ATTACHMENT 2

Shoreline Master Program

Map Folio

9/11/2014 Planning Commission Packet

city of West Richland

City of West Richland SMP Inventory

Figure 1
Proposed Shoreline Jurisdiction

City Limits

Proposed Shoreline Jurisdiction

0 2,000 4,000

Feet

Map Date: July 2013

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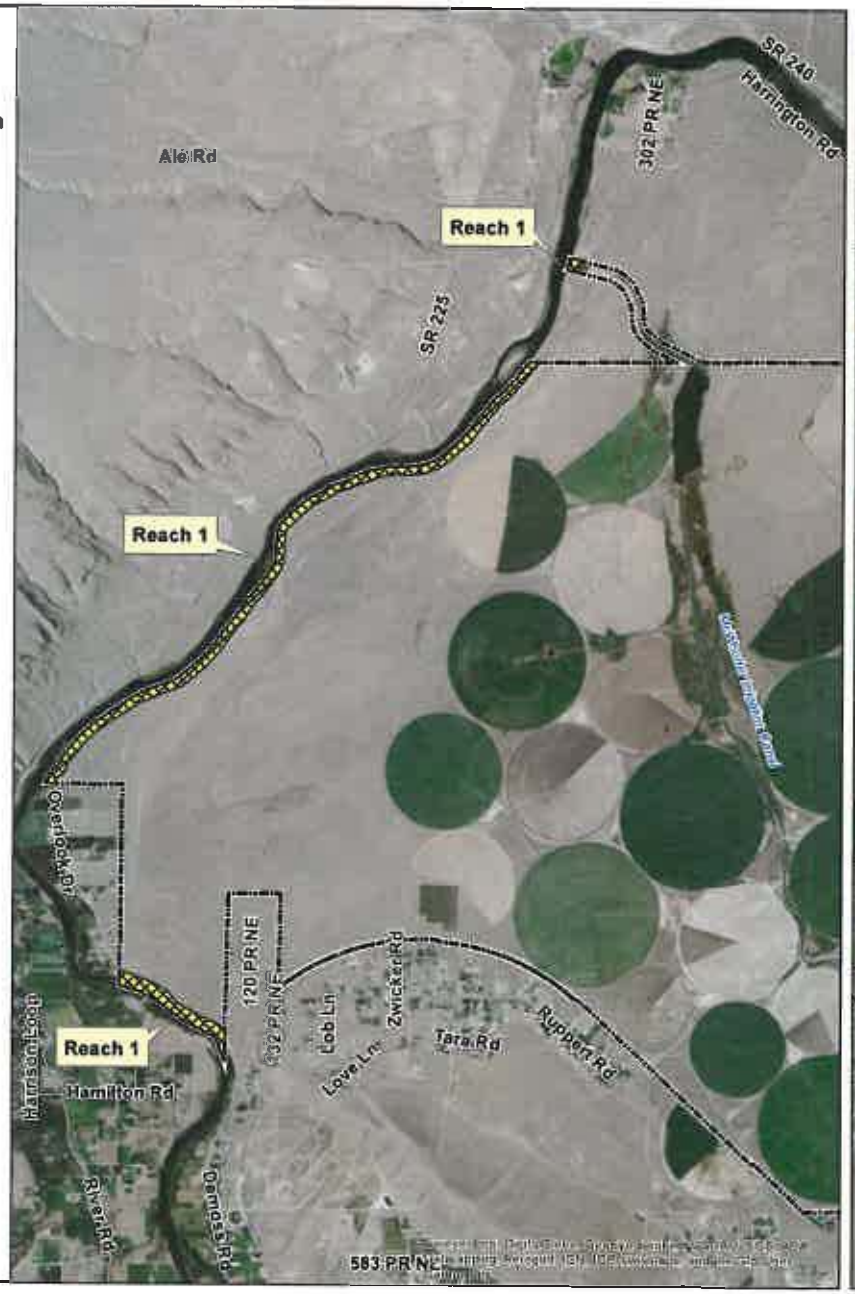


City of West Richland SMP Inventory Reach 1

Figure 1.1 - Hydrology

- City Limits
- Proposed Shoreline Jurisdiction
- Water Bodies
- Streams
- Levee - State Inventory*
- 303(d) Impaired Waters

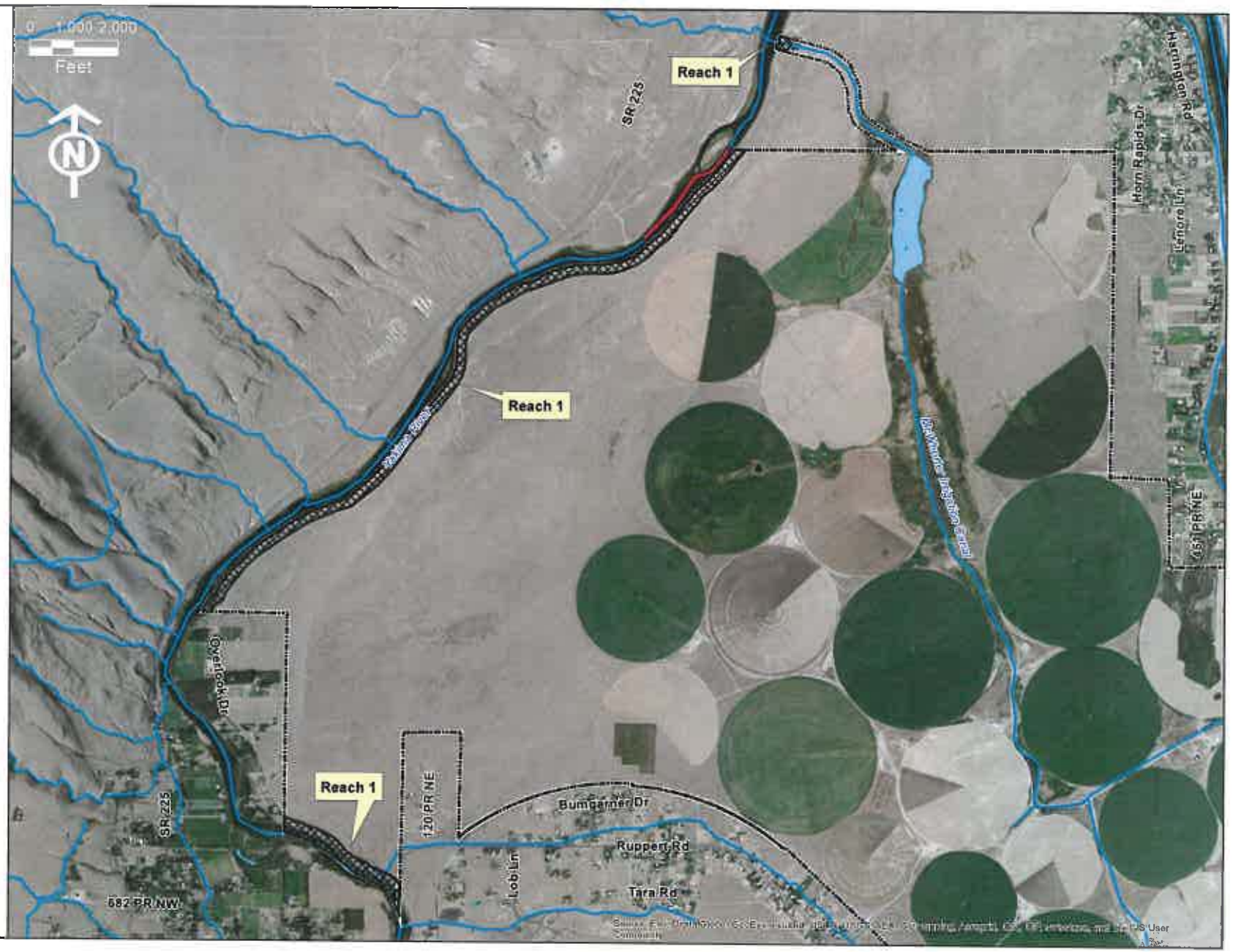
Wellhead Protection Areas**

- 1 Year WHPA Travel Time
- 10 Year WHPA Travel Time

* No levees have been documented by the State Levee Inventory in Reaches 1 or 2.

** No recorded Wellhead Protection Areas occur in the vicinity of Reaches 1 or 2.

Map Date: July 2013



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City of West Richland SMP Inventory Reach 2

Figure 1.2 - Hydrology

- City Limits
- Proposed Shoreline Jurisdiction
- Water Bodies
- Streams
- Levee - State Inventory
- 303(d) Impaired Waters

