



DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: December 1, 2021

Lead Agency: Clark County, WA

Agency Contact

Responsible Official: Oliver Orjiako

Position/title: Community Planning Director

Address: **RE: SEPA Comments**

1300 Franklin Street; 3rd Floor

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Vancouver, WA 98666-9810

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Agency File Number: CPZ2021-00006

Description of Proposal:

Amend the Comprehensive and Zoning maps to add a surface mining overlay on four parcels (283420000, 283422000, 274346000, 283421000) totaling 330 acres with a current zoning designation of FR-80 and comprehensive plan designation of Forest Tier - 1.

Proponent: Granite Construction Company

Location of proposal, including street address, if any:

Township 5 N, Range R3E/R4E, ¼ Section of SE of Sec.12, NE of Sec.18, NW of Sec.18

Name, phone, email of applicant/proponent:

James Essig, 425-551-3147, James.Essig@gcinc.com

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). We have reviewed the attached Environmental Checklist and other information on file with the lead agency. This information is available to the public on request.

This determination is based on the following findings and conclusions:

This is a non-project action that would add a surface mining overlay to the site area and subsequent development would require a determination of any adverse environmental impacts and a conditional use permit.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: December 15, 2021

Date: 12/1/2021 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Jose Alvarez, Planner III at 564.397.4898.

For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov.

Appeal process: All appeals shall be in writing, filed with the responsible official and accompanied by an appellate fee, pursuant to CCC 40.570.080.D SEPA and County Decisions.



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, 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 significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. 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 do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center 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 effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Chelatchie Bluff Surface Mine Overlay Annual Review

2. Name of applicant:

Granite Construction Company (Granite)

3. Address and phone number of applicant and contact person:

James Essig, Resource Development Project Manager, 425-551-3147

4. Date checklist prepared:

January 27, 2021

5. Agency requesting checklist:

Clark County Community Planning

6. Proposed timing or schedule (including phasing, if applicable):

The amendment to the Comprehensive plan and zoning maps to apply the Surface Mining Overlay (SMO) to approximately 330.95 acres on four parcels (the "Proposal") will be completed in late 2021 or early 2022.

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

Yes, the designation of the SMO to these parcels will be followed by an application for a mining permit with the county, upon approval of the Proposal. The future development or land use application is not associated with the present request for amendment to the comprehensive plan.

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

A Transportation Impact Analysis, Clark County Developer's Packet, Geologic Exploration Memo and other materials related to the existence of aggregate resources at the project location will be prepared as part of this Proposal.

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

None known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Proposal will need to be approved by Clark County.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Granite requests to apply the SMO to four (4) individual parcels located in Northeast Clark County in the vicinity of Chelatchie Prairie. 3 of the 4 parcels proposed parcels are adjacent to Parcel# 281134000 which is currently designated within the SMO. Granite has conducted sub-surface exploration efforts to confirm that hard rock resources do exist and are of the quality and quantity to support mineral lands designation and inclusion in the SMO.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The project is located south of the old Chelatchie Mill Property in Amboy, Washington.
Quarter Sections: SE 1/4,S12,T5N,R3E; NE 1/4,S18,T5N,R4E; NW 1/4,S18,T5N,R4E*

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

40-100 percent, 17.0% of project area, per Clark County Developer's Packet.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

BpB, 0.5% of parcel; CrE, 67.8%; CrG, 32.1%; Fn, 0.0%

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Slopes > 15% are considered Areas of Potential Instability by Clark County.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A, filling, excavation, and grading will be addressed with future development or use proposal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A, erosion potential will be addressed with future development or use proposal.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A, no impervious surfaces proposed as part of this Proposal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A, erosion potential will be addressed with future development or use proposal.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A, no emissions to the air will result from this project.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are several surface waters featured within the Proposal site. Please refer to the Attachment A – PAC2020-0004 SR Wetland Habitat Report by Lance Watt of Clark County for more details.

- 2) 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.

County GIS and DNR indicate there are multiple Type F and Ns Streams on the site area.

No.

- 3) 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.

N/A.

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

No.

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

Properties are outside of the flood zone designation per the Clark County Developer's Packet.

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

No.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, 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) are expected to serve.

N/A, will be addressed, as necessary, with future development or use proposal.

c. Water runoff (including stormwater):

- 1) 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, describe.

Site will remain in its current form pending approval of this Proposal. Currently, stormwater flows naturally across the landscape.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A, will be addressed, as necessary, with future development or use proposal.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

Based on site observations, there are deciduous trees, evergreen trees, shrubs, grass, wet soil plants on site.

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed with this Proposal.

- c. List threatened and endangered species known to be on or near the site.

None known of at this time.

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

None with this Proposal.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known of at this time.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Based on site observations, there are various animals including birds, mammals and possibly fish are native to the surrounding forested lands on site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Proposal is within the priority species overlays for Western Pond Turtles and Northern Spotted Owls.

- c. Is the site part of a migration route? If so, explain.

Unknown.

The site is within the Pacific Flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

No habitat will be altered with this Proposal.

- e. List any invasive animal species known to be on or near the site.

None known of at this time.

