

DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: The City of University Place is proposing to update its Shoreline Master Program (UPMC Title 18) setting forth policies, regulations and procedures regarding uses and activities within the city limits for those areas within shoreline jurisdiction. To ensure policy and regulatory consistency with the updated Shoreline Master Program, the City is also proposing to amend the Shoreline Management Element and Land Use Element of its Comprehensive Plan, UPMC Title 19 Zoning, and UPMC Title 17 Critical Areas.

Proponent: City of University Place

Location of Proposal: City-wide, with a focus on shoreline jurisdiction areas of University Place, Pierce County WA

Lead Agency: City of University Place

Consistent with WAC 173-26-186(8)(b), which requires that this program includes policies and regulations designed to achieve no net loss of ecological functions, the City of University Place has determined that the proposed Shoreline Master Program, and associated Comprehensive Plan, Zoning, and Critical Area amendments, do not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the City of University Place. This information is available to the public on request.

There is no comment period required for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal prior to the appeal deadline.

Responsible Official David Swindale
Position/Title: Planning and Development Services Director
Phone: (253) 460-2519
E-Mail: dswindale@cityofup.com
Address: 3715 Bridgeport Way West, University Place, WA 98466

Signature: _____

Date of Issuance: **March 30, 2013**

Pursuant to RCW 43.21C.075 and the University Place Environmental Regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of University Place City Hall, located at 3715 Bridgeport Way West. Appeals must be filed within 14 days of the March 30, 2013 issuance date (April 12, 2013).



ENVIRONMENTAL CHECKLIST

Form

Submit with Land Use Permit or other permit application form(s)

CITY OF UNIVERSITY PLACE

3715 Bridgeport Way West ♦ University Place, WA 98466
Phone (253) 566-5656 ♦ FAX (253) 460-2541

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify from your proposal (and to reduce or avoid impact from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instruction for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring presentation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, contact University Place Planning and Community Development for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental impacts. The checklist will be reviewed within thirty (30) days. Delays may occur if you are asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts. A letter will be sent to you if additional information is needed. Therefore, it is in your best interest to provide complete and detailed information on the checklist.

A "Sample" checklist is available at:
City of University Place
3715 Bridgeport Way West
University Place, WA 98466

For further information on completing the checklist, contact: University Place Planning and Development Services Development at (253) 566-5656.

University Place Environmental Checklist

Prepared by: Jeff Boers, University Place Principal Planner
Received by: JB Date: March 27, 2013

I. BACKGROUND INFORMATION

1. **Name of Proposal (if applicable)**

2013 Shoreline Master Program Update

2. **Applicant:** City of University Place

- a) **Address:** 3715 Bridgeport Way West
b) **City/State/Zip:** University Place WA 98466 **Phone:** (253) 566-5656

3. **Agent:** Jeff Boers, Principal Planner, Planning and Development Services

- a) **Address:** 3715 Bridgeport Way West
b) **City/State/Zip:** University Place WA 98466 **Phone:** (253) 460-5410

4. **Location of Project:** City of University Place

- a) **Address:** Not applicable.
b) **Sections:** 4, 9, 16, 17, 20, 26, 27, 28, & 29 **Township:** 20N **Range:** 2E
c) **Tax Parcel Number:** Not applicable.
d) **Legal Description:** Not applicable.
e) **Nearest Town or City:** City of University Place is bordered by the cities of Lakewood, Tacoma, Fircrest, the Town of Steilacoom, and unincorporated Pierce County.
f) **Site Plan: Submit site plan, 8 1/2 x 11 or 8 1/2 x 14 (unless otherwise specified in further application materials.) Plan must be clearly legible and contain pertinent information.** Not applicable. Proposal is a non-project action.

5. **Zoning or Environmental Designation:**

The Zoning Code currently establishes twelve (12) zones and six (6) overlay zones. A 13th zoning classification – *Mixed Use Maritime* -- would be established under the proposal. The following classifications apply, or would apply, to properties located within shoreline jurisdiction: Zones: “R1” (Single Family Residential) and “MU-M” (Mixed Use-Maritime); Overlays: Day Island, Sunset Beach, Chambers Creek Properties, and Public Facility.

6. **Shoreline Master Program Designations:**

Those portions of the city subject to shoreline jurisdiction are designated “Shoreline Residential”, “Urban Conservancy”, “Natural”, “Day Island Medium Intensity” and “Marine Deepwater”. These designations are illustrated in SMP Figures 18.20.A and 18.20.B.

