

NOTICE OF APPLICATION

City of Liberty Lake Planning, Engineering, and Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: LUA2025-0001 **Zoning:** C-2 (Freeway Commercial)

Proposal: RWC Truck Sales and Service Building

Proposal Description: Construct a 47,000± SF metal building to house a main office /part warehouse and a service shop. The project also includes adjacent concrete paved parking lot with enough parking stalls for approximately 125 vehicles of differing size. The site will be accessed from East Mission Ave and North Pepper lane.

Site Address: 21602 E Mission Avenue, Liberty Lake, WA 99019

General Location: South of Mission Ave, East of Cornerstone Way, North of George Gee Ave, West of Pepper Lane.

Abbreviated Legal Description - Section: 09 **Township:** 25 **Range:** 45

Owner: Entregar Seattle, LLC **Phone:** 509-416-6865

Contact: Brandon Votaw **Phone:** 509-416-6865

Application Date: 01/02/2025 **Determination of Completeness Issued:** 01/16/2025

Notice of Application Issued: 01/21/2025 **Comment Deadline:** 02/04/2025 at 4 p.m.

City of Liberty Lake Permits Included in Application: City Grading Permit will need to be issued prior to any ground disturbing activities on site.

Other Permits: WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District permits & approvals may need to be issued prior to construction.

Required & Existing Studies: A SEPA Checklist has been completed, Site Plan, a Remedial Investigation Report, Good Faith Building Inspections, SWPPP, Cultural Resource Survey, Supporting Cultural Documentation, an Inadvertent Discovery Plan, and DAHP & Tribal Consultations.

Environmental Review: City of Liberty Lake Planning, Engineering, and Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Conditions as recommended by reviewing agencies.

Development Regulations: City of Liberty Lake Development & Building Codes, Liberty Lake Engineering Design Standards, and the Regional Stormwater Management Manual are the primary City regulations applicable to the site.

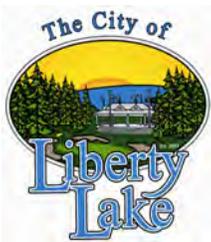
Consistency: In consideration of the above-referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Amy Mullerleile – Senior Planner



Planning, Engineering, and Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6732, Fax: (509) 755-6713
www.libertylakewa.gov

Date Issued: 01/21/2025

Signature: _____

A handwritten signature in blue ink that reads "Amy Mullerleile". The signature is written in a cursive style and is positioned above a horizontal line.



SEPA CHECKLIST

Liberty Lake Planning, Engineering & Building Services
22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6704 Fax: (509) 755 6713
Website: www.libertylakewa.gov
Email: permitcenter@libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

2. Name of applicant:
3. Address and phone number of applicant and contact person:
4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
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.
10. List any government approvals or permits that will be needed for your proposal, if known.
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.)

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.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

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

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.

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.

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

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

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

2. Air [\[help\]](#)

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.

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

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

b. Ground Water: [\[help\]](#)

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 known.

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.

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.

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

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

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

4. Plants [\[help\]](#)

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, bullrush, 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?

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

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

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

5. **Animals** [\[help\]](#)

- 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, shellfish, other _____

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

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

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

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

6. **Energy and Natural Resources** [\[help\]](#)

- 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.

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

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:

7. Environmental Health [\[help\]](#)

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.

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

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.

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.

4) Describe special emergency services that might be required.

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

b. Noise

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

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.

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

8. Land and Shoreline Use [\[help\]](#)

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.

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

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

c. Describe any structures on the site.

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

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

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

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

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

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

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

9. Housing [\[help\]](#)

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

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

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

10. Aesthetics [\[help\]](#)

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

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

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

11. Light and Glare [\[help\]](#)

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

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

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

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

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?

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.

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

15. Public Services [\[help\]](#)

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.

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

16. Utilities [\[help\]](#)

a. List all utilities currently available at the site: (ex: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system)

- 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.

C. Signature [\[HELP\]](#)

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for non-project actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

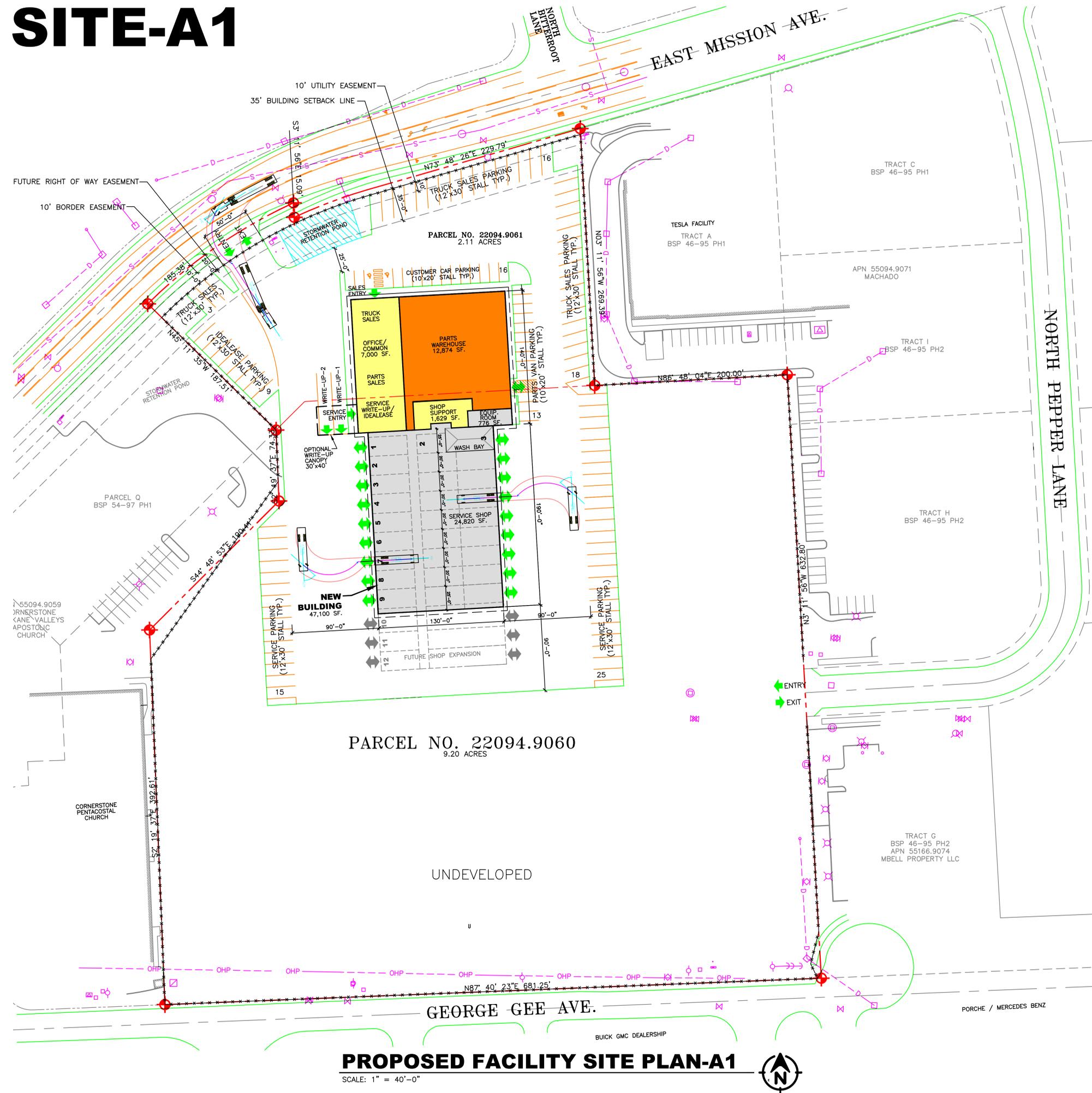
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

