

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Planning

DATE: November 28, 2023

REQUESTED ACTION:

Approval of a contract with Seaview Environmental Company LLC for \$346,400 for completion of an environmental impact statement and capital facilities planning in support of the 2025 Comprehensive Growth Management Plan periodic update.

Consent Hearing County Manager

BACKGROUND

Clark County is updating its Comprehensive Growth Management Plan, with a deadline of June 30, 2025. One of the requirements of the update process is an analysis of potential environmental impacts from policy and land use changes proposed as part of the update.

Planning assumptions adopted by the County Council, such as a population forecast for 2045, a jobs target, and forthcoming assumptions regarding existing land capacity will be reflected in growth alternatives considered for the comprehensive plan periodic update.

The environmental impact statement process will consider various growth alternatives and the environmental impacts of each.

The proposed contract with Seaview Environmental Company is for the technical consultant to conduct the environmental impact statement (EIS) and capital facilities planning components of the Comprehensive Growth Management Plan periodic update.

Two proposals were received to conduct this work and the county conducted contract negotiations with the top scoring proposer.

The contract amount will be covered by a Washington Department of Commerce comprehensive plan grant.

COUNCIL POLICY IMPLICATIONS

There are no known policy implications.

ADMINISTRATIVE POLICY IMPLICATIONS

There are no known policy implications.

COMMUNITY OUTREACH

Public involvement is a key part to the environmental impact statement process, including public events such as scoping meetings and formal public comment periods and hearings.

BUDGET IMPLICATIONS

YES	NO	
	X	Operating Budget Impacts
	X	Capital Budget Impacts
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation. If YES, please complete the budget impact statement. If YES, please route this Staff Report through the Budget Director and then to the County Manager.
	X	Additional budget capacity is necessary and will be requested at the next supplemental or annual budget. If YES, please complete the budget impact statement. If YES, please route this Staff Report through the Budget Director and then to the County Manager. This action will be referred to the county council with a recommendation from the county manager.

BUDGET DETAILS

Dollar Amount	\$346,400
Fund	0001 General fund
Cost Center	CC193
BASUB	B5586100
Program	PG0106

Emily M. Zwetzig, Budget Director *(if applicable)*

DISTRIBUTION:

Council staff will post all Consent/Separate Business/Hearing staff reports to The Web.
<https://www.clark.wa.gov/council-meetings>



Jenna Kay
Planner III



Oliver Orjiako
Community Planning Director

Primary Staff Contact: Jenna Kay, ext. 4968

APPROVED: _____
CLARK COUNTY, WASHINGTON
CLARK COUNTY COUNCIL

DATE: _____

SR# _____

APPROVED: _____
Kathleen Otto, County Manager

DATE: _____

BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

Part II: Estimated Revenues

Fund #/Title	2023 Annual Budget		2024 Annual Budget		2025 Annual Budget	
	GF	Total	GF	Total	GF	Total
Fund 0001-CC193 General Fund Community Planning	\$10,000	\$10,000	\$300,000	\$300,000	\$36,400	\$36,400
Total	\$10,000	\$10,000	\$300,000	\$300,000	\$36,400	\$36,400

II. A – Describe the type of revenue (grant, fees, etc.)

A Washington Department of Commerce comprehensive planning grant will be the source of revenue for this contract.

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	2023 Annual Budget		2024 Annual Budget		2025 Annual Budget	
		GF	Total	GF	Total	GF	Total
Fund 0001-CC193 General Fund Community Planning		\$10,000	\$10,000	\$300,000	\$300,000	\$36,400	\$36,400
Total		\$10,000	\$10,000	\$300,000	\$300,000	\$36,400	\$36,400

III. B – Expenditure by object category

Fund #/Title	2023 Annual Budget		2024 Annual Budget		2025 Annual Budget	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual	\$10,000	\$10,000	\$300,000	\$300,000	\$36,400	\$36,400
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total	\$10,000	\$10,000	\$300,000	\$300,000	\$36,400	\$36,400

Clark County, Washington
Environmental Impact Statement and Capital Facilities Planning
for the Comprehensive Growth Management Plan Update

THIS CONTRACT, is made and entered this 28th day of November, by and between CLARK COUNTY, a governmental subdivision of the State of Washington, after this called "County" or "Clark County," and Seaview Environmental Company LLC, a Washington State limited liability company, after this called "Consultant."