7. **Size of Project:**

a) **Total Acres:** Shoreline jurisdiction contains approximately 383 acres; an unknown additional acreage could be subject to amended comprehensive plan policies, and amended zoning and critical area regulations.

b) **Total Square Feet of Building:** Not applicable. Proposal is a non-project action.

8. Description of Site as it Currently Exists:

Generally, the City of University Place is characterized by urban development, although most of the city's Chambers Creek shoreline is undeveloped and much of the marine shoreline is undeveloped (other than railroad ROW improvements). Within shoreline jurisdiction, developed areas include residential, commercial, light industrial and recreational uses, boating facilities, and public facilities such as roads and parks.

9. Adjacent land uses around the site:

The City of University Place's shoreline jurisdiction includes 5.9 miles of marine shoreline along Puget Sound and Chambers Bay and 2.65 miles of Chambers Creek shoreline. The City of Tacoma is located north and east of University Place, the City of Fircrest is located to the east, Puget Sound is located to the west of the city, and Chambers Creek, the City of Lakewood, Town of Steilacoom and a very small portion of unincorporated Pierce County are located to the south of University Place.

Description of Proposal and Uses:

Proposal is to update the city's Shoreline Master Program (UPMC Title 18), which became effective December 28, 2000, to be consistent with the Shoreline Management Act and Shoreline Master Program Guidelines. The proposal includes amendments to the city's Comprehensive Plan (adopted July 6, 1998, and amended in December 2004), Zoning Code (UPMC Title 19), and Critical Areas regulations (UPMC Title 17) to ensure internal consistency. See summary of proposed amendments:

Title 18 SMP Chapter Summaries

18.05 Introduction

Summarizes the purpose and intent of the SMP, its governing principles, its applicability, and relationship to other plans and regulations including the City's comprehensive plan and municipal code (specifically including critical areas regulations), and SEPA.

18.10 Definitions

Provides definitions for specific terms and concepts used in the SMP, some of which are taken directly from WAC 173-26-010 to ensure consistency.

18.15 Administration

Describes the administrative procedures used to process permits, including shoreline substantial development permits, variances, and conditional use permits. It provides for the regulation of nonconforming development and identifies penalties and enforcement actions for noncompliance.

18.20 Shoreline Jurisdiction and Designations

Establishes the City's authority over specific "shorelines of the state" and delineates five distinctive shoreline environments in University Place. These are *Marine Deepwater*, *Natural*, *Urban Conservancy*, *Shoreline Residential*, and *Day Island Medium Intensity*. The purpose, designation criteria, and general management policies are provided for each environment.

18.25 General Policies and Regulations

Establishes general policies and regulations that will apply to all uses, developments, and activities in the shoreline areas of the City. General policies and regulations are broken into different topic headings, such as *vegetation conservation* and *view protection*. The intent is to apply these provisions to all environments, as well as to particular shoreline uses and activities. These policies and regulations are to be used in conjunction with the more specific

policies and regulations in chapters 18.30 and 18.35.

18.30 Shoreline Use Policies and Regulations

Establishes policies and regulations for specific uses and types of development that commonly occur within University Place's shoreline jurisdiction. These include boating facilities, and commercial, recreational, and residential uses, among others. Table 18.30 A provides a generalized summary of the uses permitted (and prohibited) within each shoreline environment. Table 18.30.B summarizes proposed development standards such as maximum building height, density, lot coverage (impervious surface coverage), and building/structure setbacks from the OHWM.

18.35 Shoreline Modifications

Establishes policies and regulations governing shoreline modifications such as dikes, breakwaters, piers, docks, groins, weirs, fill, bulkheads, or other actions such as clearing and grading. The chapter establishes preferences for modifications that have a lesser impact on ecological functions (e.g., soft armoring versus hard armoring), where feasible. Table 18.35 lists the types of modification allowed in each shoreline environment and whether they are permitted uses or subject to Conditional Use Permit approval.

Comprehensive Plan Amendments

Amendments to the Shoreline Management Element would provide shoreline goals and *general* policies that inform the more specific policies and regulations contained in the SMP in UPMC Title 18. The Land Use Element text and map would be amended to incorporate the *Day Island Medium Intensity (DIMI)* shoreline environment designation and *Mixed Use – Maritime* zone. Text would be revised with respect to major shoreline issues, updates to the description of Chambers Creek Properties and associated shoreline access, and updates to the description of Day Island residential and non-residential areas. Descriptions of the five proposed shoreline environment designations would be added or revised. Revisions would be made to policies and associated discussion sections with a particular focus on mixed use development in the Day Island vicinity, flood protection, fill, marinas and other boating facilities, mining, docks, industry, public access, recreation and shoreline modifications. A substantially revised section describing SMA and SMP requirements, shoreline jurisdiction applicability, shoreline inventory and characterization, cumulative impacts, and restoration planning is included.