Wellhead Protection Areas

- 1 Year WHPA Travel Time
- 10 Year WHPA Travel Time

Map Date: July 2013

City of West Richland

AHBL

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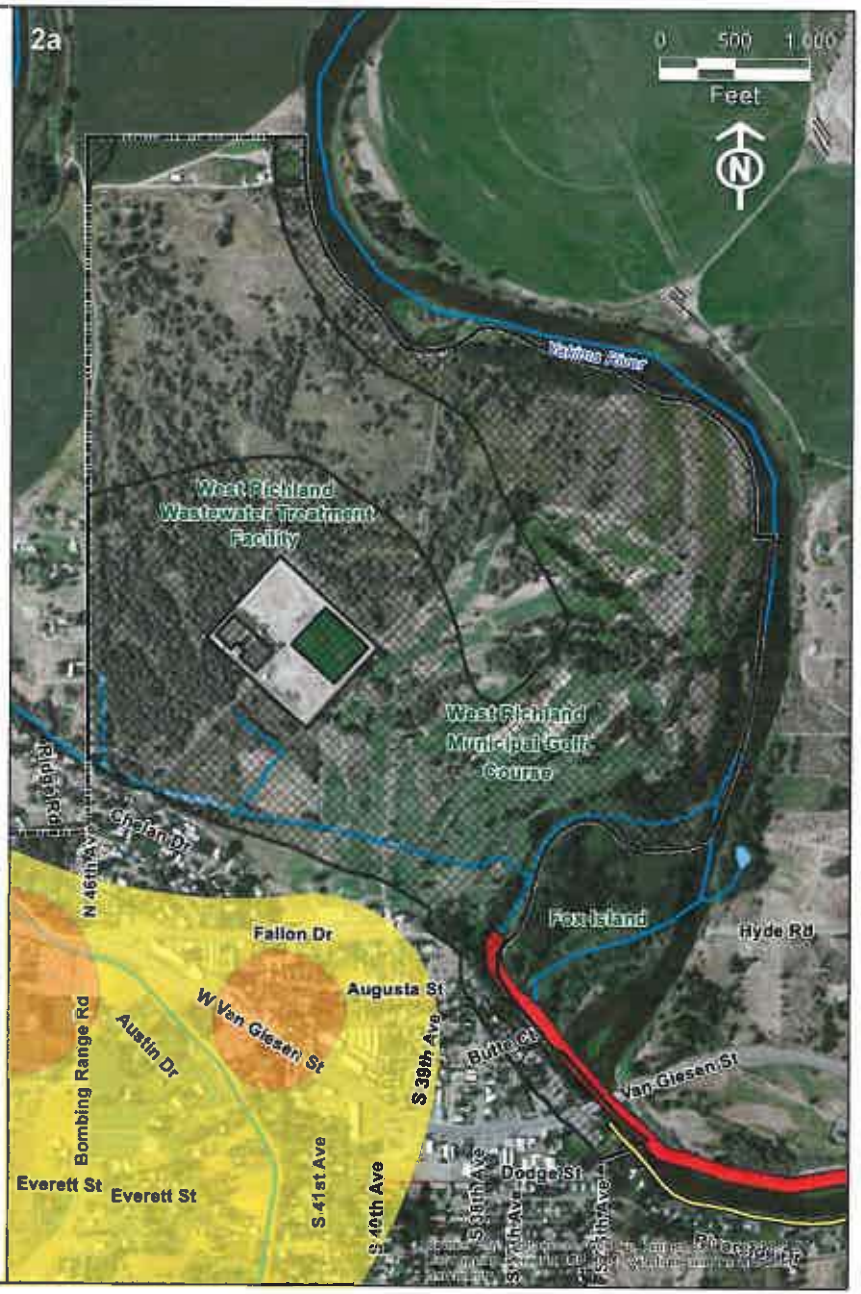

City of West Richland SMP Inventory Reach 1

Figure 2.1 - Channel Migration Zone

- City Limits
- Proposed Shoreline Jurisdiction
- Water Bodies
- Streams
- Floodway
- 100-Yr Floodplain
- Outer Limit of CMZ (Benton County)*
- Outer Limit of CMZ (West Richland)**

* The CMZ for the lower Yakima river was delineated in July 2012 by The Watershed Company under contract with Benton County as part of the County's SMP update. Areas within the limits of incorporated cities were not included in the study.

** The CMZ in the West Richland Study Area was determined based on adjacent County CMZ delineation, topographic maps, flood zones, wetlands, and historical and current aerial imagery.

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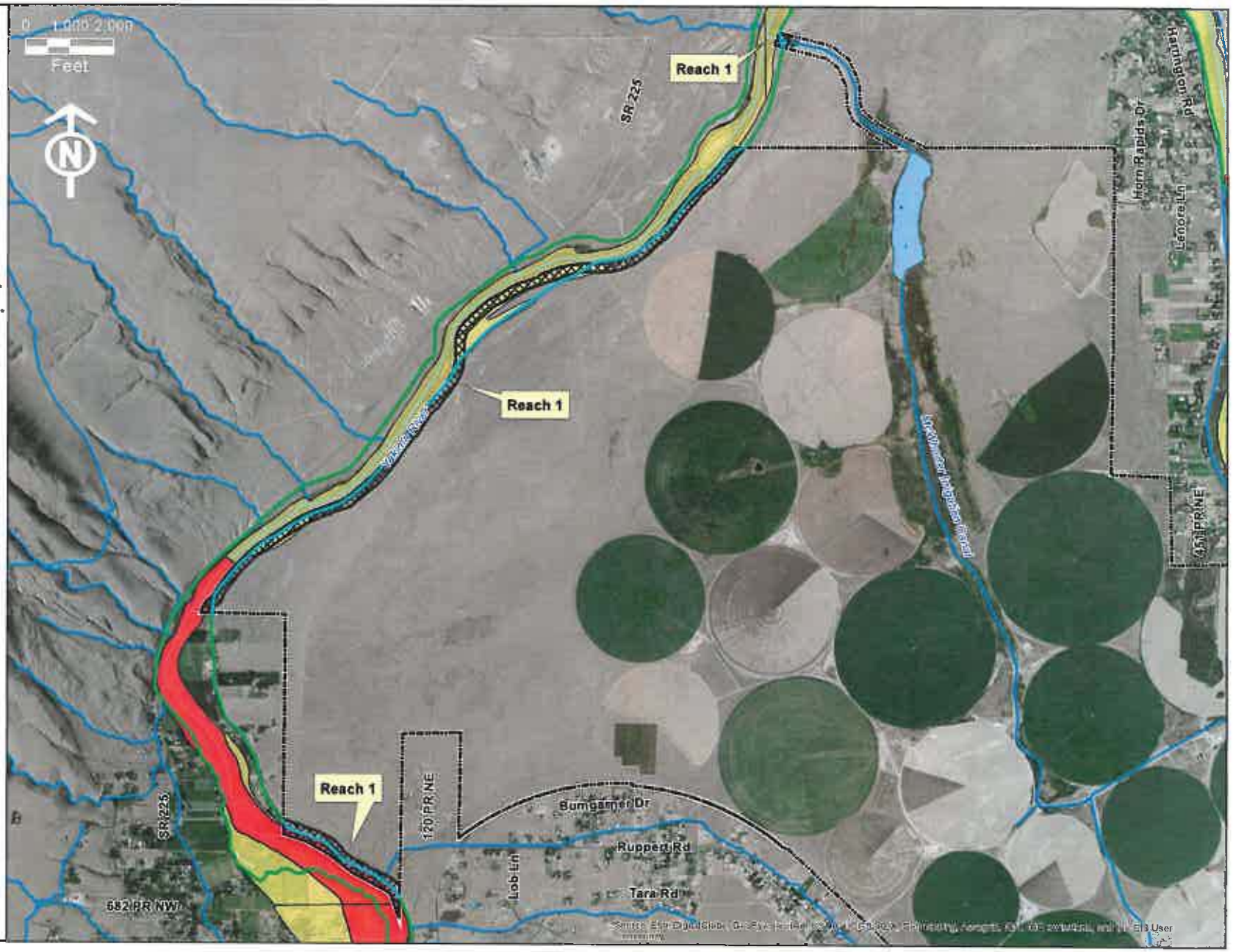

City of West Richland SMP Inventory Reach 2

Figure 2.2 - Channel Migration Zone

- City Limits
- Proposed Shoreline Jurisdiction
- Water Bodies
- Streams
- Floodway
- 100-Year Floodplain
- Outer Limit of CMZ (Benton County)*
- Outer Limits of CMZ (West Richland)**

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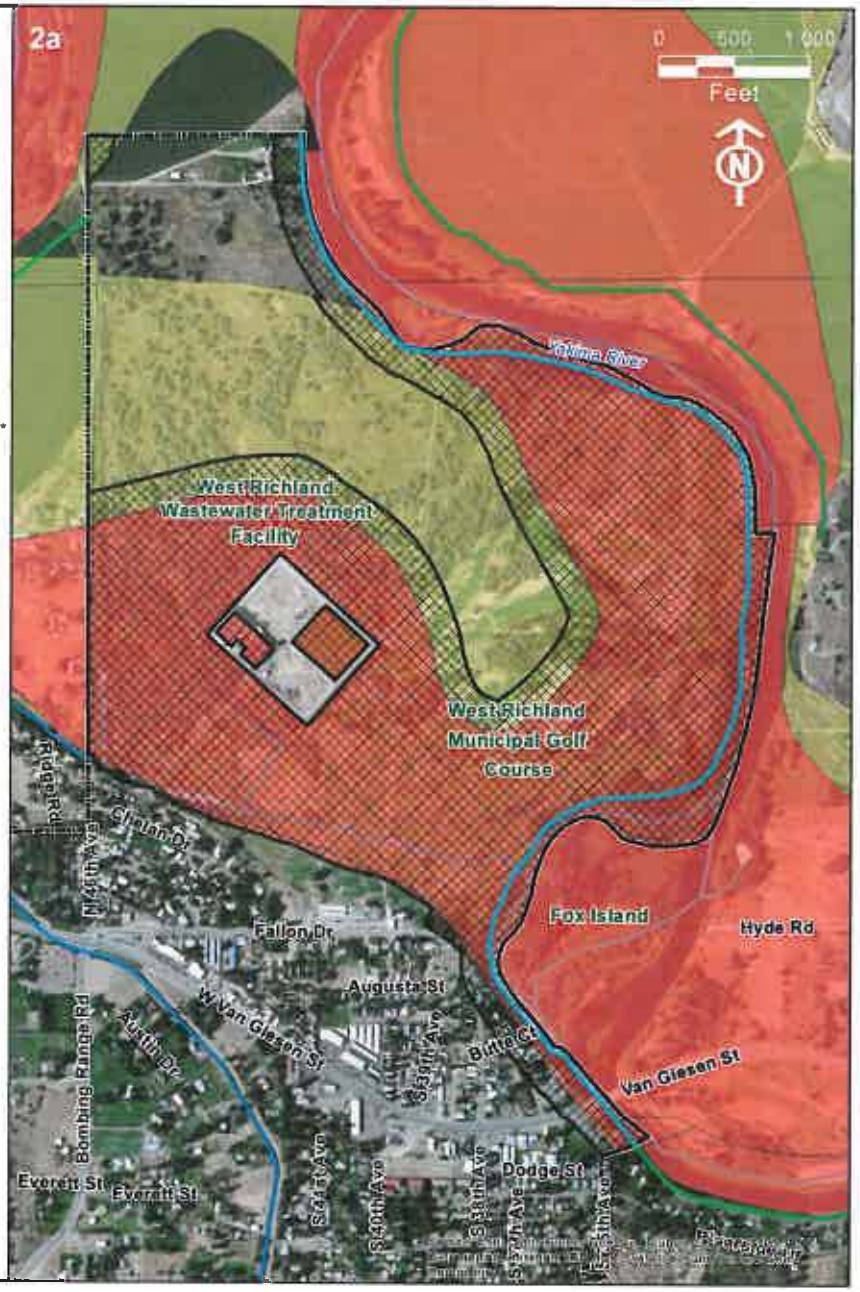

City of West Richland SMP Inventory Reach 1

Figure 3.1 - Geologic Hazards

- City Limits
- Proposed Shoreline Jurisdiction
- Geologic Hazard Areas*
- Erosion Hazard Areas**

* Geologic Hazard Areas include areas susceptible to landslides, liquefaction, erosion, or other geologic events and are classified as having slopes in excess of 15%. Mapped extent of Geologic Hazard areas is derived from adopted City Critical Areas maps.