SITE-A1



PROPOSED FACILITY SITE PLAN-A1

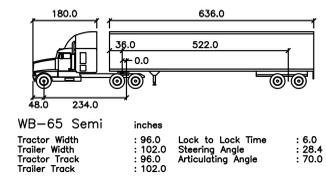
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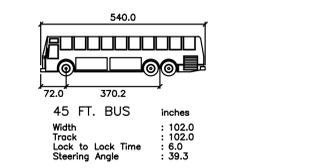
AREA LEGEND

- OFFICE
- WAREHOUSE
- SHOP

VEHICLE PROFILE-1



VEHICLE PROFILE-2



PARKING SUMMARY

CUSTOMER PARKING	16 STALLS
IDEALEASE PARKING	19 STALLS
SERVICE PARKING	40 STALLS
PARTS VANS	13 STALLS
TRUCK SALES PARKING	37 STALLS

FACILITY PLANNING SERVICES LLC

9805 NE 116th St., # 7417
Kirkland, WA 98034
206-799-5857

Project Title:
New Facility Master Plan

Client:



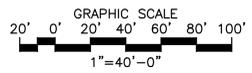
Liberty Lake, WA

Job Number:
24-019

Issue Set and Date:
Issued For Review
September 24, 2024

NOT FOR CONSTRUCTION

- ▲ 9/24/2024 GENERAL REVISIONS
- ▲ 9/19/2024 GENERAL REVISIONS



VICINITY MAP

SCALE: N.T.S.

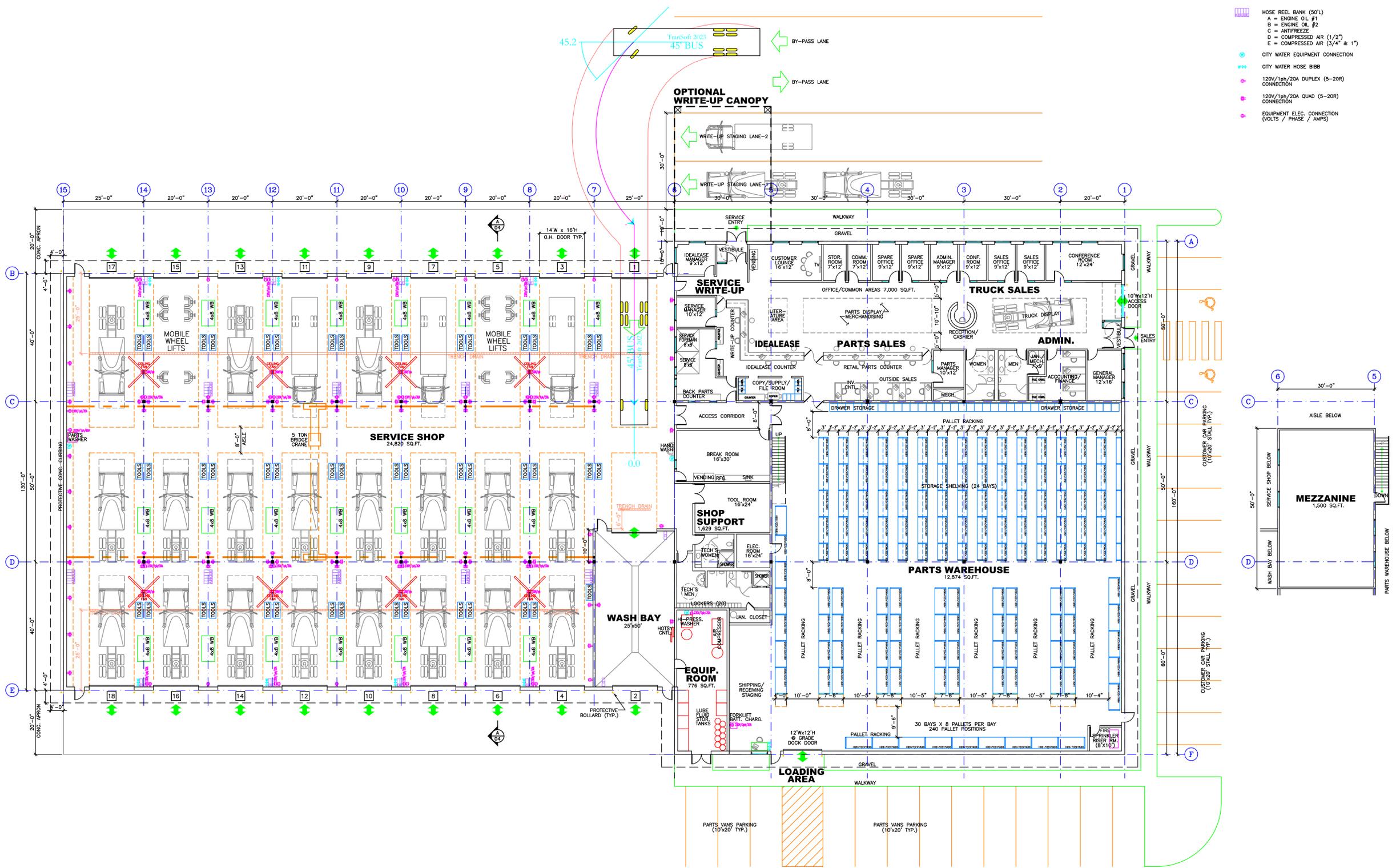
Sheet Title:
PROPOSED FACILITY SITE PLAN-01

