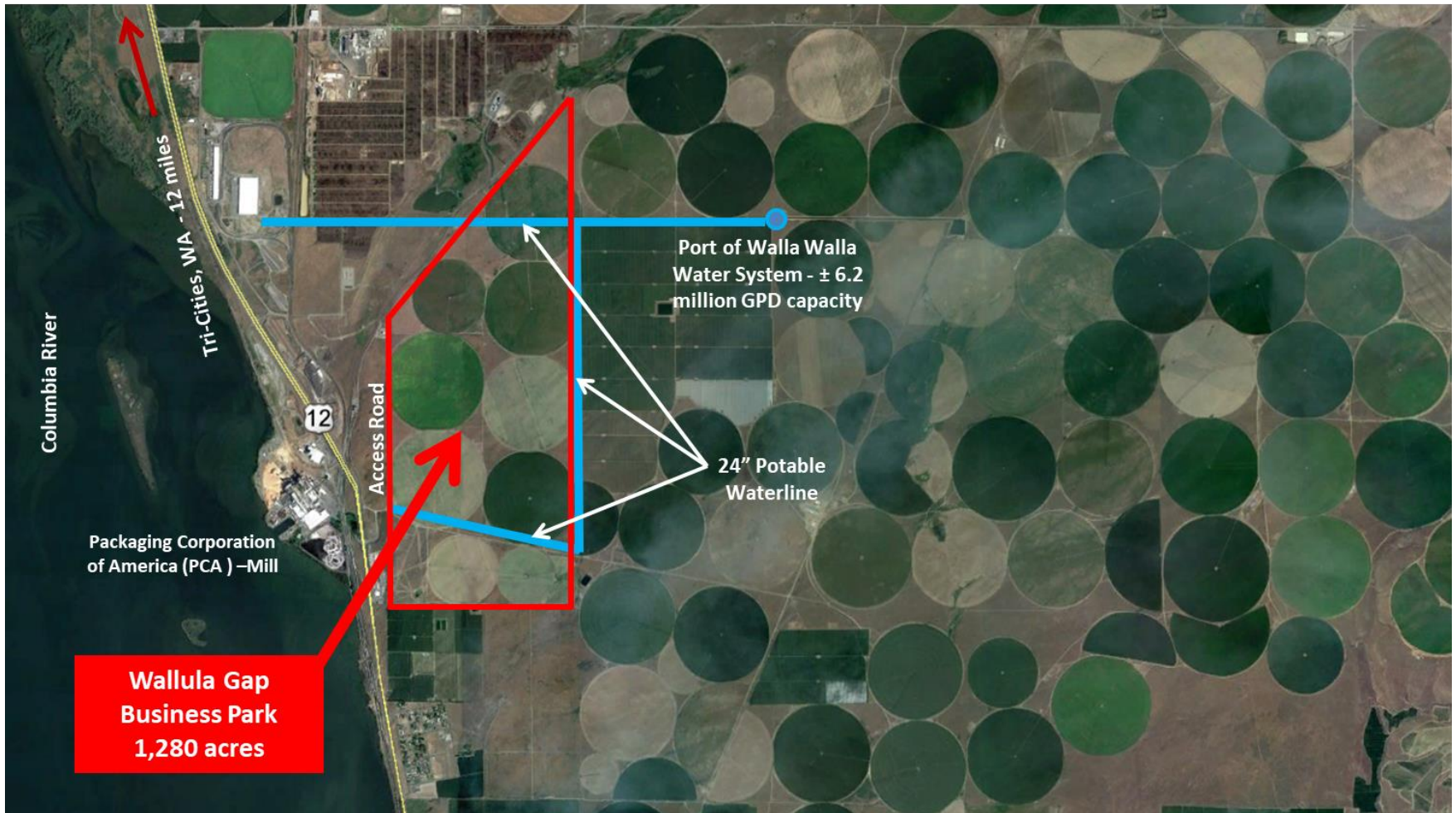
The site is served by two (2) mainline rail providers the Union Pacific Railroad (UPRR) and Burlington Northern Santa Fe Railroad (BNSF) to a private rail line spur on-site. The Port of Walla Walla has secured access rights to the private rail line spur on-site.

Potable and Fire Suppression Water Infrastructure

Port of Walla Walla

Port of Walla Walla has the water infrastructure on-site and has the capacity to serve 6.2 million GPD.

Potable Water Services



Water Rates: Potable \$0.80 per 100 CF. The Port of Walla Walla will construct the necessary water system infrastructure to serve the Proposed Development's potable, process, and fire flow water requirements. Water lines will be extended to the edge of the proposed development's property line. Port will operate the water utility and charge the Proposed Development a one-time capital connection fee and capital facility fee and then monthly water fees consistent with regional water rates.

Domestic & Process Wastewater

This section of Walla Walla County is not connected to any municipal wastewater treatment facility.

Domestic Wastewater less than 5K GPD

For less than 10K GPD of domestic wastewater (showers, toilets, and sinks) an on-site engineered septic system will need to be developed as part of the proposed project and will be permitted by the Walla Walla County Public Health Department. This method for the disposal of domestic wastewater is a very common practice in eastern Washington.

