Camp Bonneville Reuse Plan

Prepared for:

The Camp Bonneville Local Redevelopment Authority (LRA)

Prepared with the assistance of:

Otak, Inc.

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List of Acronyms

ADA	Americans with Disabilities Act
BOCC	Board of County Commissioners, Clark County
BRAC	Base Realignment and Closure Commission
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DNR	Department of Natural Resources, State of Washington
DOD	Department of Defense
DOE	Department of Ecology, State of Washington
EA	Environmental Assessment
EE/CA	Engineering Evaluation/Cost Analysis
EOD	Explosive Ordinance Demolition
FBI	Federal Bureau of Investigation
HUD	Department of Housing and Urban Development
LETC	Law Enforcement Training Center
LRA	Local Redevelopment Authority
NPS	National Parks Service
OEA	Office of Economic Adjustment, Department of Defense
RPC	Reuse Planning Committee
USFWS	U.S. Fish & Wildlife Service
UXO	Unexploded Ordnance

PROJECT PARTICIPANTS

Camp Bonneville Local Redevelopment Authority

Board
- Commissioner Betty Sue Morris, Chair
- Commissioner Mel Gordon
- Commissioner Judie Stanton

Reuse Planning Committee
- Commissioner Judie Stanton, Chair
- Darrell Badertscher, Parks Commission Chair
- Vaughn Lein, Planning Commission Chair
- Kim Peery, Appointed by Governor
- Pete Butkus, Department of Community, Trade, and Economic Development; Appointed by Governor

Steering Committee
- Bob Torrens, Chair (Environmental Subcommittee)
- Robert Frohs (Neighbors Subcommittee)
- Lores Barnes (Finance Subcommittee)
- Fred Elliott (Parks Subcommittee)
- Judy Noall (Education/Cultural/Facilities Subcommittee)
- Tim McVicker (Firing Range Subcommittee)

Subcommittees:

Parks Subcommittee
- Fred Elliott (Model Airplanes)
- Terradan Landchild (Orienteering)
- Frank Funk (Equestrians)
- Bob Scullen (Chinook Trail Association)
- Doug Hagedorn (Vancouver/Clark Parks & Recreation)
- Roger Peterson (Fishing & Hunting)
- Pat Erwin (Paragliding)
- Paula Freimuth (Four Wheel Drive)
- Doug Bunch (Motor Bike)
- Bob & Debbie Johnson (Paintball)
- Alice Webber (Search & Rescue Dogs)

Firing Ranges Subcommittee
- Tim McVicker (Sheriff's office)
- Sgt. Pete Boechel (National Guard)
- Paul Hudson & Bill Treseder (FBI)
- Gary Beaird (Public Firing Ranges)

Educational/Cultural/Facilities Subcommittee

- Judy Noall (Camping)
- Noella Reasoner (Native Americans)
- Peggy McCarthy (Medical Retreat Center)
- Susan Gilson (ESD 112)
- Gary Wallace (County School Districts)
- Dave Halme (Clark College)
- Janet Renfro (Retreat Center, Amphitheatre, Arts)
- Diane Mortensen (Family/Church/Scout use of barracks)

Neighbors Subcommittee

- Robert Frohs
- Jim Skelton
- Valerie Lane
- Ernie Peto
- Janet Renfro

Finance Subcommittee

- Lores Barnes (Bank of Vancouver)
- Craig Pridemore (Finance Manager, Clark County Public Works)
- Jada Rupley (ESD 112)
- Tim Haldeman (Parks Maintenance)

Environmental Subcommittee

- Bob Torrens (Fire District 5)
- Steve Manlow (Washington State Fish & Wildlife)
- Travis Coley (US Fish & Wildlife Service)
- Rose Andrzejczak (SW Washington Health District)
- Brian Carlson (County Environmental Services)
- Joe Sunthimer (Sierra Club)
- Dean Sutherland (Clark Public Utilities)
- Marie Deschner (National Audubon Society)

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NOVEMBER 2005 UPDATE Summary

Since the time of the February 2003 update to this plan, Congressional legislation (10 U.S.C 2694a) has been approved, this is more closely related to the reuse plan. That legislation now permits Conveyance of BRAC properties for Conservation of Natural Resources. As this reuse plan is predominately open space and wildlife preservation (2/3 of the site), it ideally meets the intent of that legislation. The remaining 1/3, the Regional Park area, is recreational and will also serve to preserve the natural resources of the area.

Note: The re-use plan has not been altered. The original plan (1998) and the defined uses remain intact. The 2003 update provided better delineation of the reuse areas. That 2003 plan discussed the desire for an Economic Development Conveyance. This 2005 update has replaced the desire of an EDC with a desire for a Conservation Conveyance.

FEBRUARY 2003 UPDATE SUMMARY

This reuse plan has been updated to reflect adjustments to cost estimates due to inflation, to a minor extent to reflect a change in the desired conveyance vehicle (Economic Development Conveyance vs. Public Benefit Conveyance), and because more detail has been added to the reuse activities. It should be noted that No Change to the reuse activities has occurred, only more definition.

It has been at least five years since the estimates of costs were prepared. To more fully understand the cost involved with the reuse activities in present time and with the higher level of specificity, revised cost estimates were prepared for some of the development costs. These costs are reflected in Appendix F.

Due to the limited extent of this update, the majority of the text, facts and figures appear unaltered from the 1998 Draft Re-use plan. Accordingly, some references to actions and dates will be past tense. It was not the intent of this update to rewrite the document with respect to time.

Section 1.0
INTRODUCTION

1.1 Purpose

The purpose of this report is to present the Reuse Plan for Camp Bonneville. as well as document the public process, data, analysis, and alternatives that were generated during this reuse planning effort. The Local Redevelopment Authority (LRA) initially anticipated completion of the reuse plan by July 1997, which was modified to March 1998 due to a delay in approval of the Office of Economic Adjustment (OEA) reuse planning grant. This deadline was further extended primarily due to the unanticipated schedule delays in evaluating the site for unexploded ordnance (UXO). For a variety of reasons, a number of reports important to the LRA's planning process were also delayed. Some of these reports, such as the Historical Evaluation of the barracks, the draft Sewage Treatment Manual, and a preliminary report identifying some of the areas where UXO were found on the site, have become available in August 1998. Other reports, such as the Archive Search Report Addendum, and evaluations of lead in ground and surface water, have not been completed by the Army or are not yet available for LRA review.

At this writing, the final UXO report findings have not been completed. The LRA has been consistently in support of the Department of Defense (DOD) policy that recommends "that the LRA take the environmental condition of property into account in development of its reuse plan" ("A Guide to Establishing Institutional Controls at Closing Military Installations," February 1998). The revised Base Reuse Implementation Manual (BRIM), p. 2.9, also says, "It is important for the Military Department to communicate environmental issues to the LRA early in the process, to ensure reuse planning is compatible with the more significant environmental conditions that may limit certain types of land use. This way, environmental priorities can be reconciled with community reuse priorities, and appropriate cleanup levels can be established to reflect anticipated future land use." Because most of the property was identified in the Archive Search Report to have potential for UXO, information such as the UXO sampling report and subsequent Engineering Evaluation/Cost Analysis EE/CA will be critical reuse planning elements. Using information from sampling 1.1% of the property, the EE/CA will estimate the costs to "clean" the property, will identify technology available to clean the site, and will be used to prepare a timeline for cleanup and transfer. Before accepting any property transfer, the LRA will review the timeline for parcel transfer, cleanup levels proposed, and safety measures in place until all property is transferred.

Due to necessary safety precautions, evaluations have not yet been conducted to determine the presence of endangered/threatened species, or wetland and riparian areas. Nor have the areas of archaeological and cultural significance been delineated. A more detailed timber analysis also requires more extensive site access. Since the LRA has been unable to see all areas of the site (due to safety precautions), participation in Army helicopter flyovers of the site to be arranged by Fort Lewis, will be extremely valuable for the planning process.

It is expected that this Reuse Plan will need to be modified to reflect such new information in the near future. The LRA is submitting a plan at this time to facilitate the Army's timeline for preparation of the EE/CA and the Environmental Assessment (EA). Throughout the property transfer process, as new environmental and other relevant information become available, the LRA is committed to work with the Army to modify reuse locations to better ensure public safety and minimize cleanup costs.

1.2 Scope of Study

In July 1995, Camp Bonneville was included on the list of military bases proposed for closure by the Base Closure and Realignment Commission and was approved for closure by Congress in September 1995. The closure of Camp Bonneville presents a unique opportunity to transform surplus military property and facilities for public uses which will provide significant benefits to the Clark County community.

The Camp Bonneville Reuse Plan is the result of nearly three years of coordinated effort involving the community, the Board of County Commissioners, consultants, and County staff. This Plan reflects the recognition of the importance of this opportunity to meet a variety of needs: open space preservation, natural resource management, public recreation opportunities, law enforcement training, environmental education, and community cultural activities.

Because Camp Bonneville is located entirely within Clark County and is neither part of, nor immediately bordering, any other political jurisdiction, the Clark County Board of Commissioners (BOCC) established the Camp Bonneville Local Redevelopment Authority (LRA) in August, 1995, to prepare a reuse plan for Camp Bonneville. The LRA was recognized by the Department of Defense in February 1996.

1.3 Committee Structures and Participation

To assist in the community-based reuse planning effort, the Board of County Commissioners (BOCC), as the Board for the LRA, appointed a five-member Reuse Planning Committee (RPC) to oversee the reuse planning process. The RPC included: the chairman of the Clark County Planning Commission, the chairman of the County Parks Commission, the Clark County Commissioner from the Camp Bonneville area, and two appointees by the Governor of Washington. The Governor appointed a representative from Washington State's Department of Community, Trade & Economic Development, and a former state legislator from the Camp Bonneville area.

Public hearings were held in 1995 to gather ideas from the community on reuses for Camp Bonneville. Based on these hearings, the RPC established six LRA subcommittees made up of approximately fifty community representatives to be assisted by county staff and consultants in preparing plan options. All uses proposed were objectively considered, with representatives appointed to participate in one of three "operational" subcommittees (Parks, Firing Ranges, and Educational/Cultural/Facilities). Individuals and groups expressing concerns about reuse plans

were appointed to one of three "advisory" subcommittees (Neighbors, Finance, and Environmental). Subcommittee members proposed, researched and critiqued the range of potential reuses and evaluated reuse plan alternatives for the Community Preferred Reuse Plan. Representatives from each of the subcommittees were selected by their subcommittees to participate on the Steering Committee whose job was to balance interests and findings of the six subcommittees and make recommendations to the Reuse Planning Committee.

Representatives from the neighborhoods surrounding Camp Bonneville participated on the Neighbors Subcommittee. The Finance Subcommittee included representatives from the banking community, the County Public Works Department, Vancouver/Clark Parks and Recreation Department, and Education Service District 112. The Environmental Subcommittee included representatives from the Audubon Society, the Sierra Club, Fire District, State Fish & Wildlife Service, U.S. Fish & Wildlife Service, Southwest Washington Health Department, Clark Public Utilities, and County Environmental Services.

The Parks Subcommittee included representatives advocating equestrian and hiking trails, search & rescue dog training, orienteering, paragliding, model airplanes, paintball, fishing and hunting, four wheel drive, motor bikes, and parks. The Education/Cultural/Facilities Subcommittee participants included representatives from the county school districts, Clark College, Native Americans, camping, arts community, medical retreat center, and the Educational Service District. The Firing Range Subcommittee included representatives from the County Sheriff's Office, the National Guard, public firing range interests, and the FBI.

LRA committees met regularly from February - June 1996 until their efforts required more technical study. The LRA received approval for a reuse planning grant from the Office of Economic Adjustment in April 1997 at which time Otak, Inc., was selected to conduct studies necessary to move forward with the reuse plan. LRA committee meetings were regularly held from April 1997 through January 1998, at which time the Steering Committee presented its preferred reuse scenario and recommendations to the RPC. Public hearings were held by the RPC in February and March 1998. Some revisions were made in the reuse scenario, which was then presented to the BOCC which held public hearings in May 1998. After additional modifications, a draft reuse plan was prepared. Approximately 80 LRA committee meetings were held from 1995-1998.

1.4 Homeless Outreach and Notices of Interest

Camp Bonneville was listed in July, 1995, for closure by the Base Realignment and Closure Commission. Federal agencies were notified of the availability of property due to pending closure on September 26, 1995, and were given a deadline of November 28, 1995, to submit applications for all or portions of the property. Applications were received by the Army Corps of Engineers on November 28, 1996, from the Bureau of Prisons and on November 17, 1995, by the US Fish & Wildlife Service (USFWS). An application from the FBI was received by the Corps on December 4, 1995.

The application from the Bureau of Prisons to construct a prison at the site was withdrawn on March 26, 1996, after the LRA notified the agency of the local community's strong opposition to the proposal due to the proximity of a state correctional facility in the area.

The USFWS requested the entire site (with the exception of the FBI firing range) for developing a wildlife refuge. Due to concerns about reliability of funding for the new program and a desire for local management of the site, the BOCC requested that the USFWS withdraw its application to allow the local community to evaluate the site to determine the reuses that would be most beneficial for the County (with the possibility that the local recommendation would be a wildlife refuge operated by the USFWS). The USFWS withdrew its application on February 2, 1996. USFWS representatives were invited to participate on the Environmental Subcommittee and have provided valuable advice to the County throughout the planning process.

The FBI received a five-year renewable permit from the Army in 1991 (renewed in 1998) to construct a 20-25 firing point handgun and shotgun firing range on a 450' by 600' area a at Camp Bonneville. Since the FBI's application for this firing range was submitted after the deadline, the LRA was initially told by the Army Corps of Engineers headquarters officials that the FBI's application would not be considered unless approved by the LRA. While supportive of the FBI's request for a firing range at the site, the LRA has expressed major concerns about safety and compatibility of continuing to locate the FBI firing range at its present site, which is less than 1/10th mile from the meadow/primary park usage area. The Secretary of the Army surplused all of Camp Bonneville with a directive to the FBI and LRA to work together to ensure that an FBI firing range will be located at the site if it is compatible with the community's reuses. In the reuse plan, an area approximately one-half mile further down range road has been identified for the FBI range, with the requirement that the range be baffled for safety and that noise buffering be added as well (conditions the FBI is in agreement with). The FBI has also been requested to use the site to meet the needs of the FBI (and not that of all regional law enforcement agencies), limiting firing range usage to its historic usage of approximately 60-80 days per year and to concentrate this usage, when possible, to the six months of non-peak park usage (October through March), with prior notification of scheduling to the County. The County recognizes that, due to emergency situations that require unplanned firing range usage, the FBI may not always be able to provide as much advanced notice for all range usage.

The March 28th deadline for declaring property surplus was extended to June 5, 1996. The notice of surplus property at Camp Bonneville was then published in the Federal Register on June 26, 1996. As required by statute, the LRA must, within 30 days of publication of the surplus notice in the Federal Register, advertise in a newspaper of general circulation in the communities in the vicinity of the property, information on the reuse process and the time periods for submitting notices of interest in the site. Ads were placed by the LRA in four local newspapers, with a deadline for notices of interest of October 21, 1996. Two workshops were scheduled at Camp Bonneville within that 90 day period (July 30, 1996 and September 5, 1996) to provide tours and additional information on the reuse process.

Federal excess application deadline	November 23, 1995
Surplus declaration by the Army	June 5, 1996

Federal Register notice of Surplus	June 26, 1996
LRA Advertising for Notices of Interest	July 24, 1996
Deadline for Notices of Interest	October 21, 1996
On-site workshops for interested agencies	July 30, 1996 & September 5, 1996

The LRA also requested from the Department of Housing and Urban Development (HUD) a mailing list of all agencies serving the homeless of Clark County, and mailed two notifications to each of these agencies. Native American tribes in Southwest Washington and Northwestern Oregon were also sent notifications.

When the initial workshop attracted only three agencies - Clark County Community Services, Father's House, and Open House Ministries, the LRA scheduled and advertised a second workshop which was attended only by Cowlitz and Grand Ronde representatives. The LRA, in its outreach to agencies serving the homeless in Clark County contacted various agencies by phone to ensure that notice was received and to determine interest in the site. Open House Ministries was initially interested in proposing a camping area to provide interim shelter for the homeless, but determined the idea to be impractical due to the remote location and lack of services in the area. Additional ideas suggested were construction of several houses at the site for transitional housing, but no agency expressed interest in Camp Bonneville for this type of investment.

The primary reasons given for the lack of interest in utilizing Camp Bonneville for homeless services were: its remote location, its lack of nearby services, the very poor quality of the barracks buildings and high remodeling costs, and the high costs to replace an ailing or non-existent infrastructure. There is no nearby bus service nor services such as grocery stores within many miles of the site. Transportation costs into downtown Vancouver, 15 miles from the site, where most of the homeless population and subsequent services are located would be too high.

Five notices of interest were received from Father's House, Clark College, Clark County, the Cowlitz Tribe, and the Confederated Tribes of the Grand Ronde. Presentations were scheduled for January 13, 1997 at a public meeting televised by a local cable station to provide an opportunity for each agency to present its reuse interests for the site. The only application received from an agency serving the homeless was from Father's House, whose application was withdrawn prior to this meeting after it was determined by HUD that the organization did not meet HUD's criteria to be classified as an agency serving the homeless.

The goal of Father's House, was to provide an alternative living situation for children. No children had yet been served by the newly-formed organization that planned to model its program on similar ranch programs in other areas of the country. Because it was anticipated that few, if any, of these children were "homeless", because of the religious education requirements for all children participating, and because of the organization's request to function independently from the community and other reuses at the site, HUD determined that Father's House did not qualify as an agency that serves the homeless.

