

Camp Bonneville Advisory Group

Meeting of February 21, 2024

Erik Harrison, Parks and Lands Program Manager II

Rocky Houston, Parks and Lands Division Manager

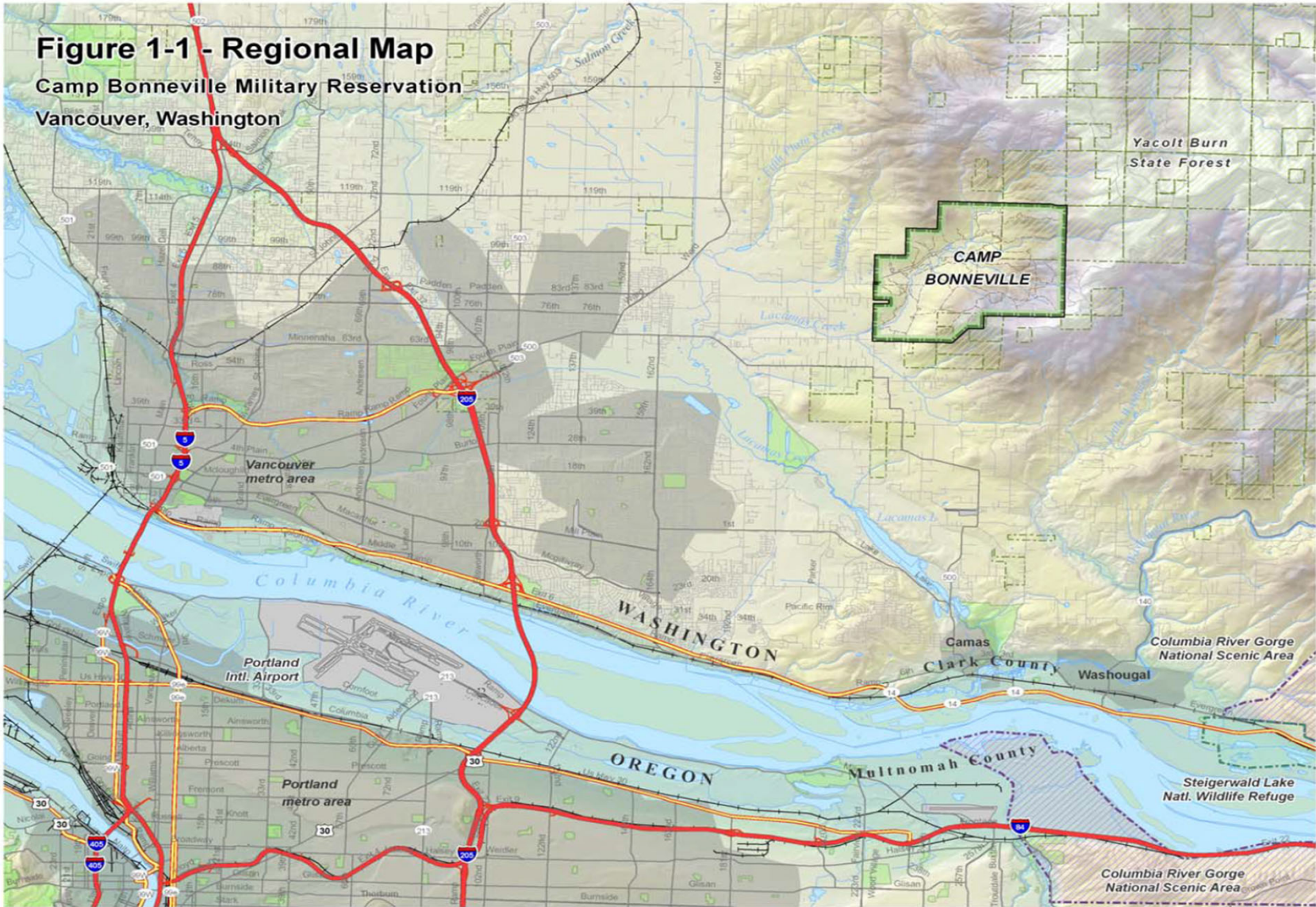


Agenda

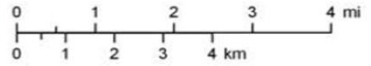
- **Introductions:** Reacquainting ourselves as members of the Camp Bonneville Advisory Group.
- **Charter:** Review and sign.
- **Examination:** LRA, FOSET, PPCD, Deed
- **Close Out Remarks:** Summary of key points to next meeting review.