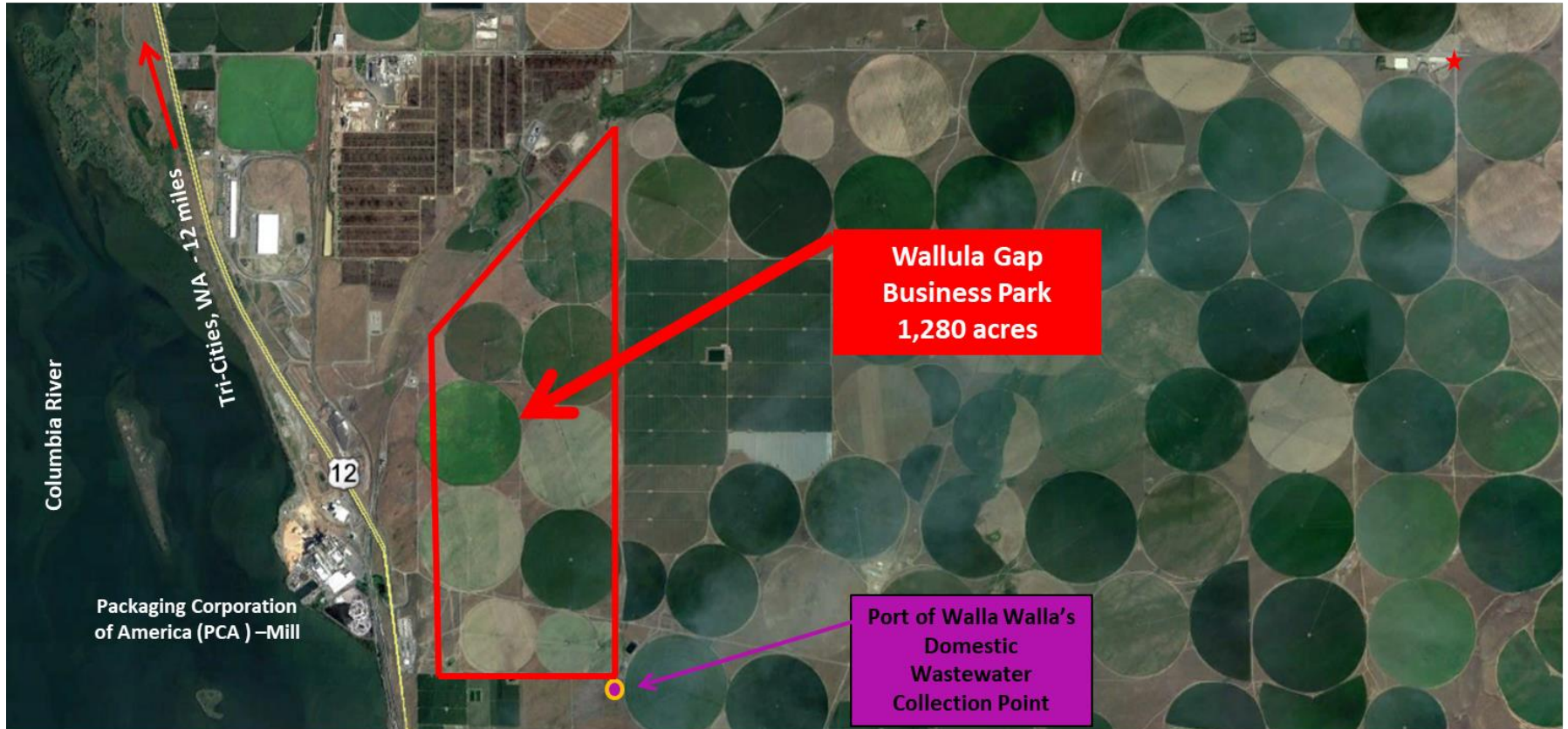
Domestic Wastewater between 5K and 100K GPD

The domestic wastewater would be conveyed to the Port's Domestic Wastewater Collection Point. The Port will be able to handle up to 300,000 GPD of domestic wastewater. Domestic wastewater will be from activities such as restroom usage, washing, bathing, minor food preparation, and laundry. Port will operate the domestic wastewater system and charge the Proposed Development a one-time capital connection fee and capital facility fee and then monthly domestic wastewater fees, based on inflow, consistent with regional domestic wastewater rates.

Large Amounts of Process Wastewater

The process wastewater option would be to treat the process wastewater to WA Dept. of Ecology standards for land application. The treated process wastewater would then be land applied during the spring, summer, and fall seasons for agriculture purposes. During the winter months (4), the treated process wastewater would be stored in a large holding pond for the upcoming agricultural season. The Port is working with several large agriculture operations in the area that would have an interest in taking this treated process wastewater for their agriculture business operation and possibly assist in financing the infrastructure to treat process wastewater and the transportation of the treated process wastewater to their property for agriculture purposes. Land application is a very cost-effective way to dispose of treated process wastewater.

Domestic Wastewater Services



This section of Walla Walla County is not connected to any municipal wastewater treatment facility.

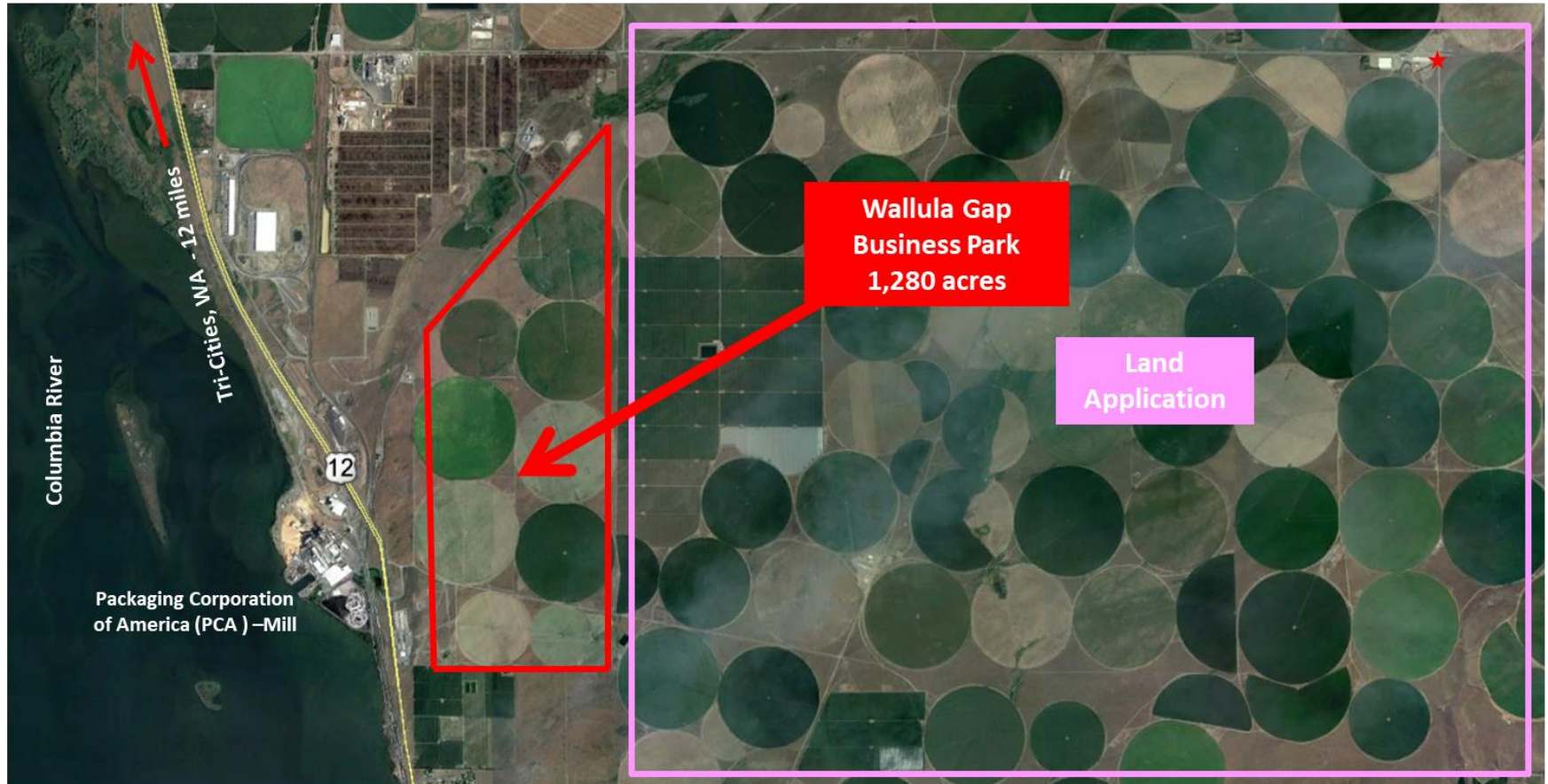
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Domestic Wastewater between 5K and 100K GPD

