

# COLUMBIA COUNTY PUBLIC WORKS

Andrew Woods, P.E. County Engineer • Seth Walker, P.E. Assistant County Engineer  
County Road • Risk Management • GIS • Solid Waste • Fleet Management • Parks & Recreation

## DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Demolition of a 7,850 square foot timber grandstand.

Proponent: Columbia County Public Works Department

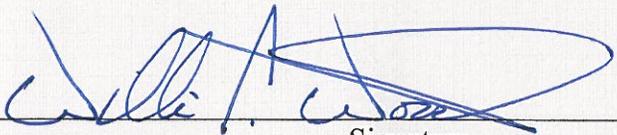
Location of Proposal: Columbia County Fairgrounds in Dayton, WA.

Lead Agency: Columbia County Public Works Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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 lead agency. This information is available to the public on request.

- There is no comment period for the DNS
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.
- This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by August 17, 2016.

Responsible Official: William Andrew Woods, P.E.  
Position Title: Columbia County Engineer/Public Works Director  
Address: 415 N. Guernsey Ave. or PO Box 5  
Dayton, WA 99328

  
\_\_\_\_\_  
Signature

8/2/16  
\_\_\_\_\_  
Date

# SEPA ENVIRONMENTAL CHECKLIST

## ***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:*** [\[help\]](#)

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: [\[help\]](#)

East Grandstand Demolition Project

2. Name of applicant: [\[help\]](#)

Columbia County

3. Address and phone number of applicant and contact person: [\[help\]](#)

Andrew Woods, P.E.  
Columbia County Engineer/Public Works Director  
PO Box 5  
Dayton, WA 99328  
(509) 382-2534

4. Date checklist prepared: [\[help\]](#)

July 2016

5. Agency requesting checklist: [\[help\]](#)

Columbia County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Demolition work will begin in mid-September of 2016 and is expected to be completed by the end of October 2016. Removal of contaminated soils will commence as soon as demolition is completed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Blue Mountain Environmental has completed a Phase II Environmental Site Assessment and lead based paint inspection for the County. A copy of the survey is available upon request.

The County requested review of the property by the Department of Historic Preservation (DAHP). By letter on August 19, 2009, DAHP determined that the East Grandstand is not eligible for the National Register of Historic Places under criterion C and that further contact with DAHP is not necessary.

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. [\[help\]](#)

Not at this time.

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

[\[help\]](#)

Demolition permit from the County.

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

At the Columbia County Fairgrounds, the East Grandstand is a 7,850 covered timber structure. Since 2008, the East Grandstand has been closed due to structural concerns, lack of ADA access and insufficient means of egress in case of fire. Sometime in early June of 2016, one of the timber columns supporting the roof failed. Rather than repair the timber column and address all of the other structural and safety issues, the decision has been made to demolish the structure. There are no plans to replace the grandstand at this time.

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. [\[help\]](#)

The subject project is located at the Columbia County Fairgrounds in Dayton, WA. While the building does not have a specific address, it is located approximately 500 ft northwest of the end of N. Pine Street in the SE ¼ of the NW ¼ of Section 30 T 10 N, R 39 E.

A map of the Fairgrounds and a vicinity map are attached to the end of the checklist.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Flat – Not applicable

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. [\[help\]](#)

Existing soils are a sandy-silt commonly known as Palouse Wind Blown Loess. River gravels can be found approximately 5 to 10 ft below surface elevation.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

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. [\[help\]](#)

The Phase II Environmental Site Assessment identified an area of lube oil contamination and a separate area with DDT contamination. Both areas had detectable levels requiring removal. Once the grandstand is removed, the soils in these areas will be removed and disposed of properly. Confirmation sampling will be performed to insure that no soil contamination above cleanup levels remain at the site.

The areas in question are approximately 20 ft by 20 ft. The depth of contamination is at least 1 foot. However, the actual depth will not be known until removal and confirmation sampling. The excavated area will be filled with clean native material.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

There will be ground disturbance as part of the demolition process. However, ground disturbance will be minimal.

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

There will be no change in the amount of impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None – the site is flat and a considerable distance from any ditches or other types of storm water conveyance.

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

Dust from the demolition is expected. The demolition contractor will be required to take measures to keep dust into the air at a minimum using techniques such as watering down the site during demolition.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Watering down the site and tarping the loads of material being hauled off.