RECITALS

WHEREAS, the Consultant has been chosen and has the expertise to provide services for Clark County and to perform those services more particularly set out in the proposal attached hereto and incorporated herein by this reference as Exhibit A.

WHEREAS, Clark County does not have available staff to provide such services for the benefit of Clark County, NOW, THEREFORE,

THE COUNTY AND THE CONSULTANT MUTUALLY AGREE AS FOLLOWS:

1. Services. The Consultant shall perform services as set forth in Exhibit A attached hereto and incorporated as part of this contract. Consultant shall perform the services with the skill and care ordinarily exercised by members of the same profession operating under similar circumstances.

2. Duration. The contract shall be effective beginning November 28, 2023 and ending April 1, 2025. Clark County reserves the right to extend the contract for a period of one (1) additional year, in (1) month increments, with the same terms and conditions, by service of a written notice of its intention to do so prior to the contract termination date.

3. Compensation. County shall pay the Consultant for performing said services upon

receipt of a written invoice according to the scope of work set forth in Exhibit A and the budget set forth in Exhibit B, which are attached hereto and incorporated herein by this reference. The parties mutually agree that in no event may the amount paid to Consultant exceed \$346,400 without prior written approval of the County, and that absent such prior approval, the County shall not be obliged to pay any amount in excess of \$346,400. Any unused budget from any services to be performed by the Consultant may be used for other services as set forth in the scope of work in Exhibit A.

4. Termination. By written notice to Consultant, the County may terminate this Contract immediately upon any breach by Consultant in the duties of Consultant as set forth in Contract. Any waiver by the County of one or more breaches shall not be construed as a waiver of any subsequent breach or breaches. Either party may terminate this Contract without cause upon ninety (90) days prior written notice. Further, the County may terminate this Contract upon immediate notice to Consultant in the event that the funding for the project ceases or is reduced in amount. The Consultant will be reimbursed for services performed up to the date of termination. Within fourteen (14) days of any termination the Consultant will provide all work products and working documents developed within the effective term of the Contract.

5. Independent Contractor. The Consultant shall always be an independent Contractor, and neither it nor its employees, agents, or contractors are employees of the County and they shall not be entitled to compensation or benefits of any kind except as specifically provided herein.

6. Indemnification / Hold Harmless. The Consultant shall defend, indemnify and hold the County, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Contract, except for injuries and damages caused by the sole negligence of the County. Notwithstanding the

foregoing, with respect to any professional liability claim or lawsuit, this indemnity does not include providing the primary defense of County, provided, however, Consultant shall be responsible for County's defense costs to the extent such costs are incurred as a result of Consultant's negligence, recklessness, intentional acts, or willful misconduct. If a court of competent jurisdiction determine that this Contract is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the County, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Contract.

7. Wage and Hour Compliance. Consultant shall comply with all applicable provisions of the Fair Labor Standards Act (FLSA), and any other legislation affecting its employees and the rules and regulations issued thereunder (collectively, Employment Law) insofar as applicable to its employees and shall always save County free, clear and harmless from all actions, claims, demands and expenses arising out of or related to any alleged violation of Employment Law.

8. Social Security and Other Taxes. The Consultant assumes full responsibility for the payment of all payroll taxes, use, sales, income, and other forms of taxes, fees, licenses, excises, or payments required by any city, federal or state legislation that is now or may during the term of this Contract be enacted as to all persons employed by the Consultant in performance of the work pursuant to this Contract and shall assume exclusive liability therefore, and meet all requirements thereunder pursuant to any rules and regulations that are now and

may be promulgated in connection therewith.

9. Contract Documents: Documents consist of this Contract, Exhibit A, a scope of work, and Exhibit B, budget documents. If there is a conflict between or among the provisions of these documents, the controlling provisions are set forth in the document here listed with the lower number:

1. This Contract;
2. Exhibit A;
3. Exhibit B.

10. Equal Employment Opportunity: The Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, gender, gender identity, sexual orientation, age, disability, marital status or national origin.

11. Changes: The parties may, from time to time, require changes to this Contract. Any such revisions shall be mutually agreed upon by and between County and Consultant, shall be in writing, shall be signed by both parties and shall be incorporated as amendments to the Contract.