Designed by: SF
Drawn by: JH
Checked by: SF

Sheet Number:
SITE-A1
X of X Sheets

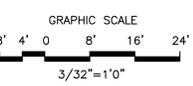
LEGEND

- X SERVICE BAY NUMBER
- FLOOR STRIPING
- 4x8 WB WORK BENCH
- TOOLS TOOL CHEST
- STORAGE RACK
- OVERHEAD CRANE
- TRENCH DRAIN
- HOSE REEL BANK (50'L)
A = ENGINE OIL #1
B = ENGINE OIL #2
C = ANTIFREEZE
D = COMPRESSED AIR (1/2")
E = COMPRESSED AIR (3/4" & 1")
- CITY WATER EQUIPMENT CONNECTION
- CITY WATER HOSE BIBB
- 120V/1ph/20A DUPLEX (5-20R)
- 120V/1ph/20A QUAD (5-20R)
- EQUIPMENT ELEC. CONNECTION (VOLTS / PHASE / AMPS)



PROPOSED BUILDING MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"
47,100 SQ.FT.

- 9/24/2024 GENERAL REVISIONS
- 9/19/2024 GENERAL REVISIONS
- 9/14/2024 GENERAL REVISIONS



Sheet Title:
BUILDING MAIN FLOOR PLAN

Designed by: SF
Drawn by: JH
Checked by: SF

Sheet Number:
BLDG-01
X of X Sheets

Project Title:

New Facility Master Plan

Client:



Liberty Lake, WA

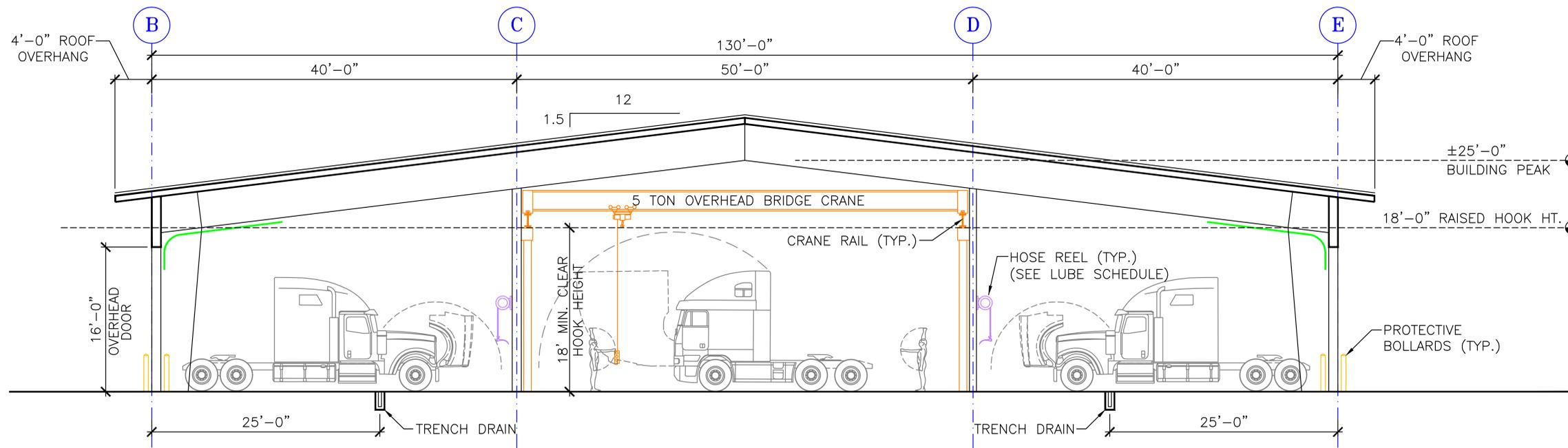
Job Number:

24-019

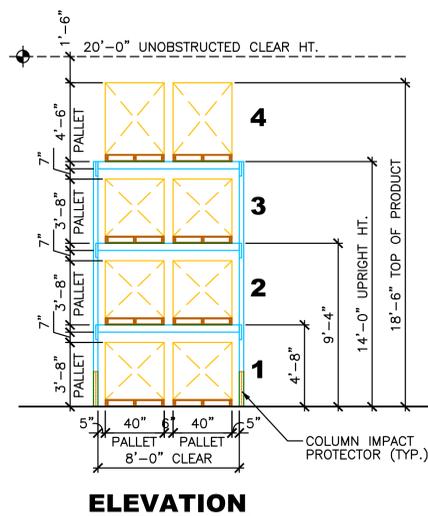
Issue Set and Date:

