
General Information

Project Title	Bear Ridge Community Forest Watershed Protection Project
Project Short Description	<p>The City of Ilwaco is looking to acquire land and timber rights within the Indian Creek watershed for the purpose of protecting the drinking water source for the City of Ilwaco. In accordance with the established Forest Stewardship Plan, the city intends to manage the forest with the goal of supporting water quality. This includes prohibiting any future residential or commercial developments within the target acquisition and watershed boundary.</p>
Project Long Description	<p>The City of Ilwaco collects its water from Indian Creek and its tributaries, approximately 5.5 miles east of the city. The water is then impounded by a dam, creating the Indian Creek Reservoir. The reservoir is then supplied by regular rainfall within the watershed.</p> <p>Historically, the Indian Creek watershed and neighboring watersheds have been used primarily for timber production. In 1987, the City of Ilwaco purchased several hundred acres within the watershed, constructed the impoundment, and started treating and delivering drinking water from Indian Creek to its citizens in 1989. Timber within the city-owned property was harvested during this construction period and has not been actively managed since.</p> <p>Within the 893 acres of the Indian Creek Watershed, the City of Ilwaco only owns the land and timber rights to 488 acres. Weyerhaeuser owns approximately 210 acres in fee within the watershed as well as the timber rights to an estimated additional 178 acres of City owned land. These timber deeds currently give Weyerhaeuser the right to harvest timber in the center of the drinking watershed .</p> <p>Even when abiding by the Forest Practices Act and other regulations, activities related to timber harvesting (road building, equipment operation, etc.) within the watershed can have an adverse impact on water quality as shown in the attached studies. These activities risk spilling hydrocarbons and other mechanical fluids and contribute to the risk of eroding sediment entering the reservoir which leads to turbidity issues. Degraded source water quality issues have been identified in the past, primarily stemming from heavy rainfall and run-off during the winter months. Erosion from timber harvesting practices could compound this issue and extend it throughout the year during the summer and autumn harvest period. Ilwaco's existing water treatment facility is not well equipped to remove VOCs or SOCs, typically associated with petroleum products. Additional filtration media equipment would need to be installed in order to remove or sequester these contaminants if they were to become persistent, adding</p>

General Information

substantial operational costs to the facility.

Weyerhaeuser retains the right to harvest timber within the watershed through the year 2028, and Weyerhaeuser has previously indicated that they are planning to harvest these areas in the next several years. In 2015, the City of Ilwaco completed its Water Source Control plan, which outlined various actions toward securing the stability and productivity of the Indian Creek Watershed. One of the actions identified with the largest positive impact was the purchase of timber deeds and Weyerhaeuser owned land within the watershed. While Weyerhaeuser is driven by shareholder interests, under the city's management, harvest operations will be performed to ensure water quality and promote forest resilience.

The city has been successful in securing a \$600,000 grant from the US Forest Service's Community Forest and Open Space Conservation program and is also pursuing additional opportunities through Washington's Recreation and Conservation Office's Community Forests Grant Program, and legislative appropriation. While the city has previously been awarded a loan through the Department of Ecology's Water Quality Funding Program, securing lower interest rates, additional grant support, or principal forgiveness opportunities through the Green Project Reserve program would enhance the city's immediate ability to protect and maintain its municipal drinking water system. The City would de-obligate previous loans if this new application was successful.

The city is working closely with The Trust for Public Land (TPL) on this acquisition. As a partner, TPL is providing project financing and land acquisition expertise. TPL holds an exclusive option-to-purchase agreement on the property that expires on September 30, 2021. Time is of the essence to complete this critical watershed protection acquisition.

Total Cost	\$3,500,000.00	Total Eligible Cost	\$2,495,000.00
Effective Date	7/1/2021	Expiration Date	9/30/2021
Project Category	<ul style="list-style-type: none"> ✓ Nonpoint Source Activity Onsite Sewage System Stormwater Activity Stormwater Facility 		

General Information

Wastewater Facility

**Will Environmental Monitoring Data
be collected?**

Yes

Ecology Program

Water Quality

Overall Goal

The overall goal of this project will be to permanently protect the city's municipal drinking water system by purchasing both land Weyerhaeuser owns in fee as well as timber deeds Weyerhaeuser holds on land Ilwaco owns in fee within the Indian Creek Watershed. In addition, the city will develop a Forest Management Plan to promote the continued productivity and security of the city of Ilwaco's municipal drinking watershed. This will satisfy goals 2 and 4 outlined in Ilwaco's Source Watershed Control Plan, published in 2015.

WATER QUALITY COMBINED FINANCIAL ASSISTANCE

Organization: Ilwaco city of

WQC-2022-Ilwaco-00152

Project Characterization

Project Themes

Select a primary and secondary theme that best describes the work to be achieved during this project.