** Erosion Hazard Areas represent the presence of erosion-prone soils, as documented in adopted City Critical Areas maps.

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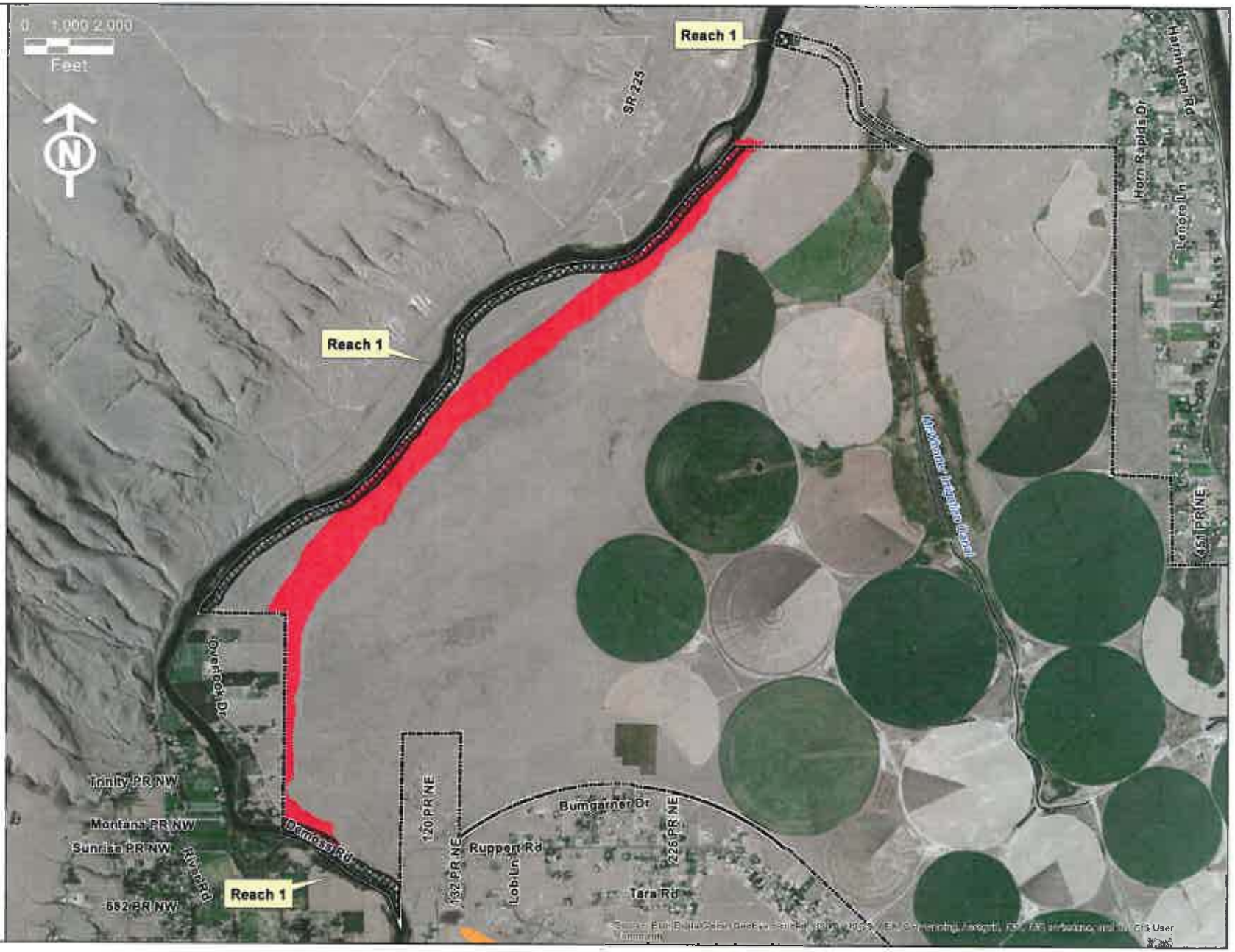

City of West Richland SMP Inventory Reach 2

Figure 3.2 - Geologic Hazards

City Limits

Proposed Shoreline Jurisdiction

Geologic Hazard Areas*

Erosion Hazard Areas**

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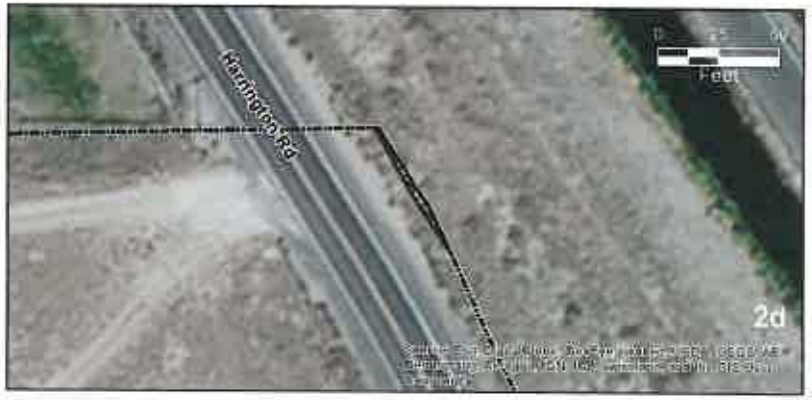

City of West Richland SMP Inventory
Reach 1
Figure 4.1 - Soils

City Limits

Proposed Shoreline Jurisdiction

Soil Unit

- BbA - Burbank loamy fine sand, 0 to 2 percent slopes
- BbC - Burbank loamy fine sand, 0 to 15 percent slopes
- BbD - Burbank loamy fine sand, 2 to 15 percent slopes
- BdE - Burbank loamy fine sand, basalt substratum, 0 to 30 percent slopes
- BfE - Burbank rocky loamy fine sand, basalt substratum, 0 to 30 percent slopes
- BkF - Burbank rocky loamy fine sand, 30 to 65 percent slopes
- BlA - Burbank loamy fine sand, gravelly substratum, 0 to 2 percent slopes
- BlD - Burbank loamy fine sand, gravelly substratum, 2 to 15 percent slopes
- EsA - Esquatzel fine sandy loam, 0 to 2 percent slopes
- EuA - Esquatzel silt loam, 0 to 2 percent slopes
- EuB - Esquatzel silt loam, 2 to 5 percent slopes
- FeB - Finley fine sandy loam, 2 to 5 percent slopes
- FfE - Finley stony fine sandy loam, 0 to 30 percent slopes
- HeD - Hezel loamy fine sand, 2 to 15 percent slopes
- HeE - Hezel loamy fine sand, 0 to 30 percent slopes
- KnE - Kiona very stony silt loam, 0 to 30 percent slopes
- KnF - Kiona very stony silt loam, 30 to 65 percent slopes
- KoC - Koehler loamy fine sand, 0 to 8 percent slopes
- PaA - Pasco fine sandy loam, 0 to 2 percent slopes
- PcA - Pasco silt loam, 0 to 2 percent slopes
- PoD - Prosser silt loam, 5 to 15 percent slopes
- PoE - Prosser silt loam, 0 to 30 percent slopes
- PrD2 - Prosser very fine sandy loam, 0 to 15 percent slopes, eroded
- QuA - Quincy loamy sand, 0 to 2 percent slopes
- QuD - Quincy loamy sand, 2 to 15 percent slopes
- QuE - Quincy loamy sand, 0 to 30 percent
- QyE - Quincy loamy sand, moderately shallow, 0 to 30 percent slopes
- ReB - Ritzville silt loam, 0 to 5 percent slopes
- ReF - Ritzville silt loam, 30 to 65 percent slopes
- Rh - Riverwash
- ScA - Scootaney silt loam, 0 to 2 percent slopes
- SeE - Scootaney stony silt loam, 0 to 30 percent slopes
- SrBC - Starbuck silt loam, 0 to 8 percent slopes
- SsE - Starbuck rocky silt loam, 5 to 45 percent slopes
- StD - Starbuck stony silt loam, 0 to 15 percent slopes
- W - Water
- WdAB - Warden silt loam, 0 to 5 percent slopes
- WdC - Warden silt loam, 5 to 8 percent slopes
- WdD - Warden silt loam, 8 to 15 percent slopes
- WdE3 - Warden silt loam, 15 to 30 percent slopes, severely eroded
- WfC2 - Warden very fine sandy loam, 0 to 15 percent slopes
- WsB - Willis silt loam, 0 to 5 percent slopes

