



Department of Energy

Bonneville Power Administration
Spokane Regional Office
2410 East Hawthorne Road
Mead, WA 99021

RECEIVED
JUL 27 2007
KITITAS COUNTY
CDS

July 26, 2007

In reply refer to: Ben Davidson 4 Lot Short Plat

BPA Reference: Covington-Grand Coulee corridor
{Str 32/3 on Schultz-Echo Lake line}

Mr. Ben Davidson
PO Box 863
Cle Elum WA 98922

Dear Mr. Davidson,

The Bonneville Power Administration (BPA) has received the proposed short-plat of your 21 acre parcel in the Easton, Washington area. Your plat is located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 20 North, Range 14 East, Kittitas County, Washington as generally shown on the attached portion of BPA Drawing 153729, which I have included for your reference.

In researching our lines in this area, it appears that BPA has a 687.5'-wide transmission line corridor which impacts your proposed plat (your plat indicates only 300'). Quite a few items immediately jump out at me as something that may not be compatible with BPA's use of this corridor for our transmission purposes and I have listed them below:

1. BPA easements are taken with certain restrictions on the underlying land. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. The way your proposed lots are laid out, it does not leave a lot of buildable area in any of the lots.
2. Any activities that block maintenance crews, such as the installation of fences, abolishment of on-line access routes, buried items such as drainfields or irrigation systems will need to be addressed prior to installation or construction in order to avoid later modification, at the landowner's expense. Typically we can avoid extensive inconvenience to the purchasers of these lots by adding the following statement to your plat when the final version is approved and recorded.

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line right-of-way. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Prior to installation, BPA needs to agree to any activity that is to occur within the right-of-way. Information regarding the agreement process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services toll free at (877) 417-9454.

3. On your proposed plat, you have listed a 60' private utility and access easement along the top portion of Lots B & C. Unfortunately, BPA cannot guarantee that utilities will be allowed in this area as they may not be compatible with the transmission lines in this area. This utility route would need to be approved by BPA prior to BPA approving your proposed plat. I only see where it is listed at the top of these lots, and will need to know if the proposed utilities extend out in other places within the corridor.
4. You show a proposed well approximately 75' from the Schultz-Echo Lake structure 32/3. BPA will not consider any wells unless they are a minimum of 164' from a transmission structure since BPA does weed spraying and typically sprays at structure sites. This minimum setback requirement is to allow BPA to do our work without adversely impacting any proposed wells.

Please contact BPA at your earliest convenience, as the currently proposed plat will not be acceptable to BPA. I would be happy to review additional modifications of your plan and am available if you would like to discuss your plan either on-site or by phone. I can be reached at (509) 321-2226 or toll-free at (877) 417-9454.

Sincerely,



Mari Rosales
BPA Field Realty Specialist

Enclosure

cc:

MacKenzie Moynihan, County Planner
Kittitas County Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

SECS 29, 30 & 19 T20N R14E WM
KITTITAS COUNTY, WASHINGTON

UNITED STATES DEPARTMENT OF THE INTERIOR BONNEVILLE POWER ADMINISTRATION HEADQUARTERS, PORTLAND, OREGON	
GRAND COULEE-RAVER NO 182	
COLUMBIA-RAVER SECTION 500 KV TRANSMISSION LINE MILE 129 OF 175 MILES FROM GRAND COULEE	
RIGHT OF WAY	DESIGN
DATE	APPROVED
5-10-75	C. J. [Signature]
DATE OF TREATMENT DESIGN	
9-17-73	
DESIGNED BY	
UNIT HEAD	
DATE	
1-31-73	
DATE	
153729	
DTM-D	
177-30	
LE 32 SCHULTZ-ECHO LAKE NO 1	

**BEN DAVIDSON 4 LOT SHORT PLAT
BPA COVINGTON-GRAND COULEE
CORRIDOR
PORTION OF DRWG 153729**

