

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

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.

RECEIVED
September 16, 2024
Washington Geological Survey

A. Background [Find help answering background questions](#)

1. **Name of proposed project, if applicable:** Pyramid Materials, Dickey Pit Expansion
2. **Name of applicant:** Pyramid Materials, Inc – Lance Despain Owner/President
3. **Address and phone number of applicant and contact person:**

Lance Despain, Owner/President
PO BOX 3337
Renton, WA 98056
Office: 425-254-1820 ext 103
Cell: 206-396-9050

4. **Date checklist prepared:** June 20, 2024
5. **Agency requesting checklist:** Washington State Department of Natural Resources
6. **Proposed timing or schedule (including phasing, if applicable):**

This mine has been operating for more than 40 years and is expanding the current reclamation plan which has several older SEPA approvals, Mining is on-going.

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

Yes, when this expansion is approved, the County will initiate a SEPA on the 20 acre reserve parcel, north and adjacent to the 104.6 acres this SEPA includes.

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

Dickey Pit Expansion Final EIS, Issued 1981
Surface Mine Reclamation and Operation Permit No. 12047, January 1981
SEPA Determination of Non Significance, WADNR, May 25, 1983
WDOE, Sand and Gravel General Permit WAG 50-3152, November 23, 1999
Drainage Report prepared by ABC, Inc., July 2007
WADNR Form SM8A prepared by SubTerra, Inc., July 2007
SEPA Determination of Non Significance, WADNR, March 7, 2008
WADNR Form SM8A submitted by Pyramid Materials, Inc., April 25, 2021
Geotechnical Report prepared by GeoResources, Inc., June 22, 2023

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.

SM-6 from the County for the Dickey Pit Expansion

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

SM-6 from the County for the Dickey Pit Expansion

11. Give a 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.)

This mining expansion will involve continuing mining aggregates to produce construction aggregates and aggregates for the manufacturing asphalt and concrete, recycling broken asphalt and broken concrete and manufacturing topsoil products. This will maximize and deplete the resource per the mineral resource designation requirements. The mine has been operational for over 40 years and will continue for another 44+ years. Continuing operations will include:

Combine the remaining reserve acres, increase the depth to maximize the resource and combine the original manufacturing areas into the DNR permit.

Extraction of 14.6 MCY of aggregates over 44+ years.

Clean fill import of 20.1 MCY over the next 44+ years.

Reclamation of the entire Dickey Pit back to its approximate original topography for Industrial use upon its completion.

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.

Dickey Pit is located west of Dickey Pit Road and North of Newberry Hill Road, Silverdale, WA in SW ¼ NW ¼ S19 T25N R01E, SE ¼ NW ¼ S19 T25N R01E, SE ¼ NE ¼ S19 T25N R01E, NW ¼ SW ¼ S19 T25N R01E, NE ¼ SW ¼ S19 T25N R01E

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Site is an ongoing mining operation that has been in operation for over 40 years. Due to that the site is completely stripped of all vegetation and is a large pit with steep slopes surrounding its perimeter. The sites original topography is a rolling hillside that gently slopes towards the west.

Circle or highlight one: Flat, **rolling**, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?** Mined slopes are near vertical and in some places sit at 1.25:1 (H:V).

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.**

According to NRCS Soils Map the site is overlain with Alderwood Gravelly Sandy Loam, Glacial Drift or Outwash. See Geotechnical report by GeoResources, Inc for details.

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

No, slopes have been near vertical without signs of movement since operations began.

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.**

The permit boundary is 104.6 acres. The entire site will be disturbed with the exception of setbacks. Approximately 14.6 MCY of material will be extracted from the site, and 20.1 MCY will be imported to backfill the site. The site will be backfilled according to the Geotechnical Plan completed by GeoResources, Inc and brought back up to its original grade. Clean fill will be imported from nearby sources and must meet criteria in the Geotechnical Report.

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

Minor erosion could occur. To prevent erosion the site directs all stormwater through on-site drainages that flow to the on-site infiltration ponds.

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

Approximately 20% of the 104.6 acres, consisting of asphalt roads, parking areas, and manufacturing buildings and equipment.

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

Erosion control measures (BMP's) will be implemented consistent with the DNR reclamation plan and the Washington State Department of Ecology Sand and Gravel General Permit.

2. Air [Find help answering air questions](#)

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.

On-site truck traffic and operating mining equipment could result in dust emissions. Asphalt and Concrete Manufacturing, Aggregate processing and topsoil manufacturing could result in dust emissions as well. All negligible quantities.

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

None

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

BMP's and water used in manufacturing for dust suppression and watering gravel roads are effective in reducing dust emissions.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

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.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

None

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

None

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

Wash plant water is recycled through the existing, onsite sedimentation and infiltration ponds. The well on the manufacturing 40-acres is used for dust control on roads and manufacturing plants and in the manufacturing process.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater):

- a) 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.

Stormwater will be contained within the mine site and directed through channels to two infiltration ponds on-site.

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

The site follows an approved Site Management Plan that monitors all stormwater and on-site vehicles. This is to help prevent any waste materials from entering the ground or surface waters.

c) 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, and runoff water, and drainage pattern impacts, if any.