Issued For Review
September 24, 2024

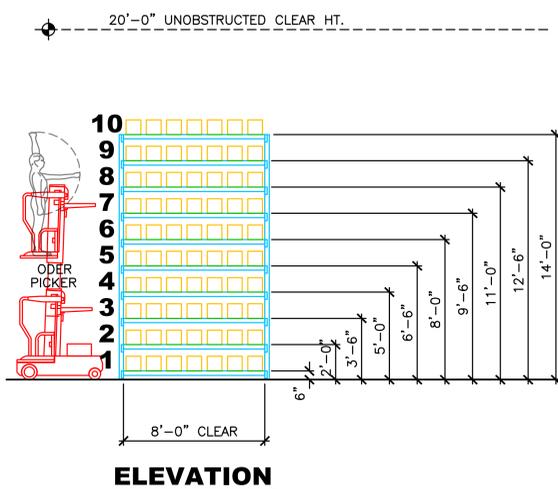
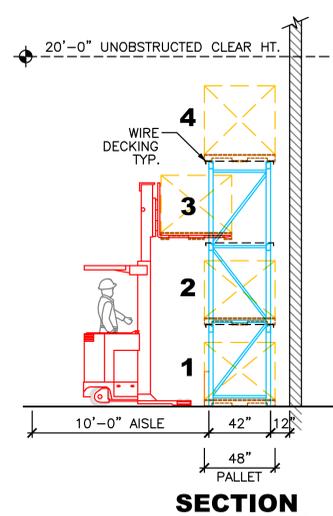
NOT FOR CONSTRUCTION



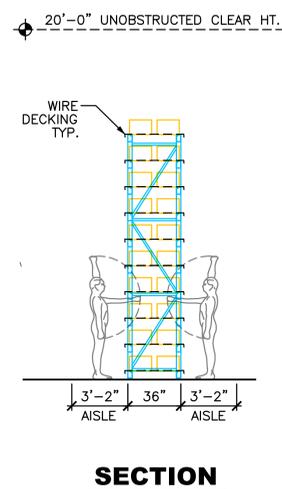
A BUILDING SECTION - CLASS-8 VEHICLES (3-DEEP SHOP)
SCALE: 3/16" = 1'-0"



B PALLET RACK DETAIL-B
SCALE: 1/4" = 1'-0"

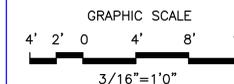


C STORAGE SHELVING DETAIL-C
SCALE: 1/4" = 1'-0"



Revisions:

9/24/2024	GENERAL REVISIONS
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Sheet Title:
BUILDING SECTIONS

Designed by: SF
Drawn by: JH
Checked by: SF

Sheet Number:
SECTIONS
X of X Sheets



DECEMBER 19, 2024

Jay Brantingham
CRF Metal Works
3120 Travel Plaza Way
Pasco, WA 99301
509-430-7609

SUBJECT: TRIP GENERATION AND DISTRIBUTION LETTER

I. PROJECT DESCRIPTION

It is our understanding that the project consists of a new 47,000± SF metal building to house a main office /parts warehouse and a service shop constructed on an existing vacant 11.3± acre parcel. The function of the new building will be to sell, service, and maintain large recreational vehicles. The project also includes an adjacent concrete paved parking lot with enough parking stalls for approximately 125 vehicles of differing sizes. The site will be accessed from East Mission Avenue. Property use is currently classified as C-2 (freeway commercial). A schematic site plan and vicinity map can be found in Appendix A.

Per the design approach and calculations provided below, we estimate the following trip counts would be generated from the proposed development/project.

- 22 new entering and 18 new exiting trips would be added during the weekday AM peak hour
- 13 new entering and 23 new exiting trips would be added during the weekday PM peak hour

II. DESIGN APPROACH

Trip generation estimates developed for this letter are based on the 11th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The trip generation data are organized by various land use types. For each category, the Manual provides a data set for use in estimating the number of vehicle and person trips generated by a site based on its characteristics such as physical size or intensity. Trips may be estimated by direction (entering or exiting the site) and for time periods typically pertaining to a full day (weekday or weekend), peak hours of the adjacent roadway, and peak hours of the particular land use. When used properly, the Trip Generation Manual provides an objective basis for estimating trips generated by a proposed development.

III. TRIP GENERATION

A. PROJECT SITE OVERVIEW AND DESCRIPTION

The proposed project site is an 11.3± acre parcel, with a property use of Freeway Commercial, located in an established commercial/industrial part of Liberty Lake, WA surrounded by freeway commercial to the west, south, and east and mixed residential use to the north. The proposed development project site would continue to utilize the same property use. As aforementioned adjacent land uses around the project vary from freeway commercial to mixed residential, to vacant land.

Given the project specifics, we only considered primary vehicle trips. Diverted trips and pass-by trips were not taken into consideration as a part of this analysis.

B. TRIP GENERATION ANALYSIS

The ITETripGen Web Application was utilized to perform our analysis for Land Use Code 842 – Recreational Vehicle Sales. We estimated the new trip generation based on the proposed square footage (47,000±) of the recreation vehicle sales and maintenance facility. In accordance with the ITE Trip Generation Handbook, we used the average rate to estimate trip generation for both AM and PM peak hours.

Trip generation input criteria and results are summarized below. ITE TripGen Web Application outputs are included in Appendix B.

Table 1 – Trip Generation Input Criteria

Time Period	Land Use Code	Independent Variable	
		Description	Value
Weekday AM Peak	842 –Recreational Vehicle Sales	1,000 SF GFA	47
Weekday PM Peak	842 –Recreational Vehicle Sales	1,000 SF GFA	47

Table 2 – Trip Generation Results

Time Period	Rate			Fitted Curve Equation	R ²	Total Calculated Trip Ends	Directional Distribution	Total Calculated Directional Trip Ends
	Avg.	Range	Std. Dev.					
Weekday AM Peak	0.85	0.32 - 2.23	0.61	-	-	40	54% entry 46% exit	22 entry 18 exit
Weekday PM Peak	0.77	0.46 - 2.08	0.54	-	-	36	37% entry 63% exit	13 entry 23 exit

IV. TRIP DISTRIBUTION

The proposed development of this project will propose a new driveway approach to enter and exit the site off of E Mission Avenue. We estimate that most of the newly generated trips will travel to/from the site on E Mission Avenue and North Liberty Lake Road. The table below summarizes potential originations and destinations and their anticipated frequency. Anticipated trip distributions are illustrated in an exhibit included in Appendix C.