Primary Theme: Nonpoint Source Pollution

Secondary Theme(s): Land Acquisition

Project Website

If your project has a website, please enter the web address below. After entering a website and saving, another blank row will appear. Up to three websites may be provided.

Website Title/Name	Web Address
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Recipient Contacts

Project Manager

Matthew Lessnau

Contact Information

Matthew Lessnau

120 First Avenue N
Ilwaco, Washington 98624
(360) 642-3145

council4@ilwaco-wa.gov

Authorized Signatory

Gary Forner

Contact Information

Gary Forner
Mayor
120 First Avenue N
Ilwaco, Washington 98624
(360) 642-3145

mayor@ilwaco-wa.gov

Billing Contact

Holly Beller

Contact Information

Holly Beller
Treasurer
PO Box 548
Ilwaco, Washington 98624
(360) 642-3145

Recipient Contacts

(360) 642-3155
treasurer@ilwaco-wa.gov

Other recipient signatures on printed agreement

Name	Title
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Funding Request- Nonpoint Project

Total Eligible Cost: \$2,495,000

Grant Request: \$500,000

Match Required: \$166,667

IMPORTANT NOTICE. Grants for nonpoint projects require a 25% match. Projects with cash-only match are eligible for up to \$500,000 in grant. Projects with a mix of funds for match are eligible for up to \$250,000 in grant. Cash match includes any eligible project costs paid for directly by the recipient that are not reimbursed by the Ecology grant or another third party. Donations that become the long-term property of the recipient are considered cash match. Loan money provided through the CWSRF is also considered cash match. In-kind contributions are considered non-cash match. More information on match requirements can be found in the Water Quality Combined Financial Assistance Guidelines which are available for download on the Application Menu.

Will your match be cash-only? Yes No

Are you requesting or will you accept loan funds for part or all of the eligible project costs or to meet your match requirement? Yes No

Name the fund you will use to repay the CWSRF loan and operate/maintain/repair the project. If you do not have a specific fund, describe how you will raise and maintain sufficient funds to repay the loan and operate/maintain/repair the project.
402 Watershed Fund

What is the total number of equivalent residential units (ERUs) for your facility/system?
 N/A

What is the loan amount you are requesting or willing to accept? \$2,495,000

What loan term do you prefer? 5 years 20 years 30 years

IMPORTANT NOTICE. Ecology may provide special loan funding for nonpoint projects in the following case: (1) projects that meet the criteria for "green project reserve" may receive up to 25% forgivable loan. Ecology will determine eligibility for special funding when developing funding packages.

WATER QUALITY COMBINED FINANCIAL ASSISTANCE

Organization: Ilwaco city of

WQC-2022-Ilwaco-00152

Funding Request- Nonpoint Project

Do you want your project to be considered for GPR subsidy under the CWSRF program? ✓ Yes No

NOTE: Projects are only eligible if they meet EPA's GPR criteria, and applicants accept a CWSRF loan.

Do you have any secured funds committed to this project? ✓ Yes No

If Yes, complete the Secured Funds Table, and include any secured matching funds if known.

Source	Type	Amount Committed
State/Federal agency: US Forest Service's Community Forest and Open Space Conservation program State/Federal agency: State/Federal agency: Interlocal contributions: Interlocal contributions: Interlocal contributions: Local agency: Local agency: Local agency:	Grants	\$600,000.00
In-kind contributions:TPL Appraisal (\$20K), environmental review (\$5K), and survey (\$20K) In-kind contributions: In-kind contributions:	In-kind	\$45,000.00
Other City Funds Other Other	Cash	\$205,000.00

Scope of Work - Task 1 Grant and Loan Administration: 1

Task Number	1
Task Title	Grant and Loan Administration
Task Cost	\$0

IMPORTANT NOTICE. The cost of this task should not exceed 15% of the Total Eligible Costs you entered on the General Information form.

Task Description

A. The RECIPIENT shall carry out all work necessary to meet ECOLOGY grant or loan administration requirements. Responsibilities include, but are not limited to: Maintenance of project records; submittal of requests for reimbursement and corresponding backup documentation; progress reports; the EAGL (Ecology Administration of Grants and Loans) recipient closeout report; and a two-page outcome summary report (including photos, if applicable). In the event that the RECIPIENT elects to use a contractor to complete project elements, the RECIPIENT shall retain responsibility for the oversight and management of this funding agreement.

B. The RECIPIENT shall keep documentation that demonstrates the project is in compliance with applicable procurement, contracting, and interlocal agreement requirements; permitting requirements, including application for, receipt of, and compliance with all required permits, licenses, easements, or property rights necessary for the project; and submittal of required performance items. This documentation shall be available upon request.

C. The RECIPIENT shall maintain effective communication with ECOLOGY and maintain up-to-date staff contact information in the EAGL system. The RECIPIENT shall carry out this project in accordance with any completion dates outlined in this agreement.