Camp Bonneville Reuse Plan

The goal of Clark College was to provide students with a 50-80 acre area in the southwestern corner of the property for environmental education. Clark College also proposed construction of a three to six classroom field station at the site.

The proposals from Clark County, the Cowlitz Tribe, and the Confederated Tribes of the Grand Ronde were very similar in their proposed reuses, with the exception that firing ranges were not proposed as a reuse by the Grand Ronde. The Native American tribe applications also proposed more aggressive timber programs than that proposed in the Clark County application.

When no interest was expressed in Camp Bonneville by agencies serving the homeless, LRA staff conferred with staff from the Portland HUD office, and later with Perry Vieta, Coordinator in 1995-96 of the HUD Base Redevelopment Team, who indicated that the LRA outreach had met the criteria, and that the remote location of the site did not make it a reasonable location for homeless services. All of Camp Bonneville will be transferred for natural resource conservation, recreation, education, law enforcement, parks, with important benefits to the County. Implementation of the reuse plan may be very prolonged due to unexploded ordnance cleanup and high costs for necessary infrastructure with minimal resources. Due to the lack of interest from agencies serving the homeless, and the non-profit public benefit uses planned for the site, no homeless services are proposed at the Camp Bonneville property.

Section 2.0
CAMP BONNEVILLE REGION

2.1 Location

Camp Bonneville is situated in the southeastern region of Clark County, Washington (Sections 34 & 35, Township 3 North, Range 3 East and Sections 1,2,3 & 10 Township 2 North, Range 3 East, W.M.). The camp is located along the western foothills of the Cascades Mountain Range between Camp Hill and Little Elkhorn Mountain to the northwest, Munsell Hill to the west, and Little Baldy Mountain to the south.

Vehicular access to the main (west) gate into Camp Bonneville is provided by Pluss Road and other two-lane paved County roads. These rural roads connect to State highway SR-500 which lies to the west and south of the camp.

2.2 Surrounding Jurisdictions and Land Uses

Camp Bonneville lies within rural and unincorporated Clark County, approximately twelve miles east of Vancouver. The smaller cities of Camas and Washougal are approximately 6 miles to the south of the camp. Clark County is the fastest growing county in Washington, with a 1998 estimated population of 328,000. The City of Vancouver has the largest population in the county with a 1998 population estimated at 132,000. The 1998 population estimate for Camas is 10,300 and 7,685 for Washougal. (Population statistics from the Washington State Office of Financial Management). The nearest town is the unincorporated community of Proebstel, about 2 miles west of the installation.

The land uses surrounding Camp Bonneville are predominantly agricultural farming, rural residential, and forestry. The existing zoning of neighboring properties are FR-40 (forest zoning with a 40-acre minimum lot size), RE-5 (rural estate zoning with a minimum 5-acre lot size), and RE-10 (rural estate zoning with a minimum 10 acre lots). As Clark County has grown, so has the expansion of residential development near Camp Bonneville. Although current zoning permits nothing smaller than a five-acre lot size, many residences on much smaller lots were approved prior to the adoption of the current standards. Clark County has committed to providing off-site roads necessary to support the development of Camp Bonneville.

The northeastern boundary of the camp borders with the Yacolt Burn State Forest, which is managed by the Washington State Department of Natural Resources. The Livingston Quarry is a gravel mining operation, which also exists as an adjacent land use activity along the south boundary. Livingston Cemetery (two acres) is just south of the camp's access road and outside of the main gate along the western property boundary.

Section 3.0
SITE DESCRIPTION & INVENTORY

3.1 Site History

Camp Bonneville was established in 1909 as a drill field and rifle range for Vancouver Barracks. In 1912, an appropriation was made to expand facilities at Camp Bonneville to include a target range and a road leading to the post. The 3,020 acres upon which Camp Bonneville was established were purchased by the federal government in 1919. In addition, the U.S. Army leased 840 acres of adjacent property, in two separate parcels, from the State of Washington in 1955. Of these 840 acres, 20 acres were returned to the State of Washington in 1957. The Bonneville and Killpack cantonments were established in the late 1920's and the early 1930's, respectively, a total of 54 buildings and 18 additional structures such as observation towers.

Historically, Camp Bonneville has been used as a training camp for active U.S. Army, U.S. Army Reserve, U.S. National Guard, U.S. Marine Corps Reserve, U.S. Navy Reserve, and U.S. Coast Guard Reserve units, as well as other Department of Defense (DOD) reserve personnel. In addition, the Federal Bureau of Investigation (FBI) has a five-year permit that will expire in October 14, 2001, for use of a handgun range the FBI constructed at the site. (This permit is subject to termination once final disposition of the site is determined).

Non-firing training at Camp Bonneville involved troop maneuvers, encampments, field tactical training, and vehicle support. Vehicles used at Camp Bonneville included light and heavy trucks, occasional construction equipment, and tactical vehicles, which were limited to existing roads. Helicopters occasionally used the emergency landing strip. United States Army Engineer units used the training areas for combat and construction training, including construction and removal of barriers and limited quarrying and roadwork. Smoke and riot control agents have been used in association with field training activities (McMaster 1983).

When not required for military training activities, Camp Bonneville was made available until the late 1980's to local equestrians and hunters, and overnight usage of the cantonment areas by 4H groups, and school districts for outdoor school activities.

3.2 Site Description

Most of Camp Bonneville is comprised of undeveloped forested hillsides and creek side drainages. Former military barracks and training facilities are concentrated at two locations, the Camp Killpack and Camp Bonneville cantonment areas, which cover approximately 30 acres. Other developed facilities include firing ranges, a paved two-lane road connecting the main gate with the two cantonment areas, and a network of unpaved roads.

3.2.1 Barracks Uses

Killpack and Bonneville cantonment areas cover a total of approximately 30 acres in area. The barracks buildings were constructed prior to 1935 as temporary structures. The majority of

Camp Bonneville facilities are found at the Bonneville cantonment (30 facilities, of which two have been destroyed by fire) and the Killpack cantonment (26 facilities). A list of the facilities located at the Bonneville cantonment and Killpack cantonment are provided in ***Table 1*** and ***Table 2,*** respectively. Other structures include those associated with the firing ranges (e.g., lookout towers and shelters).

3.2.2 Firing Range Uses

The firing ranges at Camp Bonneville have been used for a variety of weapons training. At least 25 firing ranges have been identified from maps dating back to 1958, including firing ranges for small arms, large-caliber machine guns, rifles, grenades, light anti-tank weapon rockets, and subcaliber weapons. Artillery and mortar training was conducted at the installation until 1968. A summary of the range numbers, their uses and types of weapons used are provided in ***Table 3***.

The firing points, firing ranges, and associated range fans and impact areas are shown on ***Figure 1***. The range fans delineated on Figure 1 are believed to encompass all the components of the surface danger zone (AR 385-63), including line of fire, limit of fire, dispersion area, ricochet area, target area, impact area, and secondary danger areas. According to Army information, the area at each range in which the majority of rounds fall is generally very small compared to the full fan.

The Artillery Impact Area shown on ***Figure 1***, extracted from the Archive study, is a combination (i.e., maximum area) of all artillery impact areas from maps reviewed. This area was the intended target area of artillery and mortar practice. An Archive addendum has not yet been completed or made available to the LRA.

3.3 Site Influences

3.3.1 Topography

The terrain of Camp Bonneville is generally rolling, typical of foothills of the Cascade Mountains, covered with undergrowth and large stands of coniferous timber. The west quarter of the installation consists generally of low hills and the low plain of the Lacamas Creek valley, while the remainder of the post comprises the well-dissected hills of the westernmost Cascade Mountain foothills. Elevations range from 289 feet above mean sea level (msl) at Lacamas Creek at the southwest corner of the installation to 1,000 feet above msl at the northwest, 1,350 feet above msl at the southeast, and 1,452 feet above msl at the south-central boundary of the installation. The topography is erosional except for shallow deposition in the Lacamas Creek valley (Dalan and Wilke 1981). Refer to ***Figure 2***.

3.3.2 Geology and Soils

Camp Bonneville is situated on the margin of the western foothills of the southern Cascade Mountains in the transition zone between the Puget Trough and the Willamette Trough Provinces. The geology of this area generally consists of Eocene and Miocene volcanic and sedimentary rock types overlain by unconsolidated clays, silts, sands, and gravels of the Troutdale formation (U.S. Army 1995a).

The geology at Camp Bonneville can be divided into three general areas that correspond approximately to topographic divisions. The area west of Lacamas Creek is composed of a series of predominantly gravel and semi-consolidated conglomerate with scattered lenses and stringers of sand (Upper Troutdale formation). Underlying the Troutdale formation, and comprising the area to the north and east of Lacamas Creek, are basalt flows and flow breccia, with some pyroclastic and andesitic rocks, which are folded and faulted. The bottom land along Lacamas Creek is comprised of unconsolidated silt, sand, and gravel valley fill, with some clay. Due to the thick soil and dense vegetation, no faults have been identified within Camp Bonneville (McMaster 1983).

Soils of Camp Bonneville are mainly clayey and nonporous, so there is considerable runoff after each storm and occasional flooding of Lacamas Creek. Upland soils have mainly developed from basalt and are generally gravelly or stony and fairly shallow. Bottom land soils along Lacamas Creek tend to be clayey (Dalan and Wilke 1981). Refer to ***Figure 3***.

3.3.3 Water Resources and Hydrology

Camp Bonneville lies within the Lacamas Creek watershed and drainage basin. The principal surface water feature is Lacamas Creek, which follows from the coalescence of three branch streams in the north-central part of Camp Bonneville southward, exiting the installation at its southwest corner. Numerous minor tributaries draining adjacent uplands flow into Lacamas Creek. Buck Creek and David Creek, the largest of these streams, drain the highlands to the south and east. Two artificial impoundments of Lacamas Creek, with a total surface area of less than 4,600 square feet, have been created to support a trout sports fishery (U.S. Army 1995a). One additional artificial water impoundment, an excavation area created as a result of providing berms for the adjacent 300 m firing range, has been observed on site in the vicinity of the convergence of Lacamas Creek and David Creek. However, this impoundment is not documented on existing maps.

Little information is available regarding the condition of Camp Bonneville groundwater. The groundwater flow generally follows local topography toward the south and west. A rising water table occurs in the early fall through spring during the rainy season, and a lowering of the water table occurs throughout the summer months. Two drinking water wells are located at Camp Bonneville, a 385-foot deep well at the Bonneville cantonment and a 193-foot deep well at the Killpack cantonment (McMaster 1983). Several groundwater monitoring wells associated with the sewage lagoon are located east of the Bonneville cantonment. No groundwater samples were collected from these monitoring wells as part of this work.

The LRA and the community members of the Restoration Advisory Board have been expressing concern since 1996 that the Army test ground and surface water in locations where waterways enter and leave the property. Those tests are expected to be conducted in the fall of 1998. Results of those tests must be evaluated to determine any risk of continuing firing range usage at the site.

3.3.4 Vegetation

The existing vegetation is primarily young conifer forest, although patches of mature conifer and a mix of conifer and deciduous forest is also found within the boundaries of the installation. The installation is located at the tip of a finger of prairie that reaches into the foothills of the south Cascade Mountains, although no undisturbed tracts of this habitat remain.

Coniferous forest is the predominant habitat type found over the majority of Camp Bonneville. Although most of the forests in this vicinity were once dominated by western hemlock, the regenerated stands currently consist almost exclusively of even-aged Douglas fir stands. Individual western red cedar and hemlock trees are found in scattered locations that are most often associated with drainages. Common under story species include vine maple, salmon berry, elderberry, hazelnut, salal, and sword fern. Most of the conifer stands appear to be less than 50 years old; however, patches of more mature trees are found in some areas (Pentec 1995).

Mixed coniferous and deciduous forest habitat communities are found mainly along Lacamas Creek and associated with other drainages and wetland depressions. In several areas, this habitat type is contiguous with remaining patches of Garry oak from the former woodland communities. Tree species found in this habitat type include red alder, Oregon ash, Douglas fir, big leaf maple, Garry oak, cottonwood, crabapple, and willow. Common under story species include vine maple, salmonberry, Indian plum, snowberry, and lady fern (Pentec 1995).

The U.S. Army has been managing forest land at Camp Bonneville since 1957. Forest management has consisted of scarification and replanting of lands burned during the fires of 1902, 1938, and 1951 and timber sales (Hunter 1991).

3.3.5 Rare and Endangered Flora and Fauna

In 1995, the Camp Bonneville Endangered Species Survey Final Report was completed under the direction of the U.S. Army Corps of Engineers, Seattle District. This survey was conducted by Pentec Environmental, Inc. to detect the presence of plant and animal species that are federally or State listed as endangered or threatened or are candidates for such listing and to estimate their relative abundance with the installation.

As part of this survey, information was requested from the Washington State Department of Fish and Wildlife concerning priority species. The results of the request indicate that listed resident fish are known to use Lacamas Creek in the reaches which fall within the installation boundaries, although no specific species information was provided. No other endangered, threatened or candidate species were reported to occur within or adjacent to Camp Bonneville. Information was also requested from the Washington Natural Heritage Program concerning rare plants in the vicinity of Camp Bonneville. No significant natural features or known rare plant populations were reported to occur within the installation, although two rare plants, hairy-stemmed checker-mallow (*Sidalcea hirtipes*) and small-flowered trillium (*Trillium parviflorum*), are reported to occur in the vicinity (Pentec 1995). Pentec qualifies in their report summary, however, that the survey does not verify the absences of endangered and threatened species, and “should not be viewed as a final determinant in management decisions.”

An on-site environmental study of the Camp Bonneville property was not a part of this reuse planning effort. Upon completion of the Army's UXO contamination clean-up program, an inventory and assessment of rare and endangered flora and fauna will need to be conducted of the Camp Bonneville site. The reuse plan may require modification in the future should endangered species be found in higher usage areas.

3.4 Infrastructure Systems

3.4.1 Roads

Approximately a mile and a half of road within Camp Bonneville, has an asphaltic concrete pavement wearing course over an unknown depth of crushed gravel. This paved road is approximately twenty feet in width, graded to surface drain, and has been maintained in generally good condition.

Roads surfaced with crushed gravel are approximately ten to twelve feet in width with six to twelve inches of gravel surfacing. The Army estimates a total of 14 miles of graveled roads at the site, with a total of 56 miles of road and cart tracks (dirt trails) at the site. While these graveled roads and cart tracks have been well maintained by the Army in the past, they are currently in need of vegetation control and repair of culverts and areas of washout due to heavy rains over the past two years and the Army's great reduction in maintenance levels. With proper vegetation control and localized erosion damage repairs, these roads and cart tracks can be reused for light wheeled vehicles and recreation trails after UXO cleanup procedures are completed. Refer to ***Figure 4***. Maintenance of these roads and cart tracks by the Army is viewed by the community as critical due to the high fire risk at Camp Bonneville, which was part of the Yacolt Burn and two other major burns within the recent past.

The estimated cost for on-site road improvements for the Reuse Plan is $998,000. This includes costs for repairing existing paved roads between the main entry and Camp Bonneville cantonment, constructing a new asphaltic concrete road to the location of the rustic retreat center expansion, and repairing and widening existing gravel roads from Camp Bonneville cantonment to the firing ranges.

3.4.2 Water Systems

The current water systems provides service only to the two cantonment areas. No service is provided along Range Road past the meadow area or to other areas on the site.

There are two well sites, two reservoirs, and two independent water systems serving Camp Killpack and Camp Bonneville respectively. According to Army staff, the water quality from both of these systems has passed all of the local health department requirements. Army staff have stated that the existing water systems at both camps are in poor condition.

The Camp Killpack water system consists of a well site approximately 70 vertical feet above the camp and about 800 feet due north. This well was drilled in 1949 and is located about 50 feet from the reservoir. According to the Army maintenance staff and well reports, this well

produces approximately 32 gallons per minute and fills an unlined in-ground concrete reservoir. The volume of the reservoir is approximately 1,350 cubic feet or about 10,000 gallons. According to the Army staff, this water system was inadequate to meet the needs of Army personnel during times of normal camp occupation.

The Camp Bonneville water system is pressurized by gravity flow from a reservoir located above the camp. The water pressure at the camp due to the hydrostatic head is approximately 35 psi. This system is reported by Army staff and well reports to have a capacity in excess of 100 gallons per minute. The reservoir is fed by two well sites. The original well was drilled in the late 1970's and a second well site was installed at the east end of the camp in 1978. These well sites feed into an in-ground, unlined concrete reservoir located approximately 80 vertical feet above the camp and about 800 feet due north. The reservoir was built in the late 1940's and has a capacity of about 6,900 cubic feet or around 51,700 gallons. Camp Bonneville has not experienced any water shortages according to Army personnel.

The Camp Bonneville site has valid water rights for its existing wells. These rights should be transferred to Clark County and may need to be expanded to allow facilities to meet current fire flow requirements if a local public utility water source is not utilized.

There are no fire hydrants or other fire suppression facilities existing on-site. The local county fire district is currently responsible to respond when a fire event occurs at Camp Bonneville. A fire engine of the fire district had been housed at Camp Bonneville until repeated vandalism (due to less activity at the site) caused it to be removed from the site.