12. Public Records Act: Notwithstanding the provisions of this Contract to the contrary, to the extent any record, including any electronic, audio, paper or other media, is required to be kept or indexed as a public record in accordance with the Washington Public Records Act, RCW Chapter 42.56, as it may hereafter be amended, Consultant agrees to maintain all records constituting public records and to produce or assist Clark County in producing such records, within the time frames and parameters set forth in state law. Consultant further agrees that upon receipt of any written public record request, Consultant shall, within two business days, notify Clark County by providing a copy of the request to the Clark County Department of Community Planning, Attn: Public Records, P.O. Box 5000, Vancouver, WA 98666-5000.

13. Governing Law. This Contact shall be governed as to interpretation and execution

by the laws of the State of Washington, except for choice of law provisions. Venue for any litigation shall be in accordance with RCW 36.01.050.

14. Confidentiality. With respect to all information relating to County that is confidential and clearly so designated, the Consultant agrees to keep such information confidential.

15. Conflict of Interest. The Consultant covenants that it has had no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder. The Consultant further covenants that no person having such interest shall be employed by it or shall perform services as an independent contractor with it, in the performance of this contract.

16. Insurance. As a condition of this Contract, Consultant shall secure, and maintain throughout the duration of this Contract, the insurance policies and coverages as follows:

16.1 Errors and Omissions Insurance covering liability for any damages caused by an error, omission or any negligent acts of Consultant, its sub-contractors, agents, officers, or employees under this Contract in an amount of not less than \$1,000,000 per occurrence, incident or claim. Annual aggregate limit shall not be less than \$2,000,000. If coverage is on a claims made basis, then either an extended reporting period of not less than 36 months shall be included in the insurance coverage, or the Consultant shall maintain either tail coverage or continuous claims made liability coverage, provided the effective date of the continuous claims made coverage is on or before the effective date of this Contract until a minimum of 36 months following the termination or expiration of this Contract.

16.2 Commercial General Liability (CGL) Insurance written under ISO Form CG00 01 or its equivalent, with minimum limits of \$1,000,000 per occurrence. Such insurance must cover liability for bodily injury, property damage, and personal injury.

16.3 If the Consultant uses any motor vehicle at any time when providing services

pursuant to this Contract, Business Automobile Liability insurance for owned, non-owned and hired vehicles with limits of not less than \$1,000,000 per person and \$2,000,000 per accident, annually renewing, occurrence-based coverage.

16.4 Workers' Compensation insurance as required by Title 51, RCW and Employers Liability Coverage with a limit of not less than \$1,000,000 per occurrence. Consultant hereby waives its right of subrogation against the County, and waives its immunity, if any, under Title 51 RCW. These waivers have been mutually negotiated by the Parties.

16.5 The insurance limits mandated for any insurance coverage required by this Contract are neither intended to indicate limits of exposure, nor are they limitations on liability or indemnification.

16.6 Consultant shall provide the County with proof, such as a copy of a certificate of insurance, of the insurance coverage, required by this Contract within 10 days of the Contract's execution, and shall provide updated proof of coverage if any required coverage is renewed or otherwise changed during the term of this Contract.

16.7 Consultant shall provide County with written notice within 5 days if the insurance coverage required by this Contract is revoked or reduced in amount.

16.8 County shall be named as an additional insured on the policies listed in Sections 16.1-16.3, above.

17. Integration. This Contract, including the exhibits incorporated herein, contains a complete and integrated understanding of the agreement between the parties and supersedes any understandings, Contract, or negotiations, whether oral or written, not set forth herein or in written amendments hereto duly executed by both parties.

18. Severability. Any provision of this Contract held invalid or unlawful by a court of law shall be deemed severed for the remainder of the Contract, and the remainder shall continue

in full force and effect.

19. Notice. Notice provided under this Contract may be by email or U.S. Postal Service, and until the receiving party informs the sender that its address has changed, and except as provided in Section 12, above, notice shall be addressed as follows:

A. If to the County:

Community Planning

Attn: Jenna Kay

P.O. Box 5000

Vancouver, WA 98666-5000

Email: jenna.kay@clark.wa.gov

B. If to the Consultant:

Seaview Environmental Company

Attn: Grant Novak

4411 SW Juneau Street

Seattle, WA 98136

Email: grant@seaviewenvironmental.com

IN WITNESS THEREOF, County and the Consultant have executed this Contract on the date first above written.

