



Community Planning & Economic Development
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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



THURSTON COUNTY
Community Planning and Economic Development
ENVIRONMENTAL CHECKLIST

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

1. Name of proposed project, if applicable:
**City of Tumwater and Thurston
County Joint Plan Update**

2. Name of applicant:
**Leah Davis, Associate
Planner Thurston County
CPED**

3. Address and phone number of applicant and contact person:
**2000 Lakeridge Drive
SW Olympia WA 98502
360-786-5582**

4. Date checklist prepared:
May 10, 2021

5. Agency requesting checklist:
Thurston County Community Planning and Economic Development Proponent and Lead Agency

6. Proposed timing or schedule (including phasing, if applicable):
The Planning Commission hearing date is scheduled for May 20, 2021, and plan for adoption by Fall 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The Joint Plan is implemented through the development code. There will be subsequent development code updates for consistency with the Joint Plan goals and policies.

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

| | |
|------------------------------------|--------------------------|
| **** OFFICIAL USE ONLY **** | |
| Folder Sequence # | <u>_2021102336</u> _____ |
| _____ | Project # : _____ |
| _____ | Related Cases: _____ |
| _____ | _____ |
| Date Received: _____ | By: _____ |

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.

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

Approval by the Board of County Commissioners, adoption through resolution and ordinance, after a recommendation from the Planning Commissions. The Washington Department of Commerce coordinates agency review through a required 60-day Notice of Intent to Adopt review period.

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.)

Thurston County and City of Tumwater are updating their Joint Plan, related maps and appendices. This document provides a framework that will guide development within the Tumwater Urban Growth Area.

Proposed changes include formatting, updating language, population projections, land inventory, and land use and zoning amendments that would be in alignment with City of Tumwater's Comprehensive Plan updates. The land use and zoning amendments within the urban growth area include amending the land use and zoning of:

- **One parcel (09520005000) at 85th Avenue and Interstate-5 from Business Park to Light Industrial;**
- **Two parcels (12832231102 and 12832320205) of Neighborhood Commercial to Single Family Medium Density Residential at Black Lake-Belmore Road and 49th Avenue; Two parcels at Center Street and 83rd Avenue (12715210201 and 12715210100) from Neighborhood Commercial to General Commercial;**
- **19 parcels at 73rd Avenue and Littlerock Road from Commercial Development to Mixed Use; and**
- **Parcels 12713130000 and 12713420102 from Open Space to Single Family Low Density Residential to correctly follow the steep slope line above the Deschutes River.**

Finally, the County is proposing to increase the Airport Hazard Overlay zone for remaining areas of the Urban Growth Area not currently covered, and areas within the rural unincorporated County not captured. The underlying land use and zoning designations would not change, but about 225 additional acres would be included in the overlay area of the south end of the long runway. The new overlay zone would provide some use restrictions for the safety of aircraft and persons on the ground.

There are also proposed development code updates for consistency with the land use and zoning changes: repeal of the Business Park Chapter (22.28 TCC), repeal of the Commercial Development Chapter (22.21 TCC), and revisions to the Airport Hazard Overlay (22.32 TCC) as well as addition of a new Chapter to implement the Airport Hazard Overlay in rural Thurston County (proposed as new chapter 20.30D TCC). Other minor amendments are made to definitions chapters (20.03 and 22.04 TCC)

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 Joint Plan includes all areas that are under the jurisdiction of Thurston County and within the Tumwater Urban Growth Area (approximately 2,820 acres). See attachments for Joint Plan map and zoning amendment maps.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

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

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

a. General description of the site: (check one):

- Flat
 Rolling
 Hilly
 Steep Slopes
 Mountainous

Other:

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

Varies across planning area

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.

N/A

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

N/A

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

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

N/A

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

N/A

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

Future uses and activities must comply with applicable development regulations.

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

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

N/A

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.

N/A

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.

N/A

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.

N/A

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

N/A

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.

N/A

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.

N/A

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

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.

N/A

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

N/A

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

N/A

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

N/A

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

a. Check the types of vegetation found on the 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?

N/A

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

N/A

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

N/A

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

N/A

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.

Examples include:

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

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

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

N/A

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:

N/A

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.

N/A

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.

N/A

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.

N/A

4) Describe special emergency services that might be required.

N/A

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

N/A

b. *Noise*

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

N/A

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.

N/A

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

N/A

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.

N/A

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 non-forest use?

N/A

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:

N/A

c. Describe any structures on the site.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

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

N/A

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

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A

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

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

N/A

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

N/A

- 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

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.

N/A

- 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.

N/A

- 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.

N/A

- 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

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.

N/A

- 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?

N/A

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

N/A

- 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).

N/A

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

N/A

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

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.

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

N/A

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.

N/A

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

N/A

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

a. Check utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer
septic system Other _____

b. 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

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: Leah Davis

Name of signee Leah Davis

Position and Agency/Organization Associate Planner, Thurston County CPED

Date Submitted: May 10, 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?