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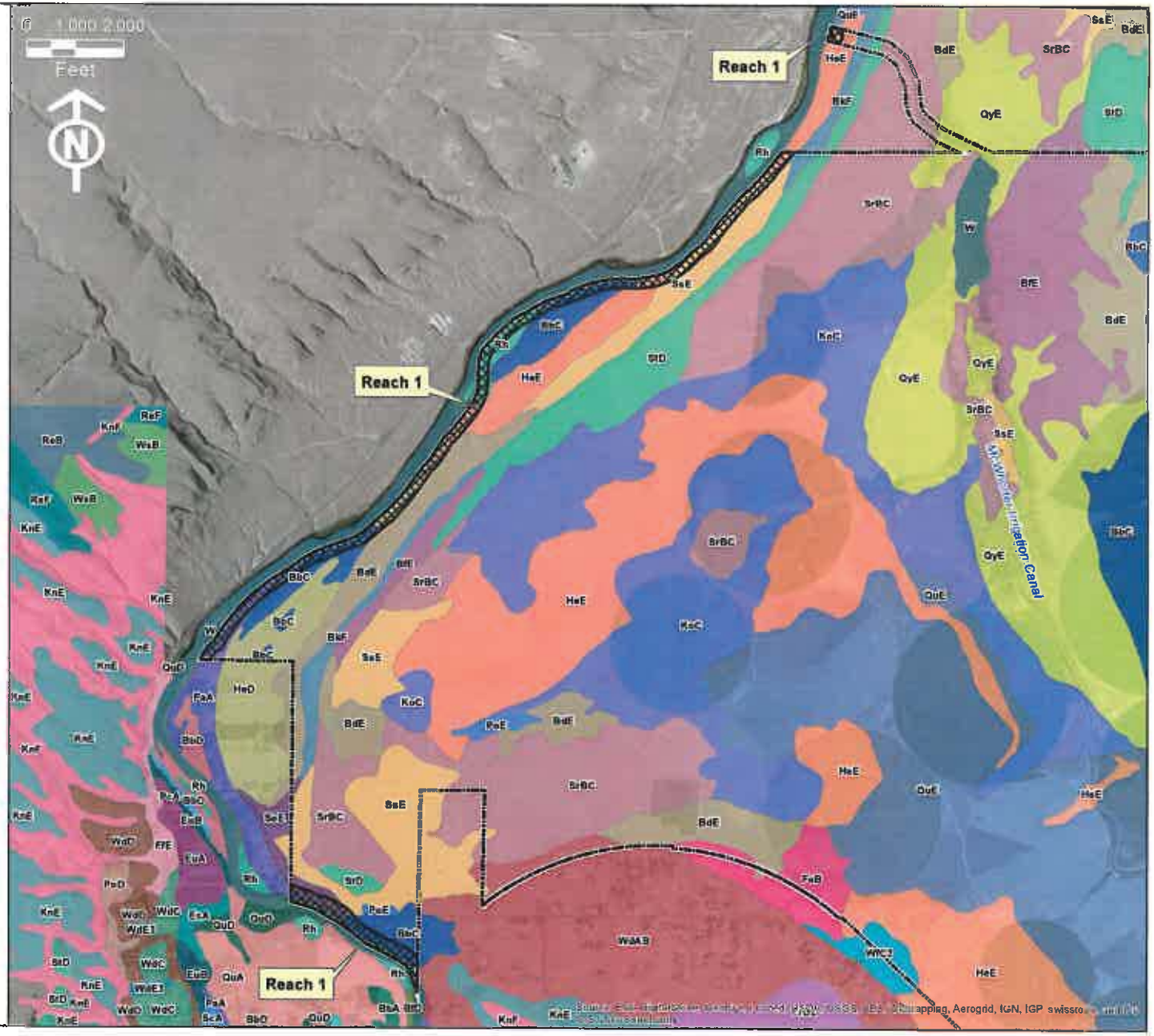

City of West Richland
SMP Inventory
Reach 2

Figure 4.2 - Soils

City Limits

Proposed Shoreline Jurisdiction

Soil Unit

- BbA - Burbank loamy fine sand, 0 to 2 percent slopes
- BbC - Burbank loamy fine sand, 0 to 15 percent slopes
- BbD - Burbank loamy fine sand, 2 to 15 percent slopes
- FeA - Finley fine sandy loam, 0 to 2 percent slopes
- FnA - Finley fine sandy loam, moderately deep, 0 to 2 percent slopes
- FnB - Finley fine sandy loam, moderately deep, 2 to 5 percent slopes
- HeD - Hezel loamy fine sand, 2 to 15 percent slopes
- HeE - Hezel loamy fine sand, 0 to 30 percent slopes
- PaA - Pasco fine sandy loam, 0 to 2 percent slopes
- PcA - Pasco silt loam, 0 to 2 percent slopes
- QuA - Quincy loamy sand, 0 to 2 percent slopes
- QuD - Quincy loamy sand, 2 to 15 percent slopes
- QuE - Quincy loamy sand, 0 to 30 percent
- Rh - Riverwash
- W - Water
- WdAB - Warden silt loam, 0 to 5 percent slopes

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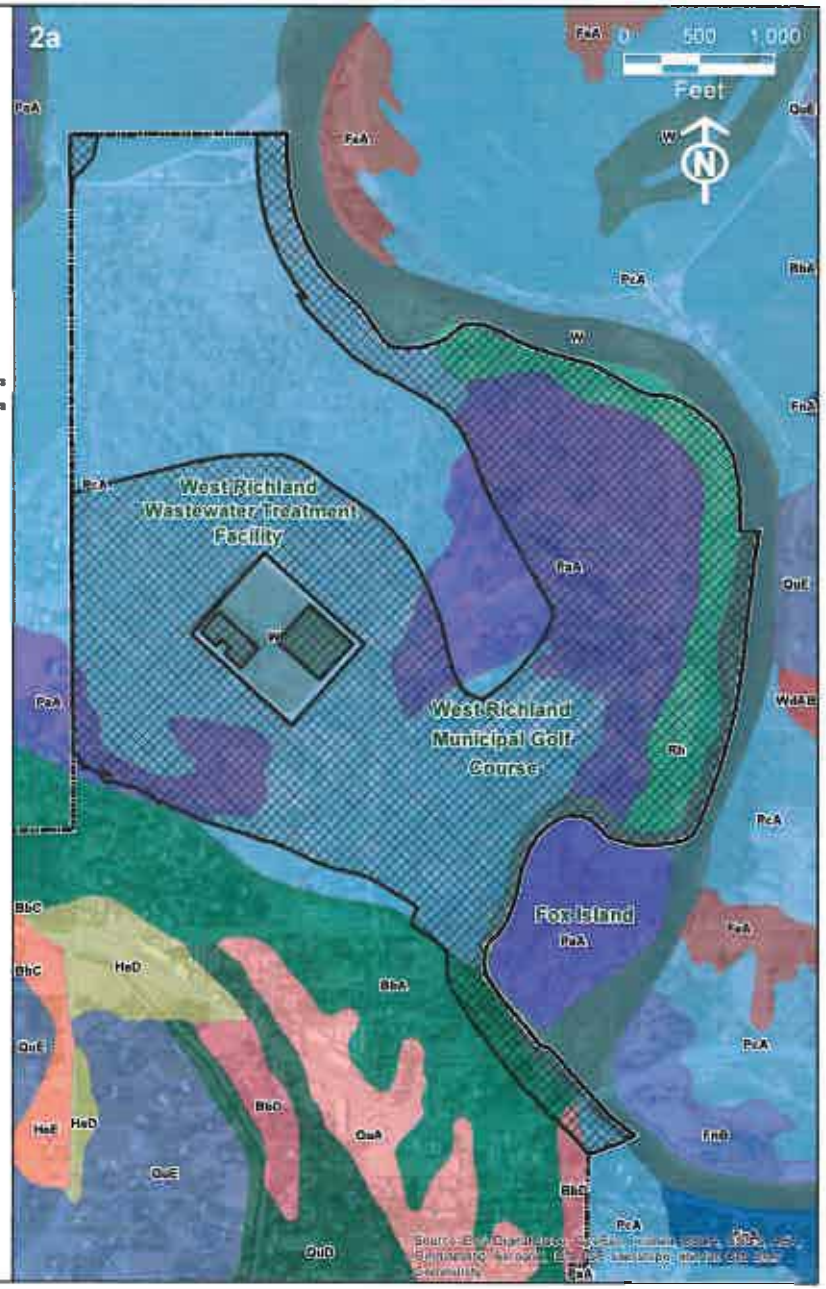

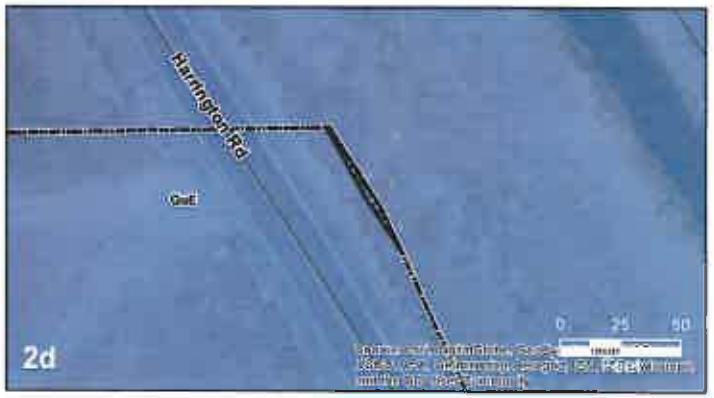

City of West Richland SMP Inventory Reach 1

Figure 5.1 - Land Cover

- City Limits
- Proposed Shoreline Jurisdiction
- Parcel
- Water Bodies
- Streams

Land Cover Classifications

- Barren Land
- Cultivated Crops
- Deciduous Forest
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Emergent Herbaceous Wetlands
- Evergreen Forest
- Hay/Pasture
- Herbaceous
- Mixed Forest
- Open Water
- Perennial Snow/Ice
- Upland Shrub/Scrub
- Unclassified
- Woody Wetlands