The existing water systems at both camps (from the reservoirs to the buildings) have exceeded their design lives. There are two methods of correcting this deficiency. The first is to abandon the existing piping system in favor of a public utility service from Clark Public Utilities. The closes water main is more than two miles west of the site. The cost for connecting to this service has not been determined at this time. However, the construction of on-site utility corridors with 18, 920 linear feet of water lines, as illustrated in Figure 10, is estimated to cost approximately $950,000.

The second alternative is to replace the existing piping system and continue to rely on existing wells. The cost to make such improvements to the current system has been estimated at $97,500. If existing wells are to be relied on for future uses, their flow may need to be enhanced to meet future fire flow requirements. An estimate for creation of additional well capacity has not been made because it is dependent on the depth and availability of ground water, neither of which can be determined without on-site investigation falling outside the scope of this report.

3.4.3 Sanitary Sewer Systems

Camp Killpack and Camp Bonneville have a gravity sewer system which flows to a pump station just southwest of Camp Bonneville. Also flowing into the lift station is a two-inch force main. From the lift station, the effluent is pumped to two unlined, concrete aeration ponds located east

of Camp Bonneville, with a total capacity of 3.2 million gallons. There appears to be significant inflow of ground water and storm water into these aeration ponds because they are not covered and receive surface run-off from the hill to the north. There is also concern that these concrete ponds may be cracked resulting in ground water infiltration and effluent leaching into the ground water and nearby Lacamas Creek. The Army will be conducting soil testing in the lagoon area, with results available by December 1998.

The effluent discharge system is a surface application spray system into the woods east of the ponds. This existing system does not meet current State health department requirements for year round use and will have to be either restricted to a limited time during the dry months of the summer, modified, or replaced with a new sanitary sewer system. According to the Army maintenance personnel, the existing sewer disposal system has not been operational for at least the past five years. The system has not been active because there has been little sewer inflow into the system due to the low occupancy of the camp facilities.'

The Army Corps of Engineers has been developing a reuse manual for the lagoon system. A draft of this manual was provided to the LRA in August, 1998 which will need to review the information before decisions can be made on future use of the current system. A lagoon site survey/remediation study was scheduled by the Army Corps of Engineers for Fall '97, then rescheduled for December 1998. Results of this study have been requested by the LRA and will be reviewed by the LRA prior to any final decisions by the LRA on future use of the system. The Washington State Department of Ecology (DOE) will also then be asked to further evaluate the system to determine future usability and the Army's compliance or non-compliance with any relevant environmental regulations related to continued usage or to closure. If the current system is determined (as is expected) to not be reusable, the County may not accept transfer of the sewage lagoon system, and restrooms will be constructed using septic systems. Use of composting and incinerating toilets throughout the site will also be further explored.

For planning purposes, the basic assumption is that the existing lagoon system is in severe disrepair and will require significant rehabilitation at considerable cost to meet environmental permit requirements. Construction cost allowances of $291,250 have been made for various sanitary system upgrades. However, replacement of sanitary systems in the form of community septic facilities as a back up situation has not been evaluated at this time and is pending Army, DOE, and Southwest Washington Health District studies of the existing lagoon system. While not budgeted in the infrastructure costs for the reuse plan at this time, the construction of new on-site sanitary sewer distribution lines, in the utility corridors shown on Figure 9B, is estimated to cost approximately $950,000.

3.4.4 Buildings

Camp Bonneville is located north of Pluss Road, approximately one mile east of the camp's main gate. This camp consists of one-story wood structures including eleven barracks, men's and women's latrine, a recreation building, storage building, kitchen and dining hall, tear gas chamber (scheduled for demolition by the Army), wood storage, and a recreation & barracks building. The buildings at Camp Bonneville are not in compliance with current building codes. However, these buildings could be retrofitted to an acceptable level of code compliance. The

general condition of the structures at Camp Bonneville is of a lower quality than that of Camp Killpack. This is primarily due to the fact that the Corps of Engineers did not conduct a retrofit to improve this camp's building systems in 1990 as they did at Camp Killpack.
The estimated cost to bring the buildings up to required code and functional levels for the proposed reuses is $1.3 million plus an allowancesfor septic system upgrades. Construction of a new multi-purpose building is estimated at an additional $625,000.

Camp Killpack is located north of Pluss Road, approximately one-half mile east of the camp's main gate. This camp consists of one-story wood structures built prior to 1935, including nine barracks, men's and women's latrine, laundry, classroom and weight room, two shops (converted barracks), kitchen and dining hall, offices, and a fire station. According to Army staff, the Corps of Engineers undertook a retrofit of these buildings in 1990, which involved a number of structural, mechanical and electrical improvements. Although the buildings at Camp Killpack are not totally in compliance with current building codes, the preliminary assessment is that these are generally safe structures and could be used for a variety of activities similar to their historic use after appropriate upgrading. Cost to bring the buildings up to minimum ADA, fire safety and minimum building code requirements is estimated to be approximately $313,000 plus allowances for septic system upgrades.

The deterioration of the buildings due to reduced maintenance levels is also of great concern to the LRA.

3.4.5 Electrical Systems

Electrical service is only available at the two cantonment areas. No service is provided along Range Road past the current FBI range or to other areas on the site.

Electrical power for Camp Bonneville is provided by Clark Public Utilities with pole-mounted overhead electrical wires and transformers. The electrical systems existing within buildings at both camps are provided by grounded electrical distribution service. The barracks buildings are typically served by a 60 amp panel, and the kitchen and dining hall buildings are served by an 800 amp panel.

Lighting for the barracks buildings is by exposed incandescent bulbs mounted on four-inch junction boxes. The lighting for the mess hall and classroom buildings is by older-style fluorescent fixtures.

The cost to bring the two cantonment areas up to minimum current electrical standards is estimated to be approximately $50,000.

TABLE 1

BONNEVILLE CANTONMENT FACILITIES

BUILDING NUMBER	CONSTRUCTION TYPE	YEAR BUILT	PAST USE	CURRENT USE
1815	Metal building with a concrete floor.	1976	Well Pump House	Well pump house
1826	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST	1927	Barracks	Barracks
1828	The forced air HVAC is powered by a 275-gallon diesel AST	1933	Barracks	Barracks
1833	Wood building with a concrete floor. The HVAC is electric powered.	1927	Latrine	Latrine
1834	Wood building with a wood floor. This building has no HVAC.	1927	Training Chamber	This facility is not currently in use.
1837	Wood building with a wood floor. The forced air HVAC is powered by a 275-Gallon diesel AST.	1927	Barracks	Barracks
1847	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1927	Barracks	Barracks
1848	Wood building with a wood floor. The forced air HVAC is powered by two 275-gallon. diesel ASTs.	1933	Mess Hall	Mess Hall
1857	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1927	Barracks	Barracks
1864[a]	Wood building with transite siding and a concrete floor. This building has no HVAC.	1955	Grounds Shop	Grounds Shop. Storage of miscellaneous grounds equipment including 3 all terrain vehicles, small gas containers, and car size batteries.

Camp Bonneville Reuse Plan, Section 3, Table 1

1867	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1927	Barracks.	Barracks
1911	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1933	Barracks	Barracks
1920	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1933	Barracks	Barracks
1922	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1933	Barracks	Barracks
1930	Wood building with a wood floor. This building has no HVAC	1933	Cold Storage	Storage
1932	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1933	Barracks	Barracks
1934	Wood building with a concrete floor. The HVAC is electric powered.	1933		Latrine
1940	Wood building with a wood floor. The forced air HVAC is powered by two 275-gallon diesel ASTs.	1933	Day Room/AAFES Branch	Day Room/Classroom
1942	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1933	Barracks	Barracks
1962	Unknown	1933	Unknown	Burned
1963	Wood building with a wood floor. This building has no HVAC.	1928	Storage	Storage. This building stores construction materials, such as paint, wood, sacks of concrete, and nails
1980	Wood building with a wood floor. The forced air HVAC is powered by a 275-gallon diesel AST.	1928	Command Post	Command Post

Camp Bonneville Reuse Plan, Section 3, Table 1

190	Unknown	Unknown	Outdoor Theater	Burned
1992	Metal building with a concrete floor. This building has no HVAC.	1978	Water Well Pump House	Water Well Pump House
1995	Metal building with a concrete floor. This building has no HVAC.	1978	Sewage Treatment Chemical Storage.	Sewage Treatment Chemical Storage. This building stores sodium hypochlorite, typically up to 10 gallons.
1997	Concrete	1978	Sewage Lift Station	Sewage Lift Station
2663	Concrete building with a concrete floor. This building has no HVAC.	1952	Water Treatment Chemical Storage	Water Treatment Chemical Storage. This building stores sodium hypochlorite, typically up to 10 gallons.
2950	Subsurface concrete building with a concrete floor. This building has no HVAC.	1976	Ammunition Bunker	Ammunition Bunker. This building stores the various types of ammunition brought on site by units using the facility.
2951	Subsurface concrete building with a concrete floor. This building has no HVAC.	1976	Ammunition Bunker	Ammunition Bunker. This building stores the various types of ammunition brought on site by units using the facility
2953	Subsurface concrete building with a concrete floor. This building has no HVAC.	1976	Ammunition Bunker	Ammunition Bunker. This building stores the various types of ammunition brought on site by units using the facility

Notes:

AST: Aboveground storage tank
HVAC: Heating, ventilation, air conditioning
(a): Information regarding hazardous materials/waste management associated with this facility is discussed in Section 3.4. 1.

Camp Bonneville Reuse Plan, Section 3, Table 1

TABLE 2
KILLPACK CANTONMENT FACILITIES

Building Number	Construction Type	Year Built	Past Use	Current Use
4125	Wood frame structure with a dirt floor. This building has no HVAC.	1958	Storage	Storage This open structure is used as a carport to store vehicles.
4126	Wood building with a wood floor. This building has no HVAC.	1958	Storage	No longer in use.
4155	Wood building with a wood floor. The HVAC is electric. powered.	1935	Barracks	Housing
4314	Wood building with a wood floor. The HVAC is electric powered.	1935	Barracks	Barracks
4316	Wood building with a wood floor. The HVAC is electric powered	1935	Barracks	Barracks
4325	Wood building with a wood floor. The HVAC is electric powered.	1935	Barracks	Barracks
4327	Wood building with a wood floor. The HVAC is electric powered.	1935	Barracks	Barracks
4337	Wood building with a concrete floor. The HVAC is electric powered.	1935	Latrine	Latrine
4345	Wood building with a wood floor. The HVAC is electric- powered.	1935	Barracks	Barracks
4348	Wood building with a wood floor. The HVAC is electric- powered.	1935	Barracks	Barracks
4356	Wood building with a wood floor. The HVAC is electric- powered.	1936	Barracks	Barracks
4364	Wood building with a concrete floor. The HVAC is electric powered.	1935	Latrine	Latrine
4366	Wood building with a wood floor. The HVAC is electric- powered.	1936	Barracks	Barracks
4368	Wood building with a wood floor. The HVAC is electric- powered.	1935	Barracks	Barracks

Camp Bonneville Reuse Plan, Section 3, Table 2

4377	Wood building with a wood floor. The HVAC is electric- powered.	1935	Barracks	Barracks
4378	Wood building with a concrete floor. This building has no HVAC.	1935	Storage	Storage. This building stores items associated with grounds maintenance, such as lawmnowers, small gasoline containers, 32-ounce containers of oil, and weed whackers.
4387	Wood building with a wood floor. The HVAC is electric- powered.	1935	Barracks	Barracks
4389	Wood building with a wood floor. The HVAC is electric- powered.	1935	Mess Hall	Mess Hall
4398	Wood building with a wood floor. The HVAC is electric- powered.	1935	Barracks	Range Control
4475	Wood building with a concrete floor. This building has no HVAC.	1937	Vehicle Maintenance	Vehicle Maintenance. This building is used to store vehicles and items associated with vehicle repair.
4475a[a]	Metal shed with a metal floor.	1992	Hazardous Materials Storage	Hazardous Materials Storage. This building was observed to store a 55-gallon drum of oil and several containers of antifreeze.
4475b[a]	Metal shed with a metal floor.	1992	Hazardous Materials Storage	Hazardous Materials Storage. This building was observed to store 4 55-gallon drums of oil, 4 55-gallon drums of antifreeze, and 8 55-

Camp Bonneville Reuse Plan, Section 3, Table 2

				gallon drums of transmission oil.
4476[a]	Cinder block shed with a concrete floor.	1990	Covered Storage	Covered Vehicle Maintenance Storage. This building stores miscellaneous supplies for vehicle maintenance, including a 55-gallon drum used to collect waste oil.
4476a	Metal roof with concrete secondary containment.	1994	1,000-gallon AST	This building is covered storage for a 1,000-gallon AST with secondary containment.
4483	Wood building with a concrete floor.	1993	Fire Station	Fire Station. Relocated fire station stores one fire truck.
4522	Metal building with a concrete floor.	1950	Water well pump building	Water Well Pump Building

Notes:

AST: Aboveground storage tank

HVAC: Heating, ventilation, air conditionmg

(a): Intormation. regarding hazardous materials/waste management associated with this facility is discussed in

Section 3.4. 1.

Camp Bonneville Reuse Plan, Section 3, Table 2

TABLE 3

RANGE NUMBERS, USE, AND WEAPONS TYPE

Range Number	Use	Weapons
R-1	Small Machine Gun Range	.30 caliber
R-2	Pistol Range	22 through 45 Caliber
R-3a	K.D. Rifle Range	MI, M14
R-3b	Night Fire range	NA
R-4	Automated Record Fire and 25 Meter Zero	M16
R-5	Field Firing Range	M1, M14
R-6	Record Firing Range	50 caliber, shotgun, pistol
R-7	1,000 Inch Machine Gun and Moving Target	50 caliber
R-8	F.B.I. Range	45 caliber, 9 mm, 357, 38 caliber
R-9	Combat Pistol Range	22 through 45 caliber
R-10	Grenade Launcher Range	40 mm
R-11	Mortar Range	14.5 Artillery Subcaliber
R-12	Mortar Range,	14.5 Artillery Subcaliber
R-13	Mortar Training Shell Course	M203, LAW, and mortar
R-14	25 meter and Machine Gun Range	M-1, M-16, and 50 caliber machine gun
R-15	Live Grenade	Grenades, Claymore mine
R-16	Rifle Grenade/25 Meter Small Machine Gun	M1 and 30 caliber small machine gun

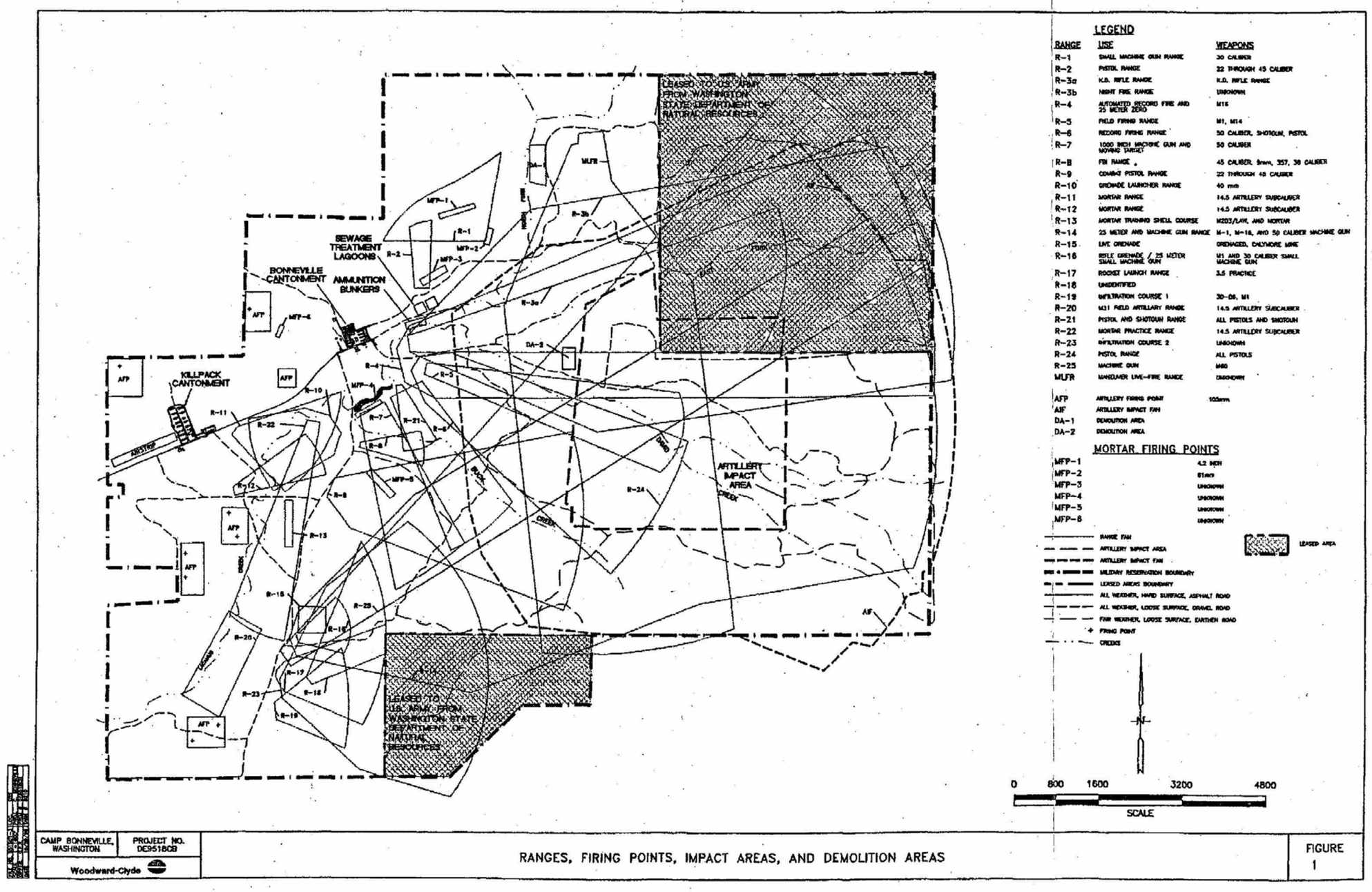
Camp Bonneville Reuse Plan, Section 3, Table 3

