



CITY OF RICHLAND
EXEMPTION FROM SHORELINE MANAGEMENT ACT
SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENTS

APPLICANT: Willow Pointe North Homeowner's Association
Attn: Guy Auld
Richland, WA 99352

PROJECT: Shoreline riparian area vegetation planting.

LOCATION: Assessor's Parcel Number 114084000002002.

The proposal made by the applicant to undertake the above described development within the Columbia River and /or its associated wetlands has been determined to be exempt from the Shoreline Management Act Substantial Development Permit requirements. Specifically, the development is exempt pursuant to Washington Administrative Code (WAC) Section 173-27-040(2)(a): Any development of which the total cost or fair market value, whichever is higher, does not exceed \$7,047.00.

The proposal has further been determined to be:

Consistent	Inconsistent	
[XX]	[]	Policies of the State Shoreline Management Act, WAC 173-27.
[XX]	[]	City of Richland Shoreline Master Program.

Conditions of Approval:

1. This Shoreline Exemption Permit is valid for three (3) years from the date of issuance.
2. All vegetation planting and associated work shall occur as indicated within the Riparian Enhancement Plan prepared by Wild West Riparian, Inc., dated August 2005 (attached).

3. All vegetation that is cut to make room for the new plantings shall be removed from the site and disposed of at an approved location.
4. Any alteration/changes to the riparian enhancement plan shall be approved by the City of Richland PRIOR to implementation.
5. Annual monitoring of the riparian enhancement area shall occur as indicated in the Riparian Enhancement Plan prepared by Wild West Riparian, Inc., dated August, 2005 (attached). A copy of the monitoring report shall be submitted to the City of Richland for placement within File No. SE2020-104.
6. The City of Richland reserves the right to add or amend conditions of approval to ensure that all local, state and federal regulations are adhered to and to ensure that the intent of the Riparian Enhancement Plan is achieved.



Mike Stevens
Shoreline Administrator

Date: October 30, 2020

C: Shoreline File SE2020-104