SEAVIEW ENVIRONMENTAL COMPANY, LLC

By:  11/03/2023

Printed Name: Grant Novak

Title: Chief Executive Officer

COUNTY COUNCIL
CLARK COUNTY, WASHINGTON

Attest:

Clerk to the Council

By: _____
Karen Bowerman, Chair

Approved as to Form Only:
Anthony F. GOLIK
Prosecuting Attorney

By: _____
Glen Yung, Councilor

By *Is/Christine Cook* _____
Christine Cook
Senior Deputy Prosecuting Attorney

By: _____
Michelle Belkot, Councilor

By: _____
Gary Medvigy, Councilor

By: _____
Sue Marshall, Councilor

Scope of Work - SEPA EIS and Capital Facilities Planning for Clark County's Comprehensive Plan Update

Exhibit A

Clark County is updating its 2016 Comprehensive Growth Management Plan, a process required by the Washington Growth Management Act (GMA). The GMA requires that jurisdictions identify and plan for a 20-year supply of land. The population estimate from which the amount of needed land is determined comes from the Office of Financial Management and is adopted by the County Council. The Council also adopts a number of planning assumptions such as persons per household, urban/rural split, single-family/multi-family housing split, and density targets for urban growth areas. Urban growth area boundaries could possibly be expanded as a result of this process. Recent GMA housing and climate legislation will need to be incorporated into the plan update, among other required and possible optional changes that could impact planning policies. County-wide planning policies will also likely be updated.

It has been determined by the County that an environmental impact statement (EIS) will be developed as an aid to the decision making required in the plan update and to meet their responsibilities under the State Environmental Policy Act (SEPA). In addition, the Capital Facilities Plan (CFP) is undergoing review and update to coincide with the SEPA process to alleviate fiscal concerns and meet requirements of state law call.

This document describes the scope, deliverables, and assumptions associated with each project task related to the SEPA process and capital facilities planning efforts.

Task 1: SEPA Process Planning, Coordination, and Staff Support

The Seaview team will provide strategic support to Clark County staff in initial planning steps and integration of the environmental review process with Comprehensive Plan and CFP update materials and analyses. Open and collaborative communication is an important aspect to successful completion of any complex project. Project coordination will include bi-weekly meetings throughout the lifetime of the project to provide the Seaview Team and County staff a forum to discuss progress, identify issues requiring attention, schedule progress, and manage remaining budget. The Seaview Team and County Staff will attend monthly meetings to identify next steps in the SEPA process, discuss upcoming work, identify concerns and issues, strategize approach, and other tasks associated with coordination of the SEPA process and development of the EIS and capital facilities plan.

Assumptions:

- One half-day web-based project kickoff meeting (up to 4 hours);
- Up to four staff at fourteen 90-minute project management meetings with internal Seaview Team Staff to develop SEPA strategy. Additional time for subject-specific meetings and coordination is incorporated in each task;
- Two staff at fourteen 60-minute monthly coordination meetings with County Staff with preparation and follow-up.

Deliverables:

- Various communications directing the EIS team in the development of the EIS,
- Monthly project status summaries.

Task 2: Public Scoping

An effective public scoping process will be an important vehicle for describing the purpose of the EIS and articulating a range of alternatives that are to be evaluated through the EIS. Upon initiation of the EIS contract, the Clark County SEPA Official will issue a threshold determination and request public comments. A series of public scoping meetings will also be scheduled. Seaview Environmental staff will attend the public scoping meetings and review comments that are submitted during the scoping period. It is understood that the County will develop an on-line comment submittal portal for written comment submittal. Seaview staff will provide support for County staff in scheduling scoping meetings and will work with staff to prepare scoping meeting materials and public messaging.

Together with the County staff, a final scope for the Draft EIS will be developed and Draft EIS preparation will begin. The Seaview team will work with County staff to develop informational posters, presentations, or other information necessary to assist in the public scoping process.

Assumptions:

- County staff will prepare and circulate a threshold determination and public scoping notice to initiate the SEPA EIS process;
- Attendance at up to three open house-style scoping meetings (attendance by up to four Seaview staff);
- Each open house to include multiple stations describing the Comprehensive Plan Update elements and the Capital Facilities Plan;
- Open house stations will be staffed by a mix of consultant and County staff;
- Seaview team will prepare all open house materials and presentations collaboratively with County staff;
- The Seaview team will prepare a summary of the scoping process, including written comments, to provide a record of the scoping process and summarize issues raised during scoping;
- Up to 300 written and oral public comments will be received during the public engagement process;
- County staff will implement a project webpage where project-related documents and opportunities for commenting can be made available to the public.