Figure 1-1 - Regional Map
Camp Bonneville Military Reservation
Vancouver, Washington



**BONNEVILLE
 CONSERVATION,
 RESTORATION &
 RENEWAL
 TEAM, LLC**



Scale - 1:100,000; 1 in equals 5.6 mi
 Projection - Lambert Conformal Conic
 Coordinate System - State Plane Washington
 South FIPS 4602
 Data - Parsons & U.S. Army Corps of Engineers
 © BCRRT May 2009

Overview of the Site

- The Camp Bonneville Military Reservation Site (Camp Bonneville) is located on approximately 3,840 acres.
- The Department of Defense (DoD) owned and operated Camp Bonneville for firing range practice and training from 1910 to 1995.
- During that time, various military ammunitions were used or disposed of at the Site.
- The historical use of Camp Bonneville resulted in the presence of unexploded ordnance (munitions that did not detonate) and the release of contaminants into the environment.
- The Department of the Army has accepted responsibility for cleaning up the Site to protect human health and the environment by the state cleanup regulations.



Camp Bonneville Legal Documents

- Overview of Camp Bonneville Military Reservation
- Local Redevelopment Authority (LRA) Camp Bonneville Reuse Plan
- Feasibility of Suitability for Early Transfer (FOSET)
- Prospective Purchase Consent Decree
- Quit Claim Deed



The Camp Bonneville Local Redevelopment Authority (LRA) Camp Bonneville Reuse Plan



The Camp Bonneville Local Redevelopment Authority (LRA) Reuse Plan – How did we get here?

Since the 1970's, Clark County has been interested in the Camp Bonneville site as a future regional park. Growth projections indicate a need for the County to provide an additional 850 acres of regional park shortly. However, due to the many pressing needs and increasingly scarce availability of resources, it would have been difficult to acquire the funds to purchase and maintain park acreage. The closure and transfer of Camp Bonneville have provided a unique opportunity to provide this service to the community.

The closure of Camp Bonneville presents a unique opportunity to transform surplus military property and facilities for economic development, job creation, and public uses which will provide significant benefits to the Clark County community.