6. Energy and Natural Resources [\[help\]](#)

- a. 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 with this Proposal.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. 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.

7. Environmental Health [\[help\]](#)

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

- 1) Describe any known or possible contamination at the site from present or past uses.

None known at this time.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known at this time.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None with this Proposal.

- 4) Describe special emergency services that might be required.

No additional emergency services will be required with this Proposal.

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

N/A with this Proposal.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Old mill site with heavy equipment adjacent to project site, logging operations in the vicinity, traffic from WA State Route 503.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

No noise associated with this Proposal. Noise will be addressed, as necessary, with future development or use proposal.

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

N/A with this Proposal.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently a working forest with logging operations having occurred in the past. Adjacent properties include additional logging operations, former aggregate quarries, and the old Chelatchie Mill Industrial Property to the north. Nearby properties will not be affected by this Proposal.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The Proposal site has been used as working forest lands. The entire 330-acre site in the Proposal has forested lands. It is unknown at this time how much, if any, forest land of long-term commercial significant will be converted to other uses with a future development or use proposal. No forested lands are being converted with this Proposal.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal will not affect or be affected by surrounding forest land business operations.

c. Describe any structures on the site.

No structures on site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

FR-80

f. What is the current comprehensive plan designation of the site?

Forest Tier 1 (FR-1)

g. If applicable, what is the current shoreline master program designation of the site?

N/A, not within Shoreline designated area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are some wetland and stream features. Refer to the Attachment A – PAC2020-0004 SR Wetland Habitat report by Lance Watt of Clark County for more details.

i. Approximately how many people would reside or work in the completed project?

County GIS indicates multiple priority riparian and non-riparian habitats throughout the site area.

None with this Proposal.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A with this Proposal.

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

Current Proposal seeks to bring the property within the Surface mining Overlay via comprehensive plan amendment, which is consistent with existing land uses and plans.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A with this Proposal.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A with this Proposal.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No proposed structures as a part of this Proposal.

- b. What views in the immediate vicinity would be altered or obstructed?

No views would be obstructed or altered as a part of this Proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A with this Proposal.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None with this Proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A with this Proposal.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A with this Proposal.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

No recreational opportunities currently in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A with this Proposal.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None known at this time.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of

cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known at this time.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Site observation, review of County GIS data.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A with this Proposal.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site can be accessed via NE 424th Street and NE Healy Rd and via NE Belvins Rd and NE Healy Rd. which lead out to WA State 503 for access to the Vancouver Market.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Site is not served by public transportation.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None with this Proposal.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None are anticipated at this time.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The property is adjacent to the Chelatchie Prairie Railroad. Applicant anticipates using the railroad as a means for transport with a future development or use proposal.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approval of this Proposal will not generate any vehicular trips per day. Please refer to the supplemental Transportation Impact Analysis for a more detailed analysis of transportation impacts of a future development or use proposal.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The Proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A with this Proposal.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A with this Proposal.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

The property has water storage tanks on-site filled by a natural spring. Additional utility services may be obtained with a future development or use proposal.

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

N/A with this Proposal.

C. Signature [\[HELP\]](#)

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: 
Name of signee James Essig
Position and Agency/Organization Resource Development Mgr.
Date Submitted: 1/28/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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 the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the 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?

Approval of this Proposal will not cause any of these impacts. Pursuit and subsequent approval of a mining permit may lead to increases of discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of. Those potential impacts and measures to reduce those impacts will be addressed with the future development or use proposal.

Proposed measures to avoid or reduce such increases are:

N/A.

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

Approval of this Proposal will not cause any of these impacts. Pursuit and subsequent approval of a mining permit may impact plants, animals, fish or marine life. Those potential impacts and measures to reduce those impacts will be addressed with the future development or use proposal.

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

N/A.

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

Approval of this Proposal will not cause any of these impacts. This Proposal will conserve and protect mineral resources from incompatible uses. Pursuit and subsequent approval of a mining permit may lead to the depletion of the natural resource of aggregate used for construction materials. Those potential impacts and measures to reduce those impacts will be addressed with the future development or use proposal.

Proposed measures to protect or conserve energy and natural resources are:

N/A.

4. How would the proposal be likely to use or affect environmentally 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?

Approval of this Proposal will not cause any of these impacts. Pursuit and subsequent approval of a mining permit may affect some environmentally sensitive areas. Those potential impacts and measures to reduce those impacts will be addressed with the future development or use proposal.

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

N/A.

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

This Proposal would not allow or encourage land uses that are incompatible with existing plans. Approval of this Proposal would apply the Surface Mining Overlay to the properties, making the land suitable for future mining activity subject to future development or use application. This Proposal will protect mineral resources from incompatible uses.

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

N/A.

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

Approval of this Proposal will not cause any of these impacts. Pursuit and subsequent approval of a mining permit may increase usage of roadways from the project site to the Vancouver market. Those potential impacts and measures to reduce those impacts will be addressed with the future development or use proposal. However, the anticipated use of the railroad for transport will reduce the demands on local transportation.

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

N/A.

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

This Proposal does not conflict with local, state, or federal laws or requirements and meets the intended goals of the Growth Management Act to preserve long term commercially significant natural resources and associated industries in the county.