Task Goal Statement

Properly managed and fully documented project that meets ECOLOGY’s grant or loan administrative requirements.

Task Expected Outcomes

- * Timely and complete submittal of requests for reimbursement, quarterly progress reports, Recipient Closeout Report, and two-page outcome summary report.
- * Properly maintained project documentation.

Recipient Task Coordinator Holly Beller

Deliverable #	Description	Due Date	Received? (ECY Use Only)	EIM Study ID	Latitude (expressed in decimals)	Longitude (expressed in decimals)	Location Address
1.1	Progress Reports that include descriptions of work accomplished, project challenges or changes in the project schedule. Submitted at least quarterly.						
1.2	Recipient Closeout Report (EAGL Form)						
1.3	Two-page Outcome Summary Report						

Scope of Work - FOR APPLICATION

How many tasks do you want to appear?

Task #: 2

Task Title: Cost Summary & Funding Strategy

Task Cost: \$0

Expected Start Date: 10/13/2020

Expected Finish Date: 11/1/2020

Describe the work that will be billed to this task. (char 3,500)

The City of Ilwaco is only seeking loan and grant funding for the actual acquisition of the fee land and timber deeds. All due diligence and staff time associated with the preparation and coordination of surveys, management plans, appraisals, etc. are being paid for by the City of Ilwaco and donated by TPL.

The Project Team will work together in order to develop a complete funding strategy for this project and identify all possible sources of loan and grant funding.

Deliverables

To Add a Row

Enter a deliverable
 When done, click the **SAVE** button
 After SAVE a new row will appear
 Repeat these steps for each deliverable

To Delete a Row

In the row you want to delete, remove the information in all of the textboxes
 When done, click the **SAVE** button
 After SAVE the row will be deleted

Deliverables Table (Deliverables are documents that can be uploaded into EAGL to show that work was completed; deliverables should align with the detailed budget provided on the Task Costs and Budget Form and the project schedule uploaded on the Project Planning and Schedule Form.)

Deliverables Description	Deliverable Date	Deliverable Budget
Final Project Budget	11/1/2020	\$0

Scope of Work - FOR APPLICATION

Total Deliverable Budget: \$0

Total Task Costs:

Task #: 3

Task Title: Planning, Appraisal, & Due diligence

Task Cost: \$0

Expected Start Date: 10/13/2020

Expected Finish Date: 9/30/2021

Describe the work that will be billed to this task. (char 3,500)

The City of Ilwaco is only seeking loan and grant funding for the actual acquisition of the fee land and timber deeds. All due diligence and staff time associated with the preparation and coordination of surveys, management plans, appraisals, etc. are being paid for by the City of Ilwaco and donated by TPL.

Within the first 12 months of the project, the City of Ilwaco will provide a funding plan summarizing the total cost of the project and other sources of funding.

B. Within the first 3 months of the project the City of Ilwaco will provide a signed Landowner Acknowledgement Form .

C. The City of Ilwaco will meet all cultural resource review requirements as outlined in Appendix I of the Funding Guidelines State Fiscal Year 2021. The City of Ilwaco will provide appropriate documentation that these requirements were met to the ECOLOGY Project Manager . The City of Ilwaco will develop and submit an Inadvertent Discovery Plan (IDP) to ECOLOGY and ensure that all contractors and subcontractors have a copy of the completed IDP prior to and while working on-site.

D. The City of Ilwaco shall inspect, investigate, and conduct an environmental review that includes the Property Assessment Checklist and Hazardous Substances Certification of the proposed site for the presence of hazardous substances as defined in RCW 70.105D.020(13). If hazardous substances are found, refer to Section 2 of the Special Terms and Conditions of this agreement.

E. The City of Ilwaco shall obtain an appraisal from a State Certified General Real Estate Appraiser and submit a copy for ECOLOGY review . The

Scope of Work - FOR APPLICATION

appraisal report must comply with the Uniform Standards of Professional Appraisal Practice (USPAP) and may not be a restricted-use report. Appraisals for state-funded grant projects are valid for one year from the effective or valuation date of the appraisal . Appraisal instructions are available on Washington State Recreation and Conservation Office’s Website (rco.wa.gov) . The appraisal must comply with USPAP and may not be a restricted-use report. The City of Ilwaco will obtain an independent review of the appraisal to confirm the value of record.

F. The City of Ilwaco will submit a preliminary title report that identifies encumbrances , and the type of ownership interest for the property that will be acquired, and will include a boundary map. The RECIPIENT will purchase and submit the title insurance policy.

