



**PIERCE COUNTY
ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT**

Environmental Application No. 760302

Application Family: 760298, 763634, 763635

Parcel Nos. Parcels or portions of parcels to be added to Phase 1 of the Cascadia-Tehaleh EBPC through the Major Amendment:

0519093009	0519172003	0519173010	0519201005	0519202002	0519203002
0519094033	0519172004	0519173006	0519201006	0519202003	0519203003
0519094034	0519172005	0519173007	0519201007	0519202005	0519204003
0519162001	0519173001	0519174004	0519201008	0519202006	0519204004
0519171007	0519173002	0519174006	0519201009	0519202007	0519173009
0519171008	0519173003	0519174007	0519202001	0519203001	

Parcels to be removed from Phase 1 of the Cascadia-Tehaleh EBPC through the Major Amendment:

0519213001	0519213005	0519214002	0519214004	0519214006
0519213002	0519214001	0519214003	0519214005	0519214007

Remaining parcels from original Phase 1 of the Cascadia-Tehaleh EBPC, except for the plats of Columbia Vista at Cascadia, Liberty Ridge at Cascadia, Whitman at Cascadia and Winthrop at Cascadia

0519161018	0519201010	0519212012	0519222019	0519222030	0519224015
0519162010	0519201011	0519212013	0519222020	0519223034	0519232007
0519162011	0519201012	0519221010	0519222021	0519223035	0519161015
0519162013	0519201013	0519221011	0519222022	0519223036	0519162016
0519162014	0519211014	0519221012	0519222023	0519223037	0519163015
0519163011	0519211015	0519221013	0519222024	0519224009	0519164017
0519163012	0519211017	0519221014	0519222025	0519224010	0519164018
0519163013	0519211020	0519221015	0519222026	0519224011	0519164019
0519171009	0519211021	0519221016	0519222027	0519224012	0519164020
0519174009	0519212010	0519221017	0519222028	0519224013	0519161016
0519174011	0519212011	0519222016	0519222029	0519224014	

Site Development Permit: Cascadia-Tehaleh Phase 1, Parcels G, H1, H2, H3, I, and II (a.k.a. Tehaleh West Phase 1)

Description of current proposal: Major Amendment to the Cascadia, a.k.a. Tehaleh, Employment Based Planned Community (EBPC) Planned Unit Development (PUD) approval, as amended, to revise and expand Phase 1 as follows:

- Remove the 227.2 acre Parcel P from Phase 1 and move to Phase 2. The equestrian center to be located here will be eliminated.
- Add 25.4 and 461.1 acres to the west and north, respectively, of the existing boundary of Phase 1 into Phase 1. This area is currently part of Phase 2.
- The revised/expanded Phase 1 boundary would include 1,947.6 acres. This is a net increase of 259.3 acres.

- Increase the number of non-age restricted single-family dwelling units from 1,433 to 1,600.
- Add 700 single-family dwelling units to be restricted to senior (i.e., at least one resident age 55 or above and no children under 18) use only. The 700 senior dwelling units are equivalent in vehicle trip impacts to 233 non-age restricted single-family dwelling units.
- The 286 multi-family dwelling units will continue to be part of Phase 1.
- The golf resort and associated residential development in the eastern part of Phase 1 (on Parcels O, O1 and O2) will not change with this proposal.
- Modify the size, location and use of development parcels based on detailed topographic information, road and storm drainage designs, changes in the housing market and commercial and industrial employment development trends, desires and needs of school and fire districts and the water utility, and land use to match the vision of the current developers of Cascadia –Tehaleh. Major elements of the revised land use plan are:
 - The Neighborhood Commercial Center will be relocated from a hillside location to the intersection of Cascadia and Canyon View Blvds. E.;
 - The Business Park will be relocated to the west end of the expanded Phase 1 increased in size by 10.7 acres;
 - An RV storage facility will be located on the west side of 198th Ave. E., south of Cascadia Blvd.;
 - A middle school is proposed at the north edge of Phase 1, east of Canyon View Blvd.;
 - The location of the future fire station will be relocated further to the west on Cascadia Blvd.;
 - Water storage tanks will be located along the west side 198th Ave. E., north of the plat of Columbia Vista at Cascadia;
 - The multi-family parcel will be relocated to the western part of the expanded Phase 1;
 - Revisions and additions to parks, multi-use forested corridors (allees) and other natural areas are proposed;
 - The parts of the waste water treatment system, authorized by the 2007 Minor Amendment, will now be located in Phase 1, not in Phase 2. The waste water treatment plant itself will be in Phase 2;
 - Community-wide stormwater facilities will now be located in Phase 1, not Phase 2 and expanded.
- A number of revisions to the 1999 Cascadia Development Agreement that regulates Phase 1 are proposed.

