

EXHIBIT B		Estimated Cost to Camas and Washougal	
Project Action / Consideration	Existing Levee Config.	After Levee Modified	Notes
Flood protection – well field	None	None	Not required under existing conditions. Proposed levee modification project would raise the entire eastern portion of the parcel above the 100-yr flood elevation at no cost to the Cities (the vast majority, including all well field areas, will be raised above the 500-year flood elevation). See easement figure for details.
Flood protection – WWTP	\$	None	Washougal WWTP is currently within the Gibbons Creek FEMA flood zone. Proposed levee realignment will remove the entire WWTP from FEMA's mapped flood zone. Washougal does not pay increased rates for flood insurance; however, must protect the WWTP from flooding, e.g., 1996 flood.
Flood protection – Washougal residents	None	None	No cost to Washougal; however, a notable benefit of the proposed levee realignment is that several Washougal residences no longer will be located in Gibbons Creek's 100-year floodplain.
Existing barns	\$\$	None	Proposed levee modification project will remove entirety of the largest (middle) barn as well as all of the concrete pad and debris pile that remains from the westernmost barn. This item is added to project construction activities as compensation for the potential future added cost of constructing settling ponds.
Utility infrastructure	\$	\$	Using funds provided by BPA, the Port will compensate the City of Washougal for the <u>added</u> cost of running utilities over the new setback levee. Estimated cost is \$225,511, which will be a cash payment directly to the City of Washougal as part of the easement transaction. The proposed levee modification project also will overbuild a selected portion of the levee to facilitate burial of utilities above the regulated levee prism. Camas and Washougal will jointly decide how to use the cash payment for future Steigerwald Source needs.
Settling ponds	\$	\$\$	Cost to discharge to the Columbia (no levee crossing required) is likely similar, or slightly higher than, the cost of constructing settling ponds. The proposed levee modification project is compensating the City of Washougal for this potential added cost by removing the entirety of the remaining barns.
USACE Section 408 permit: well drilling	\$	\$	Likely less concern for easternmost 4 or 5 wells due to removal of existing/adjacent levee and distance from new setback levee. Extent of Corps review is unclear, but not anticipated to change after modification of the levee system, i.e., extent of Corps review anticipated to be the same under existing or proposed levee configuration.

USACE Section 408 permit: wellfield infrastructure	\$	\$\$ (minor increase)	Most infrastructure, including utilities, is anticipated to be no impact due to ongoing design coordination with USACE. Anticipated 408 review timeline, assuming no impact, is 2 weeks. Up to 3 month review timeline if minor impact to levee system.
Coordination w/ USFWS	\$	\$	MOU with USFWS formalizes intent to cooperate on both projects.
Coordination w/ Port (levee owner)	\$	\$	Port and Camas/Washougal will coordinate on the project
Easement	none	\$\$	Levee modification project requires a 1.0 acre easement for construction, operation and maintenance of the new setback levee. An appraisal valued the permanent easement at \$234,000, with an accompanying temporary construction easement valued at \$83,000. Camas/Washougal requested the proposed levee modification project (BPA) reimburse them for the acquisition cost for that portion of the well field (1.0 of 19.5 acres = 5.13%; 5.13% of \$900,000 = \$46,200). Camas and Washougal will jointly decide how to use the reimbursement for future Steigerwald Source needs.
Professional services	none	\$\$	Using funds provided by BPA, the Port will compensate Washougal for the cost of engineering services contracted specifically to review and coordinate levee modification design elements. MSA contract value = \$45,279. Direct payment to City of Washougal. Camas and Washougal will jointly decide how to use the payment for future Steigerwald Source needs.

**Total appraised value of easement = \$317,000**

**Total compensation to Washougal = \$316,990**

- Reimbursement for 1.0 acres of well field: \$ 46,200
  - Added cost to run utilities over setback levee: \$225,511
  - Reimbursement for professional services: \$ 45,279
- \$316,990**