Deliverables

To Add a Row

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 When done, click the **SAVE** button
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 Repeat these steps for each deliverable

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Deliverables Description	Deliverable Date	Deliverable Budget
Signed Landowner Acknowledgement Form	11/1/2020	\$0
Cultural Resource Assessment	9/30/2021	\$0
Environmental Review	1/31/2021	\$0
Appraisal and Review	4/30/2021	\$0
Survey and Boundary Line Adjustment	5/31/2021	\$0
Forest Stewardship Plan	9/30/2021	\$0
		Total Deliverable Budget: \$0

Task #: 4

Task Title: Purchase and Sale Agreement

Scope of Work - FOR APPLICATION

Task Cost: \$2,495,000.00

Expected Start Date: 6/1/2022

Expected Finish Date: 9/30/2021

Describe the work that will be billed to this task. (char 3,500)

The purchase of fee land and timber rights from Weyerhaeuser. Through our initial assessment from an appraiser under contract, the timber and land value of the property is estimated to be valued at \$3,300,000. We're using the Forest Services Grant (\$600,000) as well as cash-on-hand (\$205,000) to reduce the TEC for this funding request.

Deliverables

To Add a Row

Enter a deliverable
 When done, click the **SAVE** button
 After SAVE a new row will appear
 Repeat these steps for each deliverable

To Delete a Row

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Deliverables Description	Deliverable Date	Deliverable Budget
Purchase and Sale Agreement	9/30/2021	\$2,495,000.00
		Total Deliverable Budget: \$2,495,000.00

Task #: 5

Task Title:

Task Cost:

Expected Start Date:

Scope of Work - FOR APPLICATION

Expected Finish Date:

Describe the work that will be billed to this task. (char 3,500)

Deliverables

To Add a Row

Enter a deliverable

When done, click the **SAVE** button

After SAVE a new row will appear

Repeat these steps for each deliverable

To Delete a Row

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Deliverables Description

Deliverable Date

Deliverable Budget

Total Deliverable Budget: \$0

Task #: 6

Task Title:

Task Cost:

Expected Start Date:

Expected Finish Date:

Describe the work that will be billed to this task. (char 3,500)

Scope of Work - FOR APPLICATION

Deliverables

To Add a Row

Enter a deliverable

When done, click the **SAVE** button

After SAVE a new row will appear

Repeat these steps for each deliverable

To Delete a Row

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Deliverables Description

Deliverable Date

Deliverable Budget

Total Deliverable Budget: \$0

Task #: 7

Task Title:

Task Cost:

Expected Start Date:

Expected Finish Date:

Describe the work that will be billed to this task. (char 3,500)

Deliverables

To Add a Row

Enter a deliverable

When done, click the **SAVE** button

To Delete a Row

In the row you want to delete, remove the information in all of the textboxes

When done, click the **SAVE** button

Scope of Work - FOR APPLICATION

After SAVE a new row will appear
Repeat these steps for each deliverable

After SAVE the row will be deleted

Deliverables Table (Deliverables are documents that can be uploaded into EAGL to show that work was completed; deliverables should align with the detailed budget provided on the Task Costs and Budget Form and the project schedule uploaded on the Project Planning and Schedule Form.)

Deliverables Description

Deliverable Date

Deliverable Budget

Total Deliverable Budget: \$0

Task #: 8

Task Title:

Task Cost:

Expected Start Date:

Expected Finish Date:

Describe the work that will be billed to this task. (char 3,500)

Deliverables

To Add a Row

Enter a deliverable
When done, click the **SAVE** button
After SAVE a new row will appear
Repeat these steps for each deliverable

To Delete a Row

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Scope of Work - FOR APPLICATION

Project Planning and Schedule Form.)

Deliverables Description

Deliverable Date

Deliverable Budget

Total Deliverable Budget: \$0

Task #: 9

Task Title:

Task Cost:

Expected Start Date:

Expected Finish Date:

Describe the work that will be billed to this task. (char 3,500)

Deliverables

To Add a Row

Enter a deliverable

When done, click the **SAVE** button

After SAVE a new row will appear

Repeat these steps for each deliverable

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Deliverables Description

Deliverable Date

Deliverable Budget

Total Deliverable Budget: \$0

Total Task Costs: \$2,495,000

Task Costs and Budget

Describe the process used to estimate the cost of the project. If your process included reviewing similar projects, describe how this review affected your estimate.

We have an appraiser under contract. Preliminary research suggest the target fee acquisition and timber deeds are valued at an estimated \$3,300,000

Has the proposed project been demonstrated to be the lowest cost solution to the problem?

If the proposed project is not the lowest cost, describe the other benefits or considerations such as feasibility, community acceptance, or coordination with other projects that influenced the decision making process.