Deliverables:

- Slideshow-style presentation describing Comprehensive Plan Update elements, CFP, and public engagement process;
- One-page summary handout describing Comprehensive Plan Update elements and process;
- Up to four posters to describe Comprehensive Plan Update elements;
- Catalog of comments and scoping summary with Draft EIS annotated outline to include suggested level of detail derived from scoping comments.

Task 3: Data Review and No Action Alternative

The Seaview team will thoroughly review existing planning documents and work with County staff to identify data collection and documentation needs. After thorough document review the team will work with staff to define the No Action alternative. The 2006 EIS and subsequent supplemental EIS provide a

sound starting point for developing our analysis but we will work closely with the County to identify changes from the previous EIS to formulate the baseline of what could occur in the absence of adoption of the Comprehensive Plan update. In addition, the team will provide the County with a thorough definition of all elements of the environment provided in the Draft EIS annotated outline as they relate to the no action alternative, as well as identification of additional issues identified through document review.

Assumptions:

- Up to four 2-hour meetings to identify potential data sources with County staff;
- Up to two rounds of edits to County-reviewed no action alternative description.

Deliverables:

- Table of potential data sources to support analysis in the EIS;
- Draft description of the no action alternative;
- Draft no action definition for all elements of the environment provided in the draft EIS annotated outline;
- Final description of the no action alternative for inclusion in Draft EIS Chapter 3.

Task 4: Project Description

A foundational step in preparing an EIS is the development of a description of the proposal that describes the current policy direction, changes to adopted policies, and the methods proposed by the County for distribution of growth over the 20-year planning period. The project description will incorporate data and projections, as well as policy direction that describe the 2025 Comprehensive Plan Update as a whole as well as in its individual parts.

As environmental review is typically based on conceptual designs, the Seaview team will work with County staff to develop and refine graphics that will describe and support the concepts central to the Comprehensive Plan Update.

Assumptions:

- Up to two rounds of edits to County-reviewed project description;
- GIS data for analysis and/or display in the EIS will be provided by the County, but will be supported and integrated into the project description by the Seaview team.

Deliverables:

- Draft project description with integrated graphics,
- Final project description with integrated graphics.

Task 5: Alternatives Development and Alternatives Comparison

Based on input from the scoping process, up to 5 draft alternatives will be prepared for discussion with County staff. The County Council will identify a preferred alternative which may be assembled from a variety of aspects of the draft alternatives.

Assumptions:

- Seaview and Clark County will work collaboratively to identify a suite of alternatives;
- Up to 5 draft alternatives will be prepared for consideration in the EIS;
- County Council will identify a preferred alternative;
- The alternatives identification process is assumed to result in one preferred alternative and two additional alternatives in addition to the no action alternative. As it is understood that the Council may not identify a preferred alternative until after completion of the SEPA process, the EIS will analyze up to four alternatives, including the no action alternative;
- Alternatives examined, but removed from analysis will be described in the Draft EIS.

Deliverables:

- Draft descriptions of alternatives,
- Final description of alternatives.

Task 6: Draft EIS Preparation

It is understood that the County envisions that the EIS process would include a full EIS rather than a typical supplemental to the original 2007 EIS because of additional areas of analysis, including a new climate change section. The Seaview team, supported by the County will prepare the Draft EIS which will assess probable impacts of the implementation of the Comprehensive Plan update. Each section will examine the impacts of implementation of the Comprehensive Plan update in terms of changes in land use policies and environmental elements of the plan compared to existing conditions and projecting those impacts to the 20-year planning horizon.