Table 3 - Trip Distribution

Roadway	Origin/Destination	Anticipated Frequency*
E Mission Avenue (East, West)	Spokane Valley, I-90, Liberty Lake, Otis Orchards	14%
Kramer Parkway (North, South)	Liberty Lake	7%
North Harvard Road (North, South)	Liberty Lake, Otis Orchards	5%
North Liberty Lake Road (North, South)	I-90, Liberty Lake	74%

*As a fraction of the total trips generated by this site

Sincerely,



Erik Fuentes, PE,
Principal Civil Engineer
True Edge Engineering

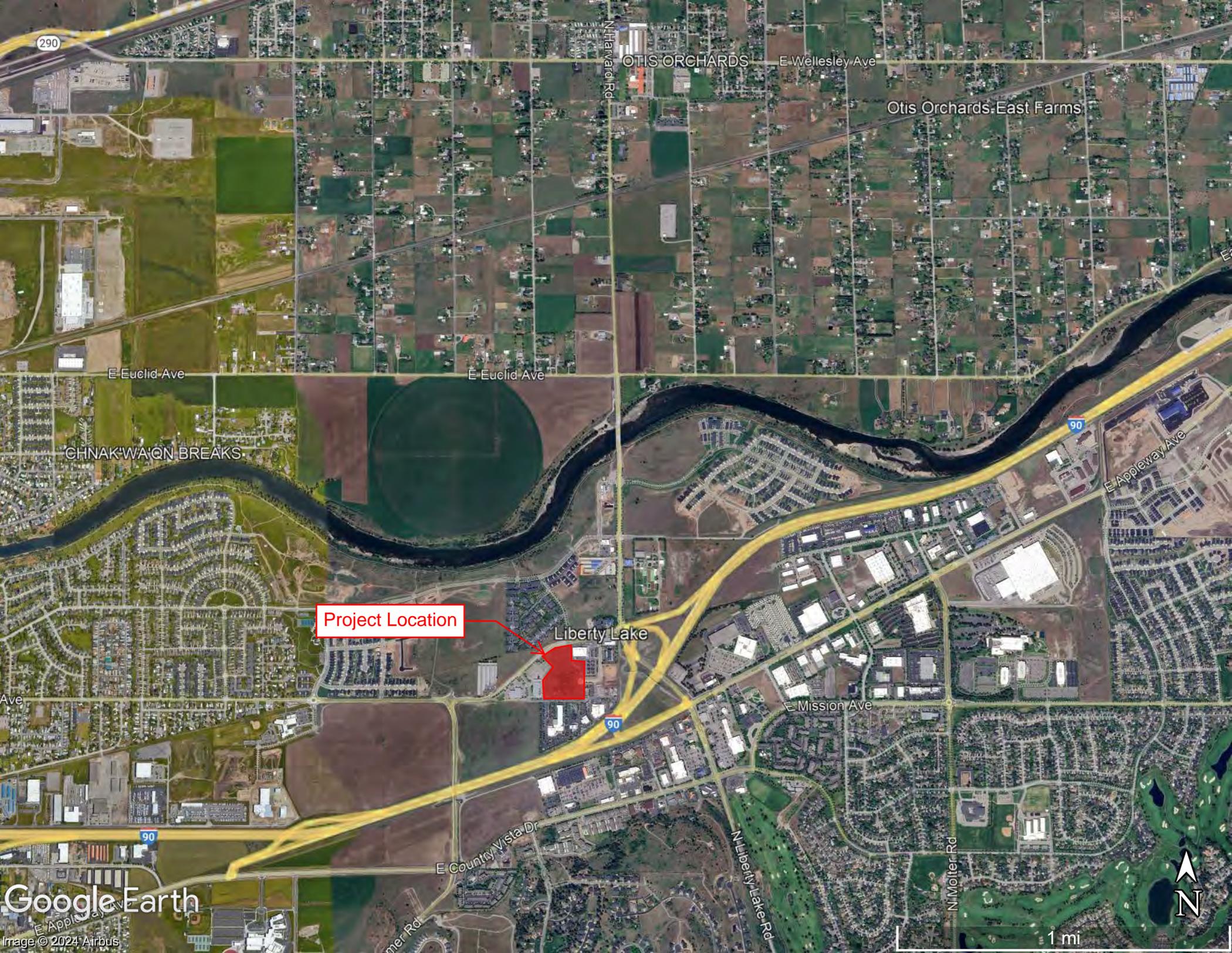


12/19/2024

V. APPENDICIES

- A. SITE AND VICINITY MAP**
- B. ITE TRIPGEN OUTPUTS**
- C. TRIP DISTRIBUTION EXHIBIT**

APPENDIX A – SITE AND VICINITY MAP



Project Location

Liberty Lake

OTIS ORCHARDS

E Wellesley Ave

Otis Orchards-East Farms

E Euclid Ave

E Euclid Ave

CHNAK'WA'IQN BREAKS

90

E Appleway Ave

Ave

E Mission Ave

90

E County Vista Dr

N Liberty Lake Rd

N Molter Rd

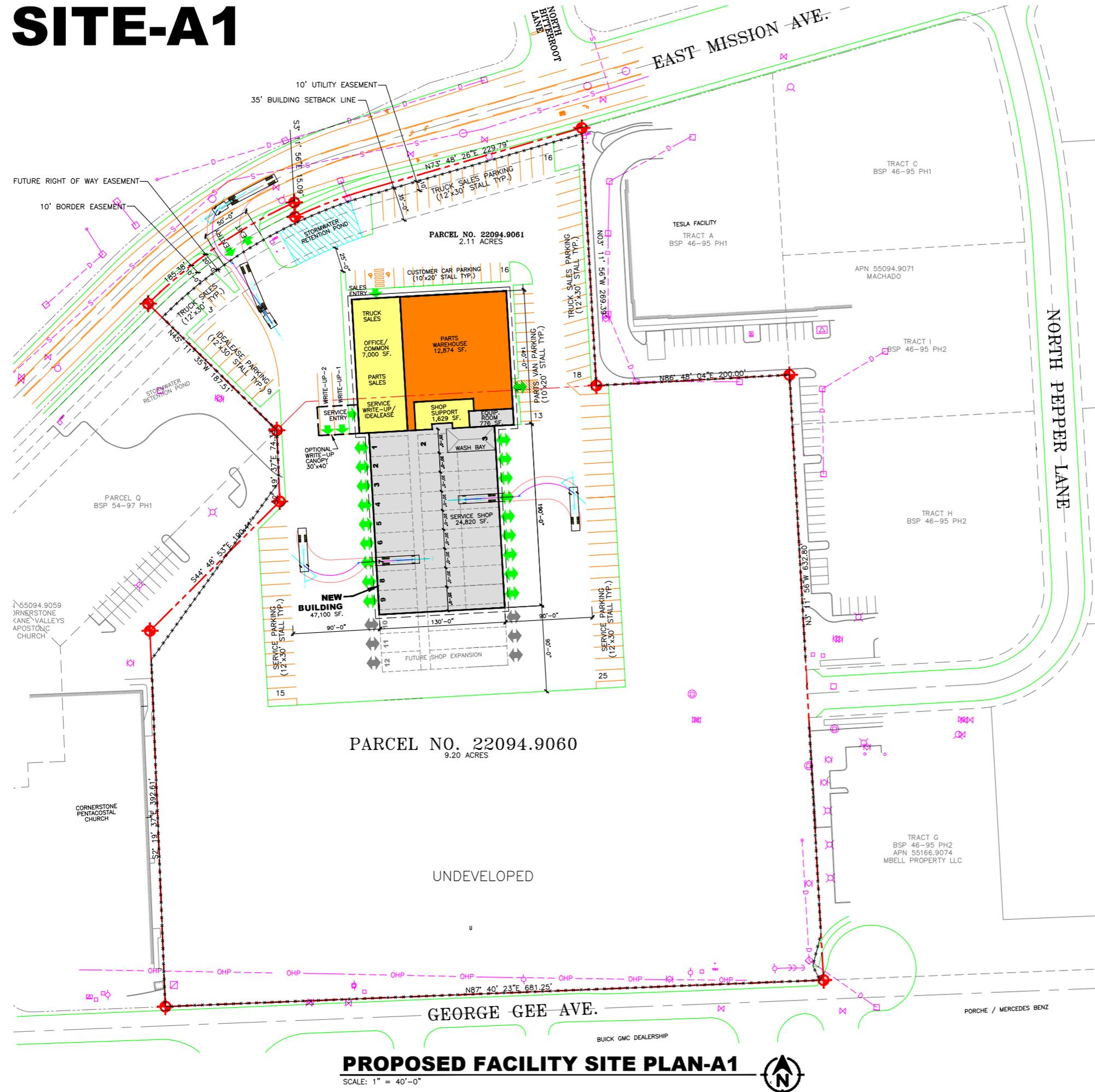
Google Earth

Image © 2024 Airbus



1 mi

SITE-A1



PROPOSED FACILITY SITE PLAN-A1

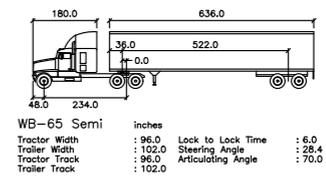
SCALE: 1" = 40'-0"



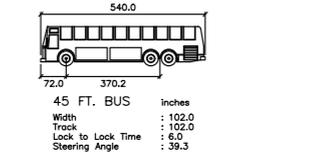
