

# LETTER OF TRANSMITTAL



**Date:** March 21, 2014  
**To:** Matt Breen  
Construction & Environmental Services  
**Company:** Spokane International Airport (SIA)  
900 W. Airport Drive Suite 204  
Spokane, WA 99224  
**Tel No.:** 509-455-6455

**Project:** Exotic Metal Forming Company, LLC  
Manufacturing Facility  
Airway Heights, WA  
**Project No.:** Walker Project # 1405  
Coffman Engineers Project # 140223

**From:** Tom Arnold, P.E.  
Coffman Engineers

The following documents are being transmitted by  FedEx  Mail  Courier  Hand delivered  Picked up

Copies	Date	Description
1	3/21/14	Exotic Metals Forming Company, LLC.- Manufacturing Facility in Airway Heights – SEPA Environmental Checklist

### THE ABOVE DOCUMENTS ARE SENT FOR:

Approval/Comments  Your Use  As Requested  Review and Comment

### COMMENTS:

Matt, On behalf of the Walker/BWA/Coffman team and Exotic Metals, please (see attached) 1 copy of the completed SEPA checklist for the proposed Exotic Metals Forming Company, LLC Manufacturing Facility in Airway Heights.

We understand that SIA will be the Lead Agency for this review & approval and will coordinate with the City of Airway Heights.

If you have any questions please give me a call or Justin Paine of Walker Construction @ 509-990-4277.

Sincerely,

Tom Arnold

SEPA ENVIRONMENTAL CHECKLIST  
WAC 197-11-960

**Exotic Metals Forming Company, LLC.**

**Purpose of Checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

*Exotic Metals Forming Company, LLC  
Aerospace Manufacturing Facility*

**2. Name of applicant:**

*EMFCO Holdings, Inc. (Vince Firlotte)*

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

*Exotic Metals Forming Company LLC  
5411 S 226th St  
Kent, WA 98032  
(253) 395-3710*

**4. Date checklist prepared:**

*March 21, 2014*

**5. Agency requesting checklist**

*City of Airway Heights, Airway Heights, Washington  
SIA International Airport*

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

*May 2014 Site work begins; November 2014 Building Shell Complete, March 2015 Building Complete - begin manufacturing operations.*

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

*- None -*

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

*This SEPA checklist for Exotic Metals Airway Heights Manufacturing Facility (EMFCO\ Holding; Inc.) supplements and adds site specific detail to the previously completed NEPA Checklist (see attached and as referenced) prepared by the Spokane International Airport (SIA) dated February 10, 2014 for the purchase of the subject property; submitted for FAA approval. Reference is made to the NEPA checklist for several questions in this updated project specific SEPA checklist for consistency.*

*Ph 1 Environmental Assessment completed by Exotic Metals*

**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.**

*Anticipate requirement to complete an Industrial Discharge Permit*

*Anticipate requirement to complete an Air Quality Permit w/ SCRAPCA*

*Anticipate requirement to apply for a RCRA Hazardous Waste site identification #.*

*Anticipate requirement to complete Community Right to Know for Hazardous Chemicals on site.*

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

*City of Airway Heights Building Department SEPA approval*

**11. Give 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.**

*See page 1 of 14 (Project Description): SIA NEPA Checklist dated 2-10-14*

**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.**

*See Appendix A: SIA NEPA Checklist dated 2-10-14*

*Also, refer to attached ALTA/ACSM Land Title Survey (2 sheets) completed February 2014.*

*Also, refer to Preliminary Site Plan dated 2-07-14.*

**To be completed by applicant**

**B. ENVIRONMENTAL ELEMENTS:**

**1. Earth**

**a. General description of the site (circle one):**

Flat, rolling, hilly, steep slopes, mountainous, other with gentle slope to the south.

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

*Steepest slopes on site are approximately 2%*

**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 prime farmland.**

*See page 5 of 14 (Farmlands): SIA NEPA Checklist dated 2-10-14.*

*In general, and in Airway Heights in particular, is very challenging because of the typical shallow depth to in-place basalt rock. However, at least two documented, north-south trending "paleochannels" cross through Airway Heights. Paleochannels are ancestral drainage ways, subsequently filled with sand and gravel at the end of the last ice age, about 12,000 years ago. The thickness of the sand and gravel deposits reaches on the order of 250 feet deep in some areas. And, depth to groundwater is on the order of 150 feet at some locations within the paleochannels. Based on maps in our files, the Exotic Metals site appears to be located along the edge of one of the paleochannels and the depth to groundwater appears to exceed 50 feet. This will be confirmed during design with site specific geotechnical investigations.*

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

*No surface indications were observed.*

**e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**

*Estimate approximately 16,000 cubic yard of strip and reused/bermed top soil for the building and parking/access areas. Estimate approximately 35,000 cubic yards of fill material to replace stripped top soil and raise the building slightly. Estimate a fairly balanced site for cut/fill.*