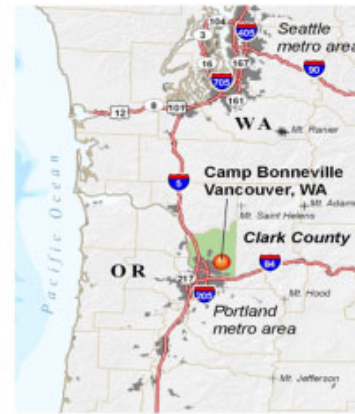
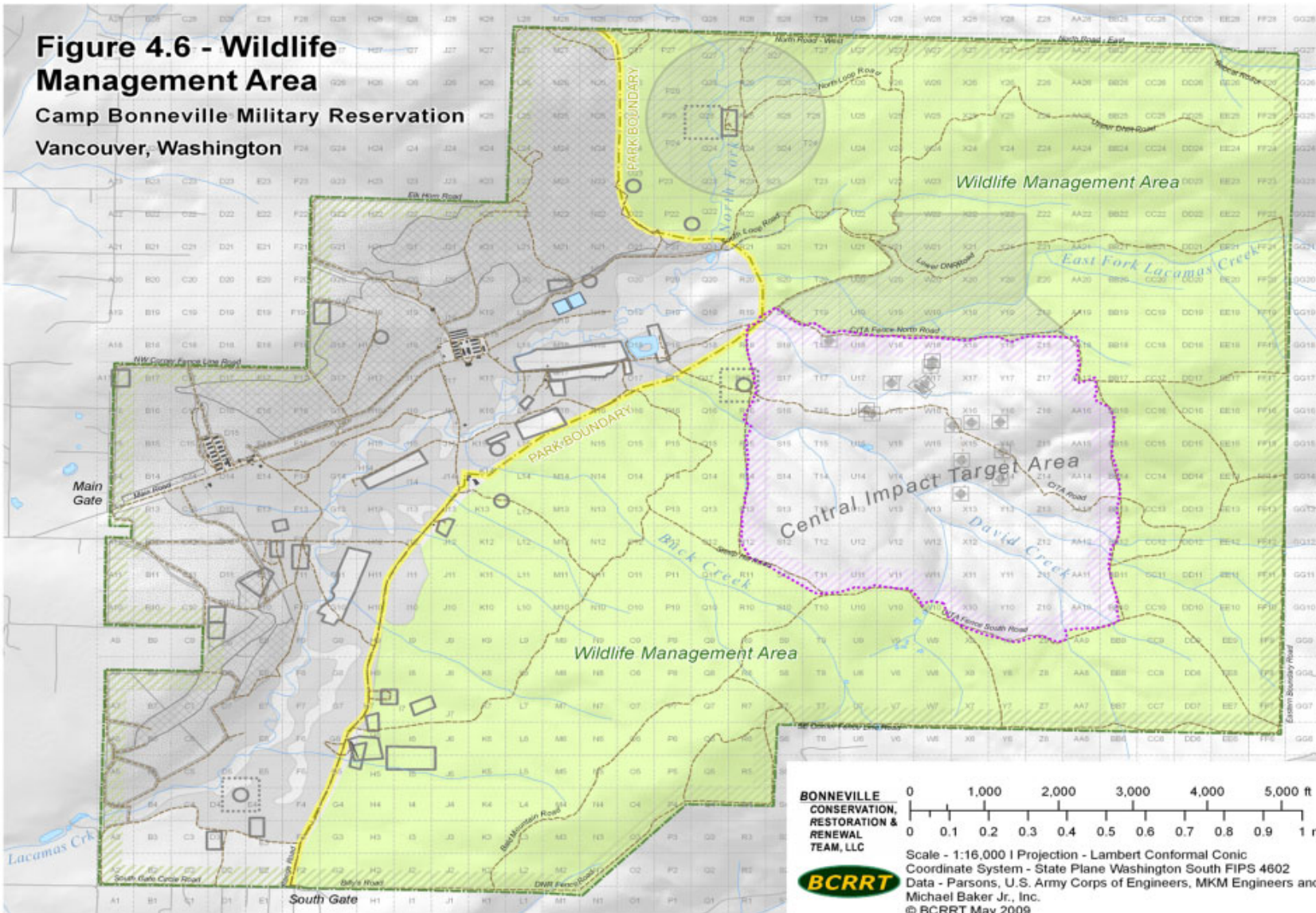
The Camp Bonneville Local Redevelopment Authority (LRA) Camp Bonneville Reuse Plan

The Preliminary Reuse Plan includes the following elements:

- Regional Park
- Law Enforcement Training Center
- Rustic Retreat Center/Outdoor School
- Native American Cultural Center
- Clark College Environmental Education
- Trails and Nature Area
- FBI Firing Range
- Public Firing Ranges
- Timber Resource Management Area