The domestic wastewater would be conveyed to the Port's Domestic Wastewater Collection Point. The Port will be able to handle up to 300,000 GPD of domestic wastewater. Domestic wastewater will be from activities such as restroom usage, washing, bathing, minor food preparation, and laundry. Port will operate the domestic wastewater system and charge Proposed Development a capital connection fee and monthly domestic wastewater fees consistent with regional domestic wastewater rates.

Process Wastewater Services



The process wastewater option would be to treat the process wastewater to WA Dept. of Ecology standards for land application. The treated process wastewater would then be land applied during the spring, summer and fall seasons for agriculture purposes. During the winter months (4), the treated process wastewater would be store in a large holding pond for the upcoming agricultural season. The Port is working with several large agriculture operations in the area that would have an interest in taking this treated process wastewater for their agriculture business operation and possibly assist in financing the infrastructure to treat process wastewater and the transportation of the treated process wastewater to their property for agriculture purposes. Land application is a very cost-effective way to dispose of treated process wastewater.

Electrical Infrastructure

Pacific Power & Columbia REA

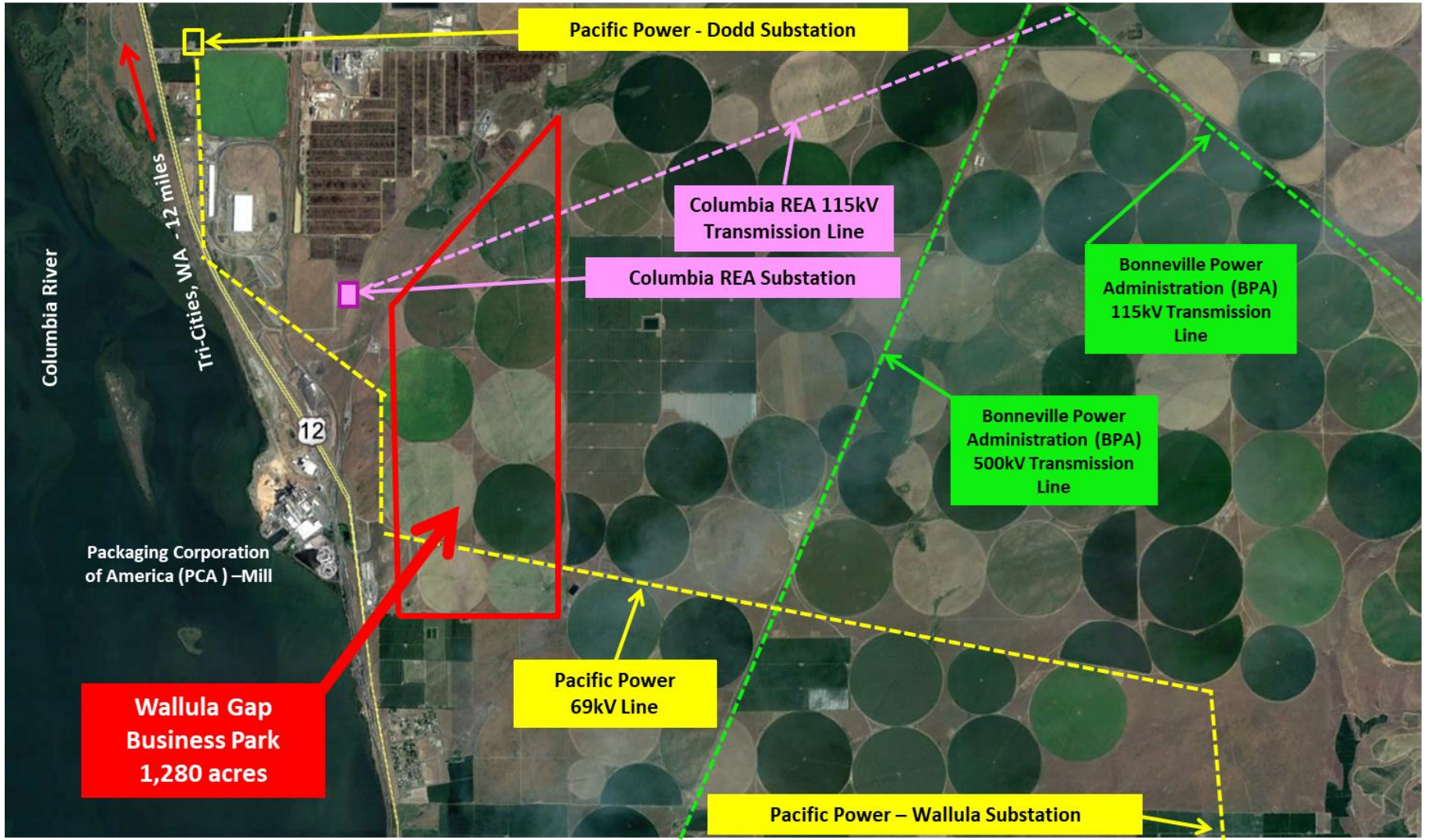
Both Pacific Power & Columbia REA have the electrical infrastructure on-site. Both electrical providers can serve large electrical loads.