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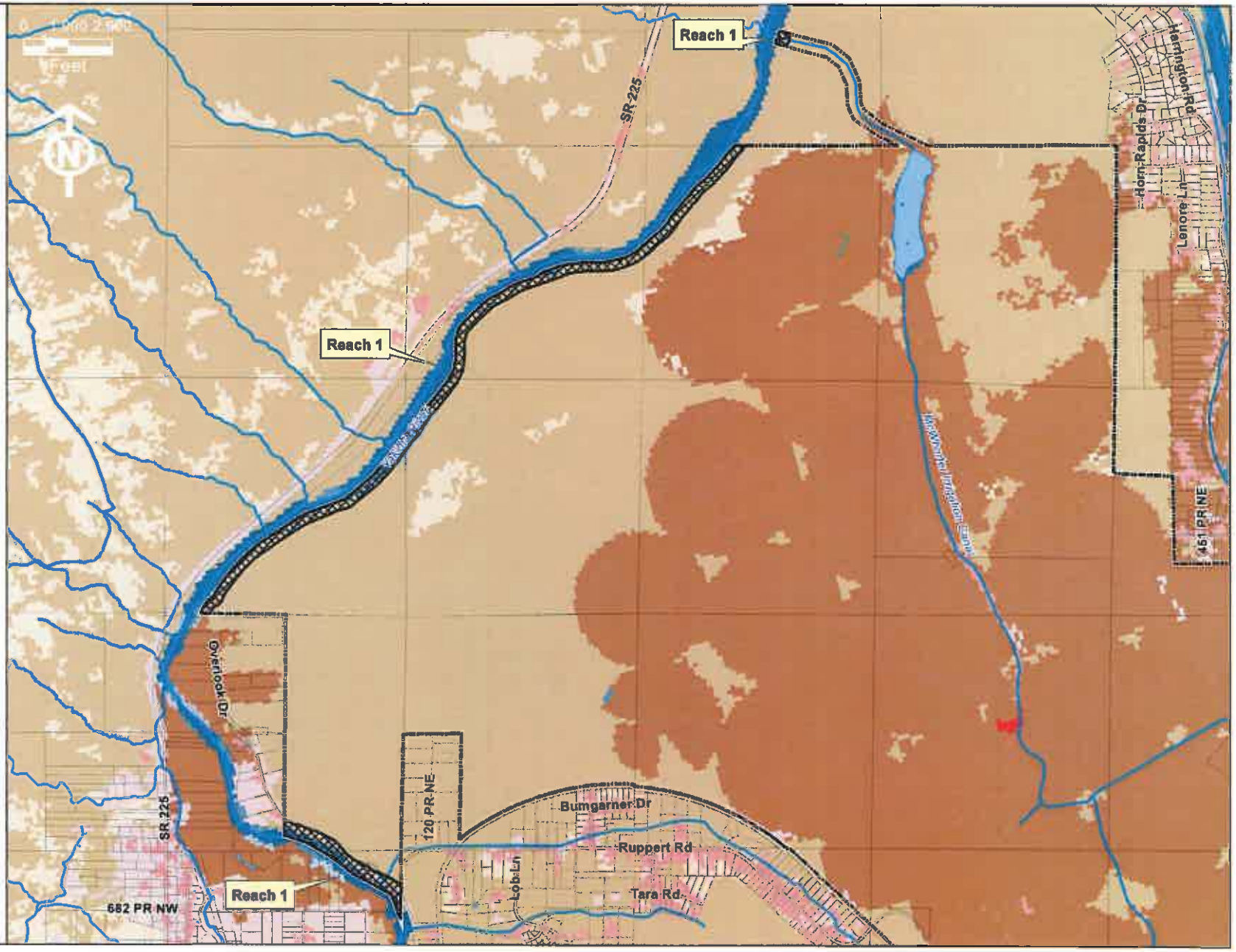

City of West Richland SMP Inventory Reach 2

Figure 5.2 - Land Cover

City Limits
Proposed Shoreline Jurisdiction
Parcel

Land Cover Classifications

Barren Land
Cultivated Crops
Deciduous Forest
Developed, High Intensity
Developed, Low Intensity
Developed, Medium Intensity
Developed, Open Space
Emergent Herbaceous Wetlands
Evergreen Forest
Hay/Pasture
Herbaceous
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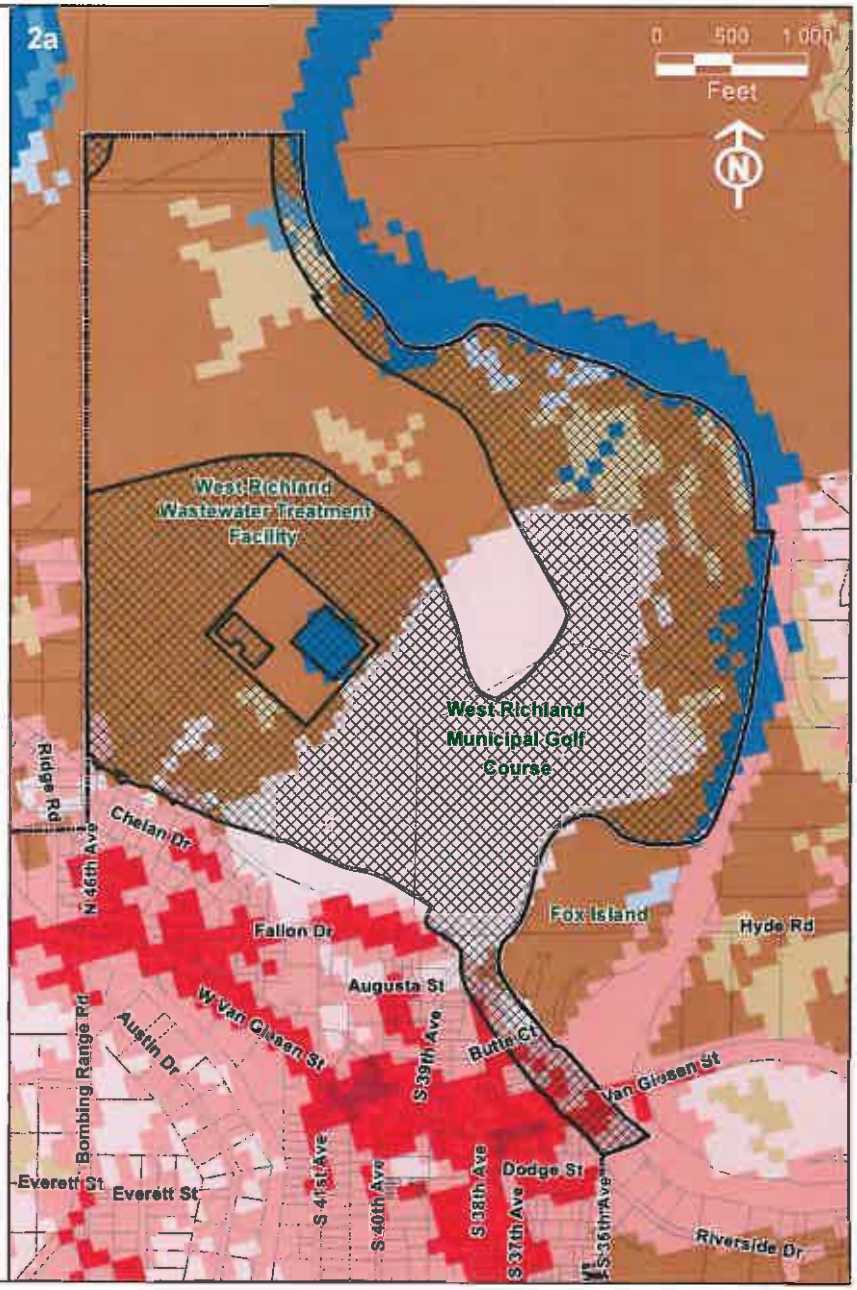
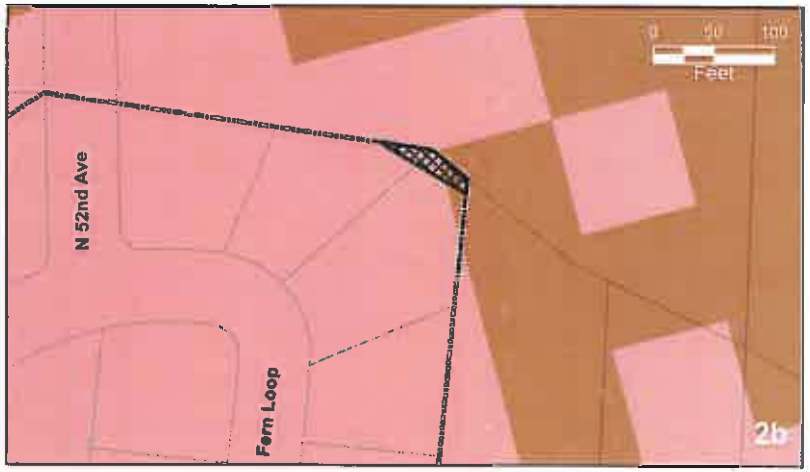
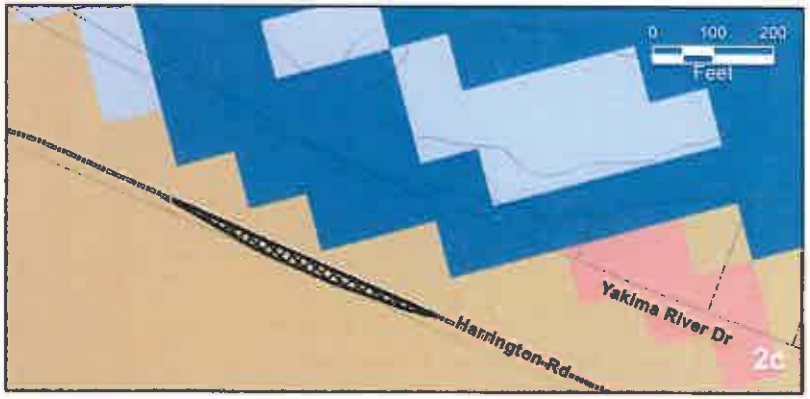
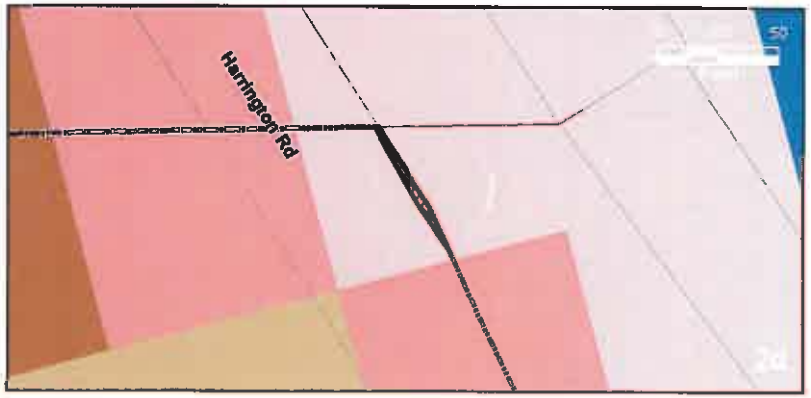








