

# Camp Bonneville Update

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## Public Works

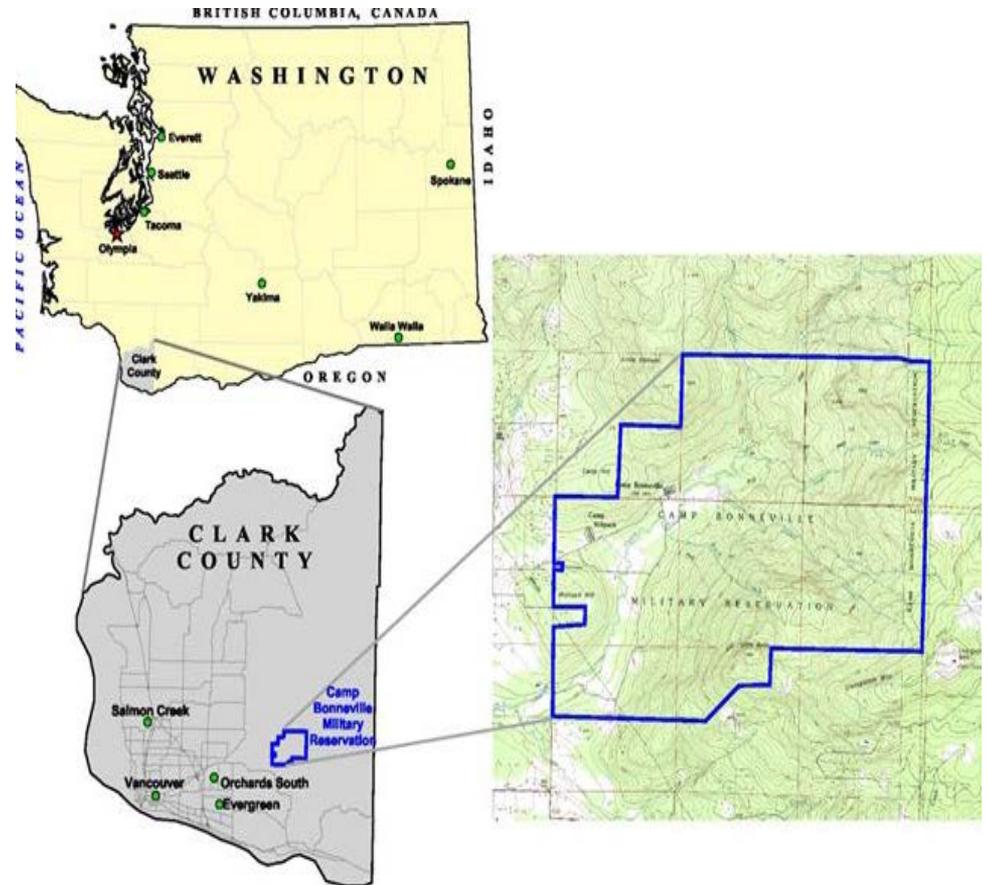
October 14, 2020



# Work Session Key Points

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- Camp Bonneville cleanup update
- Regulatory closeout
- Grant closeout
- Institutional controls
- Engineering controls
- Forest management
- Public process
- Master planning phases
- Council guidance