Pacific Power (Regulated WA State Utility) – Tariffs

- 48T Large General Service Metered Time of Use 1000 kW and Over (link)
- All Pacific Power Rate Schedules (link)

Columbia REA (Unregulated WA State Utility) – Negotiated Rates with Client

Electrical Services

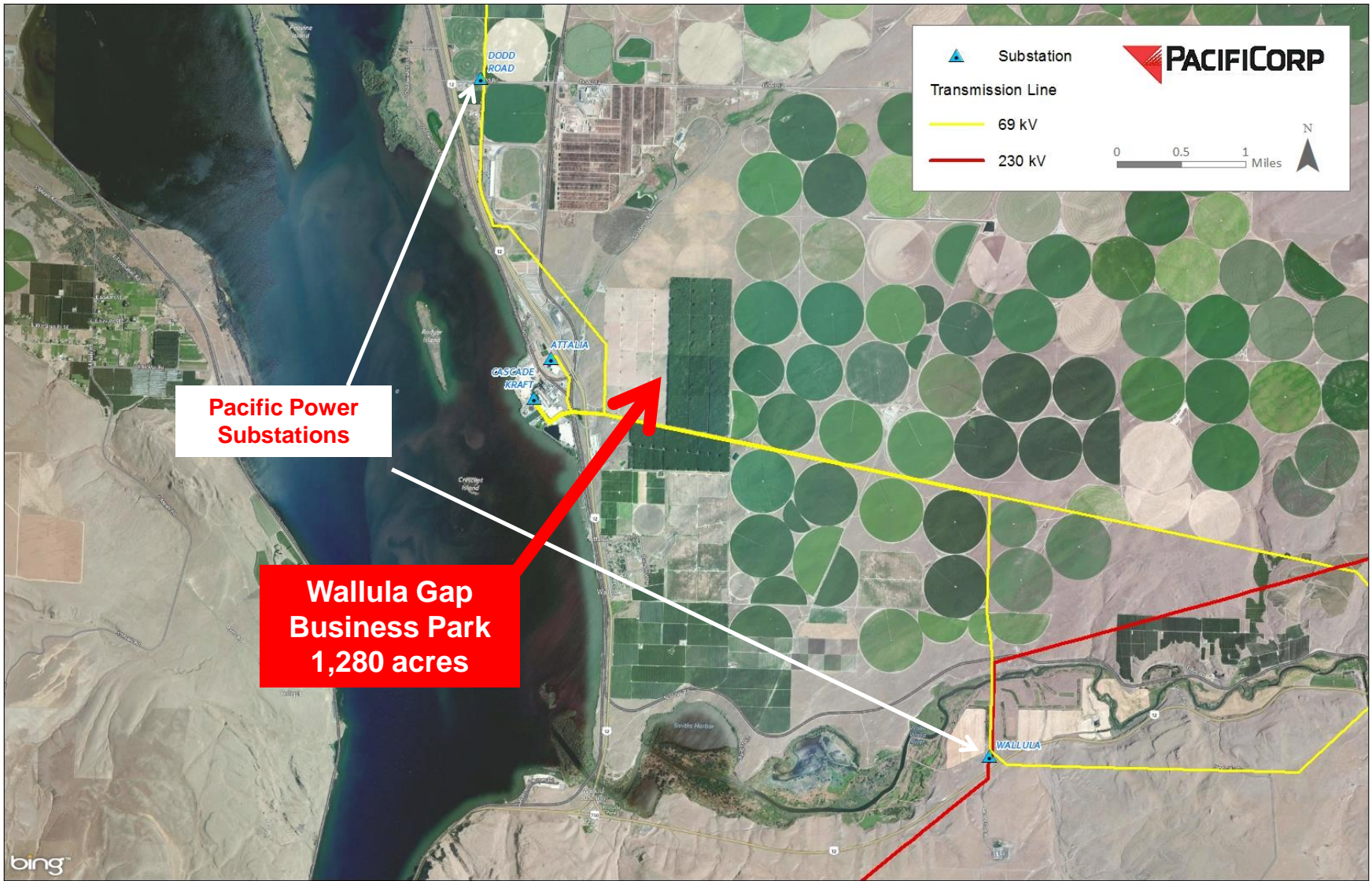


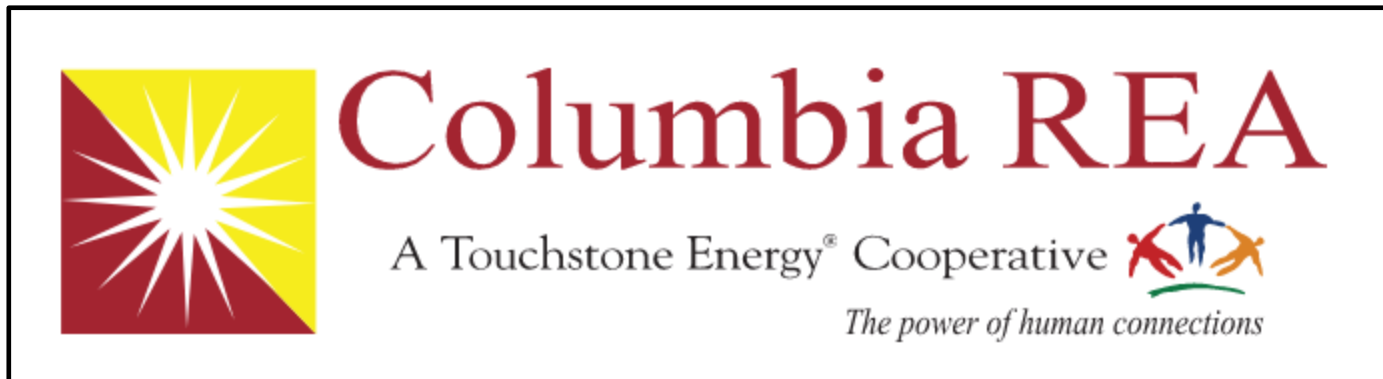


<https://www.pacificorp.com>

Pacific Power is a subsidiary of PacifiCorp. PacifiCorp has been a wholly-owned subsidiary of Berkshire Hathaway Energy, an affiliate of Berkshire Hathaway. PacifiCorp is the largest regulated utility owner of wind power in the West. PacifiCorp owns 10,880 megawatts of generation capacity from a diverse mix of resources. PacifiCorp is also the owner of one of the largest privately held transmission systems in the nation. With over 16,500 line miles of high-voltage transmission system spanning 10 states, Pacific Power is uniquely positioned to assist your clients' electrical demands.