Although there are several land-use and zoning map amendments associated with the Joint Plan update, only one—parcel 09520005000, which would change the designation of the parcel from Business Park to Light Industrial—has potential to allow for new land use activities not permitted under the current land use and zoning designations that could result in increased discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or produce noise.

Another goal that has the potential to increase impacts is to encourage economic development that is consistent with the comprehensive plans, and ensures the provision of adequate land for commerce and industry in the Joint Plan area. Development of new businesses, especially industrial-type, could increase discharge, emissions, noise, production, storage, or release toxic substances.

Proposed measures to avoid or reduce such increases are:

Zoning and land use serves to identify areas appropriate for specific types of development. Best management practices are necessary for construction and handling of hazardous materials. Full review of development proposals, often including SEPA, is required for new development and land use activity. The current adopted regulations provide regulatory protection from these impacts.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

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

Indirectly, development planned for in the Joint Plan could allow development that may remove or alter vegetation, disturb soils, and add stormwater runoff through increased impervious surfaces. Future development could displace some animals.

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

Environmental protection measures in the Joint Plan include goals and policies to protect plants, animals, fish, and marine life.

Goal 8 and Policies 8.1-8.5 help ensure protection of the environment, by ensuring that development proposals are required to adhere to adopted code such as the Critical Areas Ordinance, Shoreline

Master Program, flood control policies, and Tumwater Protection of Trees and Vegetation ordinance if adopted by Thurston County.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

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

All future development could potentially alter vegetation, disturb soils and add stormwater runoff through increased impervious surfaces. Development could impact wildlife habitat and add increased demand for water and energy.

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

Measures in the Joint Plan include goals and policies conserve energy and natural resources.

Goal 8 and Policies 8.1-8.5 address protection of natural resources.

Goal 11 and Policies 11.1-11.9 promote energy efficiency in new development by aggressively pursuing energy efficiency and encouraging building design that reduces energy demands for heating and cooling purposes.

New development proposals are reviewed and must comply with current code regulations, including best management practices when applicable. SEPA may apply at the project level for new development.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

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?

All future development has the potential to impact environmentally sensitive areas. Included in potential impacts are reduction of open space and reduction of threatened or endangered species habitat. Other potential impacts include disturbance of historic and cultural sites, wetlands, floodplains, and prime farmland.

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

Measures in the Joint Plan include goals and policies to protect environmentally sensitive areas, historic and cultural sites, wetlands, floodplains and farmlands.

Goal 8 and Policies 8.1-8.5 address respecting the limits of the land and help ensure protection of environmentally sensitive areas through the Critical Areas Ordinance, Shoreline Master Program, flood control policies.

Goal 12 and Policies 12.1 and 12.2 address protection of historic and cultural sites by ensuring coordination with the City of Tumwater and Thurston County Historical Societies. It also requires making land-use decisions that protect designated state and federal landmarks, and complies with the protection of cultural resources of indigenous peoples as required by the Washington State Department of Historical and Archaeological Preservation.

All future development is subject to county, state, and federal regulations including

critical areas regulations, shoreline regulations. SEPA may apply at the project level.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

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?

No part of the proposal has been identified to significantly affect land and shoreline use, and does not appear to be incompatible with existing plans.

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

Thurston County has currently adopted regulations to avoid or reduce impacts to environmentally sensitive areas in the Critical Areas Ordinance and Shoreline Master Plan.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

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

In the future, as population density increases in the Urban Growth Area, there will be increased demand on transportation, public services, and utilities. The plan projects there to be an 172% increase in population in the Urban Growth area between 2020 and 2040. Most county roads maintain an acceptable level of services through the planning period which is supported by planned expanded transit services and bike and pedestrian trails networks. Goal 5 and Policies 5.3, 5.4 and 5.7 encourage increased use of the transit system. Goal 5 and Policy 12 ensure coordination with City of Tumwater *Parks, Recreation, and Open Space Plan* when establishing pedestrian and bicycle trail links with Tumwater and surrounding jurisdictions.

Additionally, there would be an increased demand for water, stormwater facilities, telecommunications, solid waste, fire protection, law enforcement, schools, and court services with the increased population. Development proposals are reviewed for their water and stormwater impacts. School districts, fire districts and authorities and utility districts, are responsible for preparing capital plans to ensure sufficient operations.

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

Impact fees may be assessed for new growth and development that creates an additional demand and need for public facilities, consistent with the Thurston County Code. As areas of the UGA are annexed into the City of Tumwater, the City will provide transportation, public services, and utilities that will meet the increased demand.

Additionally, individual projects are subject to current regulations and SEPA may apply at the project level.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

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

No conflicts have been identified.. The proposed changes were developed within local,

state, and federal laws for the protection of the environment. All future development would also be required to meet all local, state and federal regulations as they apply.