Proposed Land Use Element Amendments

Special Planning Areas – specifically, the Day Island/Sunset Beach areas -- would be revised. A new goal LU13 would provide future direction for the area proposed to be zoned *Mixed Use – Maritime*, which corresponds to the three properties currently occupied by a yacht club and marinas. The associated discussion section would match one that is proposed to be added to the description of the DIMI shoreline environment designation in the Shoreline Management Element. Plan Map Figure 1-3 located on page 1-27 of the current Plan would be revised by adding a new land use designation category of *Mixed Use – Maritime* to be consistent with the proposed zoning classification of the be Consistency

Title 19 Zoning Amendments

Consistency amendments would establish a new zoning classification – *Mixed Use – Maritime (MU-M)*, to correspond to the proposed *Day Island Medium Intensity* Shoreline Environment Designation and apply to three existing boating facilities (two marinas and one yacht club) located on the Day Island lagoon. The MU-M district would accommodate mixed use redevelopment of these properties subject to compliance with SMP policies and regulations. The zoning amendments would also add and revise descriptions of various use types and revise certain bulk regulations applicable to the Day Island and Sunset Beach overlay zones to ensure consistency with SMP regulations.

Title 17 Critical Area Amendments

Consistency amendments would establish that certain activities exempt from critical areas regulations may not be exempt from shoreline regulations except where explicitly exempted in the SMP. Other amendments would update wetland rating system provisions, revise wetland buffer averaging provisions and wetland mitigation replacement ratios; and add provisions relating to wetland mitigation banking, in-lieu fees, alternative mitigation plans, and monitoring programs and contingency plans.

10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, please explain.

The Shoreline Master Program, Comprehensive Plan, and Zoning and Critical Areas regulations are amended from time to time as necessary to respond to changes in local, state or federal law, to address public safety, health and welfare, and to address community concerns. Shoreline Master Programs are required by the Shoreline Management Act to be updated by amendment periodically (RCW 90.58.080). University Place was required to complete its update by December 31, 2011 and is required to conduct comprehensive update reviews every eight years thereafter. Minor amendments may be adopted at any time in accordance with the procedures set forth in WAC 173-26.

11. Proposed timing for completion of the proposal, including phasing if applicable:

City Council action expected in 2013.

12. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal:

Draft Shoreline Master Program Policies and Regulations, March 2012
Inventory and Characterization Report (ESA), October 2010
Draft Cumulative Impacts Analysis (ESA), June 2012
Draft Restoration Plan (ESA), June 2012

13. Has a forest practices application been approved for the property during the past six years? If yes, please attach a copy of the forest practices application to the checklist:

N/A

15. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, please explain:

No pending applications or approvals would be affected. Once adopted by the Department of Ecology, the proposed SMP, as well as the amended zoning and critical area regulations, would regulate new development projects or activities/uses located within the shoreline jurisdiction.

16. List all the permits, licenses, or Government Approvals for the proposal (Federal, State and Local, including rezones):

- Review and threshold determination under the SEPA for non-project actions
- Adoption by the University Place City Council
- Approval by the Washington State Department of Ecology pursuant to RCW 90.58.090
- Also, although not formally an "approval", the proposed amendments require a 60-day state agency review in accordance with RCW36.70A.106.

II. ENVIRONMENTAL IMPACTS

To be completed by Applicant:

Earth

- 1) **General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:**

Citywide, the topography is flat, rolling, and hilly with steep slopes descending from the plateau to Puget Sound, Chambers Creek and Chambers Bay.

- 2) **What is the steepest slope on the site (approximate percent slope?)**

Citywide, the steepest slopes are approximately 40-75% where the edges of the plateau descend to the saltwater shoreline of the Puget Sound. Steep slopes are also present along the Chambers Creek, Leach Creek and Peach Creek drainage corridors.

- 3) **What general types of soils are found on the site (i.e. clay, sand, gravel, peat, muck, etc.?) If you know the classification of agricultural soils, specify them and note any prime farmland.**

Common soil types in the City include Alderwood-Everett associations, Everett sandy gravelly loam, Spanaway gravelly loam, and Nisqually loam.

- 4) **Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe:**

Yes. Some areas of the City have had history of unstable soils including along Chambers Creek, Leach Creek, and Puget Sound.

- 5) **Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:**

No filling or grading is proposed as a part of this non-project action. The proposed SMP generally strengthens protection of the shoreline through new regulations for native vegetation conservation and additional provisions to address clearing and grading.

