

NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by **October 15, 2019**.

DESCRIPTION:

This is a non-project action per WAC197-11-704(2)(b).

CPZ 2019-00032_GMA Compliance RILB

Amendments to the Comprehensive Growth Management Plan text, plan map, zoning map, and Title 40 to remove all references to the Rural Industrial Land Bank. The proposed amendments are a response to the Growth Management Hearings Board final decision and order regarding the Rural Industrial Land Bank. [[GMHB Case No. 16-2-0005c](#)].

ACTION REQUESTED:

Clark County is proposing to amend the Comprehensive Growth Management Plan text, plan map, zoning map, and Title 40 to remove all references to the Rural Industrial Land Bank.

RESPONSIBLE

OFFICIAL: Oliver

Orjiako, Director
Community Planning
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BILL TO:

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PUBLICATION DATE: October 2, 2019

PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal:

Clark County is requesting proposed amendments to the Comprehensive Growth Management Plan text, plan map, zoning map, arterial atlas map, and Title 40 to remove all references to the Rural Industrial Land Bank. The proposed amendments are a response to the Growth Management Hearings Board final decision and order regarding the Rural Industrial Land Bank. [\[GMHB Case No. 16-2-0005c\]](#). The proposed amendment is a non-project action. Project ID: CPZ2019-00032.

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any: NE 119th St. & SR 503 area.

Lead Agency: *Clark County, Washington*

This proposed amendment is a non-project action. CPZ2019-00032 is a proposed amendment to the Comprehensive Growth Management Plan text, plan map, zoning map, and Title 40 to remove all references to the Rural Industrial Land Bank.

During the 2016 Plan update the county designated approximately 600 acres of what was agricultural land to be Employment Center with a light industrial zoning and Rural Industrial Land Bank overlay. On August 20, 2019, the Court of Appeals upheld the GMHB ruling that a portion of the 2016 Plan was out of compliance with the state's Growth Management Act. [\[Clark County v. Growth Management Hearings Bd., Wn. App. \(2019\)\]](#).

Clark County Council has decided to not file an appeal of the Court of Appeals decision. The proposed amendments are a response to the Growth Management Hearings Board final decision and order regarding the Rural Industrial Land Bank, bringing the Comprehensive Growth Management Plan 2015-2035 into compliance.

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.

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. This is a non-project action per WAC197-11-704(2)(b). Adoption by ordinance of the amendments by the Clark County Council is expected in November 2019.

Comments must be submitted by: October 15, 2019

Responsible Official: Oliver Orjiako
Position/title: Director
Address: **RE: SEPA Comments**
Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 9-27-19 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Gary Albrecht, Planner III, (564) 397-4318.

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

**Clark County SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960**

A. BACKGROUND

1. Name of proposed project, if applicable:

CPZ 2019-00032 GMA Compliance RILB

2. Name of applicant:

Clark County

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

Oliver Orjiako; Director
Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
(564) 397- 4112

4. Date checklist prepared:

September 11, 2019

5. Agency requesting checklist:

Clark County, WA

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

The Planning Commission hearing is scheduled for October 17, 2019. The Clark County Council hearing is scheduled for November 12, 2019. If approved by Clark County Council the effective date to amend the Comprehensive Growth Management Plan text, plan map, zoning map, and Title 40 to remove all references to the Rural Industrial Land Bank is November 22, 2019.

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

No, this is a non-project action.

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

On May 4, 2007, a Programmatic Environmental Review pursuant to RCW 36.70A.367 (2)(b) and Addendum to the 2007 Clark County Comprehensive Growth Management Plan Final Environmental Impact Statement was prepared by BERK Consulting for the Clark County Rural Industrial Land Bank. The addendum includes an environmental characterization of the application site, an alternative sites analysis, a SEPA checklist prepared by the applicant, and a de-designation analysis for the application site.

On October 7, 2015, Clark County published a Notice of Determination of Significance with the addendum to the EIS that contains the alternative site analysis, the master planning process and the development regulations.

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, this is a non-project action.