R-17	Rocket Launch Range	3.5 Practice
R-18	Unidentified	NA
R-19	Infiltration Course 1	30-06, M1
R-20	M31 Field Artillery Range	14.5 Artillery Subcaliber
R-21	Pistol and Shotgun Range	All pistols and shotgun
R-22	Mortar Practice Range	14.5 Artillery Subcaliber
R-23	Infiltration Course 2	Unknown
R-24	Pistol Range	All Pistols
R-25	Machine Gun	M60
MLFR	Maneuver Live-Fire Range	Unknown
AFP	Artillery Firing Point	105 mm

Note:

NA: Not available

Camp Bonneville Reuse Plan, Section 3, Table 3


LEGEND
RANGE USE WEAPONS
R-1 SMALL MACHINE GUN RANGE 30 CALIBER
R-2 PISTOL RANGE 22 THROUGH 45 CALIBER
R-3a K.D. RIFLE RANGE K.D. RIFLE RANGE
R-3b NIGHT FIRE RANGE UNKNOWN
R-4 AUTOMATED RECORD FIRE AND 25 METER ZERO M16
R-5 FIELD FIRING RANGE M1, M14
R-6 RECORD FIRING RANGE 50 CALIBER, SHOTGUN, PISTOL
R-7 1000 INCH MACHINE GUN AND MOVING TARGET 50 CALIBER
R-8 FBI RANGE 45 CALIBER, 9mm, 357, 38 CALIBER
R-9 COMBAT PISTOL RANGE 22 THROUGH 45 CALIBER
R-10 GRENADE LAUNCHER RANGE 40 mm
R-11 MORTAR RANGE 14.5 ARTILLERY SUBCALIBER
R-12 MORTAR RANGE 14.5 ARTILLERY SUBCALIBER
R-13 MORTAR TRAINING SHELL COURSE M203/LAW, AND MORTAR
R-14 25 METER AND MACHINE GUN RANGE M-1, M-16, AND 50 CALIBER MACHINE GUN
R-15 LIVE GRENADE GRENADES, CALYMORE MINE
R-16 RIFLE GRENADE / 25 METER SMALL MACHINE GUN M1 AND 30 CALIBER SMALL MACHINE GUN
R-17 ROCKET LAUNCH RANGE 3.5 PRACTICE
R-18 UNIDENTIFIED
R-19 INFILTRATION COURSE 1 30-06, M1
R-20 M31 FIELD ARTILLARY RANGE 14.5 ARTILLERY SUBCALIBER
R-21 PISTOL AND SHOTGUN RANGE ALL PISTOLS AND SHOTGUN
R-22 MORTAR PRACTICE RANGE 14.5 ARTILLERY SUBCALIBER
R-23 INFILTRATION COURSE 2 UNKNOWN
R-24 PISTOL RANGE ALL PISTOLS
R-25 MACHINE GUN M60
MUTR MANEUVER LIVE-FIRE RANGE UNKNOWN
AFP ARTILLERY FIRING POINT 105mm
AIF ARTILLERY IMPACT FAN
DA-1 DEMOLITION AREA
DA-2 DEMOLITION AREA
MORTAR FIRING POINTS
MFP-1 4.2 INCH
MFP-2 81mm
MFP-3 UNKNOWN
MFP-4 UNKNOWN
MFP-5 UNKNOWN
MFP-6 UNKNOWN
RANGE FAN
ARTILLERY IMPACT AREA
ARTILLERY IMPACT FAN
MILITARY RESERVATION BOUNDARY
LEASED AREAS BOUNDARY
ALL WEATHER, HARD SURFACE, ASPHALT ROAD
ALL WEATHER, LOOSE SURFACE, GRAVEL ROAD
FAIR WEATHER, LOOSE SURFACE, EARTHEN ROAD
FIRING POINT
CREEKS
LEASED AREA
LEASED TO U.S. ARMY FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
BONNEVILLE CANTONMENT
KILLPACK CANTONMENT
SEWAGE TREATMENT LAGOONS
AMMUNITION BUNKERS
ARTILLERY IMPACT AREA
AIRSTRIP
N
0 800 1600 3200 4800
SCALE
CAMP BONNEVILLE, WASHINGTON
PROJECT NO. DE9518CB
Woodward-Clyde
RANGES, FIRING POINTS, IMPACT AREAS, AND DEMOLITION AREAS
FIGURE 1

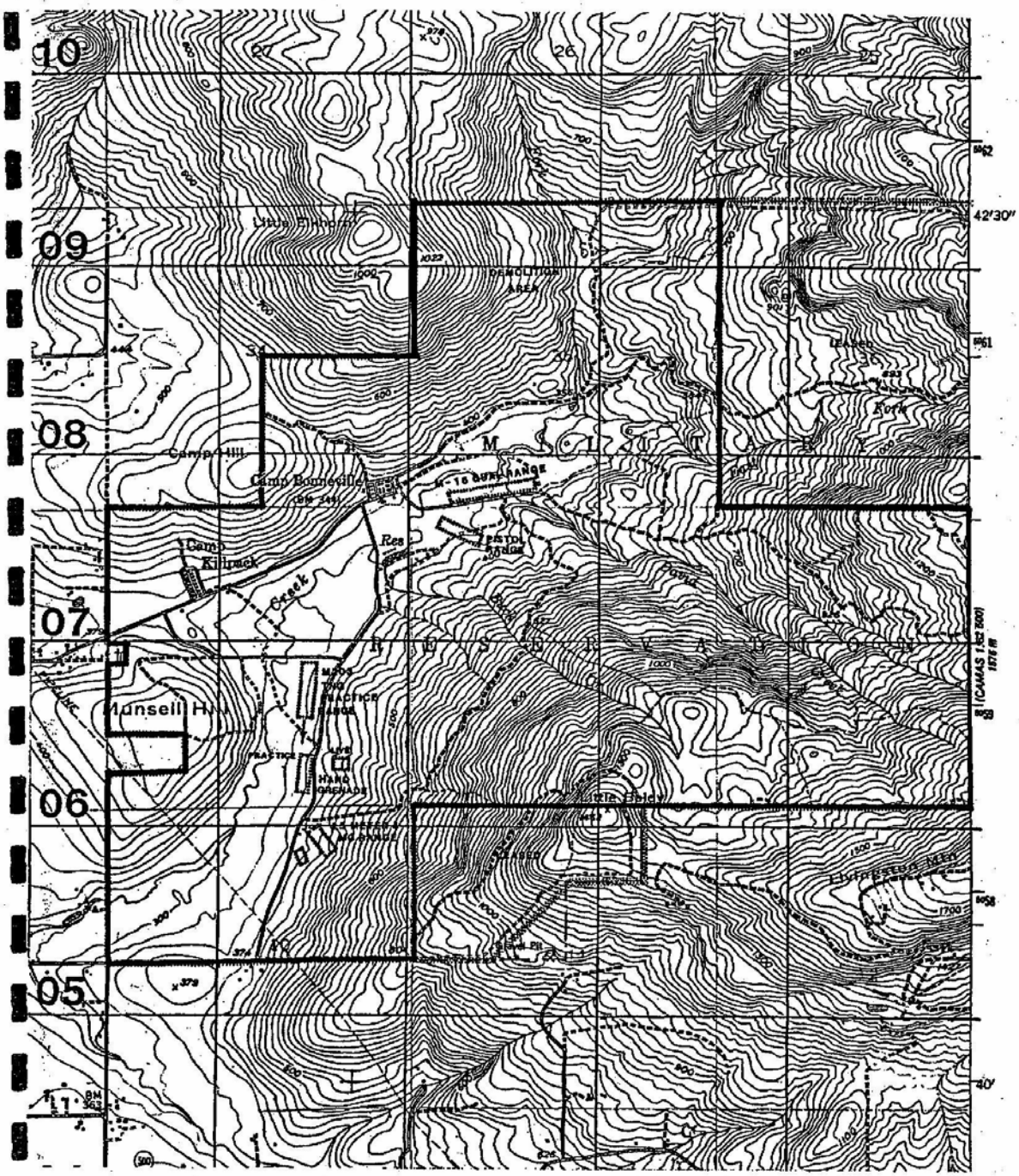


Figure 2:
Site Topography Map

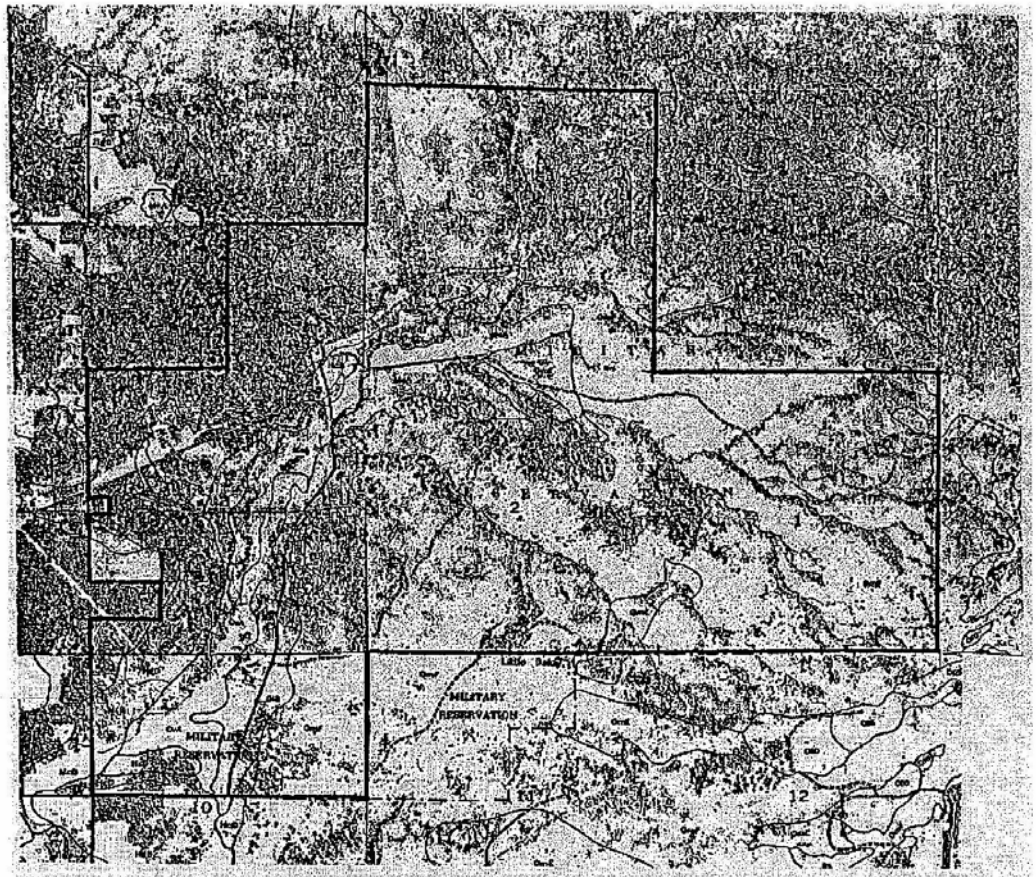


Figure 3:
Soils Map

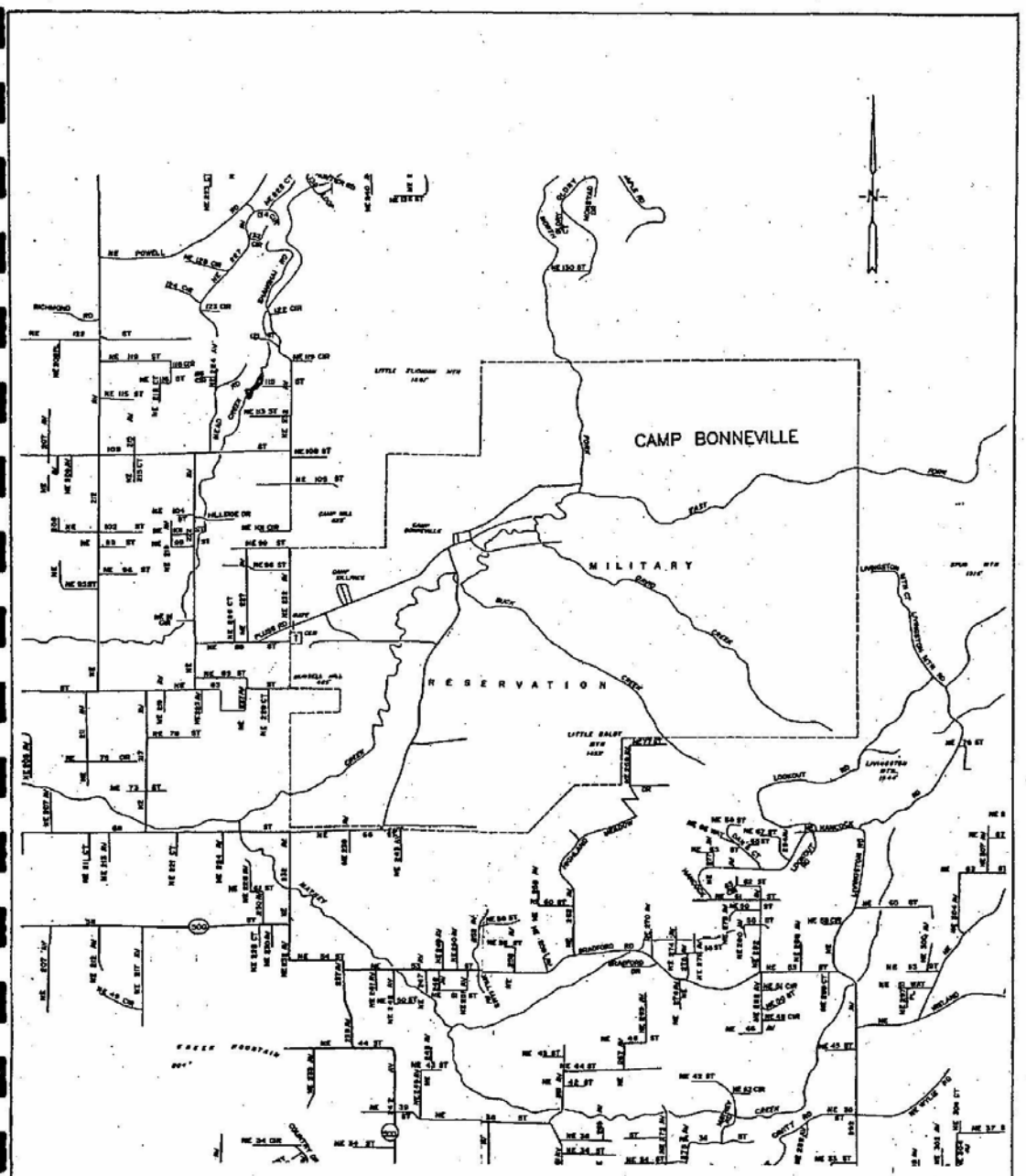


Figure 4
EXISTING ROADS MAP

LAND USE PLAN

4.1 Planning Framework

The following Principles for Camp Bonneville Local Redevelopment Authority Planning were established and approved by the LRA Reuse Planning Committee on June 19, 1996 and by the Clark County Board of Commissioners on May 20, 1997:

-
- ***Self-Sustaining*** - Any redevelopment proposed for Camp Bonneville must have funding sources which will over the long term cover all expenses for capital improvements and ongoing operations and maintenance. A financial plan will be developed which will ensure that the reuse activities will be self-sustaining in phases over a five year period.

- **Locally Focused and Directed** - Redevelopment will focus on meeting the needs of the local Clark County community. The planning process for redevelopment will, wherever possible, be directed by representatives of the local community.

- ***Open Process*** - A concerted effort will be made to ensure that ideas and concerns of individuals and groups affected by base closure and reuse will be heard and given adequate consideration and response. Active and open communications between all parties involved in the reuse planning process will be fostered to result in an atmosphere with no surprises. Community involvement and media relationships will be promoted to enhance the public's understanding of the reuse planning process.

- ***Consideration of Impact to the Surrounding Neighborhoods*** - Reuses proposed must be compatible with the infrastructure and rural nature of the area surrounding Camp Bonneville.

  The Camp Bonneville site is not appropriate for housing of offenders, however, offender crews will be utilized for maintenance activities as in current county parks.

  Timber management will be a revenue source at Camp Bonneville primarily through selective thinning. There will be no "clear cuts" except where required for site development and environmental management purposes.

- ***Overall Community Need*** - The Reuse Plan will reflect the needs of the community, but may not include all reuses which are proposed in public hearings, letters, calls, by the LRA Reuse Planning Committee, the Steering Committee, and/or the Steering Committee subcommittees.

- ***Cooperation and Consensus-Building*** - The local community will work with state and federal agencies, tribal interests, and agencies serving the homeless to reach consensus on what is best for the local Clark County community.

- ***Environmentally Conservative*** - Any development proposed must be compatible with the rural and natural state of the property. To the extent possible, the aesthetics and

environmental qualities of the Camp Bonneville property will be maintained. The environment will be enhanced through redevelopment, with careful attention to wildlife corridors, wetlands, and endangered and/or threatened species.