### 3. **Water** [\[help\]](#)

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. [\[help\]](#)

No

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. [\[help\]](#)

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. [\[help\]](#)

Not applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

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 known. [\[help\]](#)

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. [\[help\]](#)

None

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. [\[help\]](#)

Currently all stormwater is handled through infiltration into the Fairground's lawn or the adjacent horse racing track.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

There will be no changes made at this time.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

\_XX\_deciduous tree: alder, maple, aspen, other

\_evergreen tree: fir, cedar, pine, other

\_shrubs

\_XX\_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? [\[help\]](#)

None

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None

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

Squirrel, deer, raccoon, possum, and turkey.

d. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

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

Electric

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No effect

- 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: [\[help\]](#)

None – This is a demolition project.

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

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

The County had a Phase II Environmental Site Assessment and Lead Based Paint Inspection performed in 2009 by Blue Mountain Environmental Consulting. The site assessment found two areas of soil contamination where maintenance equipment and chemicals had been stored in the past. One area will require cleanup for lube oil contamination and the other area for DDT.

There were small levels of lead found during the lead based paint inspection. The amounts are considered to be from trace amounts to just slightly elevated levels and encompass a small fraction of the total mass of the grandstand.

- 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. [\[help\]](#)

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. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

During the demolition of the grandstand, air monitoring will be required to determine if workers are being exposed to airborne lead. This effort may be omitted if the contractor completing the demolition work has a valid “negative exposure assessment” from a similar project completed within the past calendar year.

Upon completion of the grandstand demolition, the areas of lube oil and DDT contamination will be excavated. The contaminated soil will be taken to a disposal facility licensed to accept it. Confirmation sampling will be performed to verify that the contaminated soil has been removed. The excavated area will then be backfilled with clean native material.

- b. Noise [\[help\]](#)

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

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. [\[help\]](#)

There will be a short term increase in noise levels due to the demolition work.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Work is expected to take place on weekdays between the hours of 7:00am to 7:00pm, or daylight to dusk, whichever is shorter. If the Contractor requests to work outside of these time frames, the County will ensure the Contractor’s request is within applicable noise/nuisance ordinances before approving the request.

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

The current use of the site is as the County Fairgrounds. This work will not affect any current land uses on nearby or 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 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? [\[help\]](#)

No

- 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: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

The East Grandstand is a 7,850 sf timber structure with roof.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes – The East Grandstand will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

A-1 Agricultural

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not Applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable

**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? [\[help\]](#)

Not applicable

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

**12. Recreation** [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable

**13. Historic and cultural preservation** [\[help\]](#)

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 located on or near the site? If so, specifically describe. [\[help\]](#)

The County requested review of the property by the Department of Historic Preservation (DAHP). By letter on August 19, 2009, DAHP determined that the East Grandstand is not eligible for the National Register of Historic Places under criterion C and that further contact with DAHP is not necessary.

b. Are there any landmarks, features, or other evidence of Indian 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. [\[help\]](#)

No

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. [\[help\]](#)

See the response to Section 13(a) above.

- 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. [\[help\]](#)

None

**14. Transportation** [\[help\]](#)

- 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. [\[help\]](#)

The site is accessed by N. Pine Street.

- 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? [\[help\]](#)

Yes – Only if special arrangements are made with Columbia County Public Transportation. It is not served by a set route.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable

- 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). [\[help\]](#)

No

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

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? [\[help\]](#)

None

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. [\[help\]](#)

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

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

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable

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

a. Circle utilities currently available at the site: [\[help\]](#)

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

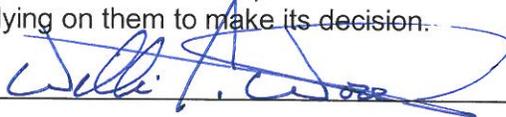
c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable

