



Camp Bonneville

Presentation to Board of County Councilors | November 1, 2017

Clark County Public Works

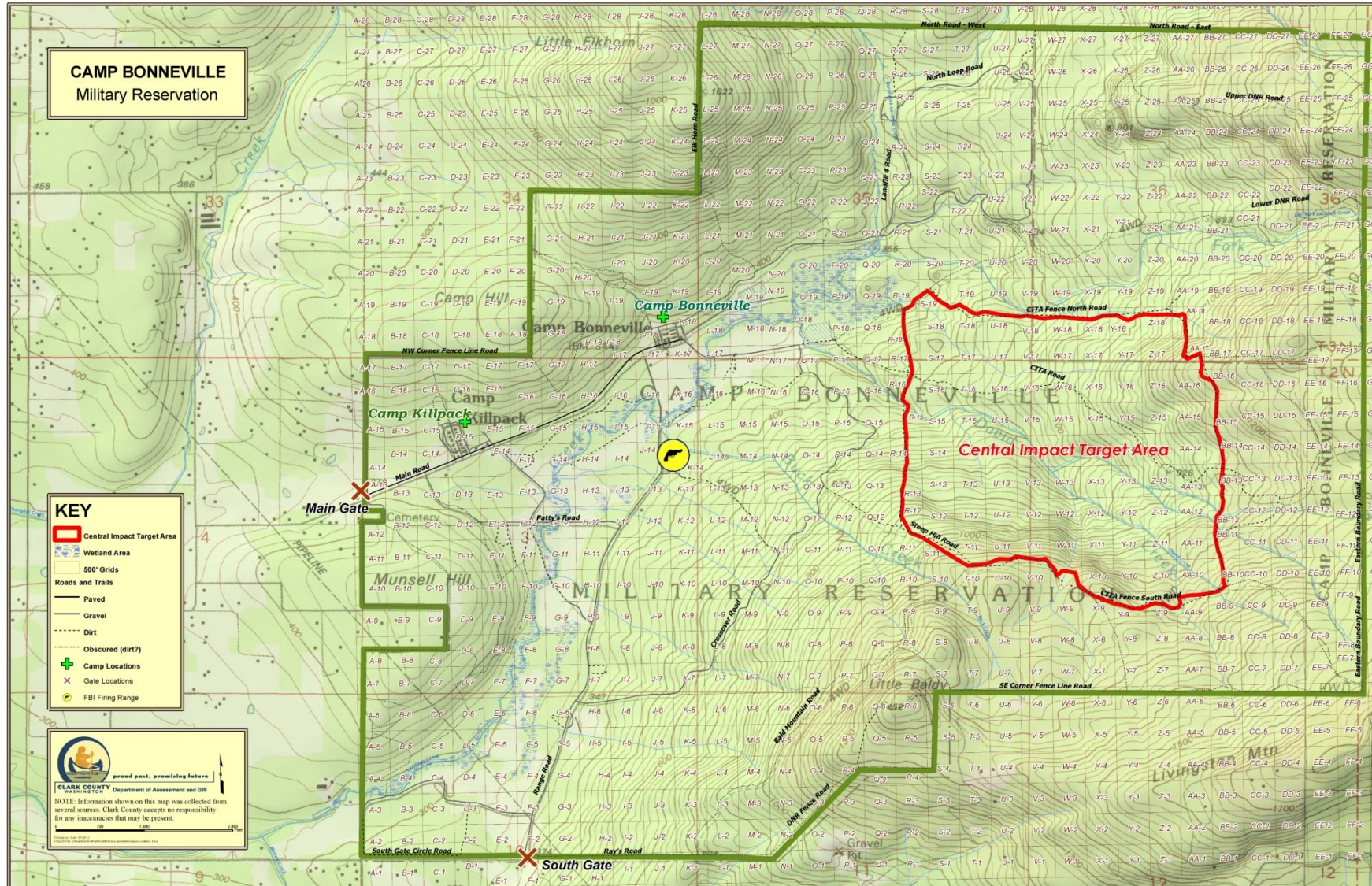
Camp Bonneville Master Plan

Goals for today's work session:

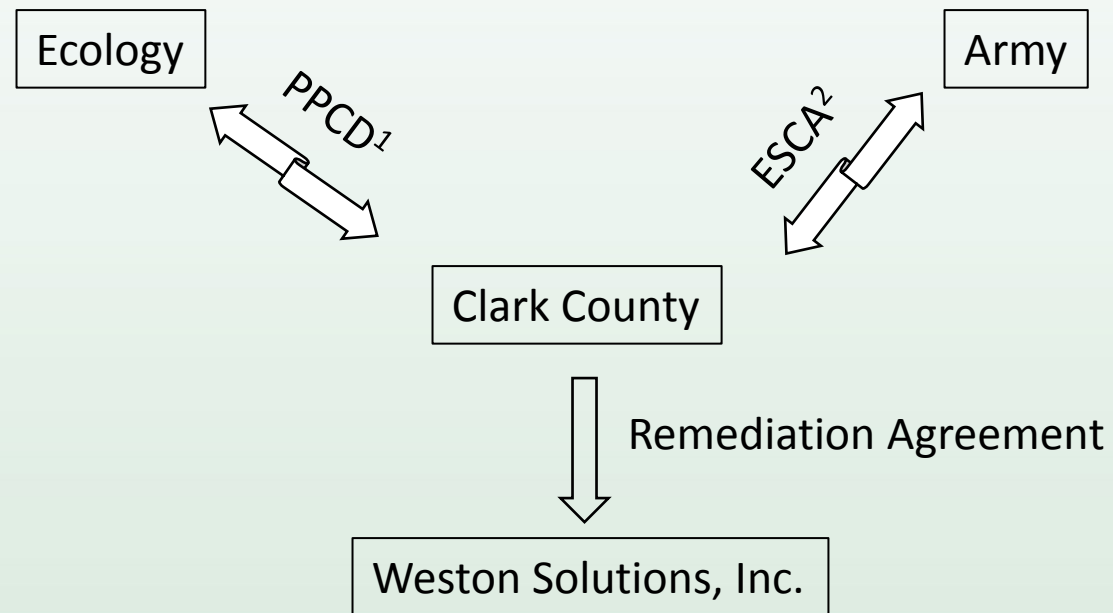
- Overview of cleanup
- Update and projection for forestry operations
- Overview of re-use plan
- Next steps



Camp Bonneville



Agreements Governing Work at Camp Bonneville



1. Proposed Purchaser Consent Decree
2. Environmental Services Cooperative Agreement

Proposed Purchaser Consent Decree (PPCD)

Contaminated areas grouped by Remedial Action Unit (RAU)

RAU 1: 20 smaller contaminated areas remediated by the Army before Oct. 2006

RAU 2A: 21 small arms ranges with lead contamination; remediation completed for 19 of 21; **currently completing this RAU**

RAU 2B: Demolition Areas 2 and 3 potentially contaminated with metals and explosive chemicals; soil and groundwater investigation completed and unit closed in Mar. 2009

RAU 2C: Landfill 4/Demolition Area 1 and site-wide groundwater evaluation

RAU 3: Entire property where munitions and explosive of concern may be found



Environmental Services Cooperative Agreements (ESCA)

- Original ESCA pays for Clark County oversight, groundwater monitoring, soil disposal and Washington Department of Ecology oversight for 10 years
 - \$14.3 Million
- Additional ESCA pays for RAU 3 – site-wide munitions
 - ✓ Phase 1: Subsurface clearance of the central valley floor with step-outs (\$15.7 Million)
 - ✓ Phase 2: Surface clearance of Demolition Areas 1 & 2; subsurface clearance of firing points (\$4.8 Million)
 - ☐ Phase 3: Surface clearance of 100 acres of Central Impact Target Area (CITA) and expansion of CITA (\$7.2 Million)
 - ☐ Phase 4: Surface clearance of the western slopes (TBD)



Camp Bonneville Training History

- Camp Bonneville opened in 1909 and operated through 1995. Few historical records are available and aerial photos date back to the late 1940s
- More than three-fourths of the approximately 3,000 munitions found to date have been found in the valley floor (i.e. future county park)
- Munitions items found to date do not show distribution patterns (i.e. ranges built over ranges)
- Several unknown burial pits, targets and additional small demolition sites have been discovered during cleanup



Munitions Board



Camp Bonneville Forestry

- Started in 2011 with development of a stewardship plan
- Pursued certification under the Forest Stewardship Council® (FSC-C008225) and Sustainable Forestry Initiative
- Began remedial actions to improve forest health (i.e. thinning) in 2012
- Stopped thinning from 2014-2017 to accommodate cleanup
- Started thinning again in September 2017