This is the lowest cost solution in the long term and has been determined to be the most viable solution to promote long term stability within the watershed by the Source Watershed Protection Plan prepared for the City of Ilwaco in 2015. Referencing the USDA Forest Service and OSU studies that identified increased sediment and nitrogen levels after login operations within watersheds and Using estimates from the City of Ilwaco's water treatment employees and historical treatment labor and material data , given a three-month timeline for harvest operations, if significant erosion and pollution were to occur we could expect the following:

Sediment Reduction via Soda Ash

Material = \$4,000

Labor = \$6,800

VOC Testing (not currently required, but could be required daily during logging operations if contaminants are found)

Test Cost: \$325/ea = \$19,500

Labor to hand deliver priority samples = \$9,300

Petroleum Product Pollution

Rapid response team = Cost Unknown

Deploy booms in the reservoir = Cost Unknown

New Filtration Media = \$10,500

Other Measures

24/7 Monitoring of the plant = \$55,000

Plant Shutdown + City of Long Beach Supplies Water = \$10,000

Given this worst-case scenario, over a three-month period, the City of Ilwaco could potentially incur a cost of \$ 115,100 in additional treatment through active harvest months alone. Considering heavy rain periods in the area (November – February) and the removal of the timber that would

Task Costs and Budget

naturally filter sediment from this runoff, we could expect the sediment and algae bloom issues to persist, and that \$ 115,000 could be incurred annually. This could not be compensated for in the emergency funds for the water plant and the city would need to take out emergency loans which would have a lasting impact on budgets for many years, as well as necessitate an increase in water rates to help generate additional revenue for the fund, further burdening the citizens of Ilwaco, many of whom are low and fixed income residents. In order to offset approximately \$100,000 in increased burden to the water fund, the City would need to raise water consumption rates by 4% annually, per household.

Proactive ownership and management of the forest for water quality benefits however avoids this outcomes and provides the City with an asset that can be managed over time to not only improve the health and function of the watershed but also to generate revenues which can be reinvested back into creating a resilient water system for the City's residents .

Upload a detailed budget for the project and any supporting documentation, including engineers estimates, cost analysis, etc.

Upload Documents

Click the Browse button

Select your file

Click Save, your file will appear in the List of uploaded documents

Repeat for each file

To Delete a file, select the Delete checkbox next to the file and click SAVE

https://ecyeag/IntelliGrants_BASE/_Upload/154358_925650-Ilwacoganttv2.xlsx

Preliminary Project Budget

Project Team

Fill out the following table to describe your Project Team, including staff, contractors, and partner agencies:

Team Member Name/and or Title	Agency/ Company Name	Key Responsibilities	Qualifications/ Experience	Estimated Total Hours Devoted to the Project	Who will take over the person's responsibilities if they are unable to work on the project?
Matt Lessnau, Councilmember + Project Manager	City of Ilwaco, Councilmember	Advocate for the project, citizen and council education and primary point of contact for the project. Team coordination and public outreach	former project manager, technical sales coordinator and business development manager for a Tier 1 aerospace manufacturing company, elected official	320.00	Gary Forner, Mayor, City of Ilwaco
Sam Plotkin, Liaison	Trust for Public Land	For the purposes of this project, TPL will serve an adviser in the transaction, providing real estate, conservation finance, and legal expertise. Sam Plotkin, Northwest Project Manager, will be the lead for TPL on this project while the Northwest Regional Director, David Patton, will provide support as necessary and project-related legal matters will be handled by TPL's Legal Director, Tom Tyner. Additional project support will be provided by Senior Project Managers, Ann Welz and Richard Corff.	Trust for Public Land staff are conservation real estate experts with an extensive history of completing complicated, mission-driven projects. TPL has been active in Washington State for more than three decades and the organization's portfolio of work ranges from the Olympic Sculpture Park in Seattle to the Chimacum Community Forest on the Olympic Peninsula and the Wenatchee Foothills in Central Washington.	1500.00	Northwest Regional Director, TPL

WATER QUALITY COMBINED FINANCIAL ASSISTANCE

Organization: Ilwaco city of

WQC-2022-Ilwaco-00152

Project Team

Holly Beller, Treasurer	City of Ilwaco	Budget & revenue management, loan/grant coordination	The treasurer for the City will be responsible for all money coming into the city for the project and organizing match and loan repayment. She's created a completely separate budget for this project to accurately monitor funds.	320.0 0	City Clerk, City of Ilwaco
Ben Hayes, Consultant	Springboard Forestry, LLC	Timber value estimation, harvest estimation, watershed sustainability and diversity guidance	A forestry consultant with significant experience valuing and appraising timberland and designing forest management plans for municipal watersheds. Springboard Forestry is also the lead forestry consultant for the management of the drinking watershed for the City of Astoria, OR and works with land trusts and municipal watersheds throughout the region. Ben Hayes, principle for Springboard Forestry, has worked with the City of Ilwaco for over a year.	250.0 0	Other Consultants, Springboard Forestry and CREST
Max Webster, Consultant	Washington Environmental Council	Identifying and consulting in grant and loan applications as well as helping to navigate state funding opportunities.	Max Webster is the Forest Program Manager with the Washington Environmental Council. He has directly assisted local	320.0 0	Forest Program Director, Washington Environmental Council

Project Team

governments, non-profit organizations and Native American Tribes in securing over \$20 million in conservation funding. He is a participant in the Department of Ecology's Water Quality Financial Assistance Council and advises the City on how to access qualifying sources of funding at the state and federal level to complete the watershed acquisition project.

