



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

A. Background

1. Name of proposed project, if applicable.

Albion Drive RV Park

2. Name of applicant.

S&D Mader LLC

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

Steve Mader	Scott Sumner (Contact)
1120 NW Marshland	405 SE Brelsford Drive, Ste C
Pullman, WA 99163	Pullman, WA 99163
	208.596.7912

4. Date checklist prepared.

July 31, 2023

5. Agency requesting checklist.

City of Pullman

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

Grading is planned to start fall 2023 or Spring 2024

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

No

8. List any environmental information you know about that has been prepared, or will be proposals directly affecting the property covered by your proposal? If yes, explain.

There has been a SEPA (SEPA file 22-12) for the Grading of the site (202001761),

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.

A variance has been submitted for the landscape setback and buffer to the south between the proposed RV site and the Residential and Industrial zoned properties to the south.

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

- City of Pullman Site Plan approval for the RV Park.
- Washington State DOE – Construction Stormwater General Permit



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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. (Lead agencies may modify this form to include additional specific information on project description.)
It will be an RV park roughly 5.4 acres in size. There are approximately 59 RV units proposed for the site, with one community building. These spots are intended for short term (180 days or less) with full hookups.

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 know. 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.

The property is located on the northwest corner of the City of Pullman, south of Albion Drive and west of Grand Avenue, in sections 29 and 30, T15N, R45E. Map is attached

B. Environmental Elements

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

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

33%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Naff silt loam, Thatuna silt loam, and Palouse silt loam. All soils are considered farmland of statewide importance.

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There has been a SEPA (SEPA file 22-12) for the Grading of the site (202001761)



405 SE Brelsford DR, Ste C
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- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is possible as a result of construction activities. Exposed soil always has the potential to be carried off-site via stormwater or airborne. Erosion will be controlled by way of erosion control measures to be designed and submitted as a part of the Site Plan process.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
46% Including road on outside of RV park.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
Erosion control measures to be designed, these may include, but not be limited to, silt fencing, wattles, temporary, and permanent seeding.

2. Air

- a. What types of emissions to the air would result from the proposal during construction operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Some minor amounts of dust may be present during the construction phase of the project. Site dust shall be controlled by the Contractor by use of water or other means according to the proposed contract. There are no known air impacts once the project is complete.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so generally describe.
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
Not necessary

3. Water

- a. Surface Water:
 - 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
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

No

- 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.

None

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

No

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

No

- 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

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if know.

No

- 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.

N/A

c. Water runoff (including stormwater):

- 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.

The site will have on-site stormwater collection and conveyance to a stormwater detention pond and discharge to a natural drainage ditch along Albion Drive. See SEPA file 22-12.

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

Yes, sediment loading could occur, but BMPs will be in place prior to earth disturbing activities that will reduce the potential for sediment loading of the surface runoff.



405 SE Brelsford DR, Ste C
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- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A – covered under Grading SEPA (SEPA file 22-12).

- 4) Proposed measures to reduce or control surface, ground, and, runoff water, and drainage pattern impacts, if any.

Stormwater runoff will meet Department of Ecology and City of Pullman requirements.

4. Plants

- a. Check the types of vegetation found on the site.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Covered under SEPA 202001761

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

None

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

The final development of the site will include utilizing the existing native plants that are found on site.

- e. List all noxious weeds and invasive species known to be on or near the site.

None

5. *Animals*

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: birds (Hawk, heron, eagle, songbirds), other. Mammals: (deer), bear, elk, beaver, other. Fish: bass, salmon, trout, herring, shell fish, other.

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

Yellow-billed Cuckoo, Monarch Butterfly, and Spalding Catchfly. See previous SEPA (SEPA file 22-12).

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

No

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

None

- e. List any invasive animal species known to be on or near the site.

N/A

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.

Electricity, internet, telephone, sewer, and water will be used at the site for RV park. No manufacturing will occur at the site.

- 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.

None

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.

No

- 1) Describe any known or possible contamination at the site from present or past uses.



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
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None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

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

None

- 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.

Short term noise consists of construction noise, construction will operate between 7:00 a.m. and 7:00 p.m. and the noise will be temporarily high (55 to 90 dBA). Long term it will have similar noise to a residential neighborhood, consisting of traffic and typically ambient noise.

- 3) Proposed measures to reduce or control noise impacts, if any.

None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a farm field. The site was previously used for agricultural production. It will not affect the land use of the adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
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other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site was previously used for agricultural purposes, approximately 5.5 acres

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how.

It will not be affected.

c. Describe any structures on the site.

None

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

None

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

C3

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

Medium Density Residential

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 a critical area by the city or county? If so, specify.

No

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

Potential for one or two employees that would work at the RV site on a part time or hosting basis.

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

None

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

None

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

none



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

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- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None

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?

The maximum height of the proposed buildings will be consistent with the zoning code and the permanent structures will be constructed with wood, brick, and metal siding for exterior surfacing.

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

None

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

None

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Minimal light from the site would be produced by RV's and lighted drive aisles.

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

No, there are no homes or structures in the immediate vicinity that would be impacted.

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

None



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

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- d. Proposed measures to reduce or control light and glare impacts, if any.
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Multi-use path is located east of site on Albion Drive, connecting to SR127 / Grand Ave.
- 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.
Paving multi-use path along Albion Drive

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so specifically describe.
No
- b. Are there any landmarks, features, or other evidence of Native American or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
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Access of the site will occur off of Aspen Drive (private road), and is bounded to the north by Albion Drive.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the nearest transit stop is near the corner of N Grand Ave and NW Terre View Dr, approximately 6,100 feet away (walking distance).

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The site will have parking as required by the size of the clubhouse/RV maintenance building. Anticipated to have 2-3 parking stalls, with RV queuing/short term parking at the entrance of the site. The site has the capacity for 60 RV sites and a hosting site as well. Each site has one parking spot for the RV and at least one other spot for accompanying vehicles.

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

The project would improve an existing road (Aspen Drive) which connects to Albion Drive.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

We anticipate that this site will create traffic conditions between a RV Park site and a mobile home site.

Based on a ITE manual for RV Parks (416), the average vehicular trips per day would be 3.47 per unit, with 59 total units equals 205 trips. Peak volumes would occur at 7-9 am and 4-6 pm and would generate 16 AM and 24 trips respectively.

Based on a ITE manual for Mobile Home park (240), the average vehicular trips per day would be 7.12 per unit, with 59 total units equals 420 trips. Peak volumes would occur at 7-9 am and 4-6 pm and would generate 41 AM and 48 trips respectively.



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

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- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any.

None.

15. Public Services

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

Public services would be similar to residential developments. No increase in public health, public transit or schools is anticipated with the short term (non-permanent) residence requirements of the RV Park.

- 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.

- 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.

Currently utilities available to the site are:

Electricity	Avista Utilities
Water	City of Pullman
Refuse service	Pullman Disposal Service
Sanitary sewer	City of Pullman

During the construction of the site, utilities will be extended from public mains to the RV park sites. Those utilities include water, sewer, and power. The utilities on the site will be privately owned and maintained.



405 SE Brelsford DR, Ste C
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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 decisions.

Signature:

A handwritten signature in blue ink, appearing to be "SS" with a flourish.

Name of signee: **Scott Sumner**

Position and Agency/Organization: **SynTier Engineering**

Date Submitted: **9/13/2023**