Port of Walla Walla - Wallula Gap Business Park

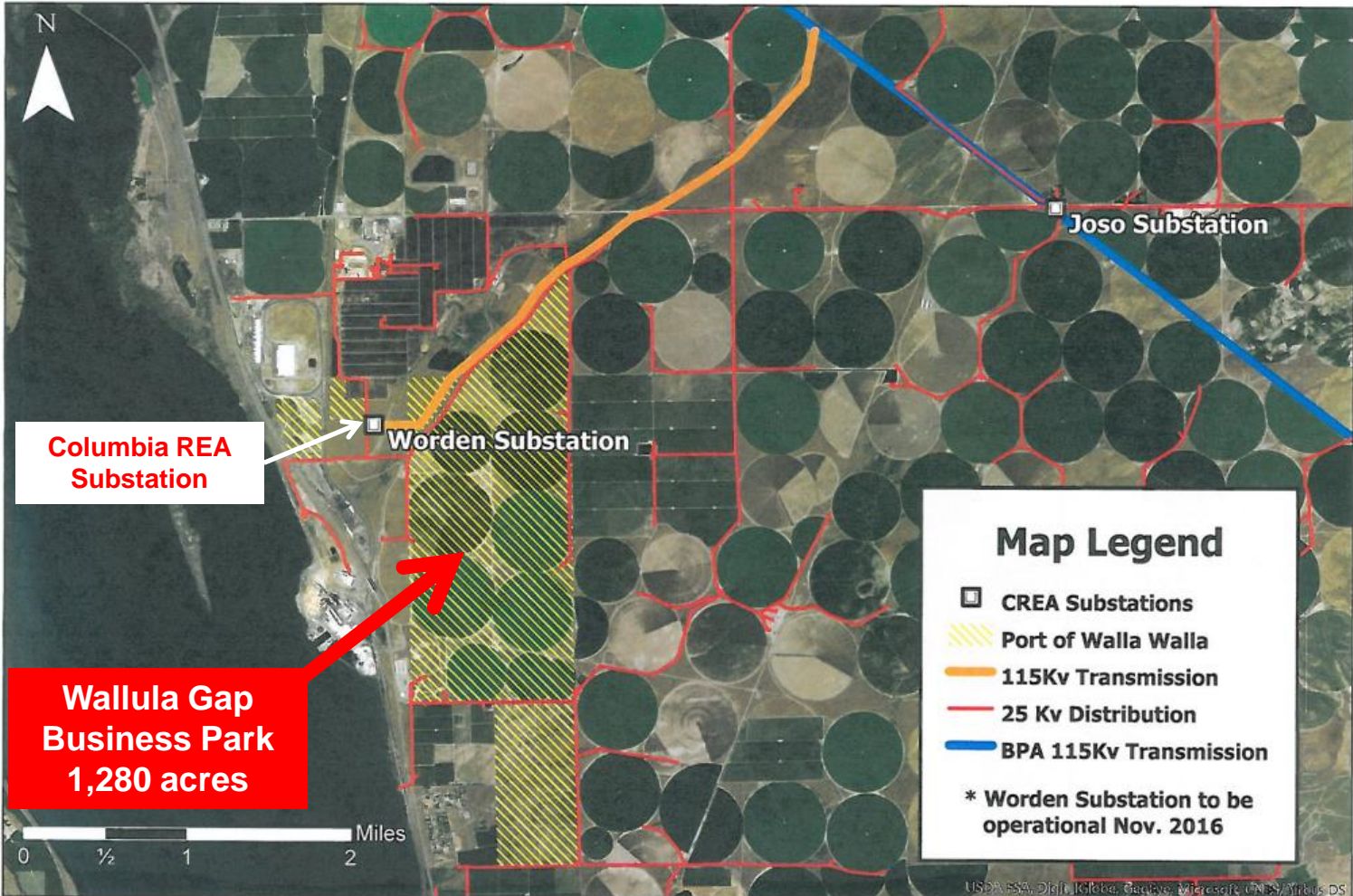




<https://www.columbiarea.coop>

Columbia REA is owned by its members and is governed by an elected board of directors. Columbia REA members receive local, friendly service from employees who are committed to bettering the communities in which we live.

Additionally, Columbia REA members receive a share of the revenue over and above the cost of doing business in the form of capital credit refunds. This is because Columbia REA is accountable to its members, not distant stakeholders. With the cooperative philosophy, rates cover the cost of doing business and are not marked up to generate profit.