- 6) **Could erosion occur as a result of clearing, construction or use? If so, generally describe:**

No erosion would occur as a result of this non-project action. Erosion control would be addressed on a project level basis through excavation, grading, clearing and erosion control requirements under the City's surface water management regulations in UPMC Chapter 13.25 and the modification and development standards set forth on the updated SMP.

- 7) **About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings?)**

No new impervious surface is proposed as a result of this non-project action. Development standards in the proposed SMP and amended zoning regulations would control the amount of new impervious area allowed within shoreline jurisdiction.

- 8) **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

The proposed SMP strengthens erosion control provisions by requiring conservation of native vegetation conservation area buffers within certain shoreline areas. It also contains new policies and regulations related to the preservation and restoration of vegetation to benefit both habitat and slope stability, especially within areas fronting the city's tidally-influenced shorelines.

Air

- 1) **What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, etc.) during the construction and when project is completed? If any, generally describe and give approximate quantities, if known.**

No emissions would result from this non-project action.

- 2) **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:**

No. Proposal is a non-project action.

- 3) **Proposed measures to reduce or control emissions or other impacts to the air, if any:**

None. Although not directly related to this proposal, the City does coordinate with other agencies such as the Puget Sound Clean Air Agency on air quality issues, as needed.

Water

- 1) **Surface**

- a) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetland, etc.)? If yes, please describe type(s) and provide name(s). If appropriate, state the stream or river into which it flows.**

The City of University Place borders Puget Sound, and various streams, creeks (including Chambers Creek and Leach Creek), ponds and wetlands exist throughout the City. Many of these water bodies eventually drain into Puget Sound. The City's shoreline jurisdiction includes 5.9 miles of marine shoreline along Puget Sound and Chambers Bay and 2.65 miles of Chambers Creek shoreline.

- b) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work.**

No work affecting surface waters is associated with this non-project action. However, new development within shoreline jurisdiction would be subject to the provisions of the proposed SMP.

- c) **Estimate the amount of fill and dredge material that would be placed in, or removed from, surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material and/or the disposal site.**

No filling or dredging is associated with this non-project action. Under the proposed SMP, fill activities will only be allowed in association with water dependent uses and public access as a conditional use activity. Fill will also be allowed for shoreline restoration.

- d) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known.**

None would be required.

- e) **Does the proposal lie within a 100-year floodplain? If so, note floodplain location on site plan.**

Portions of the City, including portions of shoreline jurisdiction areas, lie within the 100-year floodplain. These portions are identified on maps on file with City of University Place Planning and

Development Services Department. The City of University Place participates in the National Flood Insurance Program (NFIP).

- f) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

There would be no discharge associated with the proposed non-project action. The proposed SMP contains provisions to avoid, minimize and mitigate impacts from waste and stormwater facilities on surface waters.

2) **Ground**

- a) **Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose and approximate quantities of withdrawals or discharges, if known.**

No water will be withdrawn from or discharged to groundwater.

- b) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e. Domestic sewage; Industrial sewage, containing the following chemicals...; Agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system (s) is/are expected to serve:**

Not applicable. Proposal is a non-project action. New development permitted under the proposed SMP, including sewage disposal, water supply and storm drainage facilities, shall be provided in full compliance with city and state health regulations.

3) **Water Runoff (including storm water)**

- a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known.) Where will this water flow? Will this water flow into other waters? If so, please describe:**

This non-project action will not generate any runoff. City surface water management standards will be applied to development proposals.

- 4) **Will this project generate waste materials, which, if not handled properly, could enter ground or surface waters? If so, generally describe:**

No waste materials would enter ground or surface waters.

- 5) **Proposed measures to reduce or control surface water, groundwater and runoff impacts, if any:**

No specific measures are proposed since the proposed SMP is a citywide, non-project action. In general, the proposed SMP strengthens goals and policies related to conservation and restoration of water quality by encouraging retention of vegetation and compliance with the city's surface water management standards.

Plants

- 1) **Circle types of vegetation found on the site and list specific species:**

- a) **deciduous trees: alder, maple, aspen, other :**
b) **evergreen trees: fir, cedar, pine, other:**
c) **shrubs**
d) **pasture: none identified**

- e) grass
 - f) **crop or grain: none identified**
 - g) **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other:**
 - h) **water plants: water lily, eelgrass, milfoil, other:**
 - i) **other types of vegetation:**
- 2) **What kind and amount of vegetation will be removed or altered?**

No vegetation will be removed as a direct result of this non-project action. Generally, the proposed SMP strengthens protection of native shoreline vegetation. The proposal contains new goals, policies and regulations for the conservation and restoration of native vegetation within the area regulated by the SMP. Specific provisions related to clearing and landscaping activities require avoiding or minimizing impacts to vegetation. Where impacts are not avoidable, mitigation will be required to achieve the SMA standard of no net loss of ecological function.