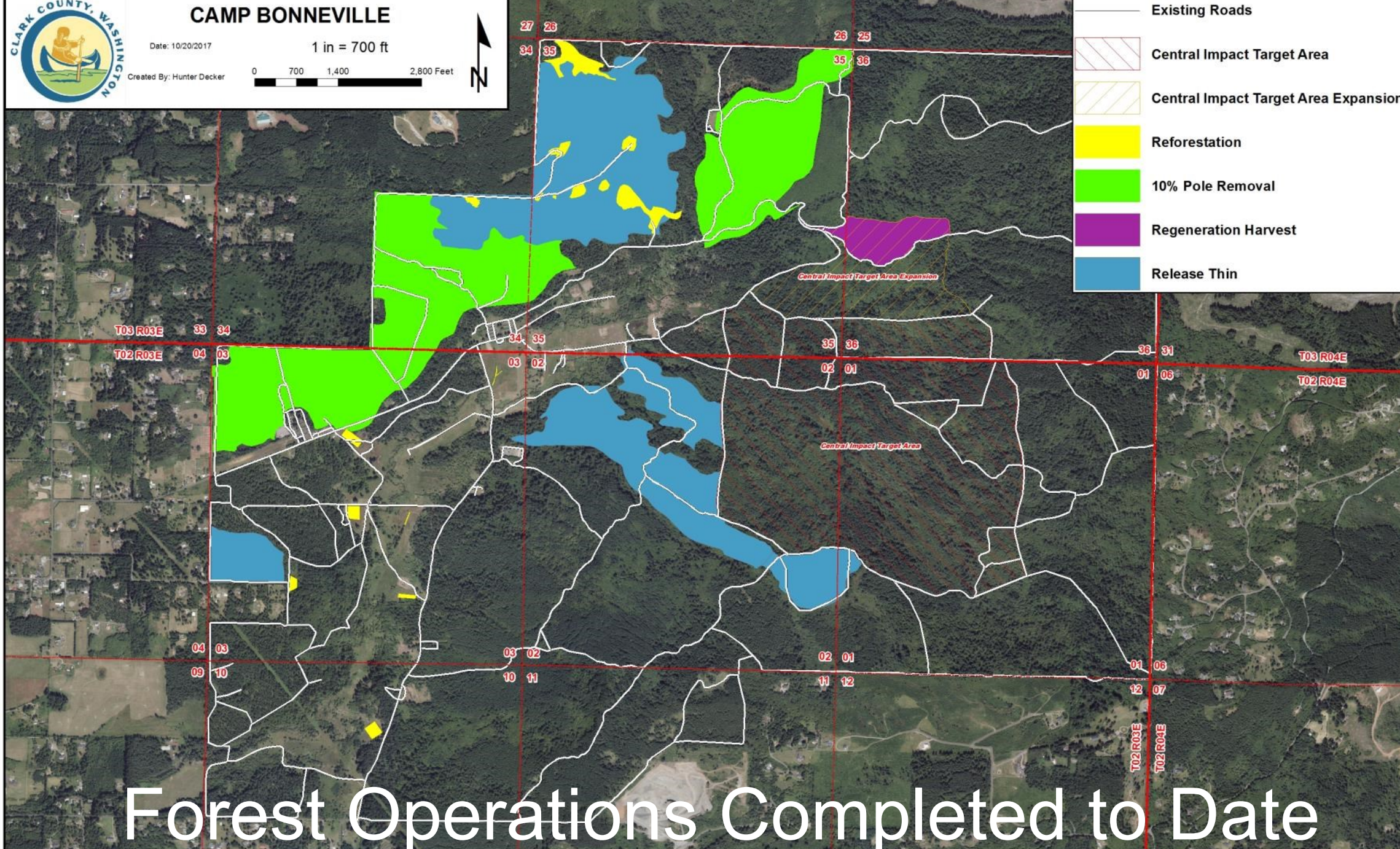
CAMP BONNEVILLE

Date: 10/20/2017

1 in = 700 ft

Created By: Hunter Decker

0 700 1,400 2,800 Feet



Forest Operations Completed to Date



What has the revenue been used for?

- Replaced 4 bridges with concrete structures
- Replaced another bridge with wood deck
- 5 miles of road improvements
- Ongoing noxious weed control
- Approximately 4,000 trees planted
- Purchased a tractor and ATV for the property and a new truck for forester
- Roofing and gutters repaired on 6 buildings
- Premises Pollution Liability Insurance
- Master planning process fully funded by timber revenue