Natural Gas Infrastructure

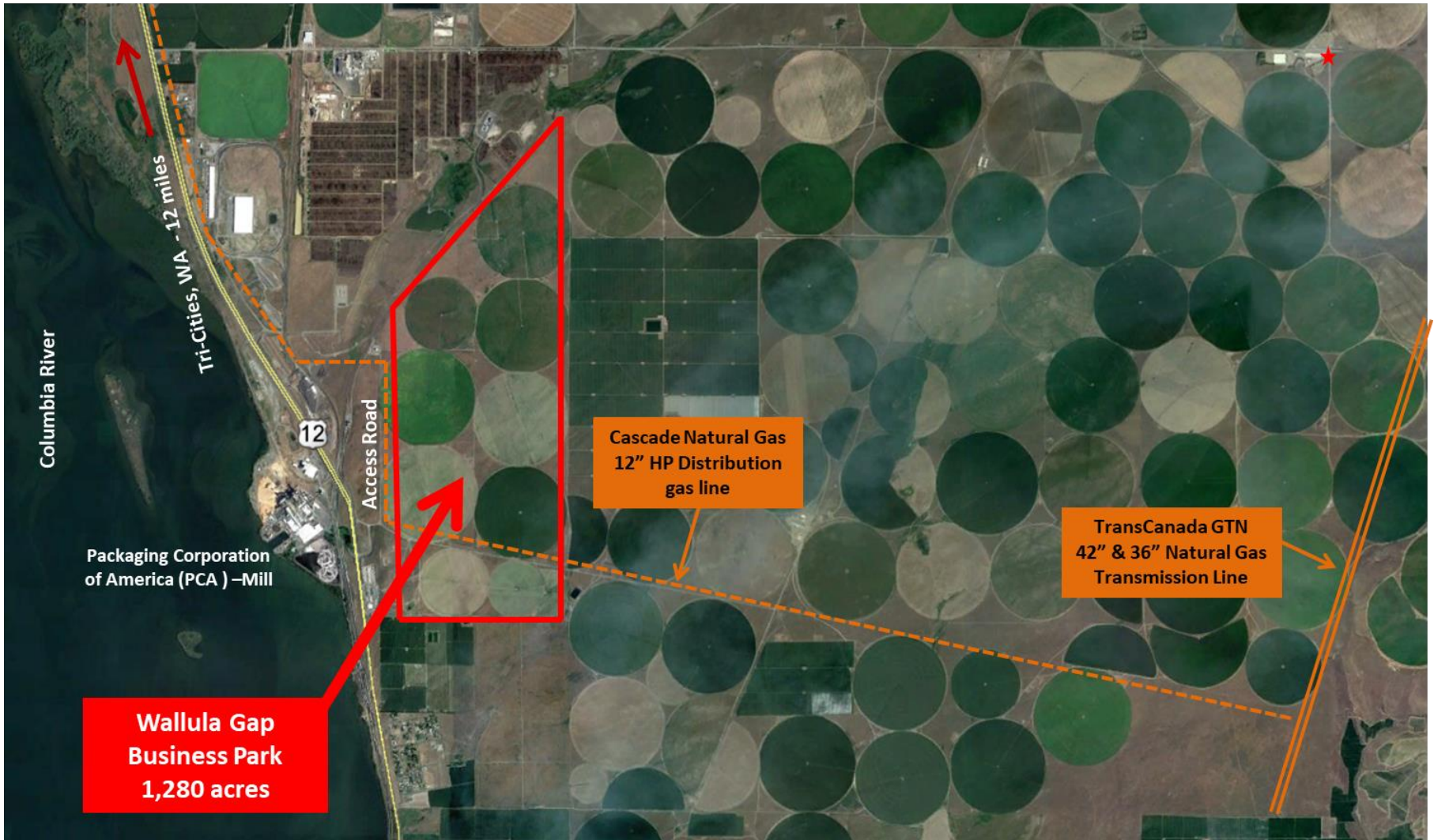
Cascade Natural Gas

Cascade Natural Gas has natural gas infrastructure on-site with its 12-inch-high pressure line.

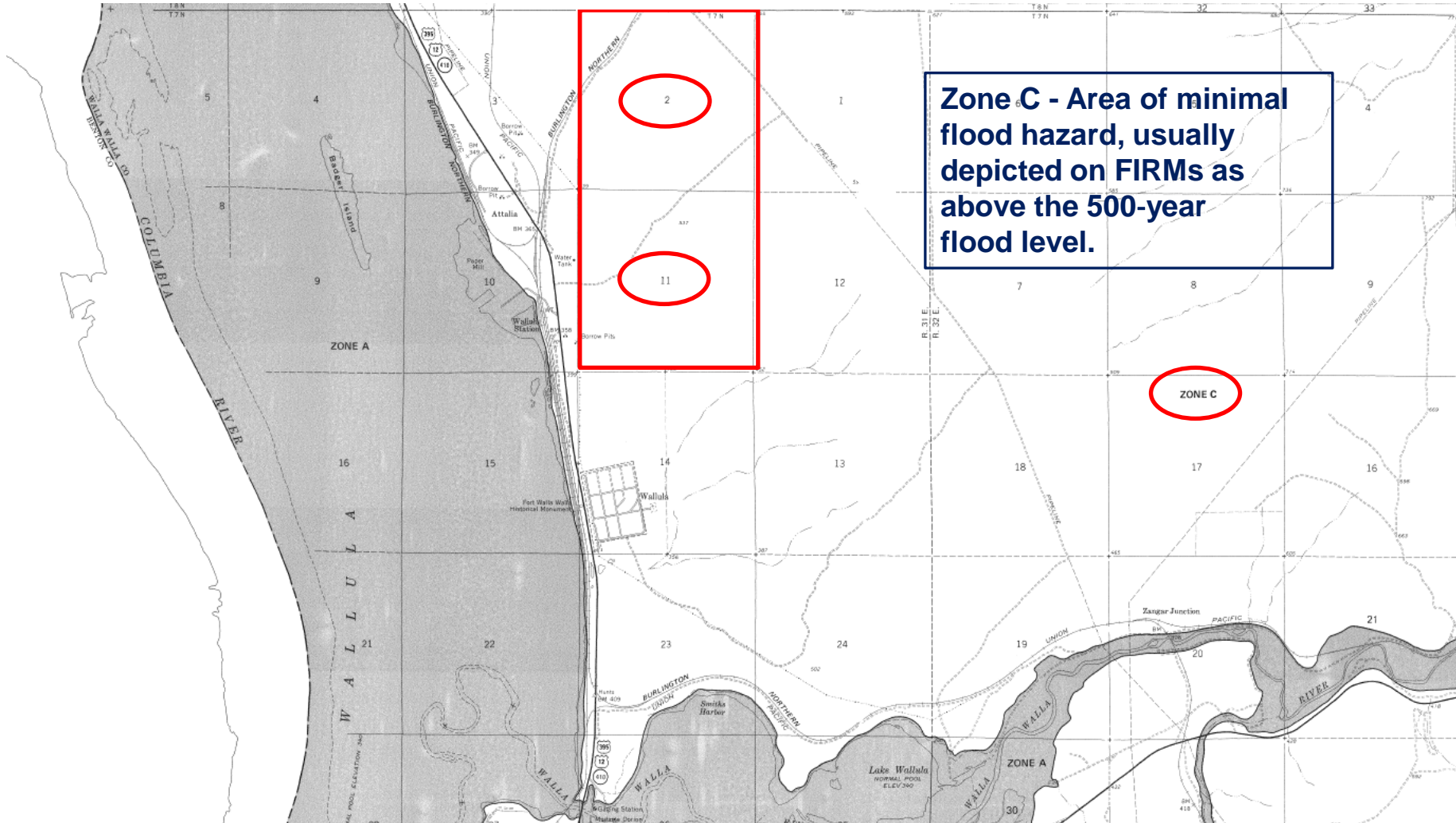
Cascade Natural Gas (Regulated WA State Utility) – Tariffs

- [Tariff 505 - General Industrial Service Rate \(link\)](#)
- [Tariff 511 - Large Volume General Service Rate \(link\)](#)
- [Tariff 663 - Distribution System Transportation Service Schedule \(link\)](#)
- [All Cascade Natural Gas Rate Schedules \(link\)](#)