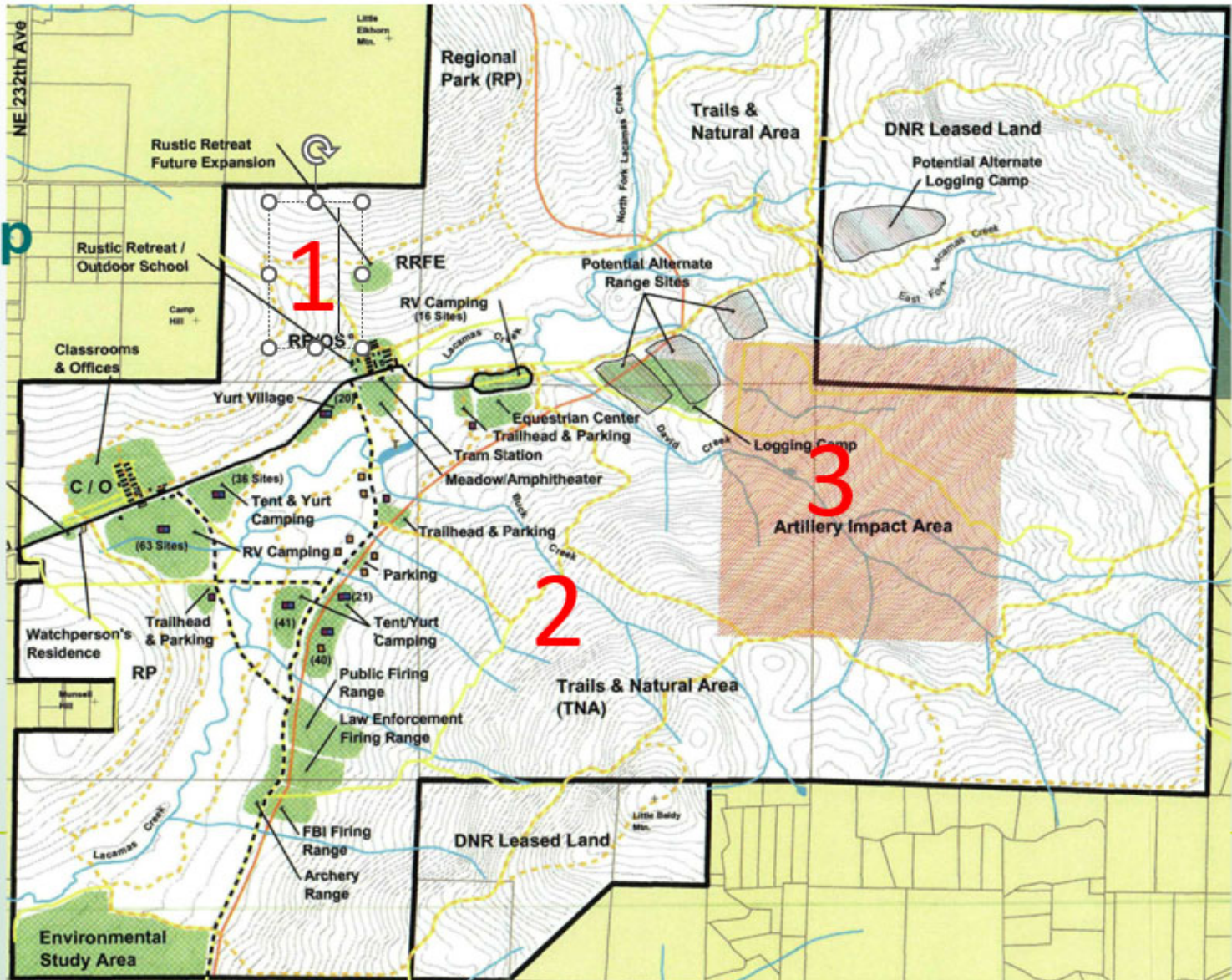
Figure 4.6 - Wildlife Management Area
Camp Bonneville Military Reservation
Vancouver, Washington



- LEGEND**
- B3 Site grid (with grid # shown)
 - CITA (Central Impact Target Area)
 - Wildlife Management Area (Site-Wide Institutional Controls)

BONNEVILLE CONSERVATION, RESTORATION & RENEWAL TEAM, LLC
BCRRT
 Scale - 1:16,000 | Projection - Lambert Conformal Conic
 Coordinate System - State Plane Washington South FIPS 4602
 Data - Parsons, U.S. Army Corps of Engineers, MKM Engineers and Michael Baker Jr., Inc.
 © BCRRT May 2009

Re-Use Map



LRA- Planning Framework

Self-Sustaining - Any redevelopment proposed for Camp Bonneville must have funding sources that will over the long term cover all expenses for capital improvements and ongoing operations and maintenance.

Locally Focused and Directed - Redevelopment will focus on meeting the needs of the local Clark County community.