None

4. Plants [Find help answering plants questions](#)

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. 4. DNR Special Concerns Report does not list any T&E plant species within the Section. The Section is listed as containing Western Hemlock vegetation zones (comment by Nicole Damer, DNR 02/27/2025).

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

The site has already been disturbed and majority of vegetation removed.

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.

A 50-ft vegetated buffer has been maintained and will remain throughout mining. County Zoning is Industrial with a mineral resource overlay. Site will be brought up to natural grade. Slopes will be seeded and revegetated according to the Revegetation Plans within the Reclamation Plans. Large Pad will be used for Industrial Purposes.

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

Scotch Broom

5. Animals [Find help answering animal questions](#)

- a. List any birds and other animals that 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. 5. DNR Special Concerns Report lists Endangered Species Northwestern Pond Turtle within 1,320 feet of the Section (comment by ND, DNR 02/27/2025).

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

None Known

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

No

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

Upon reclamation slopes will be revegetated and landscaped with natural plants and logs to help preserve wildlife. See Revegetation Plans within the Reclamation Plans for more details.

- e. List any invasive animal species known to be on or near the site. None

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Bulk propane for manufacturing and electricity for manufacturing and lighting.

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

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

7. Environmental Health [Find help with answering environmental health questions](#)

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

Site has existing heavy equipment, vehicles, and processing equipment. Site stores materials needed to keep the operation running. An approved Site Management Plan is followed and covers all environmental health concerns to ensure hazards are handled appropriately.

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

Heavy equipment and fluids stored to run equipment on-site could potentially leak. The site has never had any major leaks. All stormwater stays on-site and is monitored to ensure hazards are not contaminating the ground or water.

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.

Site has heavy equipment that could potentially leak. The site monitors all equipment through its Site Management Plan, and reports any findings with the Department of Ecology.

4. Describe special emergency services that might be required.

None

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

Spill kits are on site in case of equipment spill of any petroleum products.

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)?

Manufacturing Plants and heavy equipment and trucks. Site operates Monday through Friday from 7 am to 6 pm.

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

None. The site has been in operation for over 40 years. Operations occur within a large pit that helps reduce noise to the public that sits above the operation. Site maintains a buffer and has trees that surround majority of the perimeter of the site.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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

The site is an operational gravel pit with manufacturing of asphalt, concrete, and topsoil. The site also recycles asphalt and concrete. Adjacent land uses are a reclaimed gravel pit to the north, Kitsap County refuse transfer station, warehouses and single family housing.

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 because 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

c. Describe any structures on the site.

Crushing plants, asphalt plant, concrete plant, scale houses, maintenance facilities, office and testing lab and a 900 sqft security house.

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

No

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

Zoned "Mineral Resource / Industrial" and has the Kitsap County property use designation of "850 – Mining & Related Services".

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

All 100 acres has an MRO (Mineral Resource Overlay) designation. The Mineral Resource Overlay (MRO) overlays and supersedes the requirements of the existing land use designation and zoning classification until the site resource has been depleted and subsequently reclaimed.

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

Not Applicable

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

No

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

20+ seasonal workers

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

None

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

None

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

Reclamation Plans (see WADNR Reclamation Plan) are focused on Industrial Use which is consistent with the County's Growth Management and Mineral Resource Overlay Programs.

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

Not applicable

9. Housing [Find help answering housing questions](#)

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

None

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

None

- c. **Proposed measures to reduce or control housing impacts, if any.**
Not applicable

10. Aesthetics [Find help answering aesthetics questions](#)

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

Silo that is approximately 80-ft tall

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

None

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

None

11. Light and Glare [Find help answering light and glare questions](#)

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

None

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

No

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

None

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

None

12. Recreation [Find help answering recreation questions](#)

- 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.**

None

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None

- 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.

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS and County data was utilized. No impacts were identified.

- 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.

If something is uncovered during operations the County will be notified for further advisement.

14. Transportation [Find help with answering transportation questions](#)

- 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.

Access to the site if from Dickey Pit Rd.

- 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, closest Transit Station is approximately 3.5 miles from the site.

- c. 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

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

No

B. 13. DNR Special Concerns Report lists GLO Trails within 2,640 feet and archaeological sites, cemetery districts, cemetery sites, and a historic register site within 5,280 feet of the Section (comment by ND, DNR 02/27/2025).

- e. **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?**

The site will continue to operate as it always has. There will not be an increase in truck trips. Traffic will remain the same.

- f. **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

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

None

15. Public Services [Find help answering public service questions](#)

- 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.**

None

16. Utilities [Find help answering utilities questions](#)


- 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.**

None

C. Signature [Find help about who should sign](#)

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.

X 
Lance Despain (Jul 8, 2024 16:21 PDT)

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September 16, 2024

Washington Geological Survey

Type name of signee: Lance Despain

Position and agency/organization: Owner/President of Pyramid Materials, Inc

Date submitted: 6/20/2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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.






Dickey - 100 ac SEPA Checklist

Final Audit Report

2024-07-08

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