



2401 South 35th Street
Tacoma, Washington 98409-7460

ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT

Environmental Application No. 816985

Application Family: 816862, 767390, 763818

Parcel Numbers: 7002341264 (Tract P of Whitman at Cascadia)

Action: Minor Amendment: Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD), Trilogy at Tehaleh Clubhouse Zoning

Description of current proposal: The request is for a Minor Amendment to the Cascadia (aka Tehaleh) Employment Based Planned Community (EBPC) Planned Unit Development (PUD) approval, as amended, to change the Cascadia-Tehaleh specific land use designation and zone classification of 5.52 acre Parcel P of Whitman at Cascadia from Park to Neighborhood Center (NC). This would allow a commercial eating and drinking establishment to be located on the site of a private recreational and social facility serving the residents of the plats of Whitman at Cascadia, Trilogy at Tehaleh and Trilogy West at Tehaleh. Agreements between Newland Communities and the applicant will prevent other NC uses from locating on this site.

Proponent: Seven Summits Lodge, LLC

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. An August 2, 2013 Addendum to the FEIS was issued in conjunction with a September 12, 2013 Minor Modification to the Cascadia EBPC PUD with an earlier change in land use designation/classification of Parcel P of Whitman at Cascadia from Residential and Open Space to Park to allow a private recreational facility, to amend the "Phase 1A Local Feeder Road Plan" through Whitman and Trilogy at Tehaleh plats,



and to modify the number, location and dimension of allees, i.e., forested multi-use corridors, and open space buffers within Trilogy at Tehaleh. The April 7 and 23, 2014 approval of the Phase 1 Revision/Expansion Major Amendment to the Cascadia EBPC PUD and the associated January 22, 2014 Addendum to the Cascadia FEIS recognized the 2013 change in land use designation and zone.

The following modifications have been made to the original EIS: The FEIS has been modified to reflect the current proposal and the change in land use designation and zone from Parks to Neighborhood Center.

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=816985>

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: October 29, 2015


for Dennis Hanberg, Responsible Official

RJ:ta
10Trilogy at Tehaleh Clubhouse EIS Addendum-RJ.docx



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October 29, 2015

Pierce County Development Engineering / Paul Barber
Pierce County Environmental Biologist / Scott Sissons
Tacoma/Pierce County Health Department / PALS Env. Health
Pierce County Utilities / Environmental Services
Pierce County Fire Prevention Bureau / Lori Roosendaal
Pierce County Building Department
Department of Ecology/SEPA Unit (w/letter and site plan via email)

RE: Minor Amendment: Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD), Trilogy at Tehaleh Clubhouse Zoning Application Numbers: 816985, 816862, 767390, 763818

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 on August 28, 1998.

Sincerely,

ROBERT E. JENKINS
Senior Planner

RJ:ta

Enclosure

c: Nash Cascadia Verde LLC, 16701 S.E. McGillivray Blvd., Suite 150 Vancouver, WA 98683-3462

Newland Communities-Puget Sound, Attn: Scott Jones, 33400 9th Avenue South, Suite 206, Federal Way, WA 98003

Seven Summits Lodge, LLC, Attn: Paul Lymberis, 1450 114th Avenue S.E., Suite 220 Bellevue, WA 98004

MacKay Sposito, Attn: Eric Abbott, P.E., 33400 8th Avenue South, Suite 130, Federal Way, WA 98003

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