Timber Revenue



Camp Bonneville Timber Fund Balance and Projection

	2013	2014	2015	2016	2017	2018	2019	2019
Beginning Fund Balance	\$ -	\$ 1,480,173.57	\$ 1,491,836.25	\$ 1,349,326.03	\$ 1,191,325.81	\$ 1,240,897.81	\$ 1,247,897.81	\$ 1,254,897.81
REVENUES								
Transfer In from 0001	650,570.97	-	-	-	-	-	-	-
Rent and Leases -Internal - 362600-used prior to 2017	6,380.76	-	-	-	-	-	-	-
Rent and Leases - Internal - 362001	-	-	-	-	-	-	-	-
Rents and Leases - External - 362000	-	-	-	21,800.93	21,000.00	21,000.00	21,000.00	21,000.00
Gain on Sale of Capital Assets - 395100	1,695,233.73	463,459.95	-	-	650,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Other Misc Rev	-	5,926.07	3,682.54	11,302.83	11,000.00	11,000.00	11,000.00	11,000.00
Total Revenues	\$ 2,352,185.46	\$ 469,386.02	\$ 3,682.54	\$ 33,103.76	\$ 682,000.00	\$ 1,032,000.00	\$ 1,032,000.00	\$ 1,032,000.00
EXPENSES								
Camp B Main & Ops - 007647	856,462.83	429,131.83	143,349.61	190,101.40	386,611.00	650,000.00	650,000.00	650,000.00
Camp B Main & Ops - 009999	15,549.06	20,977.95	714.26	-	-	-	-	-
Other Misc Expenditures	-	7,613.56	2,128.89	(1,166.89)	245,817.00	75,000.00	75,000.00	75,000.00
Master Planning	-	-	-	-	-	300,000.00	300,000.00	-
Total Expenses	\$ 872,011.89	\$ 457,723.34	\$ 146,192.76	\$ 188,934.51	\$ 632,428.00	\$ 1,025,000.00	\$ 1,025,000.00	\$ 725,000.00
Ending Fund Balance	\$ 1,480,173.57	\$ 1,491,836.25	\$ 1,349,326.03	\$ 1,193,495.28	\$ 1,240,897.81	\$ 1,247,897.81	\$ 1,254,897.81	\$ 1,561,897.81

Camp Bonneville Re-Use Plan

- Originally developed in 1998 and updated in 2003
- Regional park – trails, picnic areas, camping, restrooms, amphitheater, equestrian use
- Law enforcement training center – firing ranges, FBI range, classrooms, training areas
- Rustic retreat and outdoor school – classrooms, lodging, Native American culture, military history
- Environmental field station or study area
- Trails and natural area for recreation
- Ongoing forest management
- Wetland/habitat restoration or mitigation



Law Enforcement / Clark College / Rustic Retreat / Outdoor School Classrooms and Offices (C / O)

- * Reuse / Renovate Existing Camp Killpack Buildings for Outdoor School, Retreat Center &/or Law Enforcement Training Center
- * 3 to 6 Classrooms - New Building
- * Administrative Offices
- * Future Expansion As Needed
- * Law Enforcement Training Areas

Rustic Retreat / Outdoor School (RR / OS)

- * Reuse / Renovate Existing Camp Bonneville Buildings
- * Classrooms
- * Lodging
- * Native American Cultural Center
- * New Multi-Purpose Building and Other Building Expansion As Needed
- * Park Administration Center
- * Park Maintenance Headquarters

Rustic Retreat Future Expansion (RRFE)

- * Future Building

Regional Park (RP)

- * Hiking Trails
- * Equestrian Trails
- * Mountain Bike Trails
- * Picnic Areas & Shelters
- * Amphitheater & Stage
- * Restrooms
- * Tent/Yurt Camping
- * RV Camping
- * Park Watchperson's Residence
- * Archery Range
- * Park Entry / Control Station (Fee Collection Booth, Information Board, Kiosk & Turn Around)
- * Park Transit Station & Route
- * General Store
- * Equestrian Center
- * Trailhead & Parking

Firing Ranges (FR)