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

Yes. Although this is a non-project action, Clark County Council approval is required to amend the Comprehensive Growth Management Plan text, plan map, zoning map, and Title 40 to remove all references to the Rural Industrial Land Bank.

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.

Proposed Comprehensive Plan and Zoning Map Amendments
Amend the Comprehensive Plan designation of Rural Industrial Land Bank (RILB) and zoning designation of Light Industrial (IL) with a Rural Industrial Land Bank Overlay (IL-RILB) to the Comprehensive Plan designation of Agriculture (AG) and zoning designation of Agriculture (AG-20) on the following parcels: 198335000, 198375000, 196656000, 198111000, 198324000, 198112000, 198101000, 198075000, 198072000, 198080000, 198082000, 198113000, and 198076000.

Proposed Arterial Atlas Map Amendments		
No.	Amendment	Description
1	Delete	At approximately NE 106 th Ave., delete a proposed commercial/industrial road, running north/south from NE 139 th St. to NE 149 th St.
2	Delete	At approximately NE 144 th St. and NE 114 th Ave, delete a proposed NE 144 th St. commercial/industrial road extension to the Chelatchie Prairie Railroad.
3	Delete	At approximately NE 110 th Ave. a proposed 2-lane minor arterial (M-2cb) from NE 134 th St. to NE 139 th St.
4	Reclassify	A road segment between NE 144 th St. and the intersection of NE 139 th St./NE 132 th Ave. from a 2-lane minor arterial (M-2cb) to a 2-lane collector (C-2).
5	Reclassify	A road segment of NE 134 th St. from a 2-lane minor arterial (M-2cb) to a 2-lane collector (C-2) between approximately NE 110 th Ave. to NE 132 nd Ave intersection.
6	Modify	A planned road extension at approximately NE 112 th Ave. from transitioning gradually from NE 139 th St. to NE 144 th St. returning to the prior alignment beginning further west at NE 102 nd Ave. connecting NE 139 th St. to NE 144 th St.
7	Modify	A planned road extension at approximately NE 124 th Ave. from NE 119 th St. to NE 144 th St. returning to the prior vertical alignment instead of the serpentine westward alignment.