# Site Overview

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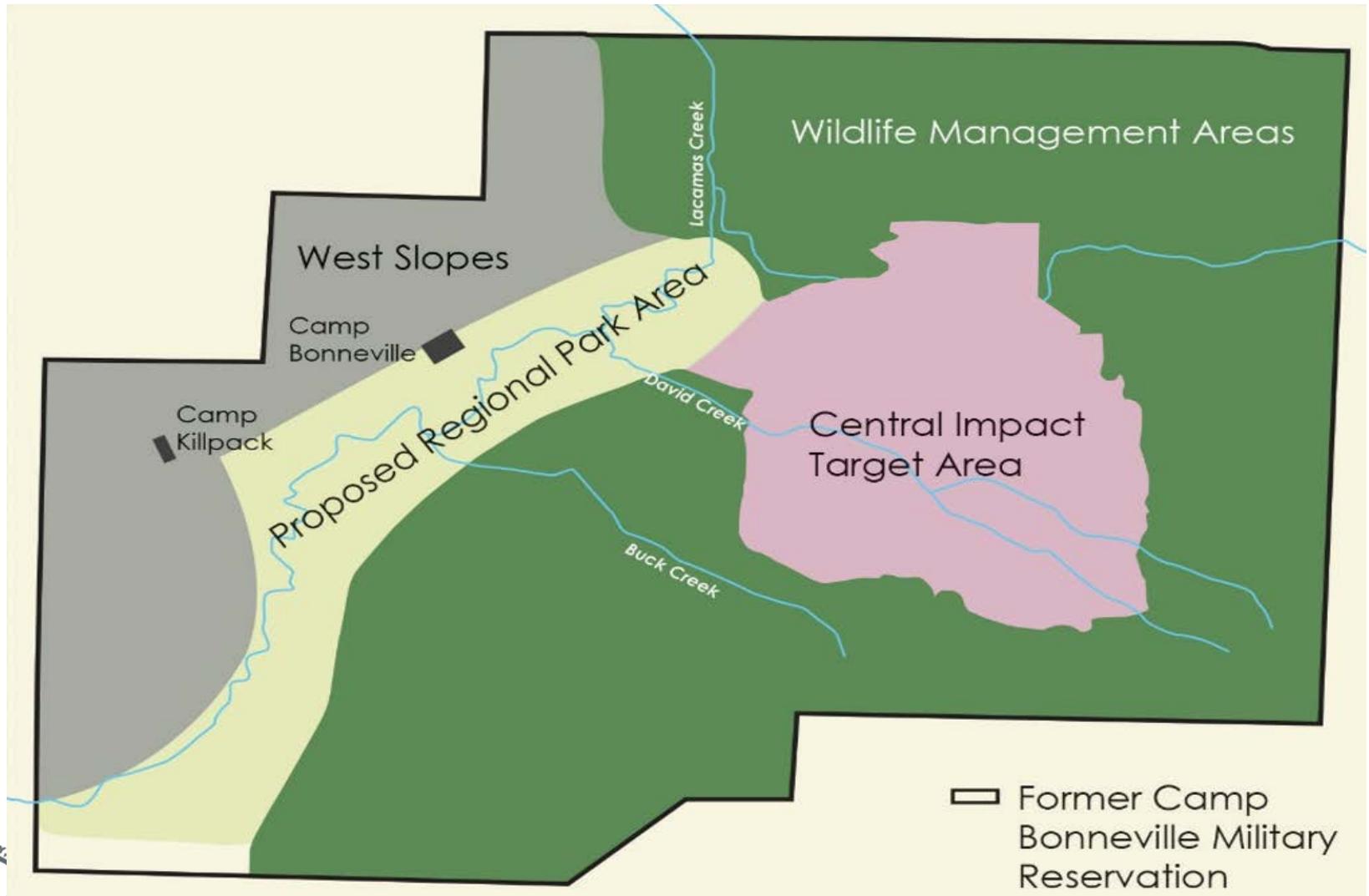
- 3,840 acres or 6 square miles.
- Department of Defense owned and operated for military training 1909-1995.
- Transferred to Clark County in 2011.
- Clean-up completion - Fall 2020.



*Entrance to Camp Bonneville  
Military Reservation.*



# Camp Bonneville Vision – Regional Park



# Clean-up Status at Camp Bonneville

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## Completed RAU's (Remedial Action Units) ;

- Remedial Action Unit 1: Site wide Hazardous waste contamination; **(100% complete)**.
- Remedial Action Unit 2A: lead contamination of small arms ranges; **(100% complete)**.
- Remedial Action Unit 2B: Demo areas 2 and 3; **(100% complete)**.
- Remedial Action Unit 3: Site wide munitions and explosive of concern;
  - ✓Phase 1: Clearance of the central valley floor **(100% complete)**.
  - ✓Phase 2: Clearance of demolition areas 1 & 2, and firing points **(100% complete)**
  - ✓Phase 4: MEC Clearance of the western slopes area; **(100% complete)**.

## Remaining incomplete RAU's (Remedial Action Units) ;

- Remedial Action Unit 2C: Site wide Groundwater RIFS/CAP; **(90% complete)** Completion, March 2021.
- Phase 3: Expansion of Central Impact Target Area; **(98% complete)** Completion, October 2020.





# Clean-up Status at Camp Bonneville

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## Remedial Action Unit (RAU) status :

- **(RAU) 1** Site wide Hazardous waste contamination: (100% complete).
- **(RAU) 2A** Lead contamination of small arms ranges: (100% complete).
- **(RAU) 2B** Demolition areas 2 and 3: (100% complete).
- **(RAU) 2C** Site wide Groundwater: (90% complete).
- **(RAU) 3** Site wide munitions : (100% complete).