- 3) **List threatened or endangered plant species known to be on or near the site:**

There are no known endangered, threatened or sensitive plant species in the City's shoreline jurisdiction.

- 4) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

No specific measures are proposed. Permitted vegetation removal under the proposed SMP must comply with standards set forth in proposed Section 18.25.100.

Animals

- 1) **Circle any birds/animals that have been observed on or near the site, or are known to be on or near the site:**

- a) **Birds: hawk, owl, heron, eagle, songbirds, other:**
- b) **Mammals: deer, bear, elk, beaver, other:**
- c) **Fish: bass, salmon, trout, herring, shellfish, other:**
- d) **Reptiles: snakes, toads, frogs, lizards, other:**
- e) **Shellfish: Geoduck**

- 2) **List any threatened or endangered animal species known to be on or near the site:**

Chinook salmon, listed as threatened under the ESA, and Coho salmon, a federal species of concern, have been known to spawn and rear in Leach and Chambers Creeks. Certain portions of City of University Place may be habitat for the bald eagle. The Western Gray Squirrel is also known to have habitat in the area.

- 3) **Is the site part of a migration route (bird, mammal or fish)? If so, please explain:**

Chinook, Coho and Chum salmon spawn or have historically been known to spawn in Leach and/or Chambers Creeks. Hatchery Chinook are in Chambers Creek. There is no documented evidence of native Chinook in Chambers Bay or Chambers Creek.

- 4) **Is the site on or near a known protected area?**

Not that the city is aware of at this time.

5) **Proposed measures to preserve, protect or enhance wildlife, if any:**

The proposed SMP contains goals, policies and development standards for the conservation of native vegetation within the shoreline area that provides for wildlife habitat. Critical area regulations support the preservation of wildlife habitat such as wetlands and stream corridors. Where impacts to wildlife or associated habitat are not avoidable, mitigation will be required to achieve the SMA standard of no net loss of ecological function.

Energy and Natural Resources

1) **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.?**

N/A. Proposal is a non-project action.

2) **Would your project affect the potential use of solar energy by adjacent properties? If so, generally described:**

N/A. Proposal is a non-project action.

3) **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None specifically proposed. Proposal is a non-project action.

Environmental Health

1) **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire, explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe:**

None associated with the proposal. The proposal is a non-project action.

2) **Describe special emergency services that might be required (for example, chemical spills or explosions.)**

N/A. Proposal is a non-project action.

3) **Proposed measures to reduce or control environmental health hazards, if any:**

None specifically associated with the proposal. Proposal is a non-project action.

Noise

1) **What types of noise exist in the area which may affect your project? For example: traffic, construction, or production equipment:**

As a non-project action, no noise is specifically associated with the proposal.

2) **What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e. traffic, construction, or production equipment). Indicate the hours that noise would be generated by the site:**

Not applicable. Proposal is a non-project action.

- 3) **Proposed measures to reduce or control noise impacts, if any:**
Not applicable. Proposal is a non-project action.

Land and Shoreline Use

- 1) **What is the current use of the site and adjacent properties?**

Land uses within and adjacent to the shoreline jurisdiction include single-family residences, marinas and a yacht club, commercial and light industrial uses. Public facilities including Chambers Creek Properties, which includes Chambers Bay Golf Course and public access facilities, and the City's Kobayashi Park, occupy shoreline or areas adjacent to shoreline jurisdiction along Chambers Creek, Chambers Bay and the Puget Sound shoreline. The BNSF railroad occupies a large portion of the marine shoreline.

- 2) **Has the site been used for agriculture? If so, describe:**

Historically, some properties in University Place were used for farming and other agricultural purposes, although most of this activity occurred outside of shoreline areas.

- 3) **Describe any structures on the site:**

Areas within and adjacent to shoreline jurisdiction have structures common to urban development including, but not limited to: residential, governmental, recreational, commercial and light industrial buildings and boating facilities. In addition, much of the city's shoreline is highly modified with bulkheads and other shoreline armoring.

- 4) **Will any structures be demolished? If so, what?**

No structures would be removed as part of this non-project proposal. The proposed SMP and its restoration plan encourage removal of bulkheads and the increased use of "soft-shore" stabilization approaches. Bioengineering alternatives to the shoreline armoring and stabilization are also addressed in the policies and regulations of the SMP.

