

# SEPA ENVIRONMENTAL CHECKLIST

City of Dayton  
111 South 1st Street, Dayton, Washington 99328  
(509) 382-2361

*(For Staff Use Only)*

DATE: 10/16/22  
REVIEWED BY: Dena Martin  
PROJECT #: 306 E Clay Demo  
CASE #: SEPA 2022-02  
RELATED FILES: Demo Permit

## WAC 197-11-960 Environmental checklist.

### *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 impacts 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:*

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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**

STAFF USE ONLY

1. Name of proposed project, if applicable:

CLAY ST DEMOLITION

2. Name of applicant:

Community Bible Church  
POC KC Ruy KENDALL

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

306 E. CLAY ST.  
DAYTON, WA 99328  
509-396-1460

4. Date checklist prepared:

10/5/22

5. Agency requesting checklist:

COLUMBIA COUNTY PLANNING

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

DEMOLITION TO COMMENCE IMMEDIATELY UPON ISSUANCE OF PERMIT

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.

NONE

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.

NONE

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

city demolition permit

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.)

RESIDENTIAL Building 1,264 SF CONSTRUCTED APPROX. 1940 OF TYPICAL CONSTRUCTIONAL METHODS & MATERIALS. Building has degraded significantly (FOUNDATION FAILURE & ROOF TRUSS FAILURE) presenting a potential safety concern. CBC WISHES TO RECLAIM that property FOR USE BY BACKFILLING & PLANTING TREES.

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.

306 E. CLAY ST. PARCEL# 263610  
DAYTON, WA  
99328

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

FLAT TYPICAL RES. LOT & SET BACKS consistent w/ others on the Block

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

< 5%

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.

UNKNOWN  
Patit Creek Silt Loam

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

NONE FOUND

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.

1,264 SF

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

NO

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

0%

STAFF USE ONLY

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

PLANTING LAWN/TURF

## 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.

INCIDENTAL DEMOLITION DUST CONTROLLED W/ WATER SPRAY

b. Are there any offsite 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:

ON-SITE WATER SPRAY

## 3. Water

a. Surface:

NONE

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.

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.

N/A

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.

N/A

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

N/A

5) Does the proposal lie within a 100-year flood plain? 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.

STAFF USE ONLY

NO

b. Ground:

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.

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 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.

NO RUNOFF ANTICIPATED. PERMEABLE SURFACE SURROUNDS SITE, SWALE WILL EXIST DURING PROJECT. BACK FILL & COMPACTION & FINAL GRADING TO LEVEL TOPOGRAPHY

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

NO

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

NO

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

N/A

4. Plants

a. Check the types of vegetation found on the site: TURF ONLY

— Deciduous tree: Alder, maple, aspen, other

— Evergreen tree: Fir, cedar, pine, other

STAFF USE ONLY

— 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?

NONE

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:

LAWN TO BE PLANTED IN SPRING FOLLOWING COMPLETION.

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:

NONE

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.

NONE

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

NO

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

N/A

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.

N/A

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

NO N/A

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:

N/A

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.

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:

DUST control via H<sub>2</sub>O spray

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.

INDUSTRIAL EQUIPMENT (TRACKHOE & DUMP TRUCK)

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

NOISY OPERATIONS BETWEEN 8am - 6pm

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.

PREVIOUSLY OCCUPIED SINGLE FAMILY DWELLING  
HAS BEEN VACANT SINCE 2006

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?

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:

NO

Historic Inventory says 1916; assessor's site says 1920

c. Describe any structures on the site.

1,264 SF SINGLE FAMILY DWELLING BUILT ~ 1940 ↑  
SINGLE STORY UNFINISHED CRAWL SPACE

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

ENTIRE STRUCTURE

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

Urban residential

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

residential

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

STAFF USE ONLY

N/A

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

NO - NATIONAL HISTORIC PRESERVATION REGISTRY

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

0

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

0

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:

N/A

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

N/A

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

N/A - current Bldg NOT Habitable

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

N/A

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?

N/A

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

N/A

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

*THIS PROJECT WOULD ELIMINATE NEGATIVE AESTHETIC IMPACTS CURRENTLY EXISTING* STAFF USE ONLY

11. Light and glare

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

*D*

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

*NO*

c. What existing offsite sources of light or glare may affect your proposal?

*N/A*

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?

*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*

13. Historic and cultural preservation

*Listed on Nat'l. + State registers. Site of Hotel Great Western in 1880s + 1890s. (not current building). Local District was dissolved.*  
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. *NATIONAL HISTORIC REGISTRY DUE TO SITE NOT ASSOCIATED WITH THE STRUCTURE TO BE DEMOLISHED*

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is 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*  
*Site of former hotel. No current features point to historic use.*

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

*ALL RECORDS OF CURRENT & PRIOR OWNERS CONFIRM THAT NO CULTURAL OR HISTORIC RESOURCES ARE ASSOCIATED W/ STRUCTURE*

department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

STAFF USE ONLY

See attached DAPP Historic Inventory Report

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.

