



2401 South 35th Street
Tacoma, Washington 98409-7460

May 8, 2015

Pierce County Planning and Land Services/Development Engineering/Paul Barber
Pierce County Planning and Land Services/Current Planning/Adonais Clark
Pierce County Planning and Land Services/Resource Management/Scott Sissons
Pierce County Planning and Land Services/Current Planning/Deirdre Wilson
Pierce County Planning and Land Services/Long Range Planning/Sean Gaffney
Pierce County Planning and Land Services/Director/Dennis Hanberg
Pierce County Prosecuting Attorney/Jill Guernsey
Pierce County Public Works and Utilities/Steve Kamieniecki
Pierce County Public Works and Utilities/Rory Grindley
Pierce County Health/Environmental Review
Department of Ecology/SEPA Unit (w/letter and site plan via email)

RE: Building Permit: Cascadia Wastewater Treatment Plant (WWTP) at Tehaleh – Stage 2
Application Numbers: 800441, 723177, 586240, 783071

To Whom It May Concern:

Enclosed for your information is an Addendum to a Pierce County Final Environmental Impact Statement (FEIS) originally issued for the above-referenced project in August 28, 1998.

Sincerely,

ROBERT E. JENKINS
Senior Planner

RJ:sl
Enclosure

c: Nash Cascadia Verde LLC, property owner, 16701 S.E. McGillivray Blvd., Suite 150,
Vancouver, WA 98683-3462
NASH Cascadia Verde LLC, aka Newland Communities, property owner, Attn: Tom Uren, P.E.,
505 S. 336th Street, Suite 430, Federal Way, WA 98003
Pierce County Public Works and Utilities, applicant, Attn: Kip Julin, 9850 64th Street W.,
University Place, WA 98467
Parties of Record (see attached list)

5Cascadia WWTP at Tehaleh Stage 2 BP Addendum-RJ.docx





2401 South 35th Street
Tacoma, Washington 98409-7460

ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT

Environmental Application No. 800441

Application Family: 723177, 586240, 783071

Parcel Numbers: 0519173008, 0519184010, 0519191002 and 0519202004

Action: Building Permit: Cascadia Wastewater Treatment Plant (WWTP) at Tehaleh- Stage 2

Description of current proposal: Construct a membrane bioreactor (MBR) wastewater treatment plant to replace the existing State 1 Large Onsite Septic System (LOSS) currently serving Phase 1 of the Cascadia (a.k.a. Tehaleh) Employment Based Planned Community (EBPC). The first phase of the Stage 2 facility will have a capacity of 1 million gallons per day (MGD) maximum monthly flow, and the plant will be capable of being expanded in the future to provide the ultimate required capacity of 3.6 MGD maximum monthly flow.

Existing flows from the Tehaleh EBPC are treated by the Stage 1 facility. The Stage 1 facility has a permitted capacity of 0.5 MGD (maximum average month) of groundwater discharge using rapid infiltration for disposal of treated effluent.

The Stage 2 facility will include a Lab and Operations Building, headwork, MBR, ultraviolet disinfection, effluent pump station and ancillary facilities. The Stage 2 facility will continue to use the drainfield of the LOSS for discharge of highly treated effluent.

Expansion of the Stage 2 facility to allow a capacity of 3.6 MGD will be evaluated as part of the Supplemental Environmental Impact Statement currently being prepared for the project level approval of Phase 2 of Tehaleh per a Major Amendment to the Cascadia (a.k.a. Tehaleh) EBPC Planned Unit Development approval.

A related site development permit for clearing and grading within an existing borrow pit located within Phase 2 of the Cascadia (a.k.a. Tehaleh) EBPC was issued on October 24, 2014. The clearing and grading will create an approximately 210,000-square foot pit floor, with 2:1 slopes with heights of approximately 18 to 40 feet, for a wastewater treatment plant to initially serve Phase 1 of Tehaleh and eventually Phase 2.

Proponent: Pierce County Public Works and Utilities

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.

OVER



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 treatment plant is one of those potential sites. The April 7 and 23, 2014 approval of the Phase 1 Revision/Expansion Major Amendment to the Cascadia (a.k.a. Tehaleh) EBPC PUD and the associated January 22, 2014 Addendum to the Cascadia FEIS also discussed and identified the proposed treatment plant location.

The following modifications have been made to the original EIS: The FEIS has been modified to reflect the current proposal and precise location for the wastewater treatment plant and access road.