**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: William Andrew Woods, P.E.

Position and Agency/Organization: Columbia County Engineer/Public Works Director

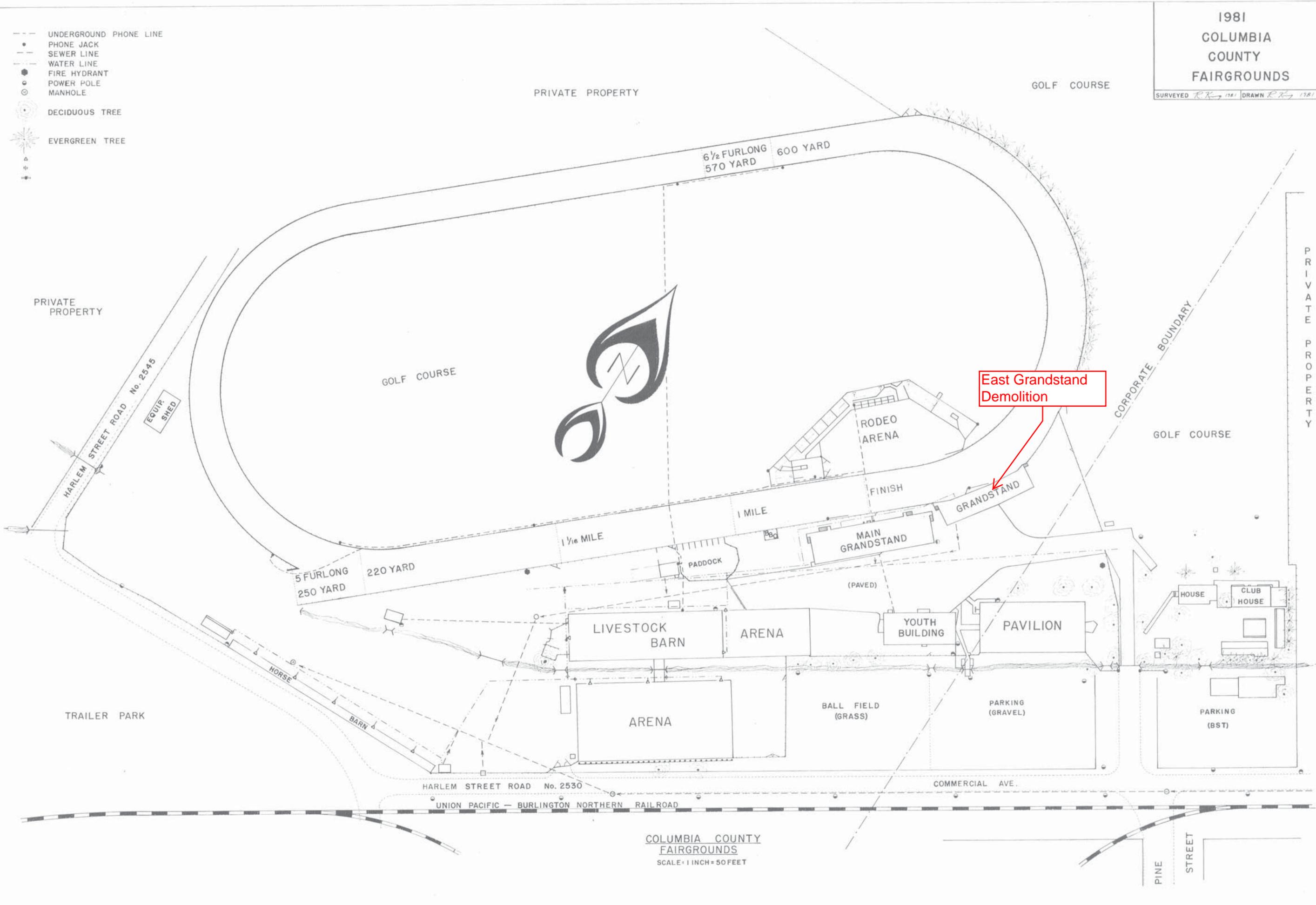
Date Submitted: 8/2/16

requirements for the protection of the environment.