- 5) **What is the current zoning classification of the site?**

The shoreline jurisdiction is currently zoned "R1" (Single Family Residential) in combination with the following overlay zones:

Day Island, Sunset Beach, Chambers Creek Properties, and Public Facility.

- 6) **What is the current comprehensive plan designation of the site?**

The shoreline jurisdiction is currently designated *Low Density Residential*.

- 7) **If applicable, what is the current shoreline master program designation of the site?**

Shoreline environment designations in the City's current (2000) SMP are *Residential, Conservancy* and *Conservancy Low*.

- 8) **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:**

No. However, areas of the city have been identified as critical areas including landslide and erosion hazard areas, floodplains, wetlands and stream corridors. Maps depicting these areas are available for public inspection at the University Place Planning and Development Services Department.

- 9) **Approximately how many people would reside or work in the completed project?**

Not Applicable.

10) Approximately how many people would the completed project displace?

No people would be displaced as a result of this non-project action.

11) Proposed measures to avoid or reduce displacement impacts, if any:

None proposed. Proposal is a non-project action.

12) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed SMP includes the following shoreline environment designations, which are intended to ensure compatibility with existing and projected land uses:

- The Marine Deepwater environment is intended to protect and manage the unique characteristics and resources of the areas waterward of the intertidal shoreline. Although not a WAC designated environment designation, the Marine Deepwater environment has been established by the City to address concerns with activities that are anticipated to occur only in deep water marine areas such as dredge and mooring buoys.
- The Natural environment is intended to protect those shoreline areas, specifically associated with Chambers Creek, that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes.
- The Urban Conservancy environment is intended to protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses including residential development. An additional purpose is to protect, restore and manage the unique characteristics and resources of the areas between the ordinary high water mark and the minus 10-foot mean lower low water (-10' MLLW) line adjacent to upland Urban Conservancy areas.
- The Shoreline Residential environment is intended to accommodate residential development and appurtenant structures that are consistent with this Shoreline Program. Additional purposes are to provide public access and recreational uses, and to protect, restore and manage the unique characteristics and resources of the areas between the ordinary high water mark and the minus 10-foot mean lower low water (-10' MLLW) line adjacent to upland Shoreline Residential areas.
- The Day Island Medium Intensity environment is intended to accommodate marinas, yacht clubs with boat moorage and related facilities and activities, water-oriented commercial, transportation and light industrial uses, and moderate density residential uses within mixed use projects, while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Additional purposes are to provide public access to the shoreline and recreational uses oriented toward the waterfront, to accommodate non-water-oriented uses on a limited basis where appropriate, and to protect, restore and manage the unique characteristics and resources of the areas between the ordinary high water mark and the minus 10-foot Mean Lower Low Water (-10' MLLW) line. The intent of the Day Island Medium Intensity environment is similar to that of a High Intensity Environment as described in WAC 173-26-211 except that development intensities are to be limited to those consistent with the Comprehensive Plan designation and zoning classification for the area.

Housing

- 1) **Approximately how many units, if any, would be eliminated? Indicate whether it would be high, middle, or low-income housing:**

No units would be displaced as a direct result of this non-project proposal.

- 2) **Proposed measures to reduce or control housing impacts, if any:**

None.

Aesthetics

- 1) **What is the tallest height of any proposed structure(s), not including antennas or chimneys:**

No structures are proposed as part of this non-project action. The proposed SMP proposes a maximum height of 30-35 feet for most areas of the shoreline jurisdiction. The proposed *Day Island Medium Intensity* shoreline environment designation and proposed *Mixed Use -- Maritime* zoning classification, which would apply to three marina/yacht club properties, would allow increased building heights up to a range of 45-65 feet, depending on location, subject to review and acceptance of a view analysis.

- 2) **What are the principal exterior building material(s) and colors proposed for the project?**

Proposal is a non-project action. However, the proposed design standards and guidelines that would apply to development in the *Mixed Use -- Maritime* zoning classification provide guidance relating to exterior finish building materials and design.

- 3) **What is the proposed ratio of building coverage to lot size?**

Not applicable. Proposal is a non-project action.

- 4) **What views in the immediate vicinity would be altered or obstructed?**

Not applicable. Proposal is a non-project action. However, it should be noted that the proposed SMP strengthens protection of views and aesthetic visual qualities within the shoreline area.