# Close-out and Reuse Guidance Federal and State

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## **Federal**

- Conservation Conveyance; 10 U.S. Code 2694a: Property can only be utilized for its intended reuse
- Property Deed Restrictions: Sitewide institutional controls and restrictions

## **State**

- Prospective Purchaser Consent Decree: Legal agreement with Department of Ecology mandates cleanup levels and post-transfer land use based on clean-up findings
- Finding of Suitability for Early Transfer: Decision document signed by the Governor allowing for early transfer of the site to Clark County



# Environmental Services Cooperative Agreement (ESCA) Federal Grant closeout and reconciliation timeline

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Schedule	Begin	End
Reconcile Munitions (ESCA) Grant we will have approximately \$700k remaining to return for 6 deliverables.	November 2020	February 2021
Reconcile Non-Munitions (ESCA) Grant (RFQ). We will have approximately \$4 Million remaining to return for 7 deliverables.	March 2020	June 2021
Final after-action report to the Army Corps of Engineers	December 2020	June 2021
<b>ESCA Grant expiration</b>		<b>July 2021</b>



# Perspective Purchaser Consent Decree (PPCD) State regulatory closeout timeline

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Schedule	Begin	End
Institutional Controls Plan Washington State Department of Ecology (WDOE)	January 2021	March 2021
Final after-action report to the Washington State Department of Ecology (WDOE)	May 2021	June 2021
PPCD close-out		June 2021
<b>Final sitewide No Further Action Determination to Clark County from (WDOE)</b>		<b>July 2021</b>



# Institutional Controls

- Non-engineered restrictions on activities, access, or exposure to land, groundwater, surface water, waste, and waste disposal areas.
- Restrictions on use or access, zoning, governmental permitting, public advisories, or installation master plans.
- Coloring books, pamphlets, and educational kiosks.