AREA LEGEND

- OFFICE
- WAREHOUSE
- SHOP

VEHICLE PROFILE-1



VEHICLE PROFILE-2



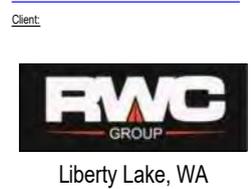
PARKING SUMMARY

CUSTOMER PARKING	16 STALLS
IDEALEASE PARKING	19 STALLS
SERVICE PARKING	40 STALLS
PARTS VANS	13 STALLS
TRUCK SALES PARKING	37 STALLS

FACILITY PLANNING SERVICES LLC

9805 NE 116th St., # 7417
Kirkland, WA 98034
206-799-5857

Project Title:
New Facility Master Plan

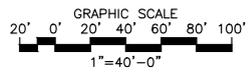


Job Number:
24-019

Issue Set and Date:
Issued For Review
September 24, 2024

NOT FOR CONSTRUCTION

- 9/24/2024 GENERAL REVISIONS
- 9/19/2024 GENERAL REVISIONS



VICINITY MAP

SCALE: N.T.S.

Sheet Title:
PROPOSED FACILITY SITE PLAN-01

Designed by: SF
Drawn by: JH
Checked by: SF

Sheet Number:
SITE-A1
X of X Sheets

APPENDIX B – ITE TRIPGEN OUTPUTS

Land Use: 842

Recreational Vehicle Sales

Description

A recreational vehicle (RV) sales dealership is a free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. Automobile sales (new) (Land Use 840) and automobile sales (used) (Land Use 841) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Florida and Texas.