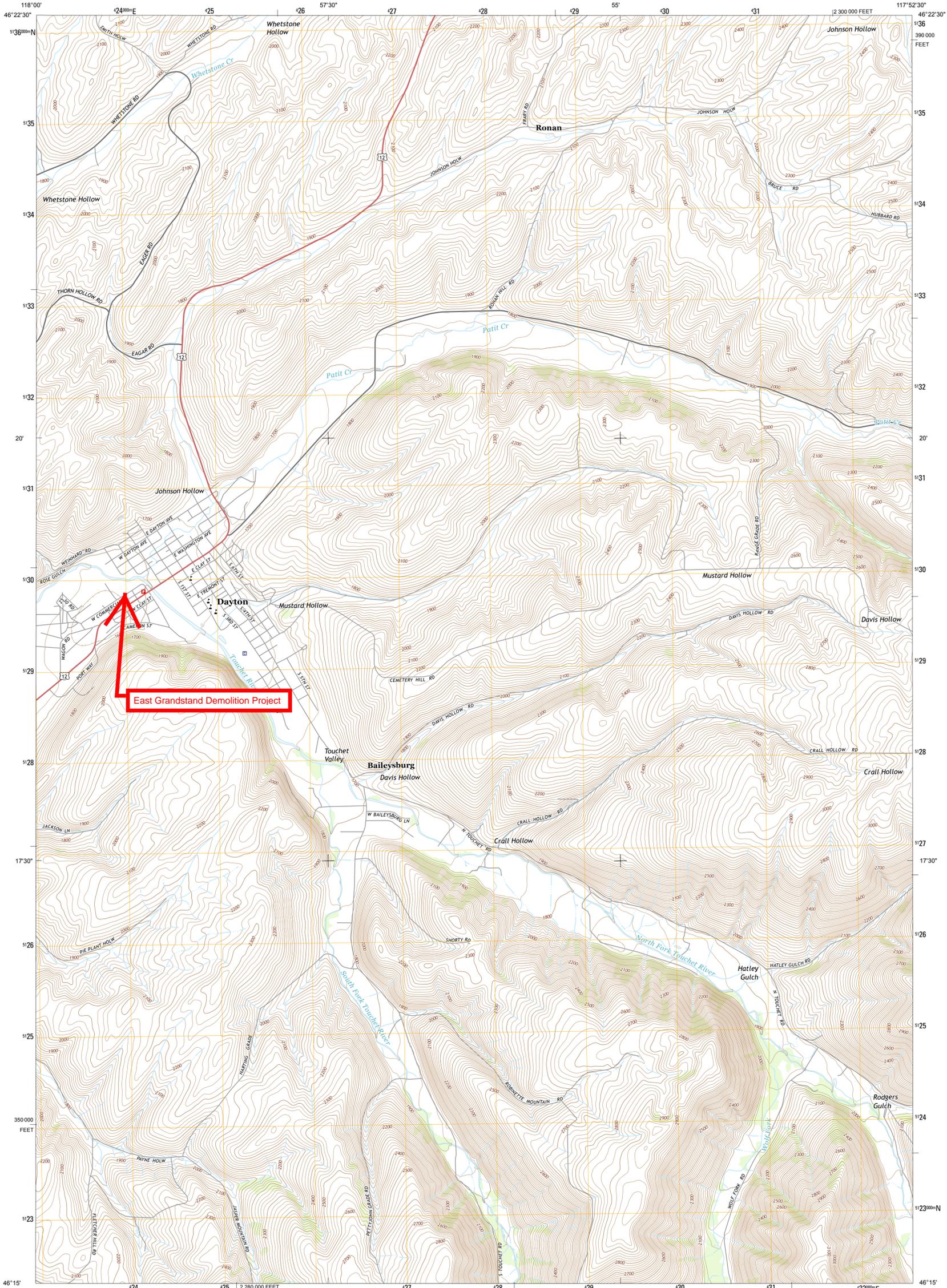
1981  
COLUMBIA  
COUNTY  
FAIRGROUNDS

SURVEYED R.R. 1981 DRAWN R.R. 1981

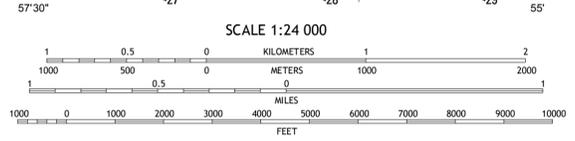
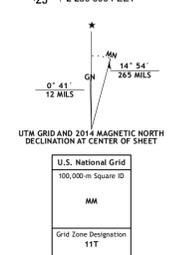
- UNDERGROUND PHONE LINE
- PHONE JACK
- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- POWER POLE
- ⊙ MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ EVERGREEN TREE



COLUMBIA COUNTY  
FAIRGROUNDS  
SCALE: 1 INCH = 50 FEET



Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1000-meter grid: Universal Transverse Mercator, Zone 11T 10 000-foot ticks: Washington Coordinate System of 1983 (south zone) This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Imagery: NAIP, July 2011 Roads: ©2006-2013 TomTom Names: GNS, 2013 Hydrography: National Hydrography Dataset, 2011 Contours: National Elevation Dataset, 2001 Boundaries: Census, IBWC, IBC, USGS, 1972-2012 Public Land Survey System: BLM, 2011



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

ADJOINING 7.5 QUADRANGLES

Kellogg Creek	Tucannon	Turner
Huntsville	Dayton	Cahill Mountain
Coppel	Robbinette Mountain	Eskler Mountain

DAYTON, WA 2014