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

*No. Erosion and dust will be mitigated with the preparation and installation of erosion and sediment control devices in accordance with local, state regulations. In addition, the Contractor will be preparing a SWPPP to maintained required ESC throughout the construction process.*

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

*Approximately 18% of the 56.6 Ac site will be covered with impervious surfaces (asphalt/building).*

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

*The contract includes the development of a Erosion Sediment Control (ESC) Plan and SWPPP Plan as required by Spokane County and the City of Airway Heights requirements. This includes development of a construction entrance to the site, use of silt fences and plantings for erosion/sediment control, dust palliative or watering to control dust, and concrete truck washout area. Per the SWPPP Plan the Contractor shall maintain and inspect all ESC facilities as required.*

**2. Air**

**a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

*During construction dust will be mitigated through best management practices.*

*Once operation begins automobile emissions related to employee commuting. Truck traffic is limited and evident by the reduced number of truck sized doors. Emissions from the manufacturing processes are minimal because the manufactured parts rarely require a surface coating. Expect to be painting less than 20 gallons of coating a year in an appropriately filtered booth. An etch room will be included in the facility with a scrubber installed. Other than the hand wiping of parts with acetone for weld preparation the cleaning operations are non solvent based.*

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

*-None-*

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

*Acid fumes generated from the acid tank installed in the etch room will be controlled by an air scrubber system. The occasional application of coatings will be performed in a filtered paint booth.*

**3. Water**

**a. Surface:**

**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.**

*- None -*

*See page 6 of 14 (Essential Fish Habitat): SIA NEPA Checklist dated 2-10-14*

**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.**

*None*

**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.**

*No*

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

*No*

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

*No, not located within the 100-year floodplain.*

*See page 7 of 14 (Floodplains): SIA NEPA Checklist dated 2-10-14*

**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.**

*No, all storm water will be treated and disposed of on-site per Spokane County Regional SW Manual and City of Airway Heights requirements. All waste discharge will meet Industrial Discharge permit requirements and be routed to the City of Spokane wastewater treatment facility per the agreement with the City of Airway Heights.*

**b. Ground:**

**1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

*No water will be withdrawn. All stormwater will be treated and disposed of on-site per Spokane County Regional SW Manual and City of Airway Heights requirements. Use of dryland grass swales and drywells are anticipated.*

**2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.**

*- None -*

**c. Water runoff (including storm water)**

**1) 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.**

*All stormwater will be treated and disposed of on-site per Spokane County Regional SW Manual and City of Airway Heights requirements utilizing sheet flow for the pavement areas and tight lined roof drains directly to drywells. Use of dryland grass swales and drywells are anticipated for treatment prior to disposal for the pavement areas. Oil/water separators will be installed on loading bays drains prior to routing/disposal to drywells.*

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

*Chemicals are only to be stored inside the facility and will have secondary containment to mitigate the risk of spilled chemicals entering the ground.*

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

*Dry land grass/landscaped swales will provide treatment for the pavement areas (pollution generating impervious surfaces - PGIS) prior to infiltration. Roof drains will be routed directly (piped) to drywells for disposal. Oil/water separators will be installed on loading bays drains prior to routing/disposal to drywells.*

**4. Plants**

**a. Check or circle types of vegetation found on the site:**

*Vegetation onsite is natural vegetation consisting of Idaho fescue, bluebunch wheatgrass, rose, threetip sagebrush, and widely spread ponderosa pine trees.*

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

*Kind and amount of vegetation to be removed consists of natural vegetation consisting of approximately 13.8 acres of Idaho fescue, bluebunch wheatgrass, rose, threetip sagebrush, and widely spaced ponderosa pine trees.*

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

*- None -*

*See page 5/6 of 14 (Endangered and Threatened Species): SIA NEPA Checklist dated 2-10-14*

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

*Proposed Landscaping in the developed area will utilize native and adaptive plants to conserve water use. Portions of the site will remain as undisturbed native vegetation. Native fescues, bunch grasses and ponderosa pine trees will be used to transition from the undisturbed native vegetation portion of the site to the more adaptive plant materials used for the project landscaping. Ponderosa pine trees will be used along the eastern property line to provide a buffer/screen.*

**5. Animals**

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_  
mammals: deer, bear, elk, beaver, other: \_\_\_\_\_  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

- None -

*See page 5/6 of 14 (Endangered and Threatened Species): SIA NEPA Checklist dated 2-10-14*

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

No

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

- None -

## 6. Energy and Natural Resources

**a. 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.**

*Electrical for manufacturing and lighting, Natural Gas for heating/cooling (no solar, oil, or wood stove)*

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

No

**c. 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:**

*Natural day lighting*

*Use of LED lights for the entire project (interior/exterior)*

*The following energy saving features will be incorporated into the mechanical design:*

*CO2 sensors in high occupancy areas.*

*Evaporative cooling will be utilized instead of DX (electric) cooling in the manufacturing area.*