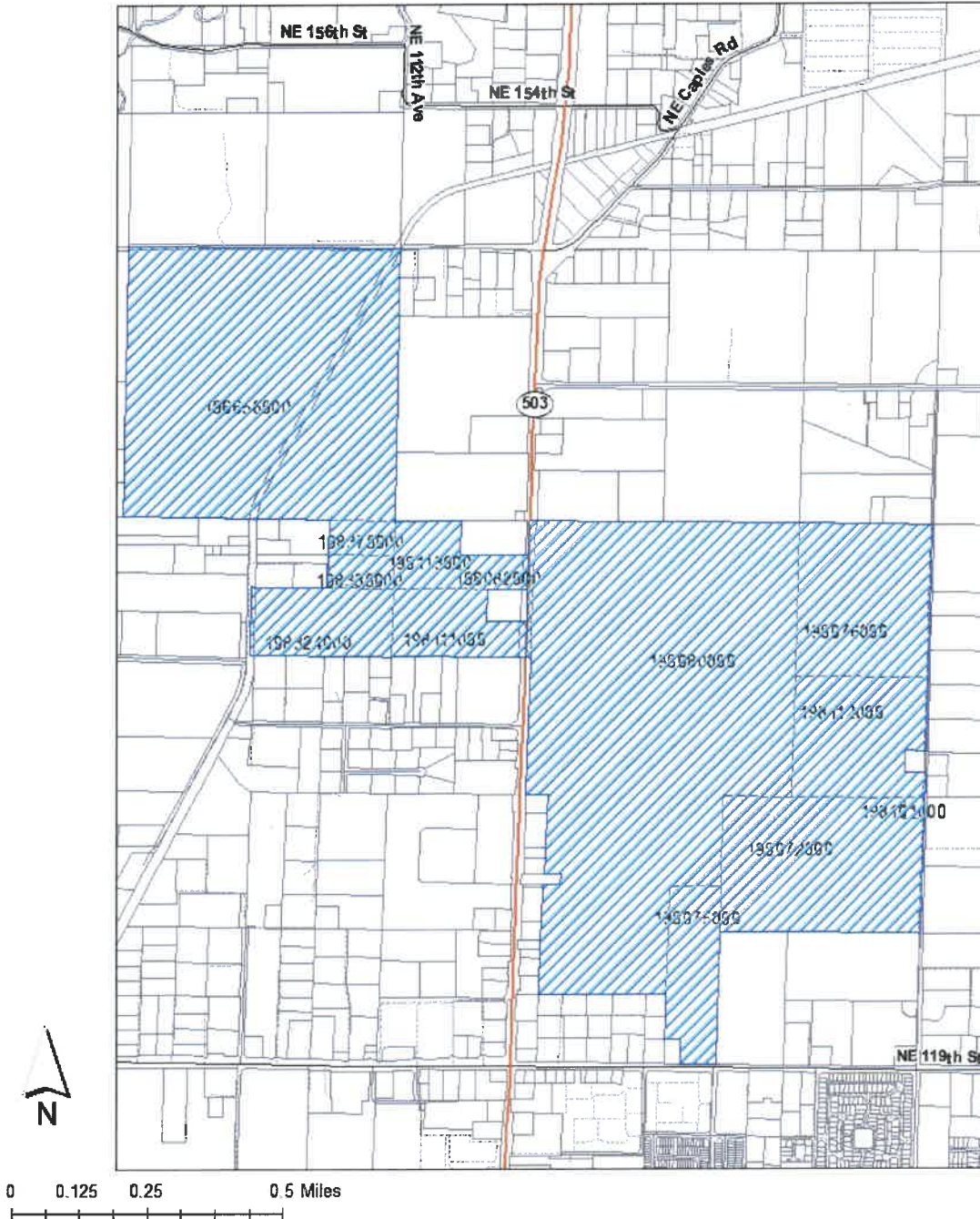
Proposed Comprehensive Plan Text Amendments		
No.	Element	Description
1	Table of Contents	Delete Rural Industrial Land Bank (RILB) from the Table of Contents, page i.
2	Land Use	Delete Rural Industrial Land Bank (RILB) from Table 1.4 Rural Lands Plan Designation to Zone Consistency, page 31.
3	Land Use	Delete Rural Industrial Land Bank (RILB) and associated text, page 36-37.
4	Rural & Natural Resource	Delete County 20-year Plan Rural Industrial Land Bank goal and plan policies section 3.8, page 98.

Proposed Clark County Code Amendments		
No.	Title 40	Description
1	40.230.085	Amend CCC 40.230.085 - Employment Districts (IL, IH, IR, BP, IL-RILB) to delete all references to RILB in subsection (B)(1)(d), Table 40.230.085-1 Uses, Table 40.230.085-1 footnote 10, Table 40.230.085-2 Lot Standards, Setbacks, Lot Coverage and Building Height Requirements, Table 40.230.085-2 footnote 7, subsection (D)(4) including Figures 40.230.085-1 and 40.230.085-2, and associate renumbering.
2	40.520.070	Amend CCC 40.250.070 – Master Planned Development to delete all references to RILB in subsection (B)(4) and (C)(1)(b)
3	40.520.075	Amend CCC 40.520.075 – Rural Industrial Development Master Plan to delete all references to RILB and/or RCW 36.70A.367 in (B) and amend Section 40.560.010(J) to Section 40.560.010(H), and delete “with an IL-RILB overlay. Amend (C)(1) to amend Section 40.560.010(J) to Section 40.560.010(H), and delete “or land bank” and “for the land bank.”
4	40.560.010	Amend CCC 40.560.010 – Plan Amendment Procedures to delete all references to RILB and/or RCW 36.70A.367 in (H).

12. Location of the proposal. Clark County, Washington

Legend

 Rural Industrial Land Bank Overlay



This non-project action area amends the Comprehensive Plan designation and zoning map from Industrial (IL-RILB) to Agriculture (AG-20) on thirteen (13) parcels, approximately 600 acres.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

- 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 prime farmland.**

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable. This is a non-project action. No development is anticipated as part of this application.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action. No development is anticipated as part of this application.