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. Document information is also available online via the Pierce County PALS website at <http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=800441>

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
POSITION/TITLE: Director
ADDRESS: 2401 S. 35th St., Suite 2, Tacoma, WA 98409

STAFF CONTACT: Robert Jenkins, Senior Planner, Phone (253) 798-7016

DATE OF ISSUE: May 8, 2015


for Dennis Hanberg, Responsible Official

ID	Parcel Numbr Use	Tax Payer Name	Mailing envelopes updated 2/9/15	Delivery Address	Site Ad City/State	Zipcode	Mail Return
		Anne Spangler		PO Box 40113	Olympia WA	98504	
		Apex Engineering, Inc.		2601 S 35 th St, #200	Tacoma WA	98409	
		Art and Maureen Palacek		7716 190 th Ave E	Bonney Lake WA	98391	
		B. C. Mitchell		3220 Magnolia Blvd W	Seattle WA	98159	MR
		Bill Diamond		4401 S. 66 th Street	Tacoma, WA	98406	
		Bill Heath		818 Bonney Ave	Sumner WA	98390	Mr. Heath as
		Bob Duffy					
		Department of Ecology		PO Box 47775	Olympia WA	3504-7775	
		Brian Churehill		2702 S 42nd St, Suite 201	Tacoma WA	98409	Email list
		Bruce C. Mitchell		3220 Magnolia Blvd	Seattle WA	98199	
		Bud Rehberg		3802 232 nd St	Spanaway WA	98387	
		Carl Halsan		PO Box 1447	Gig Harbor WA	98335	
		Cascadia Resort Communities LLC		11747 NE 1st St. Suite 320	Bellevue WA	98005	
		Charles Decker		PO Box 1660	Orting WA	98360	
		Charlie and Pamela Johnson		10610 230 th Ave E	Buckley WA	98321	
		Charlotte Kontos		22305 96 th St E	Buckley WA	98321	
		City of Orting		PO Box 489	Orting WA	98360	
		Dan Grigsby		2041 S 126 th St Ct E	Bonney Lake WA	98391	
		Dan Grigsby					
		Public Works Director		PO Box 7380	Bonney Lake WA	98390	
		Daniel Neyens		10812 McCutcheon Rd	Sumner WA	98390	
		Dave Enslow		15919 E Main St	Sumner WA	98390	
		David Roberts, P.E.					
		Parametrix, Inc.		1019 39 th Ave SE, Suite 100	Puyallup WA	3374-2115	
		Dawn Naylor		5720 Capital Blvd	Tumwater WA	98502	
		Diane Rhoades		PO Box 1613	Orting, WA	98360	
		Don Rolston		15818 Pioneer Way E	Orting WA	98360	
		Doug Britschgi		PO Box 820	Orting WA	98360	
		Earl and Marikay Cumpston		15909 198 th Ave E	Sumner WA	98390	
		Elizabeth Mitchell		PO Box 1083	Edmonds WA	98020	
		Erik Enstrom					
		Goldsmith & Assoc		PO Box 3565	Bellevue WA	98009	

Mailing envelopes updated 2/9/15

ID	Parcel Number	Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	Mail Return
			Forest Suttmiller	5720 Capital Blvd	Tumwater WA	98502	
			Gary Campbell	11601 188 th Ave Ct	Bonney Lake WA	98390	
			Gerald Schmitz	5417 234 th Ave E	Buckley WA	98321	
			Glenn Kuper, Jr.	15421 88 th St E	Puyallup WA	98372	
			Greg Pyle	23639 126 th Ave SE	Kent WA	98031	
			Jack Niehuser	2702 S 42nd Street, Ste 201	Tacoma, WA	98409	Email list
			James and Jane Waldron	19610 166 th St E	Sumner WA	98390	
			Jeff Lyon				
			Quadrant/KMS Mgmt. Svcs.	1201 Pacific Ave, Suite 1400	Tacoma WA	98402	
			Jerry Thorson	18421 Old Buckley Hwy	Sumner WA	98390	
			Joe Scorcio	2207 N Washington St	Tacoma WA	98406	
			John P. McDonald, Deputy Chief				
			East Pierce Fire and Rescue	18421 Veterans Memorial Drive, Ste F	Bonney Lake WA	98391	
			John Schulz	18421 Old Buckley Hwy	Bonney Lake WA	98391	
			John Thomas	1202 Wood Ave	Sumner WA	98390	
			John Vodopich, AICP				
			City of Bonney Lake	PO Box 7380	Bonney Lake WA	98390	
			Karl Anderson	1123 Port of Tacoma Rd	Tacoma WA	98421	
			Kathleen Haggard	601 Union Street, Ste 900	Seattle, WA	98101	
			Larry Toedtli				
			The Transpro Group	11730 118 th Ave NE, Suite 600	Kirkland WA	3034-7120	
			Lowe Enterprises Northwest, Inc				
			Attn: Michael J. Brooks	600 University St, Suite 2820	Seattle WA	98101	
			Loyal Mellott	19417 131 st St E	Bonney Lake WA	98391	
			Mark Weisman	2329 E Madison St	Seattle WA	3112-5416	
			Mary J. Urback	12417 12 th St E	Edgewood WA	98372	
			Matt Vincent	12904 198 th Ave E	Sumner WA	98390	
			Matthew Sweeney	PO Box 7935	Tacoma WA	98406	
			Maxine Herbert-Hill	15710 106 th St E	Puyallup WA	98374	
			Mike Rutkosky	PO Box 8330	Bonney Lake WA	3391-0101	
			Nash Cascadia Verde LLC	16701 SE McGillivray Blvd, Ste 150	Vancouver WA	3638-3462	
			Nellie Ausbun	11816 200 th Ave E	Sumner WA	98390	