City of West Richland
SMP Inventory
Reach 1

Figure 6.1
Comprehensive Plan Land Use

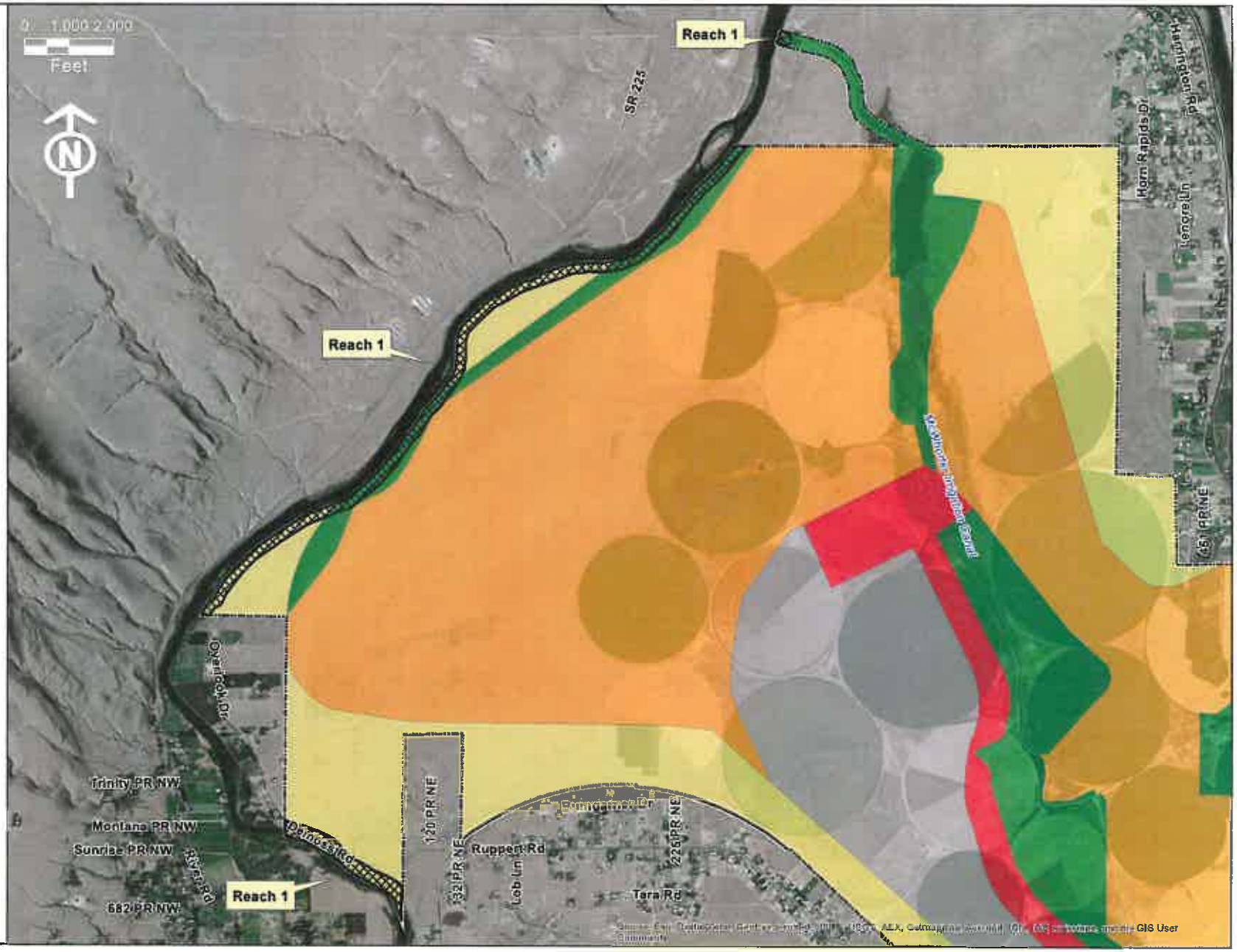
City Limits

Proposed Shoreline Jurisdiction

Future Land Use Designation

- Low-Density Residential
- Medium Density Residential
- High-Density Residential
- Industrial
- Commercial
- Public Reserve

Map Date: July 2013



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SMP Inventory
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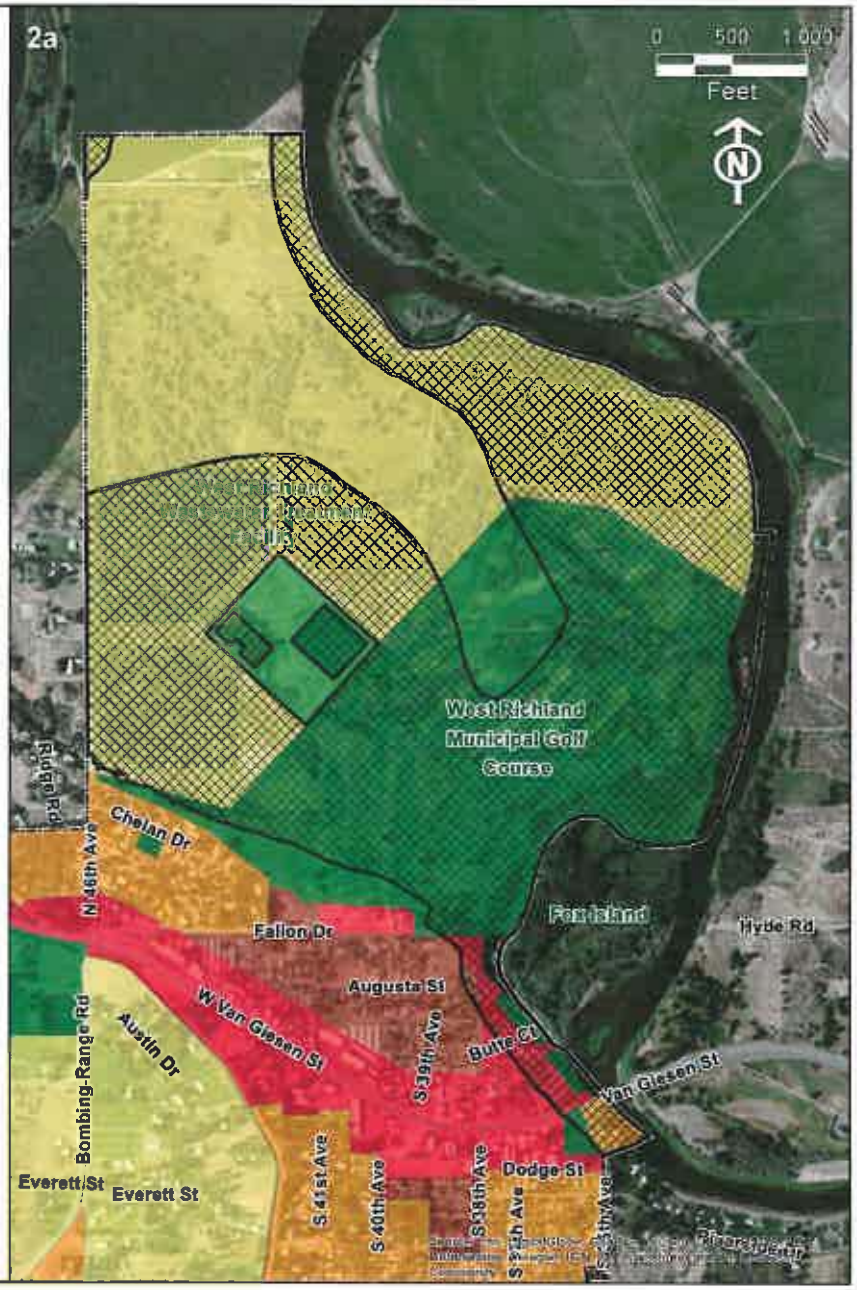

City of West Richland SMP Inventory Reach 1

Figure 7.1 - Adopted Zoning

City Limits

Proposed Shoreline Jurisdiction

Zone

- Agriculture
- Business
- Commercial Use
- Commercial General
- Commercial Limited
- Commercial/Light Industrial
- Light Industrial
- Multifamily Residential 2
- Multifamily Residential 3
- Professional Office
- Public Capital Facilities
- Public Parks and Recreation
- Residential-Mobile Home 1
- Residential-Mobile Home 2
- Low Density Residential 22
- Low Density Residential 40
- Medium Density Residential 6
- Medium Density Residential 10
- Medium Density Residential 12.5
- Medium Density Residential 15
- Medium Density Residential 20