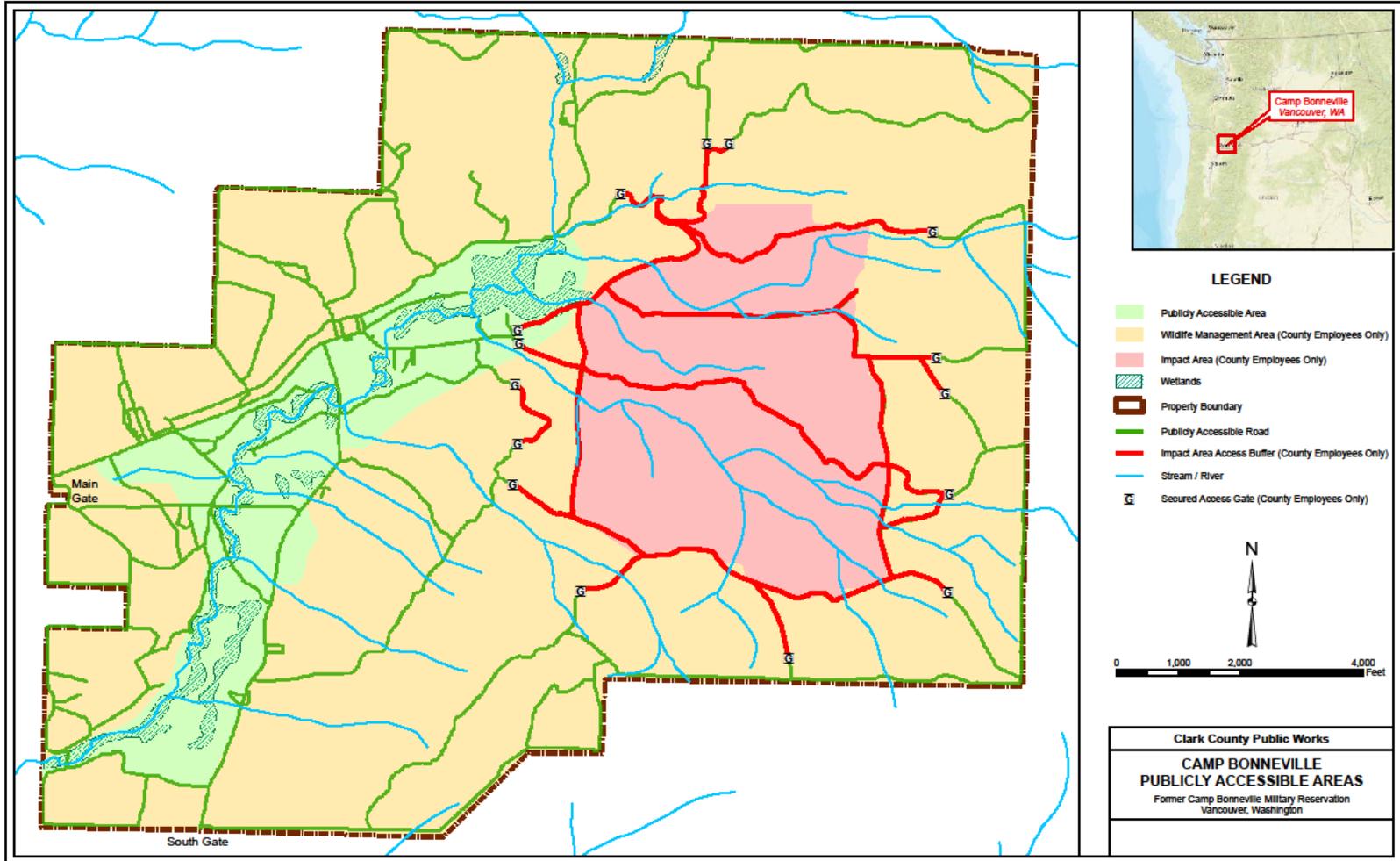
# Engineering Controls

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- Physical barriers
- Fences/Locked Gates
- Markers/Signage
- Other physical barriers – could include vegetation, rivers, streams, and ponds.
- Methods to preserve information and data, and inform current and future generations of hazards and risks



