

## Rob Jenkins

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**From:** Rob Jenkins  
**Sent:** Tuesday, August 13, 2013 11:48 AM  
**To:** 'Tom Uren'  
**Cc:** Vicki Diamond; Marcia Greeson; Scott Sissons; Paul Barber; Scott Jones; Adonais Clark; Kip Julin  
**Subject:** Cascadia-Tehaleh: Environmental Review Procedures

August 13, 2013

Tom,

We have reviewed how we have been evaluating compliance of projects in Cascadia-Tehaleh with the FEIS to date. Since we are starting to get a pipeline of projects, we thought it would be a good time to clarify the process and when formal Addendum applications will be required.

### When an Addendum to the Cascadia FEIS will be required:

- Activity taking place in Phases 2 or 3, prior to the issuance of a Supplemental EIS for Phases 2 and 3. These activities include but are not limited to:
  - clearing and grading prior to application for a permit to develop for a specific activity;
  - logging (Class IV forest practice) prior to application for a permit to develop for a specific activity;
  - road extensions;
  - industrial site development related to interim gravel mining; and
  - utility improvements, including the waste water treatment plant.
- Activity in Phase 1 that modifies allee or buffer locations or characteristics, wetland buffers, arterial or feeder road alignments, etc. These activities include but are not limited to:
  - clearing and grading prior to application for a permit to develop for a specific activity;
  - logging (Class IV forest practice) prior to application for a permit to develop for a specific activity;
  - subdivisions;
  - binding site plans;
  - road extensions;
  - civic, commercial and industrial site development;
  - multi-family site development;
  - civic, commercial, industrial and multi-family buildings when not addressed in the site development applications; and
  - utility improvements.

### When an Analysis of FEIS Compliance will be required:

- Activity in Phase 1 that does not modify allee or buffer locations or characteristics, wetland buffers, arterial or feeder road alignments, etc. These activities include but are not limited to:
  - clearing and grading prior to application for a permit to develop for a specific activity;
  - logging (Class IV forest practice) prior to application for a permit to develop for a specific activity;
  - subdivisions;
  - binding site plans;
  - road extensions;
  - civic, commercial and industrial site development;
  - multi-family site development;
  - civic, commercial, industrial and multi-family buildings when not addressed in the site development applications; and

- utility improvements.

When an Analysis of Compliance with FEIS will not be required:

- Residential and/or commercial/industrial development on lots within subdivisions already analyzed for SEPA compliance;
- Civic, commercial, industrial and multi-family buildings when the buildings were addressed in the SEPA compliance conducted for a related site development application.

FEIS Analysis Report / Addendum:

- A detailed analysis of compliance with FEIS subject areas. Examples are the reports submitted with the Trilogy at Tehaleh Minor Modification and the Tehaleh West clearing and grading applications.
- A formal environmental checklist may be requested to be completed, depending on the complexity of the project and/or uncertainty as to whether an Addendum to the FEIS will be the appropriate environmental document prepared.

If you have any questions about the SEPA procedures discussed above, we can discuss it at the next Cascadia-Tehaleh monthly meeting on August 13<sup>th</sup>.

Sincerely,

Rob Jenkins  
Senior Planner  
Pierce County Planning and Land Services