Assumptions:

- Up to two rounds of edits to County-reviewed Draft EIS will include one primary and one follow-up; document will be delivered in digital form for direct commenting with appendices provided in pdf format;
- Background information for elements of the environment that were described in detail in previous environmental review processes for comprehensive planning will be incorporated by reference rather than reiterated;
- Technical impact analyses for each environmental element will be primarily desktop-based and will rely on background information provided by Clark County;
- The air quality section will include the primary discussion of climate change issues that have arisen in Clark County and will be expected through the life of the implementation of the Comprehensive Plan;
- The air quality section will not include air dispersion modeling associated with expected development unless specifically provided by Clark County;
- The Draft EIS water section will include discussion of surface water dynamics, groundwater and water supplies, and wetlands as they relate to a change in conditions with the Comprehensive Plan update;
- The land use analysis will rely on data and projections provided by Clark County and its cities;

- The County and SW WA Regional Transportation Council will provide data for the transportation analysis from which the Seaview team will conduct up to 3 permutations of the level of service transportation analysis;
- Need for technical appendices will be determined by the Seaview team in concert with County staff;
- Graphics completed in a digital format that will be readily transferrable to the County upon completion of the Draft EIS in preparation for Draft EIS release and public commenting;
- The SEPA Fact Sheet and Draft EIS summary will be completed with input from the County staff;
- Two 2-hour meetings with staff per Draft EIS editing round;
- County will complete any printed document needs to meet SEPA requirements.

Deliverables:

- Preliminary Draft EIS and technical appendices;
- Final Draft EIS and technical appendices after County staff review and incorporation of comments.

Task 7: Public Commenting and Final EIS Preparation

Throughout and immediately after the public commenting period, the Seaview team will assemble, categorize, and summarize public comments. Public comment categories will be based on categories that naturally flow from the comment contents and are based on County input. The comment categories and summaries will be used to determine additional data needs (if any) for comment responses and preparation of the Final EIS. Data gaps will be filled through additional analysis of the Comprehensive Plan Update or additional technical work as determined through collaboration with County staff. An “additions, corrections, and clarifications” section will be drafted for inclusion in the Final EIS. The Final EIS will rely on these additions, corrections, and clarifications, as well as the content of the Draft EIS to formulate responses to compiled public and agency comments. The team will then complete a working Final EIS for review by the County and, following the review and revision process developed for the Draft EIS, issuance to the public.

Assumptions:

- County staff will organize a public hearing to hear public comments on the Draft EIS;
- Public hearing testimony will be provided to the Seaview team digitally in a court reporter style format;
- One Seaview team member may attend the public hearing;
- Staff anticipates significant response comments (up to 300) on the Draft EIS that require review/response;
- Primary comment themes may be developed for ease of reference in individual commenter letters;
- Up to two rounds of edits to County-reviewed Final EIS will include one primary and one follow-up; document will be delivered in digital format for direct commenting;
- Two 2-hour meetings with staff per Draft EIS editing round;
- County will complete any printed document needs to meet SEPA requirements;

- Additional analysis may be required to augment the Draft EIS (additions, corrections, clarifications).

Deliverables:

- Working draft of Final EIS to include necessary additions, corrections, clarifications and responses to public comments;
- Final EIS.

Task 8: Capital Facilities Plan Impact Analysis Process

Capital facilities planning will be intertwined with, and integral to, almost every element included in the EIS. Based on guidance and data compiled by the County, the Seaview team would incorporate capital facilities impacts into the EIS and provide a summary memo of such impacts to the County to support future prioritization of capital facilities improvements.

Assumptions:

- While this is identified as a separate, stand-alone task for organization, portions of this process would occur during the compilation of the Draft EIS and may extend into compilation of the Final EIS, depending on public comments, and the need for additions, corrections, or clarifications;
- The County and Cities will provide data for the capital facilities analysis from which the Seaview team will conduct their analysis.

Deliverables:

- Summary memo of potential impacts to capital facilities to support future prioritization of capital facilities improvements;
- Assessments of impacts to capital facilities included in each analysis of impacts to elements of the environment in the EIS.

Budget - SEPA EIS and Capital Facilities Planning for Clark County's Comprehensive Master Plan Update

Exhibit B

Proposed Cost

Task No.	Task Title	Estimated Cost
1	SEPA Planning and Coordination	\$23,200
2	Public Scoping	\$29,700
3	Data Review and No Action Alternative	\$18,000
4	Project Description	\$12,500
5	Alternatives Development and Alternatives Comparison	\$28,000
6	Draft EIS Preparation	\$143,000
7	Public Commenting and Final EIS Preparation	\$73,000
8	Capital Facilities Plan Impact Analysis Process	\$19,000
Total:		\$346,400