Describe similar projects that your project team or organization has completed. Note any deviations from the original proposal in scope, budget, or schedule and briefly describe project success and lessons learned. If the project was funded by Ecology, include the Ecology grant or loan number.

The City of Ilwaco has previously been successful in securing three grants/loans through the Department of Ecology for the previous application of this project (WQC-2021-Ilwaco-00173), the Howerton Way Stormwater Project (WQC-2021-Ilwaco-00209) and the completed Sahalee Sewer Improvement Project (WQC-2015-Ilwaco-00052).

This project team has proven success through negotiating other land acquisition projects working with non -profits and Native American Tribes in the Pacific Northwest. With experience in coordinating purchase negotiations, complex appraisals, and funding applications, this project team has a proven history of bringing together state and federal funding in order to complete funding packages for diverse land acquisition projects totalling tens of millions of dollars.

Project Planning and Schedule

Project Start Date 8/1/2020

The date the actual work will start, or if interim refinance, the date the work started.

List and describe the criteria you used to determine the value and feasibility of the project.

Examples: useful life, installation cost, site suitability, and environmental justice.

Watershed Health: Outlined in Ilwaco's Source Watershed Control Plan, and through published studies by OSU and the US Forest Service, it was determined that traditional timber harvesting practices, even when performed in accordance to Forest Practices Act standards, within the watershed would be detrimental to water quality by likely increasing sediment levels and free nitrogen. Weyerhaeuser's timber rights are set to lapse within the decade so harvesting is all but guaranteed and would likely have an impact on the ability for the City of Ilwaco to adequately treat and filter the City's drinking water from the existing watershed.

Briefly describe all project alternatives (including the preferred alternative) considered, and explain how each alternative met or failed to meet the criteria listed above.

Use one line for each alternative and click "save" to enter additional alternatives.

Description of Alternative

Alternative 1: Purchase land after harvest, post 2028.

Criteria

Failed: Allowing timber harvest within the watershed prior to purchasing the land would be detrimental to the Watershed Health.

List project stakeholders and provide documentation showing key stakeholders have been identified and will support the project.

The City of Ilwaco is the primary stakeholder of this project and wishes to control the land and timber within its source watershed to ensure the productivity and quality of our drinking water source.

The Trust for Public Land is serving as the primary partner and liaison for this project, helping negotiate a purchase and sale agreement and donate hundreds of hours of staff time toward the due diligence for this transaction as well as providing assistance in identifying and applying for additional funding opportunities.

The Washington Environmental Council is working with TPL and the City as a consultant and is providing substantial assistance in Washington State grant and loan applications through the Department of Ecology.

Springboard Forestry is currently under contract by the City of Ilwaco and has helped draft our Forest Stewardship Plan for the property, provided timber appraisals as well as monitoring current market trends to coordinate successful harvests on city property to generate revenue to help fund

Project Planning and Schedule

this acquisition.

Columbia River Estuary Study Taskforce (CREST) helped the City of Ilwaco prepare the original Source Watershed Protection Plan and has assisted in the preparation of our current Forest Stewardship Plan. They will continue to assist on the project as a consultant.

Describe the steps you have taken to be ready to start the project by May 1, 2021. Provide detailed information and documentation on project elements such as status of designs, permits, interlocal agreements, landowner agreements, easements, other secured funding, staff, or agency approvals.

The City of Ilwaco has passed a resolution agreeing to work toward the purchase of the land and timber within its watershed with the Trust for Public Land. Working in partnership with Ilwaco on this watershed acquisition project, The Trust for Public Land has secured an exclusive and irrevocable option to purchase agreement on the property. According to this agreement, we anticipate closing on this acquisition by October 29, 2021. Weyerhaeuser has made it clear that it does not intend to harvest timber on the property in advance of the property's sale . TPL has also helped the city secure a USDA Forest Services Grant in the amount of \$600,000 and the City has generated an additional \$205,000 in cash from a prior timber harvest on City owned land near the watershed.

(1) For stormwater facility and wastewater facility projects: Do you own or have clear control over the entire project area?

Yes No Not Applicable

Please explain why you selected not applicable: This does not involve wastewater or stormwater facilities

(2) For stormwater facility and wastewater facility projects requiring road cuts: When was the last time the road was resurfaced or reconstructed? This is for informational purposes; no points are associated with this question.

