



Notice of Application and Preliminary SEPA Decision

Date of Notice: March 28, 2023

Project Name: Twelve Rainier Aviation Full Plant Conditional Use Permit

Physical Address of Property: 13583 WHEELER RD NE, Moses Lake, WA

Applicant Contact: Mackenzie (Michael Chen)
Mailing Address (Applicant): Logan Building
500 Union Street, Suite 410
Seattle, Washington 98101

Owner: Twelve Benefit Corporation
Contact Person: Greg DiCosola
614 Bancroft Way, Suite B
Berkeley, CA 94710

File Number: PLN2023-0021
Date of Application Submitted: 3/23/2022
Date of Notice of Completion: **3/22/23**
Comment Due Date: **4/19/2023**
Project Location: Portion of the Southwest Quarter of the Northwest Quarter of Section 20, Township 19 North, Range 29 E.W.M., Grant County, Washington (Central Terminals)
Assessor's Parcel No. 091121630, 091121640, and 091121641

Project Description: An application for a Conditional Use Permit (CUP) for Twelve Benefit Corporation Aviation Fuel Manufacturing Facility (production of 5 BPSD of SAF - sustainable aviation fuel). The overall Project would include the following elements: Twelve is proposing to install a sustainable jet fuel production facility in Moses Lake, Washington. This production facility will take carbon dioxide and water feed streams through an electrolysis process to create carbon monoxide and hydrogen. This carbon monoxide and hydrogen are then further processed into a carbon neutral jet fuel (E-jet) product. The E-Jet demonstration plant will produce 75,000 gallons/year of sustainable jet fuel and will start production by Q4 of 2023. The proposed development area is located on three (3) parcels of an approximately 14.2-acre site. There are four (4) existing buildings on the site that comprise a total building area of approximately 131,190 SF. The buildings include a 7,500 SF administration building with two (2) floors and a connected 18,890 SF maintenance building with three (3) floors (Building 3), a 59,200 SF process building with three (3) floors (Building 1), and a 45,600 SF process building with three (3) floors (Building 2). In addition, the project will be phased with the demolition of the existing structures (Building No. 1 – 59,200 SF, Building No. 2 – 45,600 SF, and southeast cooling tower) pursuant to WAC 197-11-060 (5) (b). The property is located within the portion of Section 20, Township 19 North, Range 29 East, W.M. Grant County, Washington and identified as Assessor's Parcel No. 091121630, 091121640, and 091121641.

Required Studies: Geotechnical Report, Trip Generation Letter, Phase I Environmental Site Assessment Report, Preliminary Emergency Action Plan, and other studies, as determined by the City of Moses Lake.

Required/Existing Environmental Documents: The City of Moses Lake has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (DNS) for this project. The optional MDNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. No significant adverse environmental impacts have been identified. The project review process may include additional mitigation measures under applicable codes.

Preliminary Determination of Consistency: The City will regulate impacts consistent with the Moses Lake Municipal Code, and other local, state, and federal laws or rules. These laws and rules should provide adequate analysis of the impacts of this project.

Required Permits: Conditional Use Permit, and associated construction / infrastructure permits and/or approval.

Public Comment/Review/Appeals: The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts. **This is your opportunity to comment on the proposed project. The comment period ends April 19, 2023.** For more information, contact the project planner at the City of Moses Lake, Community Development Department. Submit written comments to Nathan Pate AICP, by phone at (509)764-3752, e-mail at npate@cityofml.com or by mail at City of Moses Lake, Community Development Department, 321 S. Balsam, P.O. Box 1579, Moses Lake, WA 98837. Copies of the information related to this application are available for review at no charge.