4.2 Study Approach and Planning 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

The following, in approximate chronological order, describes the reuse planning process which was undertaken by Clark County and resulted in development of the Reuse Plan for Camp Bonneville:

- Clark County established and was recognized by the Office of the Secretary of Defense as the Local Redevelopment Authority (LRA) for the Camp Bonneville Reuse Plan. The Board of County Commissioners is the LRA Board, with oversight of the planning process provided by a five member Reuse Planning Committee.
- The LRA, after public hearings, appointed six subcommittees to assist with reuse planning effort. LRA meetings were held from November 1996 through June 1996, and from April 1997 through May 1998.
- Three alternative development scenarios were prepared for Steering Committee review and comments from November 1997 through January 1998.
- RPC reviewed, and after holding public hearings, modified the Steering Committee's preferred reuse plan and forwarded the RPC's draft reuse plan to BOCC.
- BOCC public hearings were held on May 7 & 14, 1998.
- Draft reuse plan modified per BOCC decision in June 1998.
- BOCC approval of draft reuse plan.
- Reuse plan refinement and costs updated to current year dollar amounts, February 2003.
- Reuse plan update to reflect Conservation Conveyance, NOV 2005

4.3 Technical Studies

In addition to information provided by LRA subcommittee members, the consultant reviewed reports prepared by the U.S. Army, other federal agencies, and Clark County. Interviews were conducted with local government officials, key community representatives, Army base closure office staff, and the relevant state, regional, and local agency personnel. Data collection included the final BRAC Cleanup Plan Report for Camp Bonneville (dated October 1996), the draft final Environmental Baseline Survey Report for Camp Bonneville (dated November 27, 1996), base maps provided by the Army, as well as the Army's recent building inventories. On-site inventory of existing conditions supplemented the data collected from existing records and a building inventory was conducted to evaluate their reusability.

In addition to the infrastructure evaluation, market and financial feasibility analyses were conducted, as well as an evaluation of the noise impact of firing ranges on the other reuses and the surrounding neighborhood.

Regional law enforcement agencies contributed funding to expand the original scope of work to include an analysis of the feasibility of developing a regional law enforcement training center at Camp Bonneville. (See Appendix G).

4.4 Public Participation and Alternate Scenario Development

Reuse advocates from the local community prepared detailed business plans including information on the reuse, space and facilities required for each proposed use. These plans were reviewed by other reuse advocates and the advisory committees to identify areas of incompatibility, neighborhood impact, financial cost and benefit, and overall community need. Subcommittees identified areas that needed more technical evaluation. These technical studies were funded through the OEA reuse planning grant. Throughout these studies, information obtained was shared with the Steering Committee, with information requests regularly made of subcommittee members in a cooperative process with consultant and staff.

As part of the public participation, approximately 27 public meetings were held, including:

- November 1995 to January 1996 - Public meetings for input on potential reuses.
- February to June 1996 - Subcommittee, Steering, and Reuse Planning Committee meetings
- April 1997-January 1998 - Subcommittee, Steering and Reuse Planning Committee meetings
- July 17, 1997 - Public meeting by the LRA Reuse Planning & Steering Committees
- January 28, 1998 - Public meeting by the Reuse Planning Committee.
- January 31, 1998 - Open House at Camp Bonneville.
- February 2 & 18, 1998 - Public hearings by the Reuse Planning Committee.
- May 7 & 14, 1998 - Public hearings by the Board of County Commissioners, acting as the Local Redevelopment Agency.

Public meetings were advertised, and newsletters were also sent to Clark County residents to inform them of the past, present and future reuse planning efforts; solicit their comments; and notify them of upcoming public hearings, meetings, and open houses. Outreach efforts to solicit notices of interest in the property from agencies serving the homeless, as well as to state, local, and tribal governments, were also conducted in 1996, with two workshops held on-site at Camp Bonneville. Information such as reports and newsletters has also been made available on a website (www.co.clark.wa.us).

A series of planning graphics were prepared to identify the opportunities and constraints potentially affecting the reuse of Camp Bonneville's facilities, land areas, natural resources, and surrounding neighborhoods. The resulting mapping summarized the data collection effort and technical studies providing a planning framework from which reuse alternatives were generated in the subsequent phases of reuse planning.

Three alternative development scenarios (***Figures 5,6, and 7***) were prepared by the planning consultant team, based on input received from the Steering Committee and its subcommittees. From these three scenarios, a preferred plan scenario ***(Figure 6)*** and an alternate plan scenario ***(Figure 5***) were recommended by the Steering Committee and forwarded to the Reuse Planning Committee for their consideration. Reuses recommended by the Steering Committee included: regional park; equestrian and hiking trails; orienteering; outdoor school/rustic retreat center; Native American Cultural Center; Clark College classrooms and environmental study area; paragliding; model airplanes; paintball; search & rescue dog training; RV camping; and tent camping (in organized campground areas only).

After public hearings and meetings with the Steering Committee, the Reuse Planning Committee modified the Steering Committee's recommended plan as follows: The law enforcement firing ranges, law enforcement training center, and an area reserved for potential future public firing range usage were added to the reuse plan ***(Figure 8***). The Reuse Planning Committee included the Emergency Vehicle Operations Course (EVOC) in the reuse plan, but recommended that the EVOC be located at Camp Bonneville only if there are no other feasible locations available elsewhere in the county. Paragliding, paintball, and model airplanes were removed from the Steering Committee's recommended plan. The RPC agreed with the Steering Committee's recommendation to not include hunting, four wheel drive vehicle trails, and a motor bike trailhead and access road in the reuse plan. The Reuse Planning Committee also recommended concentrating development in the two barracks area, and moving the proposed Clark College classrooms to the Camp Killpack barracks area from the location at the southwest corner of the property that had been requested by Clark College.

On May 7, 1998, the Clark County Board of Commissioners held its public hearing to consider testimony on the reuse plan proposed by the Reuse Planning Committee. The Board of Commissioners continued the hearing to May 14, 1998 for their deliberations and decision on the reuse plan. The Board of Commissioners requested the Reuse Planning Committee's reuse plan be modified as follows ***(Figure 9***): the EVOC was eliminated, RV and tent camping to be located to protect the Lacamas Creek riparian zone, and consideration be given to designating an area for a potential military cemetery adjacent to the existing Livingston Cemetery. The

Commissioners requested a draft reuse plan be submitted for their approval and submittal to the Army.

4.5 Preferred Reuse Plan

The following components make up the final Reuse Plan for Camp Bonneville:

4.5.1 Regional Park

A regional park approximately 1,000 acres in area is recommended along the western portion of the Camp Bonneville property. This public park will provide needed opportunities for the local community to enjoy both active and passive recreation activities. It is proposed that this regional park be managed and maintained by Clark County.

Proposed public park facilities include the following recreational opportunities:

- Recreation trails (for hiking, mountain bicycling, and equestrian use)
- Group picnic areas and picnic shelters
- Amphitheater and stage (for outdoor school and small local events)
- Meadow area for group picnicking and recreation sports activities
- Restroom facilities
- Tent camping facilities
- Recreational vehicle camping facilities
- Public firing range
- Archery practice range
- Park watch person's residences
- Vehicular access road
- Designated parking areas
- Ponds for recreational use and environmental education
- Native American cultural center at the Bonneville cantonment area
- Environmental study area
- Orienteering

Personal property at Camp Bonneville was inspected and evaluated by County staff in 1996. A second evaluation will be conducted by September 1998 to identify items which are needed for the reuse plan. It is anticipated that much of the kitchen equipment will be essential, as well as maintenance equipment such as the following: Ford tractor with front loader and backhoe, John Deere tractor with a side arm sickle bar mower and a 6' rotary mower attached, a post hole auger, chipper/shredder, new flail mower, lawn mowers, and weed eaters. A complete list will be prepared after the second evaluation is completed.

4.5.2 Law Enforcement Training Center

A law enforcement training center is proposed to serve the regional needs of the law enforcement agencies of southwest Washington. At this facility, police officers will receive basic training, learn new skills, and firearms techniques. This law enforcement training academy will be one of the user groups for classrooms and offices which will be constructed at the Killpack cantonment area. In addition, local law enforcement firing ranges are proposed east of Lacamas Creek in the southwest section of Camp Bonneville. An equestrian riding ring would be provided in the general vicinity of Camp Killpack, which will be open to the general public when not required for law enforcement training. A physical fitness course and canine training area would also be provided in this area. The canine training area would also be used for training of search and rescue dogs. Firing ranges will include one handgun range, one rifle range, and an area provided for future construction of an indoor firing range. Adjacent to the ranges will be a shooting house, a training building where law enforcement officers are provided realistic environments for training in making decisions about whether or not to fire their guns.

Firing ranges will be constructed as needed by both law enforcement and the public. At the present time, the County Sheriff's Office has a shooting range, and two public firing ranges are available as well. Some of the firing range areas identified on the reuse plan are ranges that will be constructed if and when the present off-site firing ranges are closed due to increased development in their areas, or if these firing ranges no longer meet the needs of law enforcement and the public. Some range facilities, however, such as the shooting house and law enforcement rifle range, may be constructed soon after property transfer.

Classroom facilities will be shared with Clark College in a new facility to be constructed. If this new construction is not financed or if rezoning is not approved, the existing Killpack cantonment structures will need to be upgraded to meet current building codes, ADA requirements, and local government regulations for reuse as classrooms, administrative offices and other support facilities. The remainder of the buildings will be used as a retreat center/outdoor school, with shared usage of the law enforcement buildings when not used for law enforcement purposes.

The law enforcement firing ranges will have safety baffling reinforced with earthen berms, noise baffling to control sound to acceptable levels (compatible with park users and neighbors), and a perimeter fencing surrounding the range compound. These ranges will be operated six months per year during off-peak park and outdoor school usage months (October to March) with no weekend shooting and with shooting scheduled from 8 a.m. to 5 p.m. Evening shooting will be limited to meet minimal law enforcement training requirements, with scheduling subject to further discussions with a local neighborhood advisory group. Prohibiting firing range use (eliminating gunfire noise) during six months each year and on weekends year-round, will facilitate greater usage of all park areas, especially trails that are within close proximity to the ranges

4.5.3 Rustic Retreat Center/Outdoor School

A Rustic Retreat Center/Outdoor School is proposed as the primary reuse of the barracks areas. The retreat center/outdoor school will reuse many of the existing structures after upgrades are

completed for compliance with applicable building codes, structural and utility service improvements. New buildings such as a meeting hall will be located within the existing Camp Bonneville cantonment area.

An undeveloped area above and north of the Bonneville barracks area identified on the reuse plan ***(Figure 9)*** is proposed as a future expansion area for the retreat center.

4.5.4 Native American Cultural Center

Rattling Thunder, a non-profit Native American cultural group representing the area tribes, provides training (drums, art, Native American culture) to Native American youth in the region and assists in coordinating tribal activities such as regional pow wow's. Rattling Thunder requested use of a barracks building and access to kitchen and meadow areas at Camp Bonneville. The Native American Cultural Center will also be open to the general public visiting the regional park and outdoor school. The Cowlitz Indian Tribe and the Confederated Tribes of Grand Ronde were also involved in the planning process and are supportive of the development of a Native American Cultural Center at Camp Bonneville.

4.5.5 Clark College Environmental Field Station

Approximately fifty to sixty acres will be designated for environmental studies in the southwest corner of Camp Bonneville. This site was selected due to the various eco-systems in this creek watershed area and its suitability for water quality research, wildlife habitat studies and native plant community preservation and restoration programs. A new classroom building at the Killpack cantonment will also be constructed to provide three to six classrooms for use by Clark College and County law enforcement for environmental and law enforcement training. Construction of this new facility will require an amendment to the County's comprehensive plan.

4.5.6 Trails & Nature Area

Approximately 2,000 acres will be maintained for trails and nature areas in the central and eastern portions of the Camp Bonneville property. The public will access this area through hiking trails, mountain bike trails, and equestrian riding trails. Environmental learning areas will also be identified for use by all age groups. The County will also work the State Fish & Wildlife Service and US Fish & Wildlife Service to explore opportunities on the site to enhance the fish population and re-introduce native species. The majority of these recreational trails will utilize gravel and unpaved roads and cart tracks which already exist throughout the Camp Bonneville property, however additional trails will be created as funding becomes available. Trails in these natural areas will also be utilized by trail maintenance staff, timber management crews, and emergency response personnel such as fire fighters.

4.5.7 FBI Firing Range

An area immediately adjacent to the law enforcement firing ranges has been identified for lease by the FBI. The FBI's current range is located less than 1/10th mile from the meadow area, the primary area of public usage. Noise studies indicate that firing ranges must be located no closer than 2,000 feet from neighborhoods and public use areas. Because of this, the FBI has been asked (and has agreed) to move its range to the area which will meet this criteria. Due to safety issues, the FBI has been supportive of the LRA's requirement that the relocated FBI range be

baffled. The FBI has estimated past usage to be 60-80 days per year, with usage (except for emergency training) usually able to be scheduled in advance. It is essential for the viability of the regional park that FBI usage be limited to solely meeting the FBI's needs, particularly during the peak months for park and outdoor school usage at the nearby meadow areas. The FBI has been willing to share range usage with law enforcement agencies when FBI agents are available to oversee the usage.

With the closure of Camp Whythicum and the critical shortage of firing ranges, it is expected that law enforcement agencies will request additional usage of the FBI's range. If the property were to be directly transferred to the FBI, the LRA would have no ability to ensure that the FBI range is not put to constant usage, with firing range noise levels during peak park usage months creating a great risk of subsequent closure of the regional park and related activities. Although baffling provides safety, and buffers reduce noise, it is expected that unless more effective noise buffers are invented in the near future, gunfire will still be audible in many areas of the park. Numbers of park users may decrease significantly due to a desire by park users for quiet, natural sounds, and/or an aversion to the sound of gunfire, and/or an involuntary response of fear . The National Parks Service has expressed similar concerns and is willing to assist in sponsoring property transfer with a long term (up to 50 year) renewable lease to the FBI for a firing range site, limiting charges to actual costs incurred from FBI range usage.

4.5.8 Timber Resource Management Area

The Camp Bonneville property has significant forested areas which provide valuable wildlife habitat, stream water quality and watershed protection, and open space. Timber thinning is recommended as part of the management plan to maintain the health of this forest environment, reduce potential fire hazards, and provide a revenue product from timber sales. Forest Management goals will include, but not be limited to the following areas. To simulate an old growth timber stand structure by generating an older age class of the seral species which is Douglas fir. To optimize growth, yield and forest health. The County forestry staff is planning to use several silvicultural techniques to accomplish this, which will be addressed in detail in a forest management plan which will span a 50 year period.

The Timber Resource Management Area of Camp Bonneville is divided into two phases. Phase 1 consists of the western portion of the Camp Bonneville property, most of which is proposed as a county regional park. Phase 2 includes the balance of the property, the majority of which will be designated as open space greenway.

A Timber Inventory Estimate and Valuation Report, dated November 12, 1997, was prepared as part of this reuse planning study and is included as Appendix B of this report.

To prioritize parcels for cleanup, Clark County's forester will be conducting a more detailed evaluation, assisted by Explosive Ordinance Demolition (EOD) escorts provided by Fort Lewis. The Army's EE/CA report originally planned for January 1999 will estimate cleanup costs and evaluate technological options for cleanup. The more detailed timber analysis will identify parcels which are essential for the viability of the reuse plan, and together with the EE/CA will

allow the Army and the local community to identify a transfer timeline that will be in the interests of all.