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

None. This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. None, this is a non-project action.

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

Not applicable. None, this is a non-project action.

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

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process, if needed.

3. Water

a. Surface:

- 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.**

Not applicable. None, this is a non-project action.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**

No. This is a non-project action. No development is associated with this proposal.

- 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.**

Not applicable. None, this is a non-project action.

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

Not applicable. None, this is a non-project action.

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

Not applicable. None, this is a non-project action.

- 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.**

Not applicable. None, this is a non-project action.

b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. None, this is a non-project action.

- 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.**

Not applicable. None, this is a non-project action.

c. Water Runoff (including storm water):

- 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.**

This is a non-project action. Future development projects will be required to address storm water runoff.

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

This is a non-project action. Future development projects will be required to address storm water runoff.

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

This is a non-project action. Future development projects will be required to address storm water runoff.

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

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.

4. Plants

a. Check or circle 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

Additional vegetation is likely on site.

Not applicable. This is a non-project action.

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

This is a non-project action. Future development projects within will require a development review.

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

This is a non-project action.

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

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.

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

Not applicable. This is a non-project action.

5. Animals

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

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

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

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

6. Energy and Natural Resources

- 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.**

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- 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:**

Not applicable. This is a non-project action.

7. Environmental Health

- 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.**

None, this is a non-project action.

- 1) Describe special emergency services that might be required.**

This is a non-project action; not applicable.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

Not applicable.

- 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.**

Not applicable.

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

Not applicable.

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

Not applicable. Development projects will require a development review process.

b. Noise

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

Not applicable.

- 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.**

Not applicable.

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

Not applicable.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

Not applicable. None, this is a non-project action.

- b. Has the site been used for agriculture? If so, describe.**

Not applicable. None, this is a non-project action.

- c. Describe any structures on the site.**

Not applicable. None, this is a non-project action.

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

Not applicable. None, this is a non-project action.

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

Not applicable. None, this is a non-project action.

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

Not applicable. None, this is a non-project action.

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

Not applicable.

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

Not applicable. None, this is a non-project action.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

9. Housing

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

None, as this is a non-project action.

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

None, as this is a non-project action.

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

Not applicable.

10. Aesthetics

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

Not applicable.

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

None, this is a non-project action.

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

None, this is a non-project action.

11. Light and Glare

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

None, this is a non-project action.

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

None, this is a non-project action.

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

None, this is a non-project action.

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

None, this is a non-project action. Any proposed impacts will be addressed during the development review process.

12. Recreation

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

Not applicable. None, as this is a non-project action.

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

No, this is a non-project action.

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

None, this is a non-project action.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Not applicable. This is a non-project action.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

This is a non-project action. Development projects will go through a development review process that requires proof of submitting an archaeological pre-determination to the state (DAHP), if applicable.

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

None, this is a non-project action.

- 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.**

None, this is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.

14. Transportation

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

None, this is a non-project action.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Not applicable. This is a non-project action.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

None, this is a non-project action.

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable for this non-project action.

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

This is a non-project action, not applicable.

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

None; this is a non-project action. Development projects will require development review that will address any proposed measures to reduce or control transportation impacts, if needed.

15. Public Services

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

This is a non-project action; not applicable.

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

This is a non-project action; not applicable.

16. Utilities

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

Not applicable. This is a non-project action.

- 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.**

Not applicable. This is a non-project action.

C. SIGNATURE

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: Gary Albrecht

Position and Agency/Organization Planner III, AICP; Clark County

Date Submitted: 9-27-19

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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 of 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?**

This is a non-project action. No development is proposed. Future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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

The proposed change will not likely affect plants, animals, fish or marine life. This is a non-project action. No development is proposed. Future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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

This is a non-project action. No development is proposed. Future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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?

This is a non-project action. No development is proposed. Future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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 is a non-project action. No development is proposed. Future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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

This is a non-project action. No development is proposed. Future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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

All future development will have to comply with federal, state, and county development standards in Title 40, Clark County Unified Development Code such as protecting wetlands, historic, critical and habitat areas.

