

## WAC 197-11 MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

**Description of Proposal:** The City of Airway Heights has received a request to perform a SEPA review and determination for an approximately 150,000 square foot metal fabrication facility. The Lead agency has reviewed the SEPA Checklist and other submitted information to make its preliminary SEPA Determination.

**Proponent:** Vince Firlotte  
For: EMFCO Holdings, Inc  
5411 S. 226<sup>th</sup> St.  
Kent, WA 98032

**Agent:** Same

**Location of Proposal, including street address, if any:** The project is proposed to be located on approximately 56.66 acres of land, southwest of the south terminus of Lawson St, at McFarlane Rd, bordering McFarlane Rd to the south, between the Lundstrom St. alignment and the Lawson St. alignment, on parcels 15351.0009; 15351.0011; 15351.0012; 15351.0013; 15351.0014.

**Lead Agency:** City of Airway Heights

**Lead Agency:**                   **Responsible Official:** Derrick Braaten  
**Position/Title:**               Development Services Director  
**Phone:**                         (509) 244-2552  
**Address:**                      1208 S. Lundstrom St., Airway Heights, WA 99001  
**Date:**                         **April 10, 2014**

**Signature:**   
Derrick Braaten, Development Services Director

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if mitigating conditions are satisfied for the proposal. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with The City of Airway Heights. This information is available to the public on request at the City of Airway Heights Community Development Department.

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-350: the lead agency will not act on this proposal for a minimum of **14-days** from the date listed above. Comments must be received by **5:00 p.m., April 25, 2014**.

### Affected Environment, Significant Impacts and Mitigation Measures

#### I. Transportation

##### A. Arterial Street System

###### Mitigating measures:

- a. An east bound "right-turn pocket" shall be installed at the McFarlane Rd/Hayford Rd intersection to better accommodate projected transport traffic, as agreed to between the City of Airway Heights and EMFCO, Inc.
- b. Construction of McFarlane Rd frontage improvements.

##### B. Vehicular Traffic

###### Mitigating measures

- a. A contribution of \$800 per vehicle trip shall be made towards improvements to the Craig Rd/Highway 2 intersection.

#### II. Water/Sewer Infrastructure

##### A. Sewer Connection

- a. EMFCO shall contribute an agreed upon amount towards the installation of sewer infrastructure to serve the property.

### III. Aviation Impacts

#### Mitigating measures

- a. The property lies within the City's adopted 65 LdN sound contours for Fairchild Air Force Base (FAFB). Therefore, all applicable requirements listed within AHMC 17.16, JLUS Protections for Fairchild Air Force Base must be met.
- b. The property lies within the aviation influence area for Spokane International Airport (SIA) and shall adhere to the requirements of 14 CFR, Part 77, by submitting FAA Form 7460-1 and receive a positive determination from the FAA prior to constructing any facility on the site.
- c. As the properties are located within the operational airspace of FAFB and aviation influence area for SIA, an aviation easement shall be provided, limiting liability from aviation incidents, including noise impacts, over the property.

You may appeal this determination to the City of Airway Heights, 1208 E. Lundstrom St., Airway Heights, WA 99001 no later than **5:00 p.m. April 30, 2014, in writing**. Failure to comment on this notice of intent by the comment due date noted above shall be determined to deny a party standing to appeal the final determination. You should be prepared to make specific factual objections.

Contact the Development Services Department to review relevant SEPA documents, or to read or ask about the procedures for SEPA appeals.