# Camp Bonneville Regional Park off limits areas





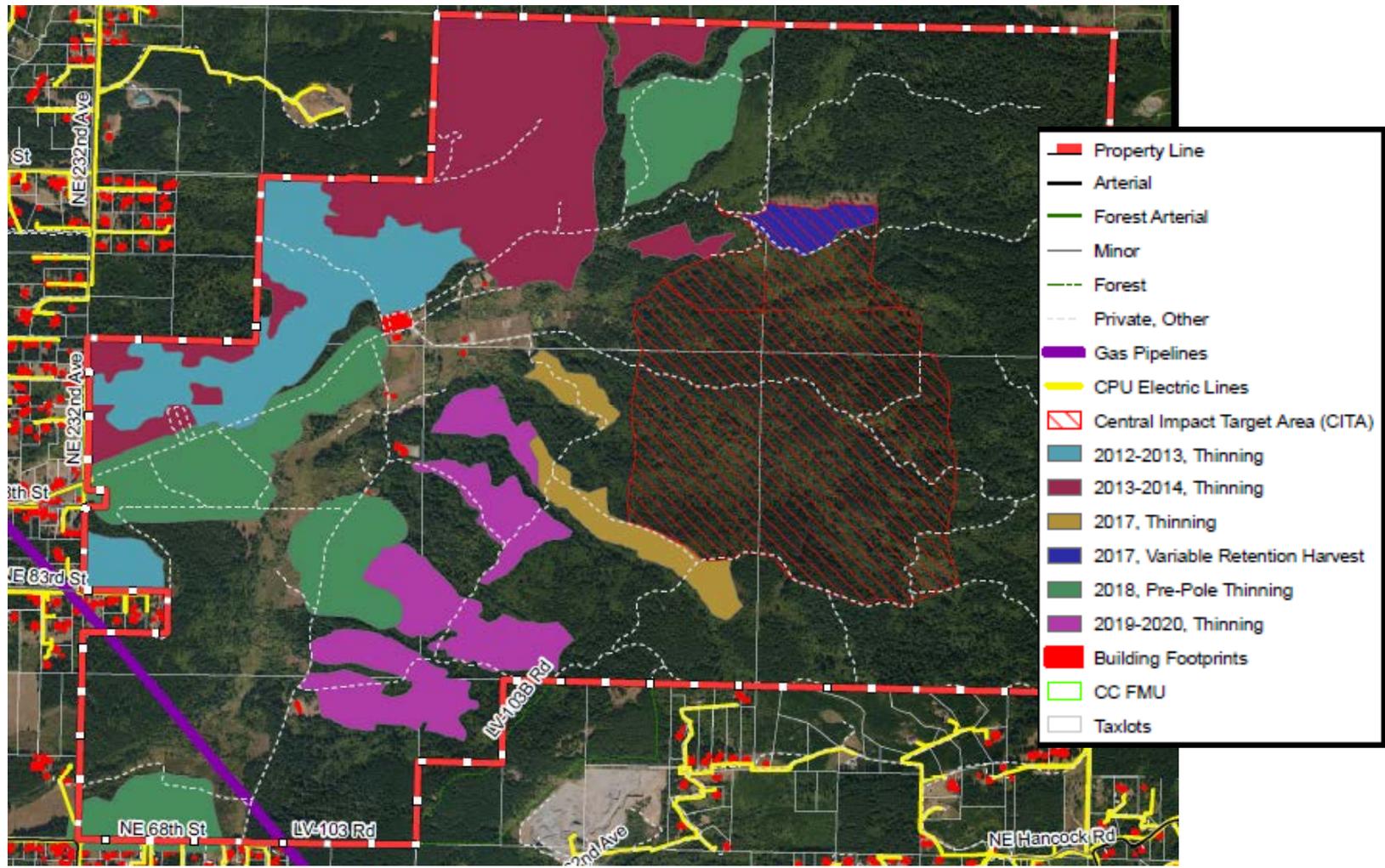
# Camp Bonneville Forest Management

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- 950 acres thinned since 2012 for forest health
- Reduction in fuel loading and risk of catastrophic wildfire
- Management plan certified under the Forest Stewardship Council & Sustainable Forestry Initiative
- Clark County Forest Stewardship Plan adopted by Council in 2017
- Timber revenues reinvested in the property



# Camp Bonneville Forest Management



# Camp Bonneville Timber Fund



## Camp Bonneville Timber Fund Through August 31, 2020

	2013	2014	2015	2016	2017	2018	2019	2020
<b>Beginning Fund Balance</b>	\$ -	\$ 1,480,173.57	\$ 1,491,836.25	\$ 1,349,326.03	\$ 1,193,495.28	\$ 1,611,257.01	\$ 2,019,582.51	\$ 2,161,877.16
<b>REVENUES</b>								
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	6,380.76	6,380.76	3,795.52	-
Sale of Non-Capital Assets - 369915	-	-	-	-	32,189.50	-	-	-
Gain on Sale of Capital Assets - 395100	1,695,233.73	463,459.95	-	-	-	-	513,039.92	790,655.63
DNR Timber Sales - 395101	-	-	-	-	1,006,498.65	602,526.75	-	-
Other Misc Rev	-	5,926.07	3,682.54	11,302.83	8,146.09	28,396.46	52,321.09	49,069.24
<b>Total Revenues</b>	<b>\$ 2,352,185.46</b>	<b>\$ 469,386.02</b>	<b>\$ 3,682.54</b>	<b>\$ 33,103.76</b>	<b>\$ 1,053,215.00</b>	<b>\$ 637,303.97</b>	<b>\$ 569,156.53</b>	<b>\$ 839,724.87</b>
<b>EXPENSES</b>								
Camp B Main & Ops - 007647	856,462.83	429,131.83	143,349.61	190,101.40	574,895.04	215,189.96	415,680.21	458,086.67
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)	60,558.23	13,788.51	11,181.67	10,430.05
<b>Total Expenses</b>	<b>\$ 872,011.89</b>	<b>\$ 457,723.34</b>	<b>\$ 146,192.76</b>	<b>\$ 188,934.51</b>	<b>\$ 635,453.27</b>	<b>\$ 228,978.47</b>	<b>\$ 426,861.88</b>	<b>\$ 468,516.72</b>
<b>Ending Fund Balance</b>	<b>\$ 1,480,173.57</b>	<b>\$ 1,491,836.25</b>	<b>\$ 1,349,326.03</b>	<b>\$ 1,193,495.28</b>	<b>\$ 1,611,257.01</b>	<b>\$ 2,019,582.51</b>	<b>\$ 2,161,877.16</b>	<b>\$ 2,533,085.31</b>

Camp Bonneville revenues versus expenditures from 2013 to date. Current fund balance a little more than \$2.5 million. 2019-2020 revenue received to date: \$1,408,881.





# Master Planning High Level Scope

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- Public Process – committee(s), public, neighbors, other interests
- Relationships with the community
- Identify needs, concerns, and desires
- Identify roles – who will do what
- Engaging with:
  - Local neighborhoods
  - Internal and external stakeholders
  - Parks Advisory Board
  - Planning Commission
  - County Council





# Master Plan Projected Expenses

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Master Plan	\$250,000
Project Management/Admin	\$ 40,000
<u>Public Outreach</u>	<u>\$ 10,000</u>
Total	\$300,000
Anticipated Revenues:	
Timber Fund [PWK-37-20AD]	\$300,000



## Council Action

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- Council involvement direction
- Public participation – Committee? Advisory?
- Master plan strategy feedback
- Timeline
- Cost Recovery Target