4.5.9 Wetland/Riparian Area Restoration/Enhancement & Habitat Restoration

Part of the plan for redevelopment of Camp Bonneville includes the restoration and enhancement of existing wetland and riparian areas. Additionally, it is intended that the reuse development process will enhance the entire site for wildlife, fish and native plant

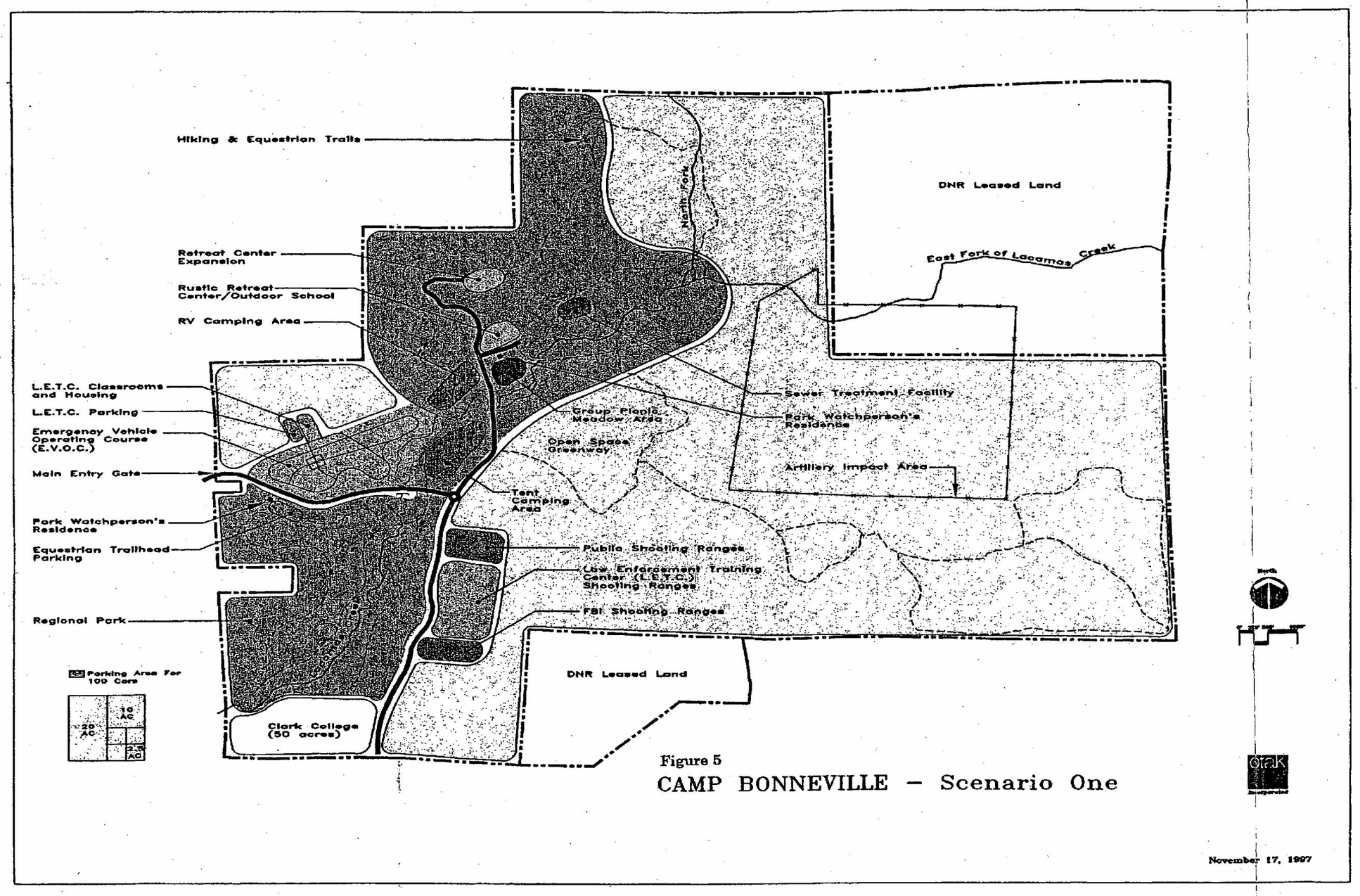


Figure 5
CAMP BONNEVILLE – Scenario One

November 17, 1997

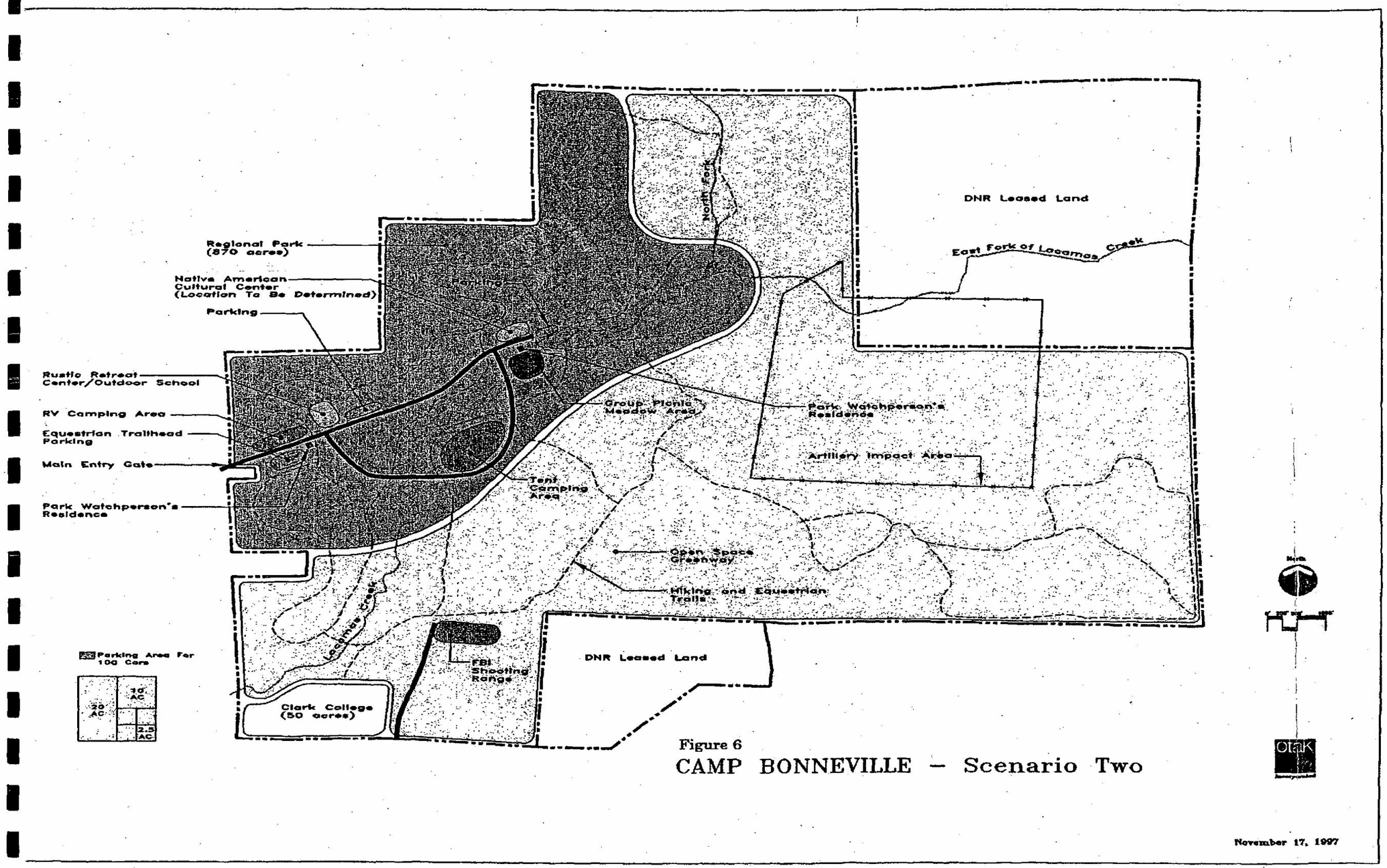


Figure 6
CAMP BONNEVILLE – Scenario Two

November 17, 1997

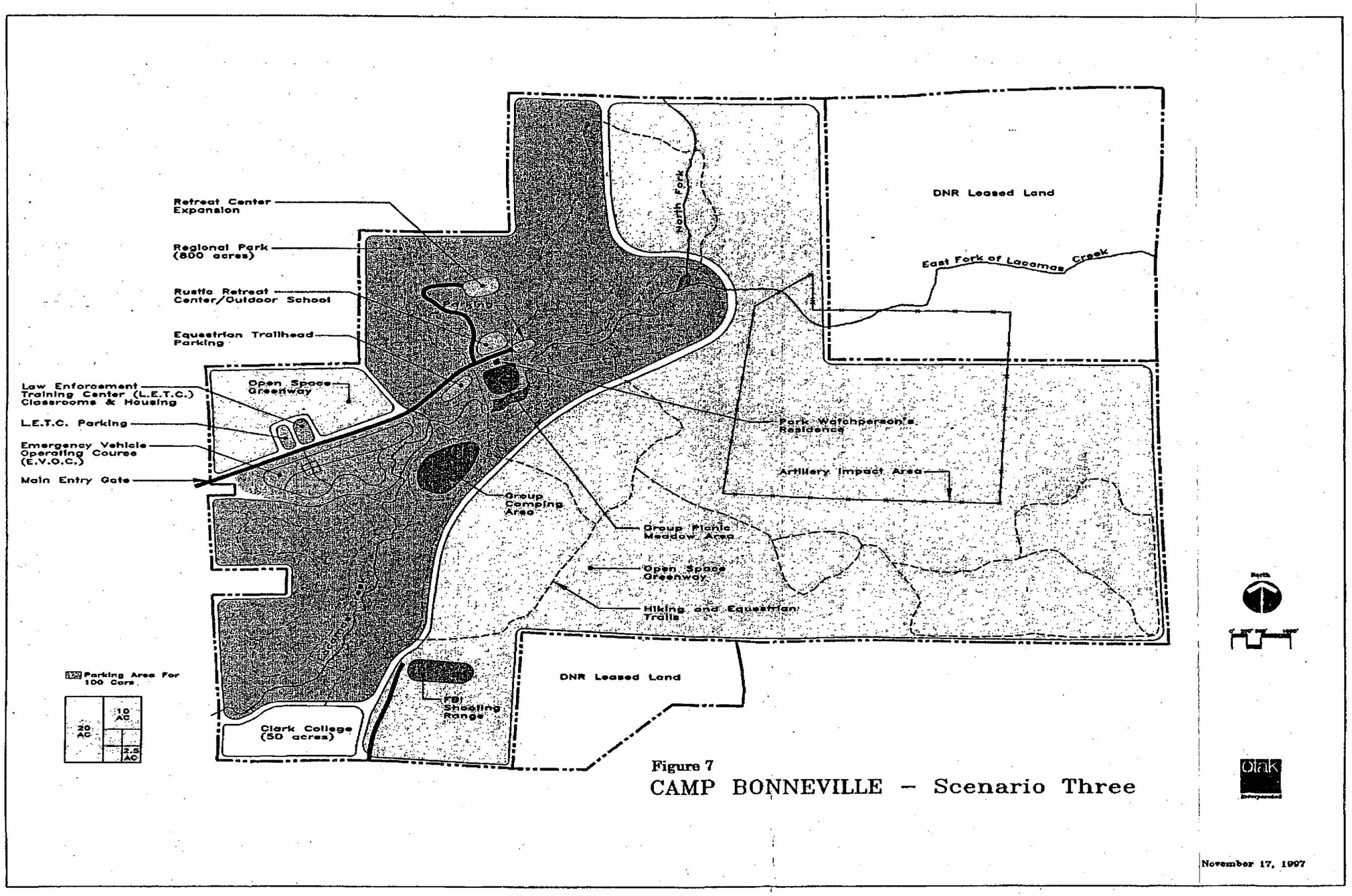


Figure 7
CAMP BONNEVILLE – Scenario Three

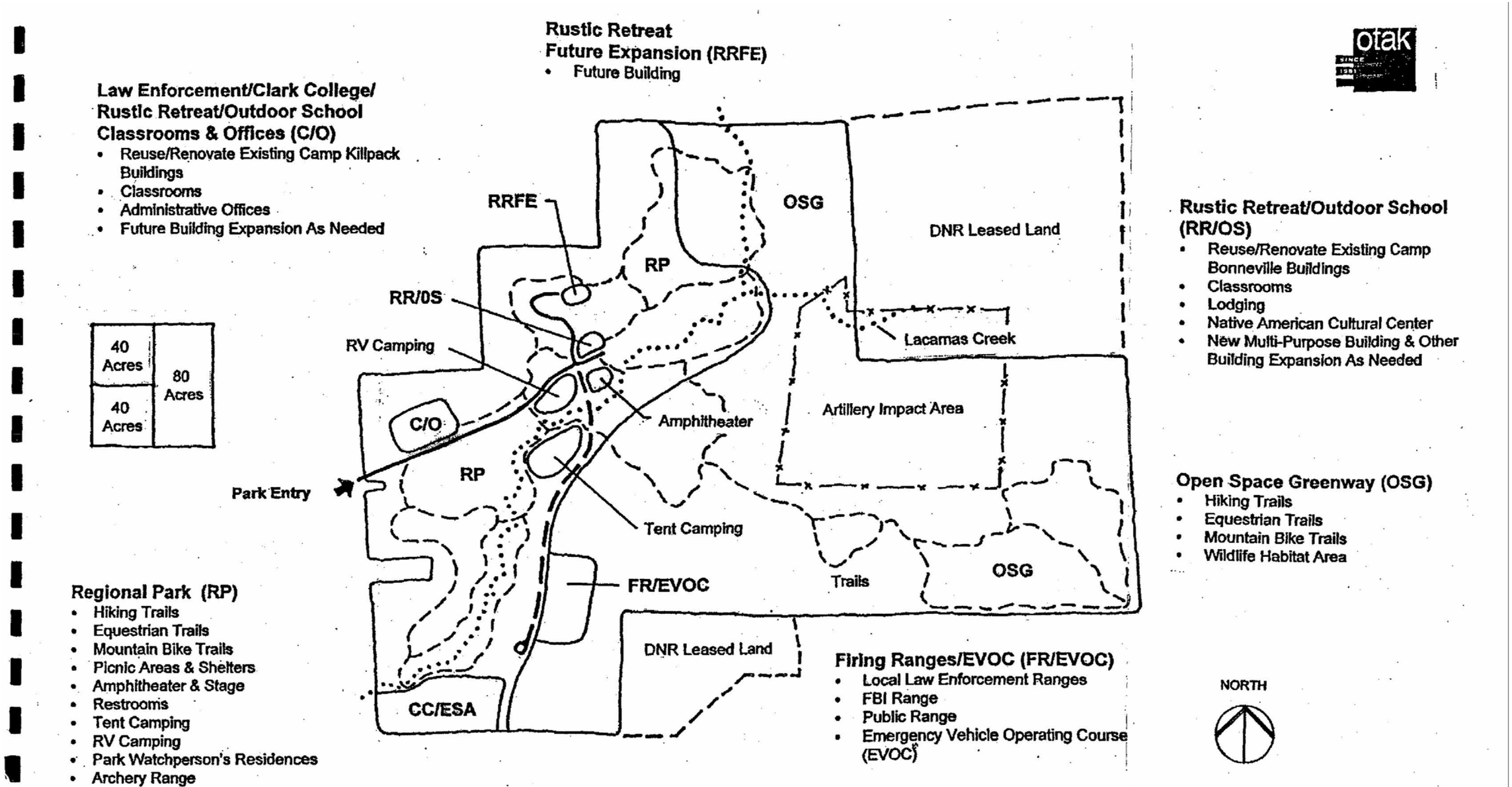


Figure 8

Camp Bonneville
Reuse Planning Committee's Preferred Plan

May 1, 1998

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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)

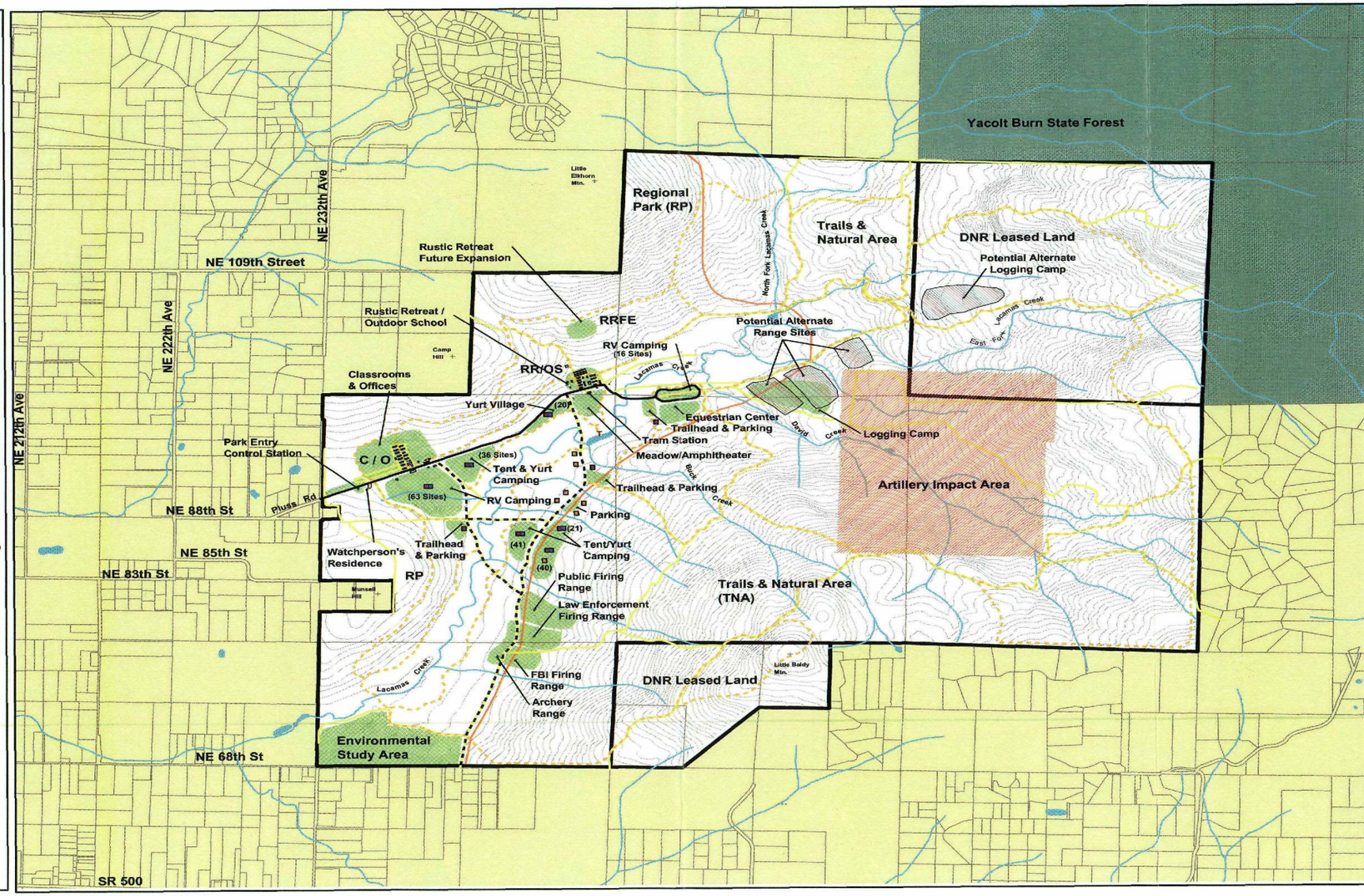
* Local Law Enforcement Range
* FBI Range
* Public Range
* Restrooms for Shooters
* Mine Gravel for Range Site

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
- Yalcolt Burn State Forest

0 285 570 1,140 1,710 2,280 Feet

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

the jd white company, inc.

