

## PROPOSED BIODIESEL REFINERY IN PULLMAN, WA

### Talking Points

- Rezoning the Sunnyside land from residential to heavy industrial and commercial is incompatible with Pullman's Master Plan.
- Rezoning would remove the possibility of placing 300 homes on this plot of land, when Pullman already has a tight real estate and rental market.
- The location is far too close to residential areas.
- Odor, noise, light pollution at night, and truck traffic would diminish the quality of life for Sunnyside residential areas.
- Property values for Sunnyside, and perhaps all of Pullman, would be reduced.
- Water consumption would be very high the first year, perhaps a quarter of current city use. As it is, Pullman faces future water shortages due to aquifer limitations.
- Truck traffic would worsen noise and congestion in Pullman's downtown core – harming downtown ambiance and business community.
- AgTech OS does not appear to have a viable business plan, making this a very high-risk venture.
  - The biodiesel industry has a dismal track record as it is, due to many challenges.
  - A core challenge in biodiesel production is negligible energy return compared to high material inputs.
  - There isn't enough canola grown regionally to support the plant's feedstock needs.
  - Canola is a rotation crop, so increases are limited. It is also very vulnerable to heat and drought.
  - AgTech OS would compete for canola with the Viterra crushing facility in Warden, WA (the largest crusher west of the Mississippi).
  - AgTech OS would compete for canola with REG Grays Harbor on the Washington coast (the second largest biodiesel plant in the US).
  - AgTech OS is an unproven startup. 90% of startups fail. Few even achieve full funding to become operational.
- If the land is rezoned for heavy industrial and AgTech OS fails, then the door is open for any industrial use.
  - Failure of AgTech OS may have other detrimental effects for Pullman and Whitman County.
- Using canola for liquid fuel production competes directly with food production, further inflating food prices.
  - The US is one of the largest importers of canola, as it uses far more than it produces.
  - Currently one quarter of US canola production goes into biodiesel production.
  - Food oils are already highly inflated, in part due to the Ukraine-Russian war.
- Biodiesel actually does little or nothing to help mitigate climate change, due to very low Energy Return on Energy Investment.
- This form of biodiesel is limited to a 5% mix with 95% diesel from petroleum, so its value for local farmers is small.