



2401 South 35th Street, Room 175
Tacoma, Washington 98409-7460

ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT

Environmental Application No. 846466

Application Family: 846463

Parcel Number(s): 0519211017, 0519211020; 0519221010, 0519221011, 0519221012, 0519221013, 0519221014, 0519221015, 0519221016, 0519221017; 0519222019, 0519222020, 0519222021, 0519222022, 0519222023, 0519222024, 0519222025, 0519222026, 0519222027, 0519222028, 0519222029, 0519222030; 0519223032, 0519223033, 0519223034, 0519223035, 0519223036, 0519223037; 0519224009, 0519224010, 0519224011, 0519224012, 0519224013, 0519224014, 0519224015; and 0519232007

Action: Minor Modification to the Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD): Parcel O Revisions

Description of current proposal: The request is for a Minor Modification to the Cascadia (aka Tehaleh) Employment Based Planned Community (EBPC) Planned Unit Development (PUD) approval, as amended, to: 1) relocate the 4-acre RV storage use from the west side of 198th Avenue East to the east side of 198th Avenue East, the residential area displaced by the RV storage facility would be related to the west side of the road; and 2) refine the layout of Parcel O to identify a new single location for the future golf resort and more clearly identify locations for future roadways connections, the golf course area, and residential development areas.

The applicant intends to submit an application for a preliminary plat for the new single-family development parcel O1.1 in the northwest corner of Parcel O.

Phase 1 of the Cascadia-Tehaleh EBPC is served by public roads, public water, and sanitary sewers and is within the EBPC zone classification.

Proponent: Nash Cascadia Verde, LLC

Location of current proposal: 14900-15100 Blocks (west side) & 14400-15100 Blocks of 198th Avenue East (east side), Bonney Lake, WA, within the NE $\frac{1}{4}$ of Section 21, the N $\frac{1}{2}$, SE $\frac{1}{4}$ and the east half of the SW $\frac{1}{4}$ of Section 22, T19N, R5E, W.M, Council District #1.

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. The April 5, 2006, approval of the First Minor Amendment to the Cascadia EBPC PUD initially modified the land use plan for Parcel O and other areas of Phase 1. The April 7 and 23, 2014, approval of the Phase 1 Revision/Expansion Major Amendment to the Cascadia-Tehaleh EBPC PUD and the associated January 22, 2014, Addendum to the Cascadia FEIS modified the Phase 1 land use plan to create a four-acre RV storage facility on the west side of 198th Avenue East, south of Cascadia Blvd. East.

The following modifications have been made to the original EIS: The FEIS has been modified to reflect the current proposal. No new uses have been proposed in the current Minor Modification request but location of uses are proposed to be modified.

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, Room 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., Room 2, Tacoma, WA 98409

Staff Contact: Robert Jenkins, Senior Planner, Phone (253) 798-7016
Email: rjenkin@co.pierce.wa.us

Date of Issue: October 31, 2016


for Dennis Hanberg, Responsible Official



2401 South 35th Street, Room 175
Tacoma, Washington 98409-7460

October 31, 2016

MacKay & Sposito Inc.
Attn: Eric Abbott, P.E., Design Manager
33400 8th Avenue South, Suite 130
Federal Way, WA 98003 (via email)

RE: Minor Modification to the Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD): Parcel O Revisions
Application Numbers: 846463, 846466

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,

A handwritten signature in black ink that reads "Robert E. Jenkins".

ROBERT E. JENKINS
Senior Planner

RJ:ld

10Cascadia-Tehaleh Parcel O EIS Addendum.docx

Enclosure

c: NASH Cascadia Verde LLC, 16701 SE McGillivray Blvd., Suite 150 Vancouver, WA 98683-3462
NASH Cascadia Verde LLC, Attn: Tom Uren and Steve Yester, 505 S. 336th Street, Suite 430, Federal Way, WA 98003 (via email)
Reviewing agencies that received Environmental Checklist/site plan on September 30, 2016