Creative Problem Solving

Plot Date: 3-17-03

Information Source: Clark County GIS Data Oct. 2002

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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
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- Park Maintenance Headquarters

Rustic Retreat Future Expansion (RRFE)

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Regional Park (RP)

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- 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)

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- CPU Well Field
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Trail and Nature Areas (TNA)

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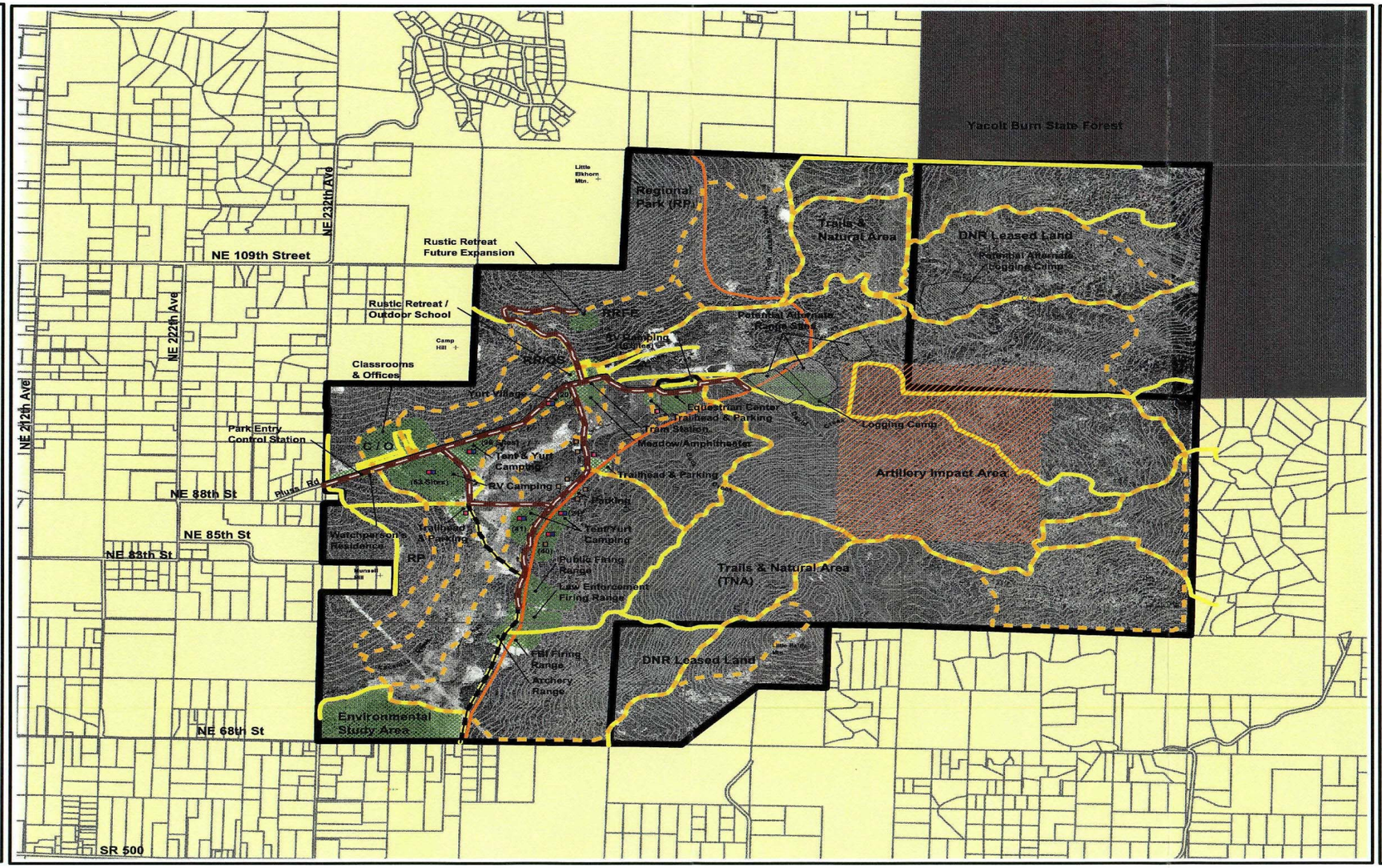

FIGURE 10

Camp Bonneville Reuse Plan

Schematic Utilities Plan

LEGEND

- Utility Corridor
- 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
- Yalcolt Burn State Forest

N W E S

0 250 500 1,000 1,500 Feet

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: 3-18-03

Information Source: Clark County GIS Data Oct. 2002

Section 5.0
ECONOMIC DEVELOPMENT OPPORTUNITIES ANALYSIS

5.1 Benefits to the Local Economy

The Portland Metropolitan Statistical Area, including Clark, Clackamas, Multnomah and Washington Counties, has a population of 1,779,200 as of July 1, 1997, which is expected to grow to 2,364,000 within the next two decades. This makes the Portland Metropolitan Statistical Area one of the three fastest growing areas in the nation. Clark County is the fastest growing county in Washington and the Portland metropolitan area. The current population, 320,000, has doubled in the last 25 years. The City of Portland, with a growing population of 495,090, is within 15 miles of the base. Growth management plans for the area are focusing on a much higher density in urban areas.

Because of this increasing growth in population and density of development, there is a corresponding increasing need for parks, open space and recreational opportunities accessible to the urban areas. Camp Bonneville provides a unique opportunity to provide an area with dramatically increasing urban density with needed open space. With increased access to areas for physical exercise local residents and tourists will buy more goods and services such as hiking boots, bicycles, outdoor apparel, etc. Computer models have shown that increases in consumer expenditures on goods and services related to physical activity generated more jobs and higher overall labor income than an equivalent increase in expenditures on general goods and services (Conference Board of Canada, 1991). Also, studies have indicated that quality of life opportunities such as access to natural settings, recreational and cultural opportunities and open space, and rivers, greenways and trails are the main factor in business location (US National Park Service, 1990).

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 in the near future. But 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 has provided a unique opportunity to provide this service to the community.

The population growth is also increasing the need for law enforcement services. The Washington State Criminal Justice Training Commission has requested that agencies coordinate and conduct more localized training due to cuts in the state’s training budget. Training areas in Clark County are often substandard or non-existent. However purchase of property for increased law enforcement training competes with other pressing County needs. Through a transfer of property and by partnering with Clark College for use of classroom facilities proposed for construction at the site, a training center can be provided for local law enforcement training. Camp Whythicum, the primary firing range training area for the Portland Metropolitan area, has been recently closed due to its proximity to residences, which have grown around the range. Because of the shortage of open space easily accessible to the urban areas, law enforcement agencies are concerned about the feasibility of finding areas within reasonable proximity to

develop firing ranges. Although the County Sheriff's Office currently has a firing range, it is located in an area that also is expected in the next ten years to become more highly developed, increasing the chances of future closure. Firing ranges are proposed at Camp Bonneville in areas that have been historically used for this purpose, and can be located at a distance that minimizes noise to neighbors and park users, with safety features such as baffling required to ensure compatibility.

5.2 Target Use Analysis

The purpose of this section is to evaluate specific reuses, which possess revenue potential at Camp Bonneville. This analysis examines several reuses, which are most likely to provide significant community benefits and to generate revenues adequate to cover the costs of development and operation of the entire reuse development.

5.2.1 Timber Management

Planning principles for the Camp Bonneville reuse planning process delineate that "there will be no clear cuts except where required for site development and environmental management purposes." As Camp Bonneville timber has not been actively managed since 1981, timber throughout the property has become too dense for the health of the forest. Timber revenues will be used to leverage matching grants that together will provide the ongoing revenues needed for both capital and operational costs.

A Timber Inventory Estimate and Valuation Report, dated November 12, 1997, was prepared for Camp Bonneville (see Appendix B) as part of the data collection and economic analysis process. This report documents the conditions of existing timber stands and estimates the value and revenue potential of harvesting the marketable timber at Camp Bonneville through selective thinning.

This report estimates that timber thinning will yield only enough revenue to adequately support a basic level of park services in the foreseeable future.

A more detailed evaluation is planned to allow LRA prioritization of parcels for cleanup and transfer to ensure the financial viability of the reuse plan.

5.2.2 Rustic Retreat Center/Outdoor School

A rustic retreat center must be simple in nature and provide service primarily to the general public to meet park conveyance requirements.

<u>Expected usage</u>:
Based on an inventory of six conference/retreat centers in Washington and Oregon, a new conference/retreat center (with indoor plumbing in each building and a multi-purpose gathering space) at Camp Bonneville would be expected to attract from 83 to 102 person days per bed assuming a capacity of 80 beds. (A 'person day' is the conference industry's standard method of determining a center's usage and defined as three meals and one night accommodation for

overnight guests or three meals for day users.) It is also expected that 50% to 70% of the center's total business would be overnight users.

An alternate for of conference/retreat center which utilizes the barracks at Camp Bonneville and Camp Killpack, i.e. bathroom facilities in a remote building and no flexible multi-purpose gathering center is thought to be viable by certain advocates. The existing retreat center/ outdoor schools most relevant to Camp Bonneville in terms of location and service to local school districts are Camp Wa-Ri-Ki and Camp Melacoma, located north of Washougal. These existing camps operate for approximately 8 to 10 months a year. They are nearly 100% utilized from April through August, but during the rest of the year are used mostly on weekends. Based on Camp Wa-Ri-Ki and Camp Melacoma, we expect 12,000 to 17,000 person visits annually to Camp Bonneville if similar facilities and amenities were provided.

Three outdoor schools in Washington and three in Oregon were surveyed and the amount of usage varied considerably. The superintendents from the Clark County school districts have expressed support for future use of Camp Bonneville barracks for outdoor school. It is anticipated that during outdoor school season (April, May, September, October), barracks that are brought up to safety code (buildings have lead based paint) would be utilized to capacity. Overnight use by children will need to be further evaluated to determine whether abatement will be required. The rate charged would be the rate comparable to that charged at the other outdoor school facilities, which are run by non-profit agencies and do not require the extensive capital improvements that are essential at Camp Bonneville. If local school districts use Camp Bonneville for outdoor school, their transportation costs would be reduced from current levels.

The estimated cost to improve Camp Bonneville to a minimal level required to meet code requirements for outdoor school usage is $486,000 plus an allowance of $190,000 for septic system upgrades). The estimated cost to do the same at Camp Killpack is approximately $313,000 plus an allowance of $190,000 for a septic system upgrades.

<u>Fee Revenue Potential</u>:
The economic evaluation of the use of the barracks for outdoor school and rustic retreat center assumes that a concessionaire will be found to make extensive capital improvements and operate the retreat center facility.

Based on comparable facilities, day user fees for a conference/retreat center at Camp Bonneville are expected to range from $29 to $44 per person and overnight users fees from $53 to $74 per person.

An outdoor school at Camp Bonneville should be able to charge from $6 to $10 per person per day, similar to fees charged by Camp Wa-Ri-Ki and Camp Melacoma.

<u>Operating Costs/Net Operating Income</u>:

Operating costs for a conference/retreat center at Camp Bonneville are expected to range from 85% to 95% of total revenue, based on a survey of 45 conference centers in 20 states. Operating

costs do not include debt service for capital improvements. After operating expenses, a conference center at Camp Bonneville is expected to have a net operating income of 5% to 15% of total revenue.

According to the director of Camp Melacoma, operating costs usually exceed total revenues in outdoor schools. On this basis, it is expected that an outdoor school at Camp Bonneville would operate at a net deficit. The same net loss is expected for an outdoor school at Camp Killpack but to a smaller degree because it is in better physical condition than Camp Bonneville.

Grants & Volunteer Assistance:

It may become necessary to explore grants, corporate sponsorships, and volunteer assistance, which may be necessary to reduce costs and attract interest by a concessionaire.

5.2.3 Law Enforcement Training Center (LETC)

Expected usage: Classroom facilities shared with Clark College in a new facility to be built, firing ranges, and training areas. If Clark College is unable to attain funds for this construction, and/or if zoning changes are not approved to allow new facility construction, the Sheriff's Office may renovate up to six buildings in the Camp Killpack cantonment area. An equestrian riding ring would be provided in the general vicinity of Camp Killpack, which will be open to the general public when not required for law enforcement training. A physical fitness course and canine training area would also be provided in this area. The canine training area would also be used for training of search and rescue dogs. Firing ranges will include one handgun range, one rifle range, and an area provided for future construction of an indoor firing range (which may be shared with the public). Adjacent to the ranges will be a shooting house, a building which provides law enforcement officers with opportunities to practice making decisions whether or not to fire. Firing ranges will be constructed as needed. Some of the firing range areas identified on the reuse plan are ranges that will be constructed if and when the present off-site firing ranges are closed due to increased development in their areas, or if these firing ranges no longer meet the needs of law enforcement and the public. Some range facilities, however, such as the shooting house and law enforcement rifle range, may be constructed soon after property transfer.

Fee Revenue Potential: For purposes of this study, the LETC is assumed to be a concession which leases land and facilities from the LRA. As such, fee revenue for this use is assumed to go directly to the LETC concession entity. Estimates vary as to the amount of fee income which could be generated by this use. The financial modeling in this report takes the conservative position that the LRA receives no fee income.

Operating Costs/Net Operating Income: Financial modeling of this use assumes a nominal lease in the amount of $25,000 per year from the LETC concession.

5.2.4 Public Firing Ranges

Expected usage: Although the current shooting ranges in the area meet market demand for the area, it is expected that as the area continues to grow, there is a strong possibility that these

ranges are at risk for closure in the future. To meet the future needs of the general public, an area has been identified at Camp Bonneville for public firing ranges.

Fee Revenue Potential: This use is assumed to be a concession to a non-profit entity who would be responsible for initial and operating costs and would collect all fees.

Operating Costs/Net Operating Income: A nominal lease amount of $6,250 per year is assumed for this use.

5.2.5 Regional Park

Expected usage: Due to the amount and cost of infrastructure that will be needed to develop a regional park, the financial analysis has focused on the costs for an initial "starter park." As infrastructure is developed, certain areas of the park will be developed and made accessible to the public. As timber revenue is obtained and matching grants are received each year, additional development will take place until the area reaches the standards of the other regional parks in the County. Initially, it is expected that picnic areas and campsites will be provided in the Camp Bonneville cantonment area, with trails throughout areas that are identified as "clean" and as safety measures are in place to ensure that areas that are not clean will not be accessible to the public.

Fee Revenue Potential: It is anticipated the regional park will charge parking fees in line with other regional parks in the area.

Operating Costs/Net Operating Income: Current financial modeling indicates that annual operating and maintenance costs to be approximately $367,000. Projected revenues from park user fees and timber management are anticipated to be cover park operations

5.2.6 Volunteer Labor

Volunteer labor is most appropriate for non-construction activities because of liability concerns by most public agencies. Therefore, it is anticipated that volunteer efforts would be in the areas of fund raising and generating sponsors for capital improvements rather than in undertaking the improvements themselves.

5.2.7 Demolition

Although it is anticipated that users/sponsers will be found for the Camp Killpack and Camp Bonneville cantonments it may, as a last resort, be necessary to demolish all or some of these facilities if meaningful reuses cannot be achieved. The cost to demolish the Camp Bonneville cantonment is estimated to be approximately $181,000. The cost to demolish the Camp Killpack cantonment is estimated to be approximately $189,000. The cost to relocate buildings at either camp is estimated to exceed the value of the buildings themselves.

5.3 Economic Development – Jobs Creation

This reuse plan envisions many distinct but inter-related activities. As a direct result of these activities four categories of job creation will result:

I. Direct employment at the Camp Bonneville Regional Park site

II. Direct employment via the capital development of the site, predominately construction trades
III. Immediate vicinity secondary development enabled through increase of parks land to developed property ratio
IV. Indirect impact to community businesses resulting form visitors and tourists to the park.

Collectively, the anticipated job creation will be on the order of **28** Full time Equivalents (FTE's). Breakdown of that job creation is envisioned as follows:

I. Direct employment at the Camp Bonneville site

	FTE Creation
1) Timber Management	
a) General Operations	3.0
2) Rustic Retreat Center/Outdoor School	2.0
3) Public Firing Ranges	
a) General Management	1.0
4) Regional Park	
a) Overall Site Management/ Security	
i) General Manager	1.0
ii) Watchpersons	3.0
iii) Utility Maintenance Manager	1.0
iv) Maintenance Workers	4.0
b) RV Campground	2.0
c) Tent Campground	2.0
d) Equestrian Center	4.0
e) Tram Operations	2.0
5) General Store/Cafeteria	
a) Misc. Operations	3.0
Total	**28.0**

II. Direct employment via the capital development of the site

We have used a computer program ("MGM2 Operating Expense Impacts", developed at Michigan State University) which models Park Revenue based on projected operations. Using the program for this proposed reuse of Camp Bonneville yields an overall snapshot of the impact of park development.