Source Numbers

721, 881

Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

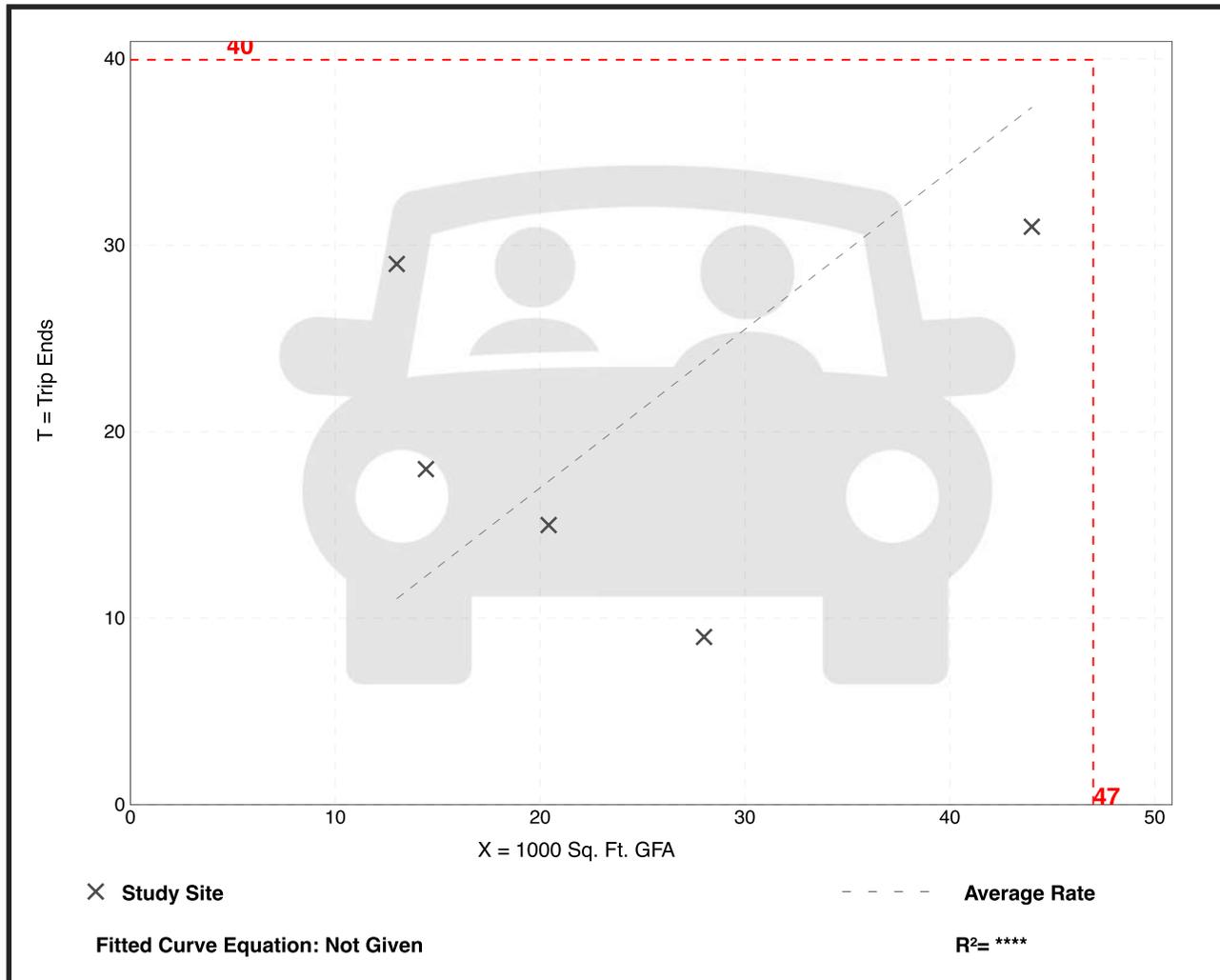
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 24
 Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.85	0.32 - 2.23	0.61

Data Plot and Equation

Caution – Small Sample Size



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

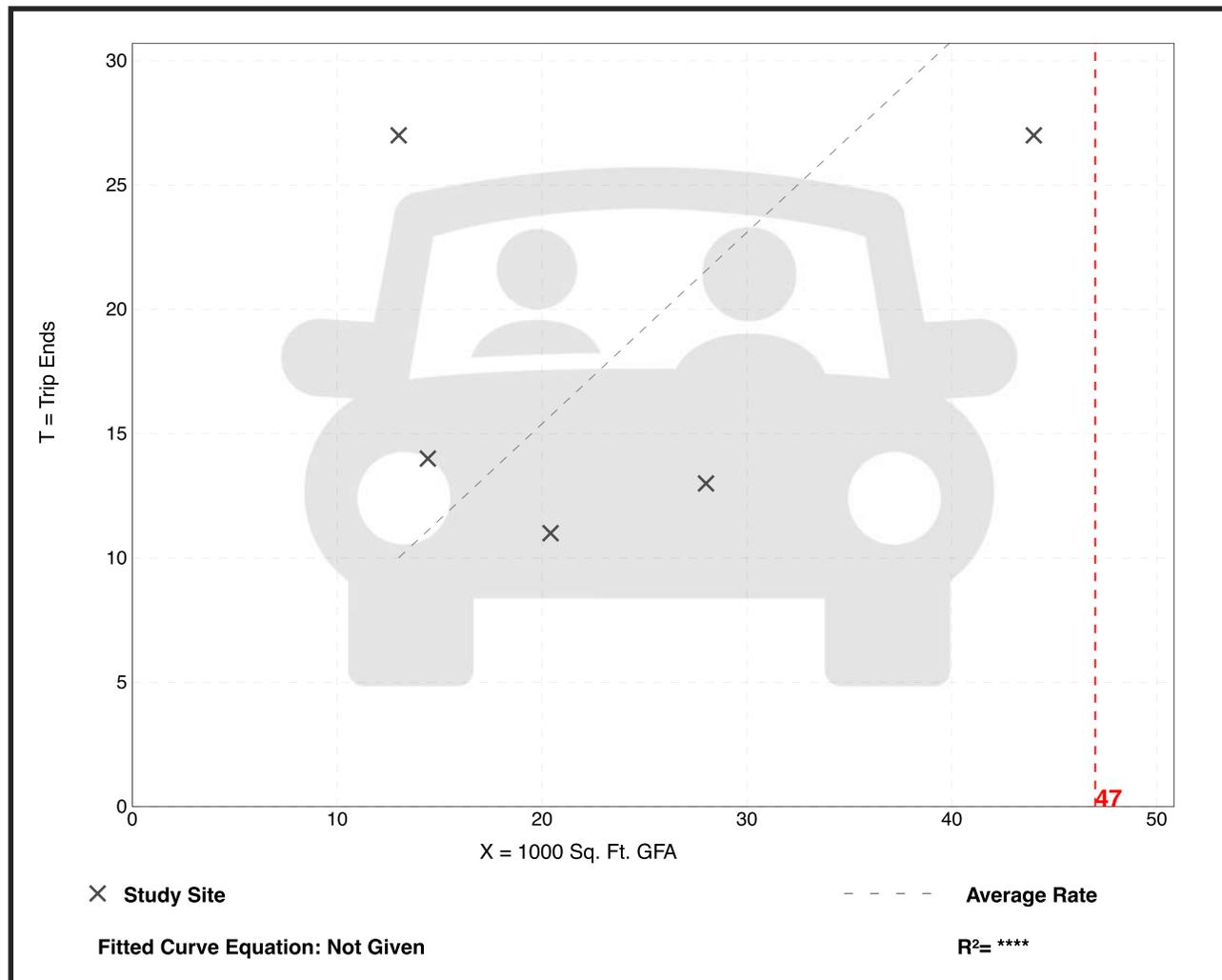
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 24
 Directional Distribution: 37% entering, 63% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.77	0.46 - 2.08	0.54