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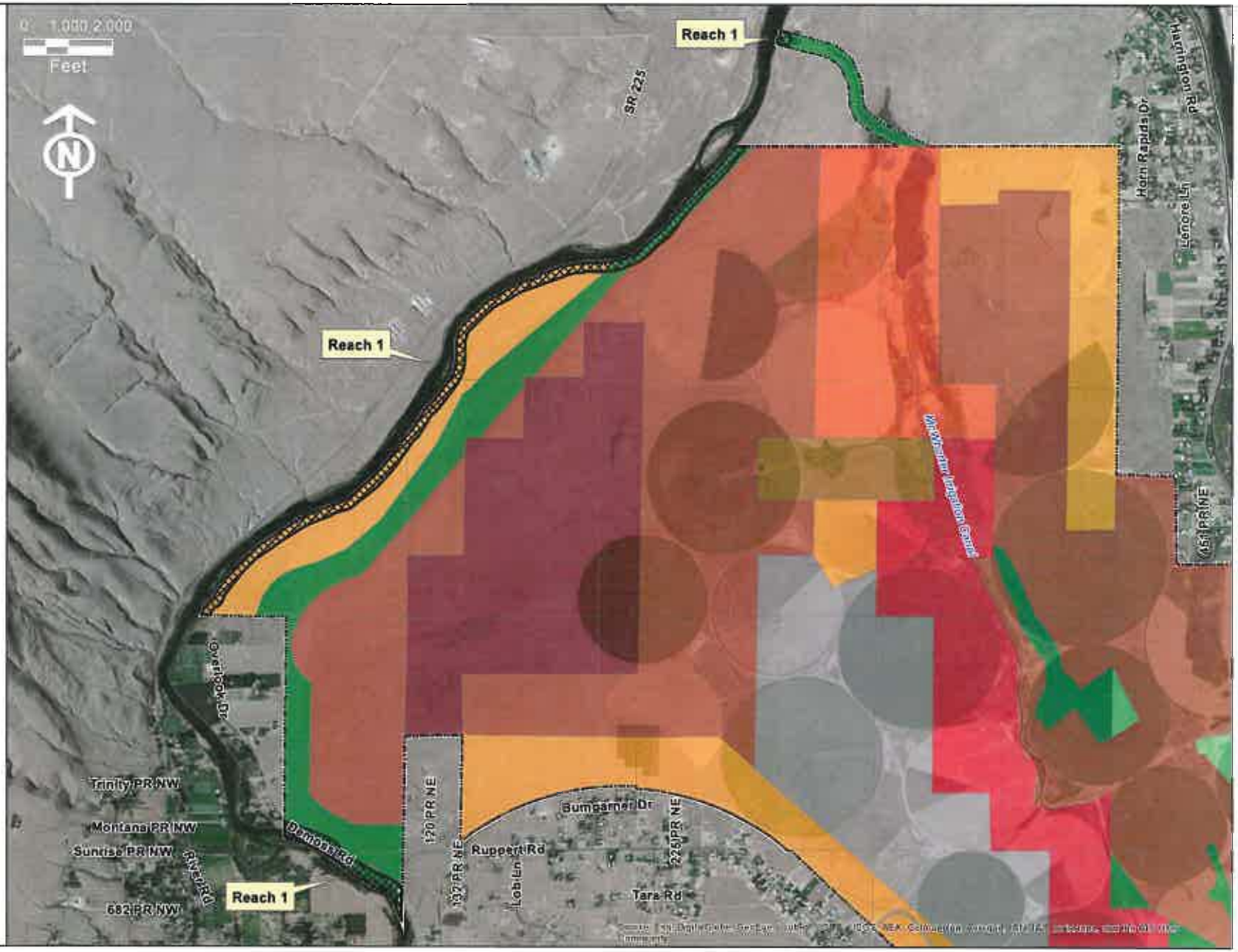

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Figure 7.2 - Adopted Zoning

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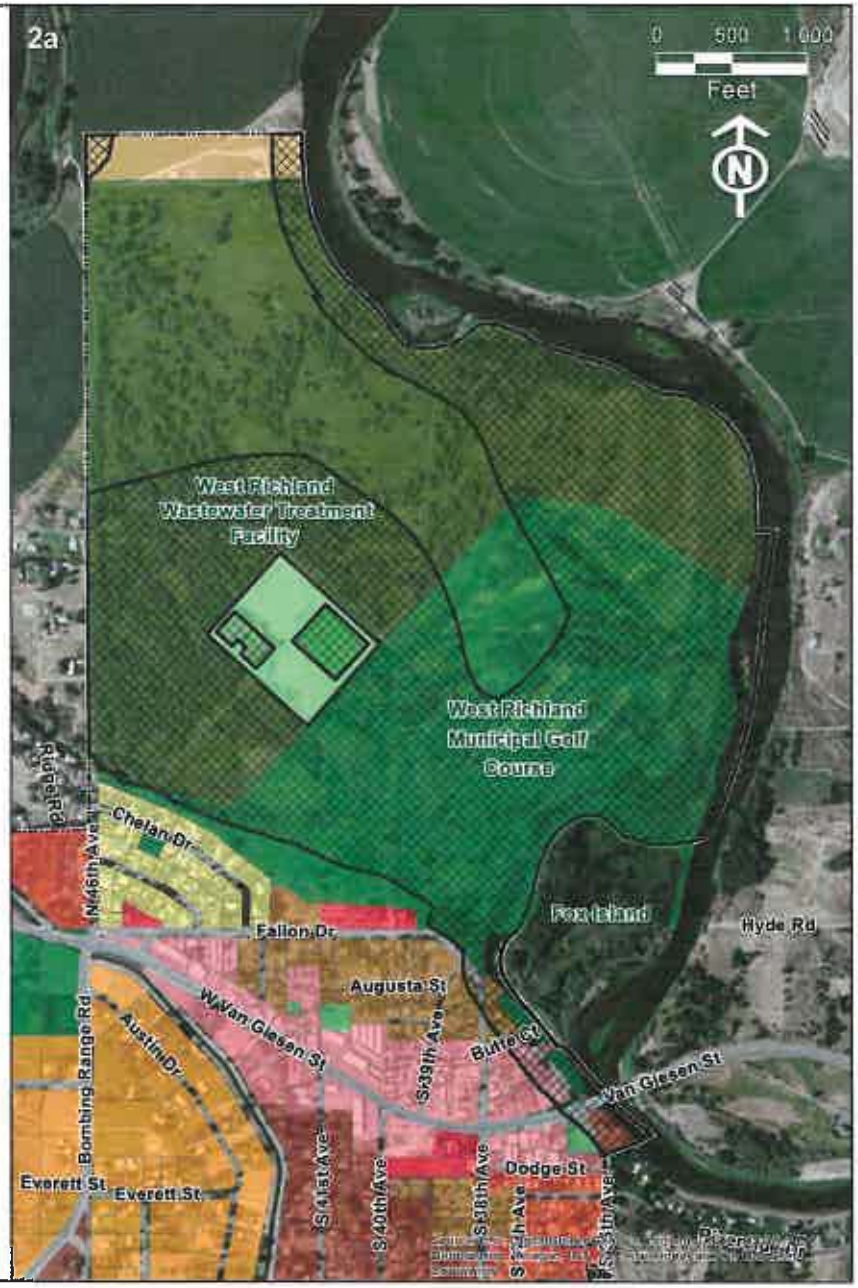

City of West Richland SMP Inventory Reach 1

Figure 8.1 Priority Habitats and Species

City Limits

Proposed Shoreline Jurisdiction

Water Bodies

Streams

NWI Wetlands

Fish Distribution

Spawning - Chinook Salmon

Rearing - Chinook

Presence/Migration*

Priority Habitat

Shrub-Steppe**

Wetland***

* Presence/Migration areas are known to contain the following species: Brown Trout, Bull Trout, Coho Salmon, Largemouth Bass Mountain Whitefish, Rainbow Trout, Smallmouth Bass, Steelhead Trout, and Walleye.

** Shrub-steppe habitat areas often host priority species of upland game birds, deer/elk, and small mammals (jackrabbits, ground squirrels, etc.).

*** Documented wetland areas contain emergent vegetation and may host concentrations of waterfowl.

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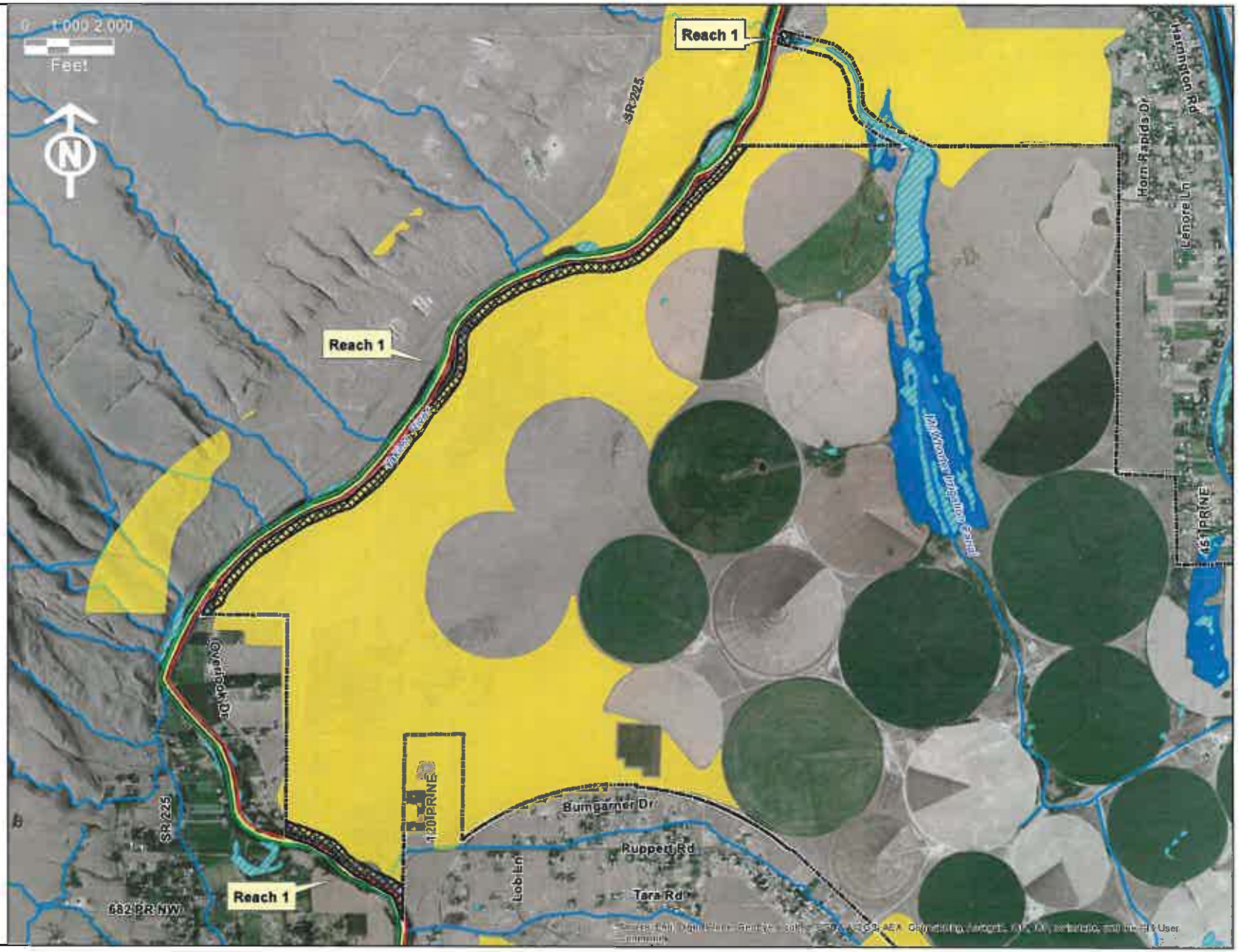