Date:

(3) Has initial cultural resources review been conducted for the area of potential effect (APE) (for example, review of the APE in the WISARRD database)? This is for informational purposes; no points are associated with this question.

Yes No Not Applicable

Upload a project schedule that includes all tasks necessary to complete the project, including tasks that are not part of the funding request.

Upload any other supporting documentation.

Project Planning and Schedule

Upload Documents

https://ecyeagl/IntelliGrants_BASE/_Upload/154360_925655-Ilwacoganttv2.xlsx

Preliminary Project Schedule

https://ecyeagl/IntelliGrants_BASE/_Upload/154360_925655_2-128120_914135_2-Resolution.pdf

Resolution

https://ecyeagl/IntelliGrants_BASE/_Upload/154360_925655_3-WEYBearRidgelandowneracknowledgementformFINALSIGNED.pdf

Landowner Acknowledgement Form

Water Quality and Public Health Improvements

To go to the Water Quality Atlas, follow this link: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

Name the specific water body(ies) this project will improve or protect and the parameters it will address.

Indian Creek, Bear River, Willapa Bay, WAC-173-201A-602

This project is not addressing TMDL as this is not a 303:D impaired water body as listed in the Clean Water Act. All of the City's water quality monitoring will be performed in accordance with the requirements from the Washington State Department of Health for the treatment of drinking water. Through this land acquisition we are mitigating high sediment and nutrient loading, as well as nitrogen content and eliminating the risk of herbicide application that have been proven to be detrimental to drinking source watershed as shown in the attached studies.

Is the project planning, implementation, or a combination?

Planning

Implementation

✓ Planning/Implementation

What type of plan or regulatory requirement does this project address?

TMDL/TMDL Alternative (approved or in development)/Straight to Implementation

Wastewater Engineering Report/Sewer Plan

Permit

Salmon Recovery Plan

✓ Watershed Plan

Shoreline Master Plan

Administrative Order or Other Legal Action

Capital Improvement Plan

Puget Sound Action Plan

✓ Mitigation

Other

Not Applicable

If your project is addressing a TMDL, select at least one from the dropdown list.

To select multiple TMDLs, hold down the control key as you select

TMDL Name

Water Quality and Public Health Improvements

Enter the implementation action and plan reference in the Action Table. If this is a planning-only project, you may enter, "Not applicable, planning-only".

To add multiple implementation actions:

Enter the implementation action and plan reference.

When done, click the **SAVE** button.

After SAVE a new row will appear.

Repeat these steps for each implementation action.

Action Table

Action	Reference the document that describe the action, including page numbers and where a copy can be obtained.
Develop a Forest Stewardship Plan	Ilwaco Source Watershed Control Plan, pp 23-34, City of Ilwaco
Acquire Land and Timber from Weyerhaeuser	Ilwaco Source Watershed Control Plan, pp 23-34, City of Ilwaco

Did you discuss this project with Ecology staff? If yes, provide the name of the staff and the last date of contact.

Yes, Seth Elsen and Leanne Weiss on 10/9.

Describe how the project drainage area connects to the water body.

Examples: surface flow, ditch, pipe, groundwater, infiltration, and path/distance to outfall/discharge.

The drainage basin within the watershed provides surface flow of rainwater to Indian Creek which fills the Ilwaco Reservoir. The overflow from this reservoir, continues north approximately one mile to Bear River, then west into Willapa Bay.

Describe the measure and method that will be used to determine the water quality benefit and overall success of the project.

If you need help determining a water quality metric, please refer to the Funding Guidelines for suggested metrics by project type.

Per the studies from Oregon State University (Water Quality After Logging Small Watersheds Within the Bull Run Watershed, Oregon) and the United States Forest Service (Forestry Impacts on Water Quality) the primary impacts from logging operations within a watershed are an increased in sediment reaching the water system which causes turbidity and an increase in nitrogen which can cause algae blooms in the water body. These will have a substantial negative impact to the City of Ilwaco and its rate payers in the form of increased filtration costs.

Water Quality and Public Health Improvements

When the project begins with the purchase of the land and timber within the watershed, a baseline measurement of turbidity and nitrogen levels will be taken in the first year. This will be compared to subsequent years when the forestland is under the City's control in order to identify a reduction of turbidity and nitrogen within the water system and resulting in lower filtration costs.

Using the method described above, estimate the water quality and public health benefits that will be achieved by the project.

Through the years, as the City is able to better control the water quality within its watershed, it should see a reduction in filtration and treatment costs associated with treating the water from the Indian Creek Reservoir. A reduction in treatment costs will give the city greater budgetary flexibility to invest in new equipment and lower water rates for its citizens. As shown in the attached studies, all logging activities have a negative impact on source watersheds by increasing sediment and nitrogen levels that lead to increased temperatures in the water body, algae bloom and other events that negatively impact the source water quality. Purchasing the land and timber within the watershed will eliminate the risk of commercial, full-scale, logging operations and the negative impacts to the water body.