*Heat recovery system to capture waste heat from manufacturing process loads.*

*The HVAC system will be controlled to flush/pre-cool the building during times of cooler nights and hot days.*

## 7. Environmental Health

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

*Any hazardous waste that is generated as a result of this project will be disposed of consistent with city, state and federal laws.*

*There is potential for exposure to acid, flammable materials, and stored energy of liquid gases (Argon/Nitrogen).*

**1) Describe special emergency services that might be required.**

*Hazmat/spill response of acids*

*Fire, police and ambulance services may be necessary if there is an accident or fire.*

**2) Proposed measures to reduce or control environmental health hazards, if any:**

*Secondary confinement.*

*Physical barriers. For example, bollards to protect cryogenic tanks.*

*Employee training in handling of chemicals and best management practices.*

*Scrubber system for etch room.*

**b. Noise**

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

*- None -*

*See page 9 of 14 (Noise): SIA NEPA Checklist dated 2-10-14*

**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.**

*Intermittent noise from cars/trucks entering and exiting the site for employee parking and shipping/deliveries  
- Industrial zoning compatible.*

**3) Proposed measure to reduce or control noise impacts, if any:**

*Use of perimeter landscaping and berms.*

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties?**

*Undeveloped land - See page 3 of 14 (Compatible Land Use): SIA NEPA Checklist dated 2-10-14*

**b. Has the site been used for agriculture? If so, describe.**

*No*

**c. Describe any structures on the site.**

*There are no structures on the site.*

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

*None, with the exception of a old building slabs on grade.*

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

*See page 3 of 14 (Compatible Land Use): SIA NEPA Checklist dated 2-10-14*

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

*I-2 Heavy Industrial Land Use Zoning*

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

*N/A*

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

*- None -*

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

*150 staff/employees*

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

*- None -*

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

*N/A*

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

*See page 3 of 14 (Compatible Land Use): SIA NEPA Checklist dated 2-10-14*

**9. Housing**

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

*- None -*

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

*- None -*

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

*- None -*

**10. Aesthetics**

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

*Maximum 40' building height utilizing concrete precast tilt up panel construction with ACP surface parking.*

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

*Views to the south, southeast and southwest from McFarlane Road due to new building location. Views are not of any objects or scenery which is aesthetically or historically significant.*

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

*Landscaping/fencing and building colors will be done so as to be in keeping with the surrounding vicinity.*

**11. Light and Glare**

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

*Roof will be white, which is compatible with many roofs on the nearby industrial buildings and airport facility. Lighting will be designed to minimize light pollution into the night sky with both vertical and horizontal cutoff.*

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

*No. The project will be reviewed by the City of Airway Heights and the two nearby airports for formal approval.*

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

*- None -*

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

*Roof will be white, which is compatible with many roofs on the nearby industrial buildings and airport facility. Lighting will be designed to minimize light pollution into the night sky with both vertical and horizontal cutoff.*

**12. Recreation**

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

*None*

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

*No*

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

*N/A - Owner may add a site perimeter walking path on site for employees use.*

**13. Historic and Cultural Preservation**

**a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

*No. See page 8 of 14 (Historical...): SIA NEPA Checklist dated 2-10-14*

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

*N/A*

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

*N/A*

**14. Transportation**

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

*See attached preliminary site plan - two access points will be provided off of McFarlane Road. One access east of Lawson for employee/visitor parking and a second access west of Lawson for shipping/delivery vehicles.*

**b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

*Spokane Transit Authority bus 61 is 1.2 miles away at the corner of HWY 2 and Lawson Street.*

**c. How many parking spaces would the completed project have? How many would the project eliminate?**

*Approximately 200 created on site for use by employees and visitors. None would be eliminated from the site.*

**d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

*- None -*

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

*Air: Spokane International Airport is 4.5 miles away.*

*Rail: An existing rail spur exists on the north side of McFarlane Road and is owned and operated by Spokane County.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project anticipates approximately 100 - 150 trips per day with an am/pm peak of approximately 70% of the daily trips. The am peak will occur between approximately 6:00 to 6:30 am. The afternoon peak will occur approximately between 3:15 to 3:45 pm on work days. (Shift schedule driven)

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

N/A or required by the City of AWH.

**15. Public Services**

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

None, Industrial Manufacturing Facility.

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

- None -

**16. Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

A public sanitary sewer will be installed to the site along McFarlane Road from the east by the City of Airway Heights in order to provide sanitary sewer service. New sewer line to be completed prior to September 1, 2014.

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.

Inland Power: Power

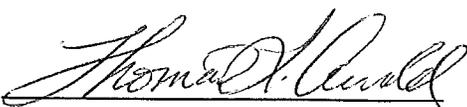
Comcast: Phone, data, cable

Avista Utilities: Natural Gas

City of AWH: Water, Sewer, Solid Waste, Recycling

**C. SIGNATURE**

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.

Signature: 

Date Submitted: 3-21-14