- 5) **Proposed measures to reduce or control aesthetic impacts, if any:**

No specific measures are proposed for this non-project action. However, one of the primary goals of the SMA is to protect and preserve visual access to the shoreline. For mixed use projects in the *Day Island Medium Intensity* shoreline environment, view corridors would be required to maintain and/or enhance public views of the shoreline. The proposed SMP would regulate the use of signs within the shoreline area consistent with the City's sign regulations in UPMC 19.75.

Light and Glare

- 1) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. Proposal is a non-project action. However, the proposed SMP would regulate lighting to minimize its impact on shoreline uses and shoreline ecology.

- 2) **Could light or glare from the finished product be a safety hazard, interfere with views, or affect wildlife?**

Not applicable. Proposal is a non-project action. However, the proposed SMP would regulate lighting to minimize its impact on shoreline views and fish populations.

- 3) **What existing off-site sources of light or glare may affect your proposal?**

Not applicable. Proposal is a non-project action.

4) Proposed measures to reduce or control light and glare impacts, if any:

None. Proposal is a non-project action. However, specific SMP design standards and guidelines are intended to reduce and control light and glare impacts associated with future development within the shoreline area.

Recreation

1) What designated and informal recreational opportunities are in the immediate vicinities?

A large portion of the shoreline jurisdiction and adjacent land is under public ownership, including the City's Kobayashi Park and Pierce County's Chambers Creek Properties -- located abutting Chambers Creek, Chambers Bay and the Puget Sound shoreline. Physical public access to the shoreline is available through these properties as well as several public street rights-of-way on Day Island.

2) Would the proposed project displace any existing recreational uses? If so, describe:

No recreational uses would be displaced as a result of this non-project action.

3) Proposed measures to reduce or control impacts on recreation opportunities to be provided by the project or applicant, if any:

A major goal of the SMA is to provide and enhance public access and recreational opportunities along the shorelines of the state. The proposed SMP would implement this goal through goals, policies and regulations that promote recreational opportunities and, in many instances, require the provision of public access as a condition of approval of shoreline development projects.

Historic and Cultural Preservation

1) Are there any places or objects listed on, proposed for, or eligible for listing in national, state, or local preservation registers on or next to the site?

Not that the city is aware of.

2) Generally describe any landmarks, or evidence of historical, archaeological, scientific or cultural importance known to be on or next to the site:

Areas along Chambers Bay and Chambers Creek Canyon have been inventoried and identified as having archeological and/or cultural significance. These sites typically are associated with Native American tribes.

3) Proposed measures to reduce or control impacts, if any:

Proposal is a non-project action. However, the proposed SMP contains policies and regulations that address protection of historical, archaeological, scientific or cultural resources.

Transportation

1) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on the site plan, if any:

Primary access to the shoreline area in the vicinity of Day Island and the Day Island lagoon is provided by 19th Street West and the Day Island Bridge Road, which is an extension of 27th Street West. Primary access to the Chambers Creek Canyon is via Chambers Creek Road West. Primary access to Chambers Creek Properties and other Puget Sound shoreline areas is via Grandview Drive and various local streets.

- 2) **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Pierce Transit provides bus service in the City of University Place, although not directly to shoreline areas.

- 3) **How many parking spaces would the complete project have? How many would the project eliminate?**

Not applicable. Proposal is not a site-specific proposal and is a non-project action.

- 4) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe and indicate whether public or private?**

Not applicable. However, as development occurs, both public and private new and improved streets may be built.

- 5) **Will the project use (or occur in the general vicinity of) water, or air transportation? If so, generally describe:**

Not applicable. Proposal is not a site-specific proposal and is a non-project action. However, marinas, a yacht club and other boating facilities are located within shoreline areas of the city. There is no airport within the city limits.

- 6) **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable. Proposal is a non-project action.

- 7) **Proposed measures to reduce or control transportation impacts, if any:**

None specifically proposed. However, as individual projects are proposed, review will be conducted in accordance with SEPA and SMP policies and regulations pertaining to parking and transportation facilities to determine the level of impact and mitigation required.

Public Services

- 1) **Would the project result in an increased need for public services (i.e. fire protection, police protection, health care, and schools?) If so, generally describe:**

The proposed non-project action would not require additional public services.

- 2) **Proposed measures to reduce or control direct impacts on public services, if any:**

None proposed. Proposal is a non-project action.

Utilities

- 1) **Identify existing utilities by name:**

a) **Electricity**

Tacoma Power

b) Natural Gas

Puget Sound Energy

c) Water

Tacoma Water

d) Telephone

Century Link

e) Refuse Service

University Place Refuse

f) Sanitary Sewer

Pierce County

g) Septic System

Some shoreline areas are served by on-site sanitary system facilities.

h) Other

Cable:

Click, Comcast

2) Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity which might be needed:

Not applicable. The proposal is a non-project action.