The revised and expanded Phase 1 of the Cascadia EBPC will continue to be served by public roads, public water, and sanitary sewers and is within the EBPC zone classification.

Proponent: Newland Communities – Puget Sound

Location of current proposal: The southern end of the Bonney Lake Plateau, south of 128th Street East and accessed via 198th Avenue East, in Section 16, Section 17, Section 20, the N ½ of Section 21, Section 22, the NW ¼ of Section 23, and the NE ¼ of Section 27, T19N, R5E, W.M., in Council District No. 1.

Title of document being modified: Cascadia Employment Based Planned Community Final Environmental Impact Statement (FEIS)

Agency that prepared document being modified: Pierce County Planning and Land Services Department

Date document being modified was prepared: August 28, 1998

Description of document (or portion) being modified: The Cascadia Environmental Impact Statement (EIS)

(Draft EIS, dated March 12, 1998, and Final EIS dated August 28, 1998), analyzed development impacts of Phase 1 at the specific or project level. Phases 2 and 3 were analyzed only for programmatic or conceptual impacts. The Final EIS and the April 5, 2006, Minor Amendment for Phase 1 established alignments for two allees running adjacent to Parcels G, H (now H1, H2, and H3), I and II.

The following modifications have been made to the original DNS: The FEIS is being modified to reflect the following:

- A modified boundary and increase in the size Phase 1 by 259.3 acres;
- An increase in the number of non-age restricted single-family dwelling units from 1,433 to 1,600;
- An additional 700 single-family dwelling units to be restricted to senior (i.e., at least one resident age 55 or above and no children under 18) use only. The 700 senior dwelling units are equivalent in vehicle trip impacts to 233 non-age restricted single-family dwelling units;
- A modification of the size, location and use of development parcels based on detailed topographic information, road and storm drainage designs, changes in the housing market and commercial and industrial employment development trends, desires and needs of school and fire districts and the water utility, and land use to match the vision of the current developers of Cascadia –Tehaleh; and
- A number of revisions to the 1999 Cascadia Development Agreement that regulates Phase 1 are proposed.

Details on the proposal and the environmental impacts of the proposal may be found in the land use and environmental information submitted by the applicant.

If the document being modified is the subject of a pending appeal, or has been found inadequate on appeal, please describe: N/A

The document is available to be read at (place/time): Pierce County Planning and Land Services Department, 2401 S. 35th, Suite 175, Tacoma, WA 98409, Monday/Friday from 8:30 am to 4:30 pm.

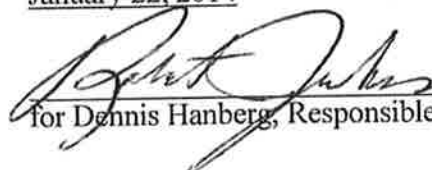
This addendum is issued under WAC 197-11-600(4)(c), and WAC 197-11-625. This addendum and its attachments add analyses or information about the proposal, but do not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

Name of agency adding to or modifying document: Pierce County Planning and Land Services Department

RESPONSIBLE OFFICIAL: Dennis Hanberg
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DATE OF ISSUE: January 22, 2014


for Dennis Hanberg, Responsible Official