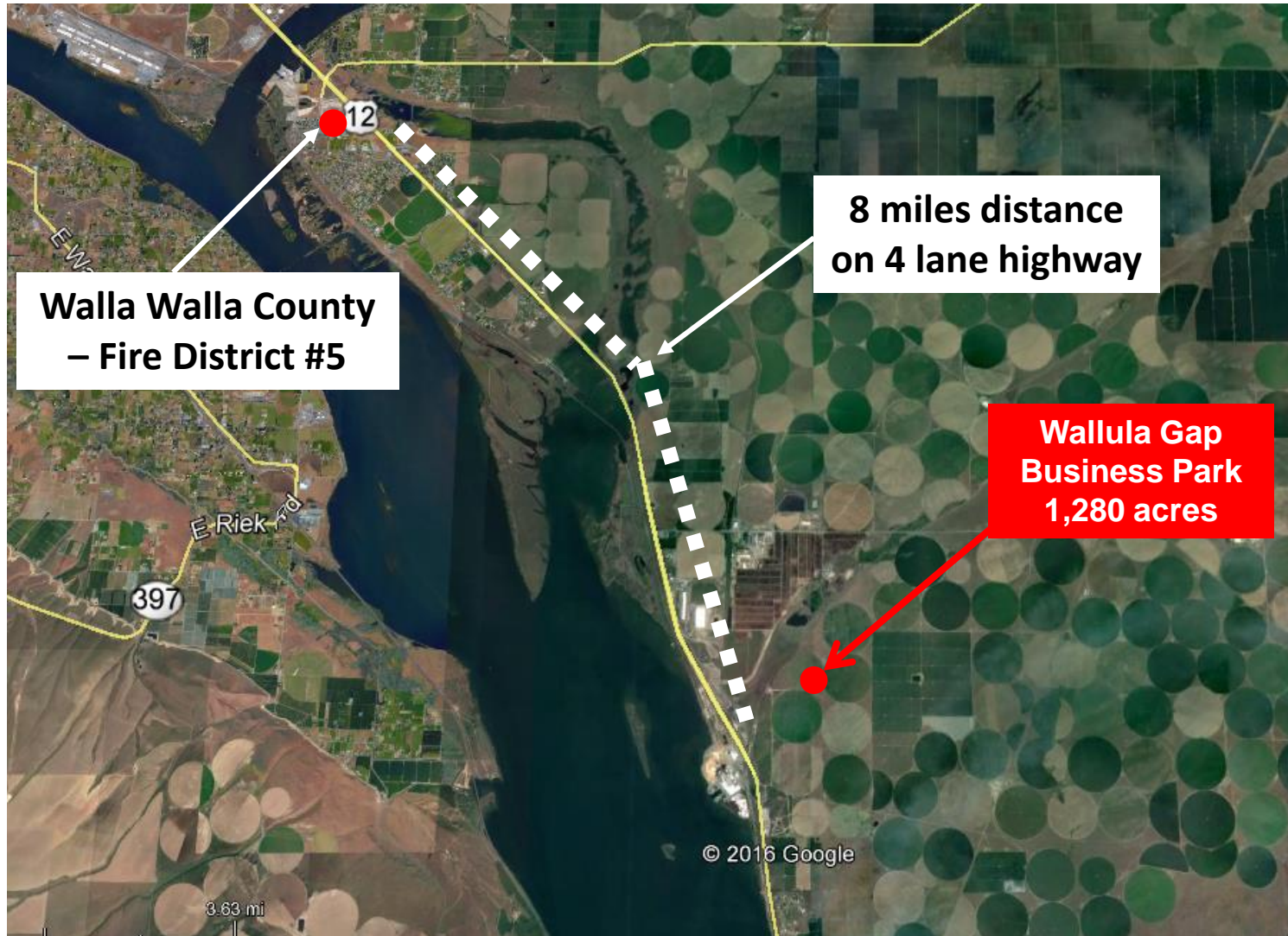
Natural Gas Services



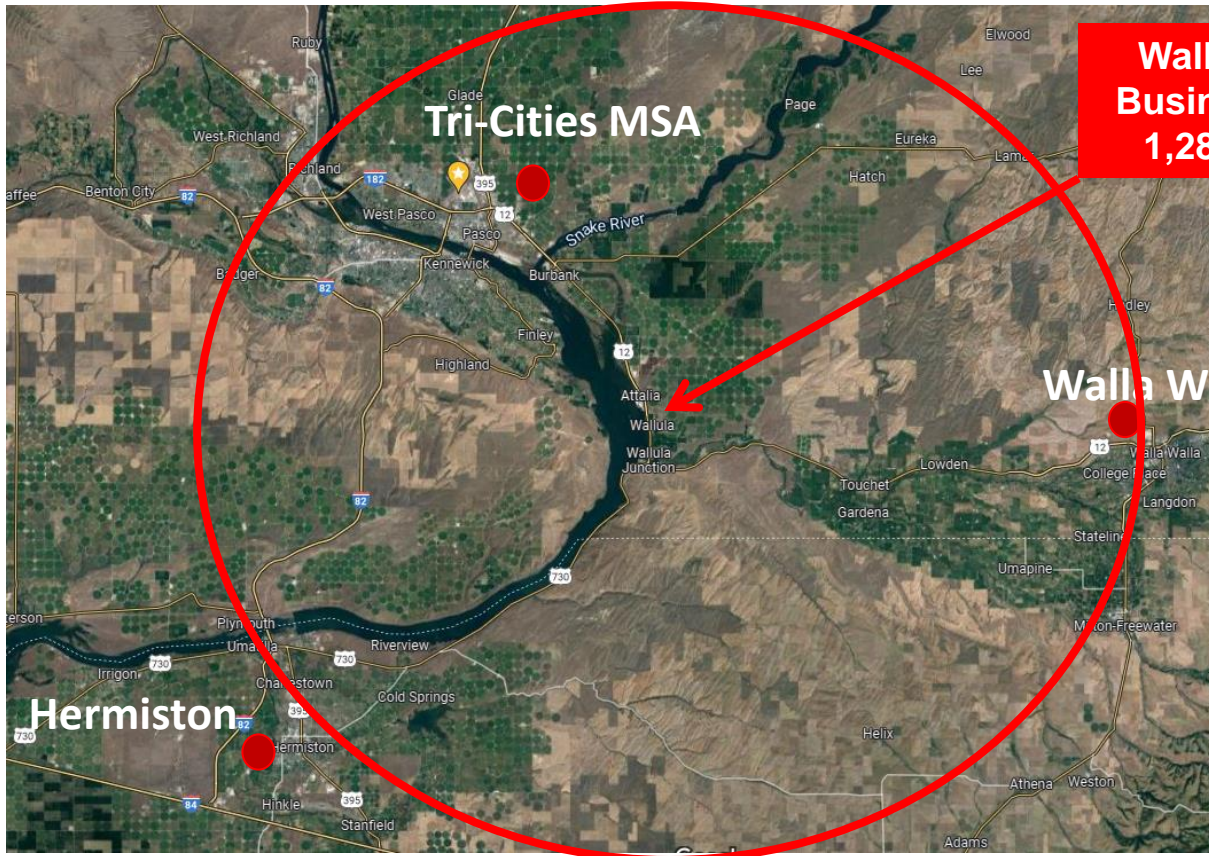
Floodplain Map



Emergency Response & Management



Amenities within a 30 mile radius of the site



**Walla Gap
Business Park
1,280 acres**

Population

Tri-Cities MSA	300,000
Walla Walla County	62,000
Hermiston	<u>20,000</u>
TOTAL	382,000