Full development of the site is planned to occur over an estimated 20 years, depending on financial resource availability. In general, annual Capital Development on the order of $500,000 is practical. This annual construction expenditure will provide employment predominately in the high wage construction trades. Subtracting out the Park employment mentioned in item I above, the net result of "secondary" job creation is **24** FTE's

III. Immediate vicinity secondary development

At present, Clark County Washington is partially constrained from development of the rural area due to an imbalance in the Parks land to Developed land ratio. Development of this site as the

proposed Regional Park will have a significant impact on that ratio and subsequently allow further development of the rural Clark County area. While it is difficult to identify a number at this stage, Clark County is well known for its' quality of life, affordable housing and stable economy. Through development of the reuse activities at Camp Bonneville, the probability exists for generous job creation resulting from rural development in the surrounding area.

IV. Indirect impact to community businesses resulting from visitors and tourists.

The planned reuse activities will have the potential as a regional magnet for tourism as well as visitors and students associated with the outdoor school and law enforcement training center. Detailed estimates of indirect economic impacts on the local community are beyond the scope of this report. However, based upon U.S. Department of Commerce, Bureau of Economic Analysis, regional economic multipliers for the Portland-Vancouver Metropolitan Region, indirect job creation for service sector employment is typically 1.4 to 1.7 times direct job creation. While difficult to quantify at this stage, it is reasonable to assume a positive community impact on the order of 57 to 65 direct and indirect jobs will be sustained as a result from this reuse plan.

Section 6.0
IMPLEMENTATION

6.1 Preliminary Financial Analysis

The consulting project team conducted a preliminary financial analysis of the preferred Camp Bonneville Reuse Plan. The financial analysis is based on market, financial and cost information that was compiled during the planning process, and is referenced in the plan Appendix document. A Camp Bonneville Reuse Plan Finance Subcommittee served as the technical advisor in formulating development program and cost assumptions.

The Reuse Plan for Camp Bonneville includes a balance of public recreational, educational and law enforcement activities. The key revenue generating element of the Reuse Plan is a program of moderate sustainable Timber Management. The revenue from Timber Management would fund up-front site infrastructure costs for roads and utilities, and could offset site carrying costs and future regional park operations.

The key development components of the site include:

- Regional Park;
- Rustic Retreat/Outdoor School;
- Clark Community College;
- Law Enforcement Training Center (with potential future seasonal public firing range.

Other future uses for the site may include expanded recreational trails and park facilities.

The preliminary financial analysis evaluated the capital and operating cost of the site reuse elements. Because construction of specific project elements (e.g., regional park, law enforcement training center, etc.) will depend on available funding agreements, a preliminary project sequencing strategy was defined. Each of six project sequences was evaluated for its independent ability to break-even. Once all site reuse components are built, Camp Bonneville must be able to break-even or produce a positive net cash flow to the County.

As indicted in ***Table S-1 (Appendix F)***, based on the current revenue and cost assumptions, the combined site reuse components are anticipated to produce a modest positive net income stream at build-out prior to redemption of local bond issues.

Managing county financial risk is critically important during the land conveyance negotiation process. It will be necessary to get assurance from the Army that timber parcels prioritized by the LRA as critical for the viability of the reuse plan will be transferred to the county with the cantonment areas. Potential funding shortfalls during any given year can be mitigated through proper planning of reuse elements and allocation of timber reserves to a special fund for Camp Bonneville management and improvements.

The Reuse Plan for Camp Bonneville not only minimizes county risk, but also is designed to appeal to a broad array of public interests, and a variety of recreational users. The plan, while designating areas for specific development concepts, provides flexibility in how the county can phase development in a manner that is consistent with available funding, and with final designs that are sensitive to environmental features and adjacent land uses.

Additional detailed information on the financial analysis for Camp Bonneville is included in the Appendix document.

6.2 Acquisition Alternatives for Camp Bonneville

There are a number of ways for a community to acquire surplus base property. At Camp Bonneville, all transfer options will be through conveyances. Available methods considered for the Camp Bonneville property acquisition include the following:

6.2.1 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)]. This land is transferred to a public agency at no cost with the condition that it be used for parks and recreation in perpetuity. 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 space, and beaches.

National Parks Service staff have visited Camp Bonneville and are aware of the various reuse at the site. Once Federal property has been conveyed, the National Parks Service is responsible for monitoring the use of the land to ensure it is managed according to the terms and conditions of the transfer. The monitoring component of the program ensures public access for recreational use and the continued protection of the natural and cultural resources located on the property. Because of serious concerns by the LRA and the National Parks Service, the FBI firing range area must be leased through the County rather than transferred to the FBI.

The LRA would also need to request sponsorship by the National Parks Service of public and law enforcement firing range areas. To promote park and trail usage, firing ranges will be open

only six months each year during non-peak park usage months, with no usage on weekends year-round, resulting in firing ranges being open only 35% of the year. During times of firing range closure, a large area of trail and wetland education areas will be more inviting due to elimination of gunfire noise. Firing ranges will also only be constructed as they are needed by both law enforcement and the public. Some of the firing ranges are planned for Camp Bonneville because of expectations that the firing ranges currently operating off-site may be forced to close in the future due to continued development in the adjacent areas. Until (and if) those closures occur, some of the areas designated for firing range use will remain natural areas, with sponsorship by the National Parks Service necessary.

6.2.2 Educational Conveyance

Public Benefit Transfers of surplus Federal real property are made pursuant to provisions of the Federal Property and Administrative Services Act of 1949 (P.L. 81-152), as amended, [40 U.S.C. 484(k)(1). The Act gives authority to the Secretary of Education to sell or lease such property at a price, which takes into account the public benefit, which will accrue, to the United States because of eligible educational use.

The sale price of a property is its fair market value at the time of transfer. The actual amount of cash payment required of a successful applicant is determined by applying a public benefit discount allowance against the sale price. Discounts for "on-site" educational transfers range from 40% to 100%, but typically made at a full 100 percent public benefit. The total public benefit allowance accorded a transfer will vary depending upon the educational use proposed and the degree of need.

All public benefit transfers for educational uses are subject to certain terms and conditions which remain in effect for a specified number of years. For on-site properties the usual Restriction Period is 30 years.

During the Restriction Period:

1. The property must be used continuously for the approved educational purpose(s), either as originally approved in the application to acquire the property, or as may be later approved in an amendment to the approved utilization plan.

2. The property cannot be sold, leased, rented, mortgaged, encumbered or disposed of, in any way, without the prior written consent of the Government. (The recipient can, however, "buy out" the remaining unused value of the conveyed property.)

3. The educational recipient (Transferee) must file a brief annual utilization report and certification of compliance with the Department of Education (usually 2 pages or less).

4. The Transferee must remain tax supported or nonprofit and tax exempt as was required at the time of transfer.

5. The Transferee must comply with the usual statutory requirements regarding

nondiscrimination.

Although they have not visited Camp Bonneville, Department of Education staff have been regularly informed of the proposed reuse areas at Camp Bonneville that may be sponsored as an education public benefit conveyance. The Department of Education sponsorship may be requested for the Clark County law enforcement/Clark College environmental education classroom building.

6.2.3 Public Safety Conveyance

The LRA will also explore the option of sponsorship of law enforcement training areas through a General Services Administration public safety public benefit conveyance approved by the Department of Justice. Rules regarding this transfer are now being drafted and will be reviewed by the LRA when they are made available. Property transfer authority for Justice Department transfer authority will terminate on December 31, 1999. Unless this authority is extended, the LRA will need to apply for sponsorship in the very near future if this sponsorship is needed.

6.2.4 Special Legislation

Ideally Camp Bonneville would be conveyed as a single event.

There are three reuse options that may require special transfer consideration by the General Services Administration (GSA), with the alternative being special legislation a backup consideration should difficulties arise in their transfer.

The first is the law enforcement firing range area. The LRA will be requesting a sponsorship of these range areas through a PBC sponsored by the National Parks Service. The firing range usage has been limited to a maximum 35% of the year to open more areas for trail usage throughout the site and provide a quieter environment for park users. Firing ranges will also only be constructed as needed, remaining natural open space areas until (and if) firing ranges are constructed. An NPS sponsorship also provides the community with flexibility to close the ranges or further limit their usage days and hours due to any effects of noise on park usage and viability.

The second area of concern is the Camp Killpack barracks buildings. The plan for these buildings is for a rustic retreat center and outdoor school usage, with sponsorship by the NPS. If, however, the proposed new building for Clark College and law enforcement training fails to be rezoned for this usage, law enforcement has requested that up to six of the Camp Killpack barracks buildings be used for law enforcement training. This would require a change in sponsorship to an education or law enforcement sponsorship, which is not currently the usual practice in federal land conveyance.

A third area of concern is the zoning restrictions for the proposed Clark County law enforcement/Clark College classroom facility. While a zoning change may allow construction of the building, there is a risk that the zoning restricting parcel size to 40 acre minimums may not change. The 40 acres surrounding the classroom building are critical park usage areas.

6.2.5 Conservation Conveyance

Under 10 U.S.C. 2694a, the Secretary of the Army is authorized to transfer BRAC bases at no cost, provided that the property is used for natural resource conservation. As discussed in section 5, this reuse plan will contribute significantly to the open space conservation for the surrounding area of Camp Bonneville. A Conservation Conveyance would transfer the site under a single conveyance and does not require third party sponsorship.

6.2.6 Acquisition Strategy Summary

As of November 2005, the LRA's preferred conveyance mechanism is the Conservation Conveyance. This type of conveyance is commensurate with the proposed reuse activities and resultant open space designation. The open space creation is consistent with the Rural setting of Camp Bonneville.

It is recommended that the entire property be transferred to Clark County to ensure a holistic management of the site. The LRA will seek a Conservation Conveyance for the acreage at Camp Bonneville. Acreage allows for extensive parks and open space, including an outdoor area used for law enforcement training (shared with the public) and an area to be possibly leased on a long term basis to the FBI for its firing range. This transfer will be in perpetuity. Leased areas can be approved for individual users, such as the FBI, but subject to the agreed upon terms and conditions between the County and its tenants.

The LRA will provide the Army with an update to the reuse plan which will refine the location of the reuse activities that are critical to ensure the viability of the reuse plan. Although there are some areas where reuses must be located for various reasons (such as firing ranges because of location for noise and safety), the LRA is willing to work with the Army to find comparable reuse locations for reuses that are found to be located in areas heavily contaminated with UXO, or in areas that are found to be wetlands, significant riparian areas, have cultural significance, or have endangered/threatened species. The LRA also will strive to identify timber parcels that are in need of thinning and whose revenues are essential for funding necessary infrastructure, operations, and for matching grants.

The LRA will also continue to evaluate liability issues to ensure that the County is indemnified for damages that are incurred in areas that have been transferred, have been identified as clean, and where the County/LRA has not violated any institutional controls agreed upon prior to transfer. (Example: If deed restrictions allow usage, but restrict digging to a three foot level, and an injury occurs from a surface UXO missed in the cleanup process, the County would need assurance of indemnification.) Before agreeing to accept transfer of property, the County will evaluate factors such as the risks associated with acceptance of the various parcels, the timeline for cleanup and transfer, the restrictions/institutional controls placed on property usage, and the Army's security measures for property awaiting cleanup. It is expected that the Army will at a minimum conduct a surface sweep and cleanup of all properties transferred, unless an Early Transfer is conducted*. The County is not interested in accepting transfer of property known to be contaminated with UXO, and expects the Army to provide adequate security to prevent public access to these sites*.

** The early transfer process delineates the identification of contaminated property in the transfer documents*

6.3 Permanent Implementation/Management Organization

At the conclusion of the base reuse planning phase, the local redevelopment authorities (such as the Camp Bonneville Local Redevelopment Authority) created for planning the base reuse inevitably transition into permanent property management and development "implementation LRA." This organizational transition from a planning LRA to an implementation LRA is a normal step in the military base reuse process.

In the case of the Camp Bonneville property, the Board of Clark County Commissioners should become the implementation local redevelopment authority and should take permanent title to the base property. The Vancouver-Clark Parks & Recreation Advisory Committee will provide oversight to the site management of all planned reuses. A public advisory body, meeting quarterly, should be created among the several Camp Bonneville users and neighbors as well as the adjoining educational entities, to provide the Vancouver-Clark Parks & Recreation Advisory Committee input on the long-term management of the site.

Section 7.0
OTHER ISSUES

7.1 Future Modifications of the Reuse Plan

There are a number of factors, which could impact this Reuse Plan and create the need to modify this plan at a future time:

7.1.1 UXO

It was initially expected that UXO sampling information would be available to the LRA prior to reuse plan preparation. Completion of the UXO sampling report has been delayed until late August, 1998. The EE/CA report, due in January 1999, will also be an essential planning tool. Based on the archive search, the LRA has made assumptions on locations of reuse activities. The archive search addendum has also not yet been completed; the initial search was incomplete because it did not include interviews with neighbors and others familiar with the history of Camp Bonneville. The LRA has significantly limited development (which lowers cleanup costs) and will work with the Army to, wherever possible, relocate developments which have been planned in any areas that are found to be more contaminated than originally anticipated. UXO information will also be essential in determining which parcels will be accepted by the County for transfer.

7.1.2 Endangered and Threatened Species

Access to the site by U.S. Fish and Wildlife, State Fish and Wildlife, and the Clark County biologist has been limited by the incomplete UXO sampling process. When these agencies gain access to the site and present their findings with regard to endangered and/or threatened species, the Reuse Plan may need to respond.

7.1.3 New Salmon and Trout Regulations

It is possible that new federal regulations regarding protection of sensitive lands associated with salmon and trout habitat will impact the Camp Bonneville site. If and when this occurs, the Reuse Plan may need to be modified to respect these constraints.

7.1.4 Wetlands and Riparian Areas

When access is allowed to the site, delineation of wetland and riparian areas may require changes to the location of some uses in the Reuse Plan. This plan is currently based on locally available maps indicating, without detailed specificity, the location of wetland zones.

7.1.5 Archaeological Findings

Approximately 700 acres at Camp Bonneville have been identified in a March 1998 site map ***(Figure 10)*** for cultural/archaeological evaluation. These studies are tentatively planned for 2000-2001(a timeline the Army has expressed support in accelerating), assuming these areas will be identified as “clean” for UXO. These areas coincidentally are areas identified as areas of relatively high public use and access. If these studies uncover significant archeological findings, it is likely that the Reuse Plan may need to be modified.

7.1.6 Transfer Restrictions
It is possible that deed restrictions or other institutional controls may be attached to the transfer of property to the LRA. In that event, the LRA will need to evaluate the institutional controls to ensure that the proposed reuses and transfer of the property remain viable.

7.1.7 Zoning
At least two components of the Reuse Plan are expected to require a zone change prior to development: the Clark College facility and RV camping. If the rezoning process involves additional constraints, the plan may need to be updated in response. If rezoning is not approved, areas identified for a Clark College facility, as well as some of the Camp Killpack barracks buildings, may require a change in federal agency sponsorship.

7.1.8 Timber Harvesting Restrictions
Any restrictions disallowing timber harvesting will prompt reconsideration of the reuse plan. Revenue from timber thinning is critical to the success of the reuse plan. The cleanup time line and subsequent transfer of properties will also affect timber revenue (and infrastructure financing). An EECA is at this time is scheduled to be completed by January 1999.

7.1.9 Sewage System
Following review of the draft operations manual, site survey and remediation study (to be completed later this year), and discussions with DOE, the Reuse Plan may need to be modified.

7.1.10 Lead Contamination
Tests were requested two years ago on lead levels in water entering and leaving Camp Bonneville. Those results are expected the fall of ‘98. If lead levels are at an unacceptable level, the LRA will need to reconsider liability and environmental factors which could result in elimination of firing ranges in its reuse plan.

7.1.11 Liability Issues
At this time it is unclear whether the County will be liable (when abiding by the deed restrictions) for damages from UXO on the transferred property. The LRA hopes that UXO will be identified in CERCLA 330 (h)(c) as being covered in providing the County indemnification upon transfer. Availability and cost for insurance for UXO risk will be assessed after the UXO report is issued to determine the County’s risk in accepting transferred property.

7.1.12 Other Environmental Contamination
The Army Corps of Engineers is continuing its evaluation of various areas at Camp Bonneville such as landfills, burn areas, maintenance sheds, etc. While no unremediable, serious contamination has yet been identified, there remains the possibility that contamination may be found which could warrant changes in locations of proposed reuses.

7.2 Safety

Due to concern for public safety, Senator Patty Murray sponsored legislation which required the Army to provide the community with information by November 1997 on the extent and risks of

UXO at the site. Much of the border of Camp Bonneville is unfenced. Because of permission granted to the public for use of the site for hunting, outdoor school trails, picnics, and equestrian usage, many in the community are skeptical of UXO risk. Trespassers are frequent at the site. Since UXO sampling has begun, security at the site has been increased, however this security is tied directly with cleanup efforts and may not extend into the future. Based on the UXO found on the surface of the sample grids, the local community remains concerned and believes that the Army should continue to provide adequate security for all military-owned properties at Camp Bonneville.

7.3 Fire

Fire inspection of all structures by the Army needs to be conducted on a regular basis. Roads have been deteriorating due to reduction of maintenance funding for vegetation spraying, increasing erosion and reducing accessibility throughout the site in the event of a fire. Since the Camp Bonneville area is part of the Yacolt Burn area (and two additional major burns), and due to the recent extensive residential development in the Camp Bonneville vicinity, access roads for fire suppression are critical for health and human safety.

7.4 Site Maintenance

Buildings are deteriorating, and roads/trails are becoming overgrown or eroded due to reductions in Army maintenance levels.