How long will the project provide benefits after the funding assistance ends? Who will be responsible for maintaining the benefits during its useful life?

Should the City of Ilwaco be successful in purchasing the land and timber within the watershed, the water quality benefits to the City of Ilwaco and its citizens will be maintained as long as Ilwaco's Forest Stewardship Plan is followed. In accordance with the established Forest Stewardship Plan, the city intends to manage the forest with the primary goal of supporting water quality. This includes prohibiting any future residential or commercial developments within the target acquisition and watershed boundary.

How will greenhouse gas emissions be reduced or mitigated under this project? And what policies or measures has your organization put in place to reduce greenhouse gas emissions apart from this project?

Forestlands along the southwestern coast and Olympic Peninsula have an outsized capacity for carbon storage. According to USFS's Forest Inventory and Analysis National Program, the Bear Ridge Community Forest landscape contains 115,000 metric tons of carbon. On a per acre basis, this is 88% more than Washington's average of 52 metric tons of carbon per acre, and 263% higher than the average for a forest in the 48 contiguous states. Approximately 10% of the project area has been identified as a priority as a climate resilient landscape, as has much of the surrounding forestlands and nearby national wildlife area.

The attached study from the journal Ecological Applications titled "Carbon sequestration and biodiversity co-benefits of preserving forests in the western United States" states that "Forest carbon sequestration via forest preservation can be a viable climatechange mitigation strategy" and lists identifies forestland within the Indian Creek Watershed as "High Priority" for preservation. This project will promote the mitigation of greenhouse gas emissions by retaining timber within the watershed.

Water Quality and Public Health Improvements

Are you aware of any Category I or Category II wetlands on the site or downstream from the site? This is for informational purposes; no points are associated with this question.

Yes No Not Applicable

Upload a map that shows an aerial view of the project area, an estimated direction of flow for the project area, potential locations for the proposed facility or activity, and how the project connects to the water body named above.

The map does not need to be precise, but it should help reviewers with a general understanding of the area. If access to GIS software is not available, screen shots or snips from Google Maps with arrows and text added using a paint program may be used.

Upload Documents

Click the Browse button

Select your file

Click Save, your file will appear in the List of uploaded documents

Repeat for each file

To Delete a file, select the Delete checkbox next to the file and click SAVE

https://ecyeagl/IntelliGrants_BASE/_Upload/154020_9

25654-IlwacoParcelMapwithnumbers.pdf

Green Project Reserve (GPR)

GPR Category: Check all that apply	List the GPR designation (e.g., Section 3.2-1a) and describe how your project meets the designation.	Dollar Amount of the Project Related to GPR Category
✓ Green Infrastructure	Section 1.2-10. This project involves both the purchase of fee land and timber rights within the watershed in order to maintain hydrologic processes through the preservation of forestland.	\$2,495,000.00

Energy Efficiency

Water Efficiency

Environmental Innovative

Upload any applicable documentation to support your GPR claim.

Attachment Description	Attachment
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INTERNAL USE ONLY

Does the applicant meet the criteria for green project reserve? Undetermined

GPR Category	GPR Designation	Dollar Amount	Comment
Green Infrastructure			
Energy Efficiency			
Water Efficiency			

Green Project Reserve (GPR)

Environmental Innovative

Comment

WATER QUALITY COMBINED FINANCIAL ASSISTANCE

Organization: Ilwaco city of

WQC-2022-Ilwaco-00152

Uploads

Description

Water Quality After Logging Small Watersheds Within the Bull Run Watershed, Oregon
Forestry Impacts on Water Quality
Ilwaco Bear Ridge CF - All Letters of Support
Carbon sequestration and biodiversity co-benefits of preserving forests in the western United States
Forest Stewardship Plan
Ilwaco Source Watershed Protection Plan

Attachments

https://ecyeagl/IntelliGrants_BASE/_Upload/154026_884773-WaterQualityAfterLoggingSmallWatershedsWithintheBullRunWatershed,Oregon.pdf
https://ecyeagl/IntelliGrants_BASE/_Upload/154026_884825-ForestryImpactsonWaterQuality.pdf
https://ecyeagl/IntelliGrants_BASE/_Upload/154026_884823-IlwacoBearRidgeCF-AllLettersofSupport-Oct1.pdf
https://ecyeagl/IntelliGrants_BASE/_Upload/154026_884823_2-eap.2039.pdf
https://ecyeagl/IntelliGrants_BASE/_Upload/154026_884823_3-IlwacoForestStewardshipPlan.pdf
https://ecyeagl/IntelliGrants_BASE/_Upload/154026_884823_4-2015SourceWatershedCP.pdf