Education

- Walla Walla Community College
- Columbia Basin College
- Blue Mountain Community College
- Washington State University – Tri-Cities
- Whitman College
- Walla Walla University

Other

- 6 Hospitals
- 2 Commercial Airports
- 10+ Community & Performing Arts Theatres
- 11+ Public Libraries
- 150+ Public Parks
- 12+ Golf Courses
- 4 Sports Teams

Area Employers

Company	Industry	Employees
Battelle/Pacific Northwest National Laboratory	Research & Development	4,500
Kadlec Regional Medical Center	Health Services	3,532
Lamb Weston	Food Processing	3,000
Bechtel National	Engineering & Construction	2,943
Kennewick School District	Education	2,336
Washington River Protection Solutions	Environmental Remediation Services	2,129
Pasco School District	Education	2,015
Mission Support Alliance, LLC	Support Services, Hanford/DOE Site	1,902
CH2M	Environmental Remediation	1,682
Richland School District	Education	1,500
Tyson Foods	Food Processing	1,300
Trios Health	Health Services	1,268
Energy Northwest	Utilities	1,100
First Fruits	Food Processing	920
Lourdes Health Network	Health Services	804

Permitting

Walla Walla County Community Development Department

[Link to Walla Walla County Community Development Department's website](#)

Walla Walla County Permits & Approvals

1. SEPA – State Environmental Policy Act - Project Energy Force Development Team
2. Site Plan - Project Energy Force Development Team
3. Building Plans - Project Energy Force Development Team
4. Land Division - Port of Walla Walla
5. Grading Plans - Project Energy Force Development Team
6. Engineered Septic - Domestic Sewage - Project Energy Force Development Team

Review Process - Walla Walla County - Community Development Department

Submittal Date - TBD

Development Team along with assistance from the Port of Walla Walla staff and its consultants submit State Environmental Policy Act (SEPA) checklist to Walla Walla County – Community Development Department for their review and approval.

- **No later than 90-120 days from the submittal date, Walla Walla County Community Development Department issues a Mitigated Determination of Non-Significance (MDNS) for the project.**

Submittal Date – TBD

Development Team submits Site Plan, Building Plans, Grading Plans, and Engineered Septic Plan to Walla Walla County – Community Development Department for their review.

- **Between 90-120 days from the submittal date, Walla Walla County Community Development Department approves the Proposed Development’s Site Plan, Building Plans, Grading Plans, and Engineered Septic Plan and issues grading and building permits for the project.**

Submittal Date – TBD

Port of Walla Walla submits land division plans to Walla Walla County – Community Development Department for their review and approval.

- **No later than 90-120 days from the submittal date, Walla Walla County Community Development Department approves the Port’s land division application.**

Permitting

Washington State Department of Ecology

[Link to Washington State Department of Ecology's website](#)

Washington State Permits

1. [Air Operating Permit \(AOP\)](#) - Project Energy Force Development Team *(if applicable)*

[Link to Washington State Department of Ecology's website regarding AOP.](#)

1. [Notice of Construction Permit \(NOC\)](#) - Project Energy Force Development Team

[Link to Washington State Department of Ecology's website regarding NOC.](#)

Review Process - Washington State Department of Ecology (Spokane, WA office)

Submittal Date - TBD

Development Team submits a complete Air Operating Permit (AOP) permit application to the Washington State Department of Ecology (Spokane, WA office) for their review and approval.

- Between 120-180 days from the submittal date, the Washington State Department of Ecology issues Proposed Development its Air Operating Permit (AOP) and Notice of Construction (NOC) permit.*

Submittal Date - TBD

Development Team submits a complete Notice of Construction (NOC) application to the Washington State Department of Ecology (Spokane, WA office) for their review and approval.

- Between 30-60 days from the submittal date, the Washington State Department of Ecology issues Notice of Construction (NOC) permit for the project.*

Washington State Taxes

In reference to Washington State tax climate and incentives, Walla Walla County is classified as a rural county, which enables new businesses that locate in our County some additional tax incentives.

Briefly, some of the tax advantages are as follows:

- No State corporate income tax (Statewide)
- No State personal income tax (Statewide)
- No inventory tax (Statewide)
- No unitary tax (Statewide)
- No tax on interest, dividends, or capital gains (Statewide)
- Foreign Trade Zone

Walla Walla County - Local Taxes

Real & Personal Property Tax Rate:	\$11.75 per \$1,000 of Assessed Value
Sales & Use Tax:	8.1%
Utility Tax:	None. Wallula Gap Business Park is located in the County and there is no local utility tax.
Payroll Tax:	No special tax in the Walla Walla County.
Income Tax:	None.
Inventory Tax:	None.



Port of Walla Walla - Wallula Gap Business Park

Thank you for the opportunity and we look forward to earning your business.

Port of Walla Walla

Patrick H. Reay, Executive Director

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Phone: 509-525-3100, Ext. 102

Cell: 509-520-8301

Paul Gerola, Economic Development Director

pg@portwallawalla.com

Phone: 509-525-3100, Ext. 104

Cell: 509-520-8304

Port's Engineering Firm

Road, Water & Wastewater Design

John Wells, Engineer

Anderson Perry & Associates, Inc.

P.O. Box 1687, Walla Walla, WA 99362

jwells@andersonperry.com

Phone: 509-529-9260

Walla Walla County - Community Development

Lauren Prentice

310 West Poplar, Walla Walla, WA 99362 - Second Floor, Suite 200

lprentice@co.walla-walla.wa.us

509-524-2621

Electrical Power Companies

Pacific Power

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Serving NE Oregon and SW Washington

Lori.Wyman@pacificcorp.com

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Cell: 541-371-0249

WA Office: 509-522-7007

Columbia REA

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Natural Gas Company

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