



2401 South 35th Street
Tacoma, Washington 98409-7460

ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT

Environmental Application No. 783071

Application Family: 723177 and 586240

Parcel No. 0519173008, 0519184010, 0519191002 and 0519202004

Action: Site Development Permit: Cascadia (Tehaleh) Wastewater Treatment Plant (WWTP)

Description of current proposal: Clear and grade within an existing borrow pit (Site 1) located within Phase 2 of the Cascadia (a.k.a. Tehaleh) Employment Based Planned Community (EBPC) and excavate a net 240,000 cubic yards of earthen material, exclusive of the material removed when operated as a borrow pit. The clearing and grading will create an approximately 210,000 sq. ft. pit floor, with 2:1 slopes with heights of approximately 18 to 40 feet, for a future waste water treatment plant to initially serve Phase 1 of Cascadia and eventually Phase 2. Permits for the waste water treatment plant will be obtained separately from this clear and grading permit and SEPA addendum. Excavated material is proposed to be stockpiled to the west of the expanded pit. The clearing and grading will also include a gravel access road to the east to connect with Cascadia Boulevard East.

Proponent: Newland Communities – Puget Sound

Location of current proposal: Northwest portion of the Cascadia Employment Based Planned Community, specifically Phase 2, in the SE ¼ of Sec. 17, SW ¼ of Sec. 18, NE ¼ of Sec. 19, and NW ¼ of Sec. 20, T19N, R5E, W.M.

Title of document being modified: Cascadia Employment Based Planned Community Final Environmental Impact Statement.

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. Placement of sanitary sewers and other infrastructure located in Phase 2 that support Phase 1 development was analyzed at a project level. The July 17, 2007 Minor Amendment approval to the 1999 Cascadia EBPC Planned Unit Development (PUD) approval from Planning and Land Services identified potential sites in Phase 2 for a wastewater treatment facility. The site of the proposed grading is one of those potential sites.

OVER



The following modifications have been made to the original DNS: The FEIS has been modified to reflect the current proposal and location for the wastewater treatment plant, the material stockpile, and the gravel access road.

The conversion of the 240,000 cu. yds. of stockpiled earthen material into a borrow permit for construction activities within the boundary of Cascadia may require a subsequent site development permit and environmental addendum depending on the scale of the operation. Development of a concrete batch plant in the stockpile area or the transport of sand and gravel and/or processed material outside the boundaries of Cascadia will require submittal and approval of a future addendum to the FEIS and compliance with the conditions set forth in an August 24, 2009, mining clarification letter from the Pierce County Hearing Examiner.

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: October 15, 2014


for Dennis Hanberg, Responsible Official