ID	Parcel Numbr	Use	Tax Payer Name	Mailing envelopes updated 2/9/15	Delivery Address	Site Ad City/State	Zipcode	Mail Return
			New Home Trends		4314 148th St. SE	Bothel WA	98012	
			Newland Communities-Puget Sound		33490 9 th Ave S, Suite 206	Federal Way WA	98003	
			Attn: Scott Jones, VP and GM		P.O. Box 73399	Puyallup, WA	98373	
			NW Cascade					
			Attn: Steve Barger					
			Pam Weekley		809 11th St. NE	Auburn, WA	98002	MR
			Paul Miller		2607 Bridgeport Way, Suite 1M	University Place WA	98466	
			Paul Rogerson, AICP					
			City of Sumner		1104 Maple St, Suite 250	Sumner WA	3390-1423	
			Ray Schuler		PO Box 2015	Tacoma WA	98401	
			Richard Filkins					
			Department of Transportation		PO Box 47440	Olympia WA	98504	
			Rob Tucker		PO Box 65917	Tacoma WA	98411	
			Shuming Yan		5720 Capital Blvd	Tumwater WA	98504	
			Stan Florez		8001 Locust Ave E	Bonney Lake WA	98390	
			Steven and Monica Rodriguez		16709 230 th St E	Graham WA	98338	
			Steven Brown		7525 Pioneer #202	Gig Harbor WA	98335	
			Steven J. Brown					
			Troutlodge, Inc.		PO Box 1290	Sumner, WA	98390	
			Sumitomo Forestry Seattle, Inc					
			Attn: Minetaka Tanimoto		11747 NE 1st St, Ste 320	Bellevue WA	98005	
			Sumner School District #320		1202 Wood Ave	Sumner WA	98390	
			Thomas Uren					
			ELM, LLC		1207 1 st St	Kirkland WA	98033	
			Tom Smayda		139 NE 61 st	Seattle WA	98115	
			Vijay Kulkarni		2702 S. 42nd Street, Ste 201	Tacoma, WA	98409	Email list
			William T. Lynn					
			Gordon, Thomas, Honeywell		PO Box 1157	Tacoma WA	98401	
			Joseph F. Quinn		20 Forest Glen Lane SW	Lakewood, WA	98498	
			Cairncross & Hemplemann					
			Attn: Nancy Bainbridge Rogers		524 Seacord Ave, Ste 500	Seattle, WA	98104	
			Hugh Smith		PO Box 7217	Bonney Lake WA	98391	
			Jason Sullivan		9002 Main Street East, Ste 30	Bonney Lake WA	98391	

Mailing envelopes updated 2/9/15

Delivery Address Site Ad City/State Zipcode Mail Return

ID Parcel Number Use Tax Payer Name

Eric Abbott	eabbott@mackaysposito.com		
Dennis Hanberg	dhanber@co.pierce.wa.us		
Robert Jenkins, Senior Planner	rjenkin@co.pierce.wa.us		
Sean Gaffney	seaffne@co.pierce.wa.us		
Paul Barber, CE2, Engineer	pbarber@co.pierce.wa.us		
Scott Sissons, Environmental Biologist 3	ssisson@co.pierce.wa.us		
Jill Guernsey, Prosecuting Attorney	jguerns@co.pierce.wa.us		
Annette Pearson	apears1@co.pierce.wa.us		
Larry Eckstrom	lekstro@co.pierce.wa.us		
Rob Lowe	rlowe@co.pierce.wa.us	Email return	
Mike Galizio	mgalizi@co.pierce.wa.us	No longer with PC	
Steve Kamieniecki	skamien@co.pierce.wa.us		
Kip Julin	kiulin@co.pierce.wa.us		
Rory Grindley	rgrindl@co.pierce.wa.us		
Deirdre Wilson, Supervisor	dwilso4@co.pierce.wa.us		
Mark Oakford	moakfor@co.pierce.wa.us		
Brian Churchill, Associate Traffic Engineer	bchurch@co.pierce.wa.us		
Vijay Kulkarni, Assistant Traffic Engineer	vkulkar@co.pierce.wa.us		
Jack Niehuser, Civil Engineer	jniehus@co.pierce.wa.us		