



File No. EA2021-116

**CITY OF RICHLAND**  
**Mitigated Determination of Non-Significance**

**Description of Proposal:** Development of approximately 10.24-acres with six (6) 8-unit multi-family condominium buildings and the completion of Meadow Hills Drive.

**Proponent:** Wave Design Group on behalf of TMT Homes NW  
418 N. Kellogg St., Suite B  
Kennewick, WA 99336

**Location of Proposal:** The project site is located upon Assessor's Parcel Nos. 135983000010002 & 135984060003022, and is generally located northwest of the City of Richland water reservoir located at 303 Meadow Hills Drive, Richland, WA.

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does 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 a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** June 13, 2022

**Signature** 

## **CONDITIONS FOR MITIGATING ENVIRONMENTAL IMPACTS**

1. A Fish & Wildlife Habitat Conservation Area (FWHCA) report shall be prepared for the site and shall not be submitted to the City for review until consultation and agreement with WDFW, the Yakama Indian Tribe and Confederated Tribes of the Umatilla Indian Reservation has occurred. The FWHCA report shall be prepared in accordance with RMC22.10.200.
2. A detailed Archaeological Survey shall be performed by a licensed archaeologist and submitted to the City of Richland, Yakama Nation, Confederated Tribes of the Umatilla Indian Reservation and Department of Archaeological and Historic Preservation prior to issuance of any development permits for the subject property.