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect an item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The goals, policies and regulations of the proposed SMP discourage future projects within the shoreline area from discharging untreated pollutants and emissions. In addition to the requirements of the proposed SMP, all development and redevelopment within the shoreline jurisdiction would be subject to local, state and federal regulatory requirements, including building code, fire code, and surface water management standards.

Proposed measures to avoid or reduce such increases are:

The proposed SMP includes policies and regulations that address the protection of the shoreline's ecological functions and addresses potential impacts associated with specific land uses and shoreline modifications. Generally, the proposal provides a new system of shoreline environment designations that establish more uniform and comprehensive management of the city's shoreline area. In general, updated development standards and regulations for shoreline modifications provide additional protection for shoreline ecological processes. The updated standards and regulations are more restrictive of such activities as shoreline stabilization, construction of overwater structures and removal of native shoreline vegetation that would result in adverse impacts to shoreline functions. The restoration planning effort outlined in the proposed Restoration Plan provides the city with opportunities to improve or restore ecological functions that have been impaired as a result of past development activities.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The proposed SMP includes policies and regulations that require new activities and development to achieve "no net loss" of shoreline ecological functions. This is achieved through implementation of development standards, mitigation requirements and other regulatory provisions. The proposal includes several revisions to existing shoreline policies and development regulations that will encourage shoreline conservation and prohibit development activities that would cause adverse impacts to the shoreline environment. Updated regulations for overwater structures and shoreline stabilization practices will provide increased protection for sensitive shoreline ecological resources.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Proposed revisions to existing shoreline master program development standards and use regulations, and restoration planning efforts, are measures proposed to protect or conserve plants, animals, fish, or marine life. In this regard, shorelines will be regulated under the

provisions of the proposed SMP. In general, the proposed changes to development standards and use regulations are more protective than those set forth in the city's existing SMP. New development will be required to comply with critical area and shoreline standards contained in the new SMP. As redevelopment occurs along the shoreline, the policies and regulations of the SMP will require that development be located and designed in a manner that avoids impacts to ecological functions and/or enhances functions where they have been degraded.

Consistent with state SMP guidelines (WAC 173-26-186), the proposed SMP includes new sections containing goals, policies and regulations that address shoreline restoration. Further, the proposed SMP includes a shoreline restoration plan that identifies potential restoration actions for each proposed shoreline environment designation. Restoration will address both cumulative impacts to shoreline functions from existing and future development and improve functions over time above what would be accomplished through compensatory project mitigation.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed SMP would not result in depletion of energy or natural resources. Extractive or resource based industries, such as mining, forestry and agriculture, are prohibited in all shoreline environment designations.

Proposed measures to protect energy or conserve natural resources are:

None required.

4. How would the proposal be likely to use or affect environmental sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.

The proposed SMP establishes policies and regulations for the protection and conservation of environmentally sensitive areas and public access/recreational sites. The proposed SMP provides a new system of shoreline environment designations that establishes more comprehensive management of the city's shorelines.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None required.

5. How would the proposal likely affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The City of University Place has an established land use pattern within the shoreline jurisdiction that predates the regulatory scheme proposed under the updated SMP. The pattern is generally a mix of residential, waterfront boating facilities, recreation, open space railroad ROW, and some limited commercial and light industrial uses. The number of vacant parcels is extremely low. Most new construction along the shorelines is anticipated to be redevelopment with some minor infill. The city's comprehensive plan establishes the overall growth strategy for the city, while its zoning code implements the Plan's vision for future growth. The proposed SMP's shoreline environment designations are consistent with the provisions of the Plan and zoning code.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed SMP shoreline environment designations, together with associated uses and modification regulations and development standards, are designed to allow for development activity to occur along the city's shorelines consistent with the city's Comprehensive Plan, zoning code and existing development patterns. The proposed SMP incorporates numerous regulatory approaches to ensure no net loss of ecological functions.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Generally, the proposed SMP does not establish new patterns of land use or increased density of existing land use patterns. As described above, reasonable foreseeable development will likely be redevelopment of property rather than significant new development. Due to this situation, the proposed SMP will not significantly increase demands on transportation, public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

None required.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

The proposed action will not conflict with local, state or federal laws or requirements for the protection of the environment. On the contrary, the proposed SMP has been developed consistently with the state SMP Guidelines (WAC 173-26) and the city's Comprehensive Plan and zoning code.