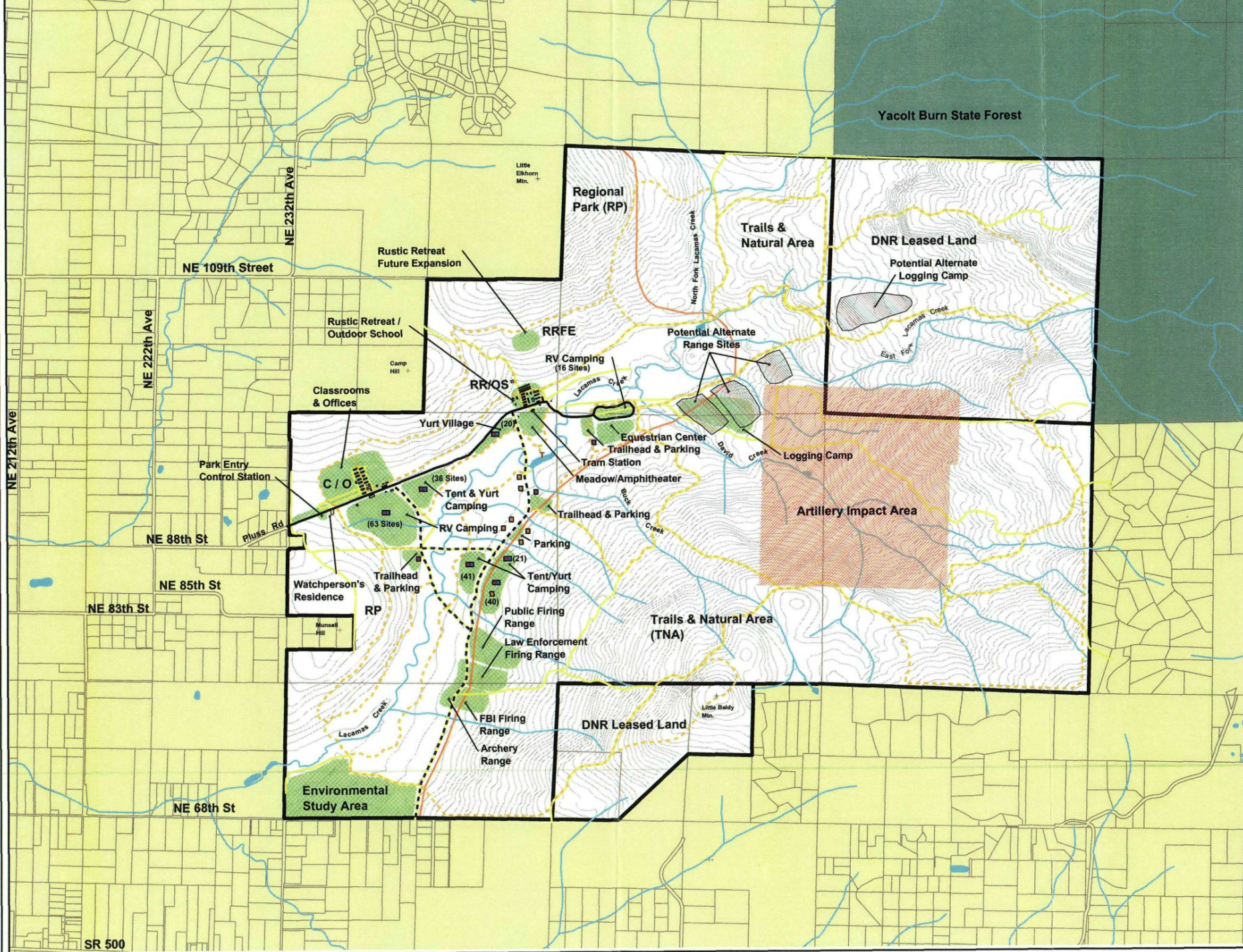
- * Local Law Enforcement Range
- * FBI Range
- * Public Range
- * Restrooms for Shooters
- * Mine Gravel for Range Site

Environmental Study Area (ESA)

- * Outdoor Studies
- * CPU Well Field
- * Water Resource Center (Wastewater Treatment Facility)

Trail and Nature Areas (TNA)

- * Hiking Trails
- * Equestrian Trails
- * Mountain Bike Trails
- * Wildlife Habitat Area

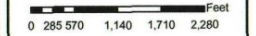


Camp Bonneville Reuse Plan

Preliminary Site Plan

LEGEND

- Restrooms & Showers
- Restrooms
- Watchperson's Residence
- Water Access
- Site Facilities
- 20 Foot Contour Intervals
- Trails
- Existing Unpaved Roads
- Gravel Road
- Paved Road
- Artillery Impact Area
- Regional Park Boundary
- Site Boundary Line
- Existing Buildings
- Taxlots
- Private Property
- Yacolt Burn State Forest



LAND AREA SUMMARY:

Camp Bonneville:	3,040 acres
DNR Land Area 'A':	620 acres
DNR Land Area 'B':	180 acres
TOTAL AREA:	3,840 acres



Plot Date: 3-17-03
Information Source: Clark County GIS Data Oct. 2002



Camp Bonneville Master Plan

Next Steps:

- Convene stakeholders group
- Technical advisory committee
- Request for proposals to hire parks and recreation master planning consultant