Data Plot and Equation

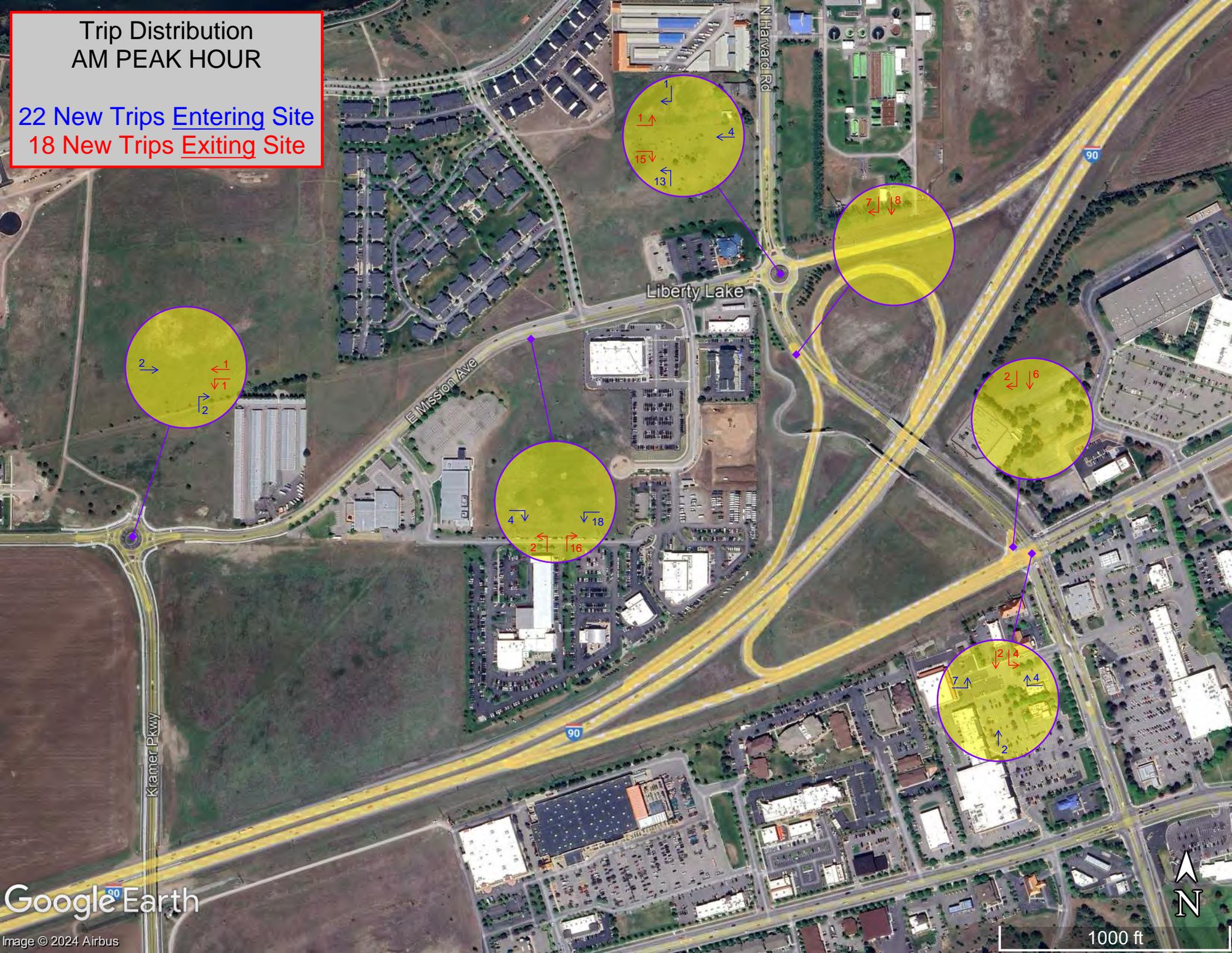
Caution – Small Sample Size



APPENDIX C – TRIP DISTRIBUTION EXHIBIT

Trip Distribution
AM PEAK HOUR

22 New Trips Entering Site
18 New Trips Exiting Site



Trip Distribution
PM PEAK HOUR

13 New Trips Entering Site
23 New Trips Exiting Site