Open Process - A concerted effort will be made to ensure that the ideas and concerns of individuals and groups affected by base closure and reuse will be heard and given adequate consideration and response.

Consideration of Impact on the Surrounding Neighborhoods - The reuses proposed must be compatible with the infrastructure and rural nature of the area surrounding Camp Bonneville.

Overall Community Need - The Reuse Plan will reflect the needs of the community but may not include all reuses that are proposed.

Environmentally Conservative - Any development proposed must be compatible with the rural and natural state of the property.



LRA- Study Approach and Process

The reuse planning study approach for Camp Bonneville generally followed the recommended reuse planning process and guidelines described in the Community Guide to Base Reuse prepared by the Office of Economic Adjustment of the Office of the Secretary of Defense. The reuse planning process consisted of the following components:

Data Collection and Analysis by LRA subcommittee members and staff

- Technical Studies by Consultant
- Preparation of Preliminary Reuse Alternatives
- Evaluation of Reuse Alternatives
- Preparation of a Recommended Camp Bonneville Reuse Plan
- Recommended Management Structure for Plan Implementation



LRA-Parks Conveyance

The Federal Lands-to-Parks Program assists public agencies to acquire surplus Federal land for public park and recreation use. The Federal Lands-to-Parks Program is authorized by the Federal Property and Administrative Services Act of 1949, as amended [40 U.S.C. 484, 203(k)(2)].

The program has two goals:

- 1) Provide opportunities for the public to participate in a variety of recreation activities, such as hiking, biking, camping, picnicking, cross-country skiing, snowmobiling, horseback riding, swimming, boating, and playing organized sports
 - 2) Protect and provide access to natural resource areas, including lakes, forests, rangeland, wetlands, open spaces, and beaches.
- This land is transferred to a public agency at no cost with the condition that it be used for parks and recreation in perpetuity.



LRA-Camp Bonneville Reuse Plan

There are several factors, which could impact this Reuse Plan and create the need to modify this plan for the future:

- UXO reports
- Endangered and threatened species studies
- New salmon and trout regulations
- Wetlands and riparian areas delineation
- Transfer restrictions
- Zoning
- Historical evaluation
- Timber harvesting restrictions
- Water and Sewage systems studies
- Lead contamination
- Liability issues
- Safety issues
- Any additional areas of environmental contamination or concern not yet identified.



15 Minute Break



Feasibility of Suitability for Early Transfer (FOSET)



Feasibility of Suitability for Early Transfer (FOSET)

- **Environmental Assessment:** The 2006 FOSET provides a comprehensive evaluation of the environmental status of Camp Bonneville.
- **Cleanup Requirements:** It outlines the required cleanup actions to a level that makes the property suitable for early transfer.
- **Conditions for Transfer:** The document specifies the conditions under which the property can be transferred to local authorities before the completion of all cleanup activities. These conditions often involve agreements on ongoing cleanup responsibilities, monitoring, and restrictions on use until full remediation is achieved.
- **Protective Measures and Restrictions:** To ensure public health and safety, the FOSET would detail protective measures.



Feasibility of Suitability for Early Transfer (FOSET)

Nine (9) specific components:

- Regional Park
- Law enforcement training center
- Rustic retreat
- Native American Cultural Center
- Clark College environmental education
- Trails nature area
- FBI fire range
- Timber resource management area
- Habitat restoration

Approximately 800 acres will be dedicated as a Regional Park.

The Re-Use plan is considered by the Army as a primary document that describes the intended reuse of the property.



Prospective Purchase Consent Decree (PPCD)



Prospective Purchase Consent Decree

WAC 173-340-520

Outlines the procedures and requirements for initiating and negotiating consent decrees related to environmental cleanups in Washington State



PPCD-Camp Bonneville

- **2006** This Decree requires Clark County and (BCRRT LLC) to remediate the Camp Bonneville Military Reservation as defined in this Decree.
- **2012** By Mutual objectives of ecology, Clark County, and BCRRT LLC was dismissed.
- The PPCD requires Clark County to remediate Camp Bonneville as defined in this decree. The remedial actions are described in Section 10 of this Decree and attached exhibits.
- Regulated under the Model Toxic Control Act (MTCA) RCW ch.70.105D and the Hazardous Waste Management Act (HWMA).



