



## Department of Energy

Bonneville Power Administration  
2410 E. Hawthorne Rd.  
Mead WA 99021

November 9, 2007

Subject: Starlite Heights Preliminary Plat (P-07-16)  
BPA Reference: Schultz-Raver Corridor

Kittitas County Community Development Services  
ATTN: Dan Valoff  
411 N Ruby St, Ste 2  
Ellensburg WA 98926

Dear Mr. Valoff,

The Bonneville Power Administration (BPA) has reviewed the above-referenced plat and its relationship to the 687½-foot wide BPA transmission line easement that this plat impacts. BPA has several concerns about the proposed plat, all which revolve around the road system which crosses the above mentioned easement.

BPA's easements are taken with many restrictions that limit the underlying land owner's use of the property. One restriction is our ability to operate and maintain our facilities safely. A common use of the easement area that quite often does impact this ability is the location of roads. Many roads are located in areas which do not have adequate ground-to-conductor clearances to meet National Electric Safety Code (NESC) and BPA standards. An additional factor with these subdivision roads is that typically these have curbs, drainage, and utilities located in or along the roadways. All of these can impact our ability to adequately operate and maintain our facilities.

The Starlite Heights plat appears to have one piece of road crossing almost perpendicular and a portion which runs longitudinally along the northern edge of the easement. Although this portion of the corridor is currently unoccupied, should BPA install a line there in the future, there is a good chance that this road would cause safety issues and could not be allowed.

The developer of this subdivision will need to submit a land use application to BPA indicating the location of any facilities, activities, or property lot lines which will be located within the transmission line corridor. Their application should indicate distances from the nearest tower and be as clear and descriptive as possible. Grading plans should also be provided as grade changes can severely impact the safety of both the public and BPA's personnel working on its facilities. This application can be found on the BPA website at ([www.transmission.bpa.gov/LanCom/Real\\_Property.cfm](http://www.transmission.bpa.gov/LanCom/Real_Property.cfm)). Please note that there is a \$250 application fee associated with this application and the review process typically takes 8-10 weeks. Upon review and approval of their application, BPA will issue a Land Use Agreement which will be copied to you so that you are notified of the conditions/requirements in which their development activities can be performed safely within the BPA transmission line corridor.

BPA appreciates you soliciting comments on plats which might impact our facilities. The opportunity to provide feedback is greatly appreciated and helps to minimize later disputes or unnecessary strained relationships with the public when incompatible activities have to be modified or removed from the easement. Please give me a call if you have any questions, I can be reached at (509) 321-2226 or toll-free at (877) 417-9454 or by email at [merosales@bpa.gov](mailto:merosales@bpa.gov).

Sincerely,

A handwritten signature in cursive script that reads "Mari Rosales".

Mari Rosales  
BPA Field Realty Specialist