CLAY ST BETWEEN S. 2<sup>nd</sup> & S. 3<sup>rd</sup>

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

On demand service by Columbia County Public Transpo.

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

N/A

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).

NO

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?

0

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:

N/A

15. Public services

STAFF USE ONLY

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.

NO

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

N/A

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.

all utilities to be discontinued / capped

**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: 10/5/22

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not 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?

*COMPLETED PROJECT WOULD INCREASE PERMEABILITY, REDUCE STORM FLOWS & REDUCE AIR-BORNE FUGITIVE DUST ONCE LAWN IS ESTABLISHED*

Proposed measures to avoid or reduce such increases are:

*N/A*

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

*N/A*

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

*N/A*

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

*N/A ENERGY SAVINGS ASSOCIATED w/ Bldg Heat & Lights*

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, flood plains, or prime farmlands?

*N/A*

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?

*N/A*

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?

*N/A*

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.



# Historic Inventory Report

## Location

Field Site No. 509

DAHP No.

Historic Name:

Common Name:

Property Address: 306 E Clay St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-030-29-003-0000

Plat/Block/Lot Day and Mustard, Lot 3 Block 29

Acreage -1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T10R39E	30			Columbia	DAYTON

## Coordinate Reference

Easting: 2277330

Northing: 369806

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 01/15/2004

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Community Bible Church

Owner Address: 201 S 2nd Street

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Survey/Inventory

Comments:

1985

National Register

9/17/86

State Register

1986

Local Register

2009

Proposed District - Local Register

Adopted 2010

Within a District? Yes

Contributing? Yes

National Register: South Side Historic District

Local District: Local Register South Side Historic District (2008)



# Historic Inventory Report

**National Register District/Thematic Nomination Name:**

**Eligibility Status:** Not Determined - SHPO

**Determination Date:** 1/1/0001

**Determination Comments:**

## Description

**Historic Use:** Domestic - Single Family House

**Current Use:** Domestic - Single Family House

**Plan:** Rectangle

**Stories:** 1

**Structural System:** Unknown

**Changes to Plan:** Intact

**Changes to Interior:** Unknown

**Changes to Original Cladding:** Intact

**Changes to Windows:** Intact

**Changes to Other:** Unknown

**Other (specify):**

**Style:**

**Cladding:**

**Roof Type:**

**Roof Material:**

Arts & Crafts - Craftsman

Wood - Drop Siding

Gable

Asphalt / Composition -  
Shingle

**Foundation:**

**Form/Type:**

Concrete - Poured

Single Family - Bungalow

## Narrative

**Study Unit**

Religion

Architecture/Landscape Architecture

**Other**

Baptist Church Sunday School

**Date of Construction:**

1916 Built Date

**Builder:**

**Engineer:**

**Architect:**

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes - Local

**Property potentially contributes to a historic district (National and/or local):** Yes

**Statement of**

**Significance:**

1985 record: Site of Hotel Great Western in 1880's and 1890's. Joan Groom's mother, Mrs. Elder, has lived there since the 1950's. Nancy Compau - Field Recorder

2003 record of ownership: Gene M Elder, Jessie L Elder, Joan K Groom and Larry G Elder 1954, Ted E and Rita I Ruble 6/15/1992

2007 record: Ruble to 1st Baptist Church dba Community Bible Church 5/3/06

**Description of**

**Physical**

**Appearance:**

1985 record: End gable roof with exposed rafters. Recessed full front porch with tapered, square columns; clapboard balustrade. Single sash with transom front windows.

2014 record: Used for Sunday School classes and youth activities



## Historic Inventory Report

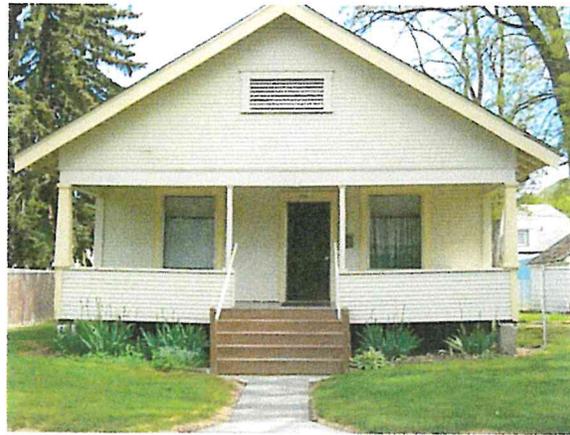
**Major  
Bibliographic  
References:**

1985 record: 1896 Sanborn map  
1916 Sanborn map  
Columbia County Title Co  
2003 record: Columbia County Assessor's Office tax records  
UTM reference: Topozone  
2007 record: Columbia County Assessor's Office  
2011 record: DHPC update  
2014 record: DHPC update

## Photos



Photo taken in clear and sunny conditions at 10:45 am.



Front view of 306 E Clay  
2014