City of West Richland

AHBL

City of West Richland
SMP Inventory
Reach 2

Figure 8.2
Priority Habitats and Species

City Limits

Water Bodies

Streams

NWI Wetlands

Townsend's Ground Squirrel Colony

Fish Distribution

Spawning - Fall Chinook Salmon

Rearing - Spring Chinook Salmon

Presence/Migration*

Priority Habitat

Shrub-Steppe**

Wetland***

* Presence/Migration areas are known to contain the following species: Brown Trout, Bull Trout, Coho Salmon, Largemouth Bass
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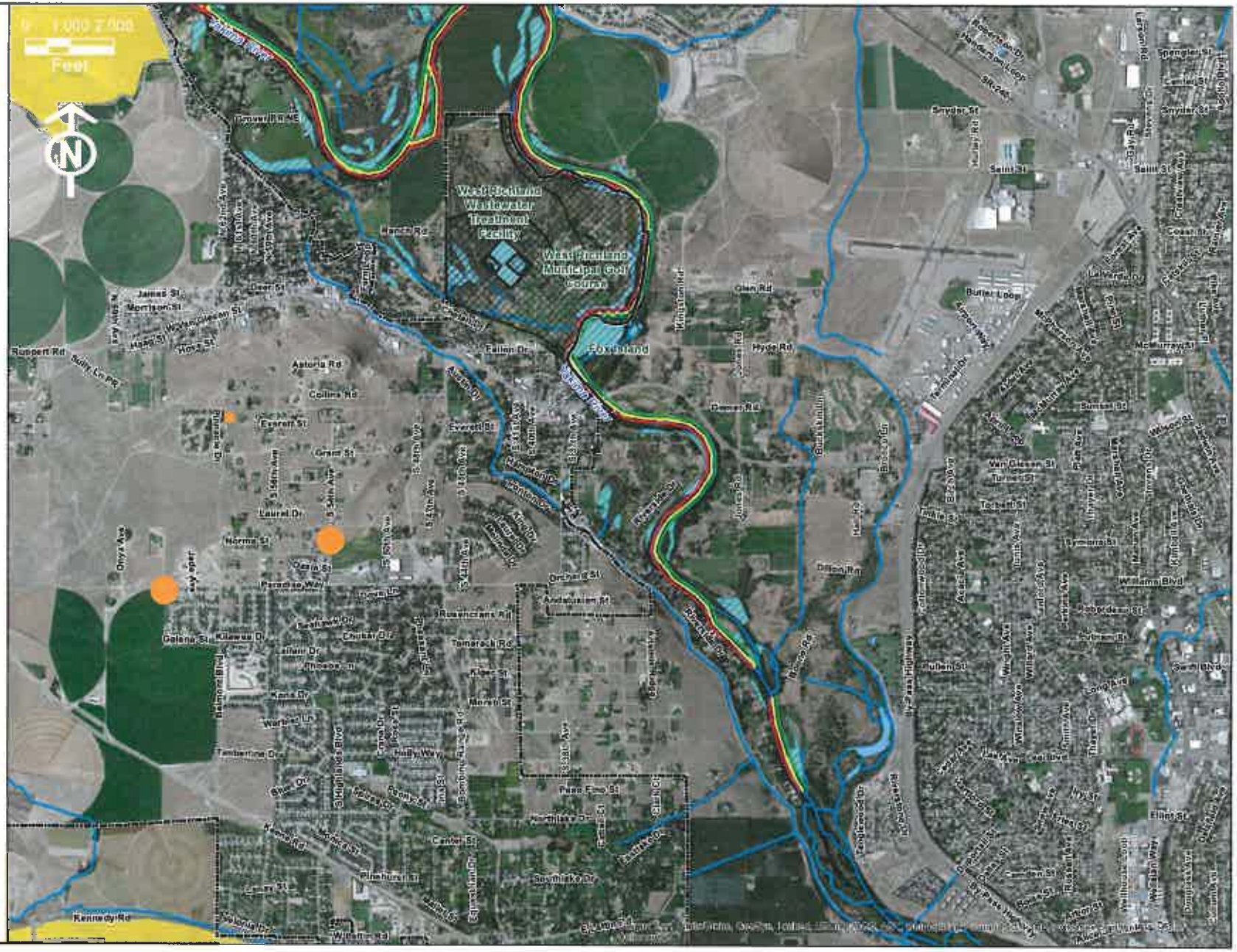

City of West Richland SMP Inventory Reach 1

Figure 9.1 - Shoreline Environment Designations

Environment Designation

- Aquatic
- High Intensity
- Shoreline Residential
- Urban Conservancy
- City Limits

SMA Boundary based on the definition of "shorelines" found in RCW 90.58.030. More detailed information provided in the City's Inventory and Characterization Report. Shoreline Jurisdiction Boundaries on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown. Common boundary descriptions and parcel numbers listed in the SMP take precedence over this map in the event of a conflict. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

Data Sources: City of West Richland, Benton County, WA Department of Ecology. SMP Boundary derived by AHBL from existing data sources.

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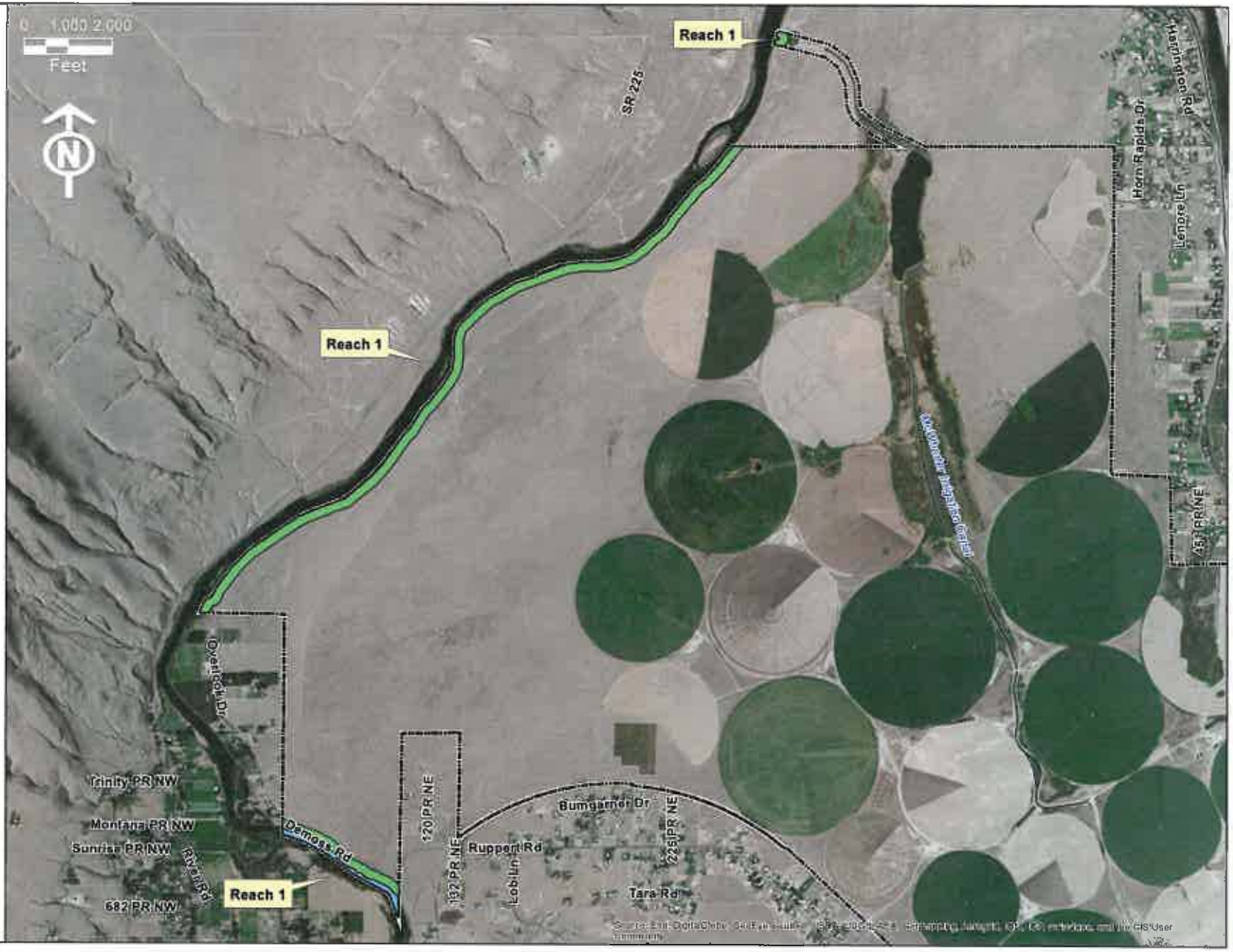

City of West Richland
SMP Inventory
Reach 2

Figure 9.2 - Shoreline Environment Designations

Legend

- Aquatic
- High Intensity
- Shoreline Residential
- Urban Conservancy
- City Limits

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