PPCD-Work to be Performed – Clean up Obligations

This Decree contains a program designed to protect human health and the environment from the known, suspected, or threatened release of hazardous substances at the Property based upon Clark County's Reuse Plan described in Section 6 .C of this Decree.

Remedial Actions-

- Conduct emergency actions to restrict access (Perimeter Fence) Conduct brush clearing and surface clearance of MEC within 10 feet of the interior of the Property perimeter fence line. Installation of new signs on the fence at 50-foot intervals.
- The interim restrictive covenants will:
 - Prohibit public access to the Property;
 - Restrict use of groundwater from the Property;
 - Restrict digging at the Property to qualified MEC personnel.
 - Require the preservation of cultural and archaeological sites.



PPCD-Work to be Performed – Clean up Obligations Cont.

Remedial Action Units:

- RAU-1: 20 cites hazardous substances, petroleum stores, released, or disposed of.
- RAU-2A: Small Arms Ranges
- RAU-2B: Demo 2/3
- RAU 2C: Demo 1/ landfill 4
- RAU-3: Munitions (MEC)

Periodic Review: At least every five years after the initiation of cleanup action at the Property, the status of the Property and the need, if any, for further remedial action at the Property.

Long-Term Operations and Maintenance Plan: The Long-Term Operation and Maintenance Plan prepared shall include all remedial actions that are necessary to ensure the long-term effectiveness of the cleanup.

Section 10 Overview: Conceptual Remedial Action Plan, Deliverables and Schedule – Emergency Actions, Deliverables and Schedule – Interim Actions, Deliverables and Schedule – Final Actions.



DEED

I, hereby

This Photo by Unknown Author is licensed under [CC BY-NC](#)

Quit claim Deed former Camp Bonneville Clark
County Washington



Quit Claim Deed former Camp Bonneville Clark County Washington

A quit claim deed is a legal document used to transfer one person's right, title, or interest in real property.

This type of deed is often used in situations where the property is transferred without a traditional sale.

Camp Bonneville DEED has restriction:

- Residential Use
- Ground Water
- Excavation/ Land Use Disturbance
- Public Access



Quit Claim Deed former Camp Bonneville Clark County Washington Cont.

Modifying Land Use Restrictions:

The **GRANTEE**, shall prepare Long-Term Operation and Maintenance plans as required by the prospective purchaser consent decree between the grantee and the Washington State Department of Ecology. The long-term operations and maintenance plan shall identify any new land use restrictions or appropriate modifications to, or termination of the land use restrictions.

Rights of the **GRANTEE**, to conduct revenue-producing activities on the property shall be limited to the conduct of incidental revenue-producing activities that are compatible with the use of the property for conservation purposes, provided further that the right of the grantee to convey the property shall be limited to conveyances to another eligible entity as defined in 10 U.S.C 2694a(b), and shall be subject to the approval of the secretary and that any such further conveyances on the property shall be subject to the same terms, reservations, restrictions, covenants and conditions outlined in this deed.



Summary

- **Summary of Camp Bonneville 2006 FOSET:** Explanation of the significance of the 2006 Feasibility of Suitability for Early Transfer (FOSET) for Camp Bonneville.
- **Summary of Camp Bonneville Reuse Plan:** Clark County's role as authorized Local Redevelopment Authority (LRA) for Camp Bonneville. Detailed components of the property reuse plan including recreational uses and specific features like a Regional Park, Law Enforcement Training Center, and Rustic Retreat Center.
- **Summary of PPCD:** Work to be performed, MTCA Involves oversight by WSDOE to ensure that the cleanup meets all required standards. PPCD provides a clear path for remediation and reuse.
- **Summary Quit Claim Deed:** A quit claim deed is a legal document used to transfer one person's right, title, or interest in real property. This type of deed is often used in situations where the property is transferred without a traditional sale.



Close Out Remarks

- Next meeting time and location
- Overview of RAU-TBD
- Overview Of No Further Actions (NFA).

