

Letter 3



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
WALLA WALLA DISTRICT, CORPS OF ENGINEERS
201 NORTH THIRD AVENUE
WALLA WALLA WA 99362-1876

December 20, 2002

Real Estate Division

Ms. Michelle E. Doiron, Realty Specialist
Bonneville Power Administration
6 West Rose, Suite 400
Walla Walla, Washington 99362

Dear Ms. Doiron:

The Walla Walla District has considered the Bonneville Power Administration (BPA) request for use of additional Department of the Army (Army) property on the McNary Lock and Dam Project (the Project) to expand the existing McNary Substation. Sheet 2, Revision 6, McNary Substation Plot Plan, serial 83526 received from BPA in July, 2002, shows a proposed expansion of 160 feet to the east of the existing east side perimeter fence. Given the proposed expansion, approximately 130,000 square feet of Army land would be removed from Project and public use.

The Walla Walla District (the District) would make the property available to BPA under the following conditions:

- 3-1
- a. There is a water control isolation valve in the northeast corner of the desired property that may fall within the perimeter of the substation expansion. The valve is pictured in Enclosure 1. The valve would have to be relocated by BPA or made accessible to Project employees or contractors at all times.
 - b. BPA would be required to plant a row of trees on 15-foot centers along the new eastern fence line to screen the substation. The District would determine the species and size of the trees. A manual irrigation system for watering the trees would have to be installed by BPA on the existing water line in the northeast corner of the expansion area.
 - c. There are three access openings to an abandoned sewer line system that are located within the proposed expansion area as shown in Enclosure 2. The access openings would be addressed and a joint decision made by the District and BPA whether to leave them intact or remove them. Removal would be performed by BPA and the area restored as required by the District.

Responses to Letter 3

- 3-1
- This comment letter was written in 2002 and included as an attachment to a letter from the U.S. Army Corps of Engineers (USACE). Although this letter was not specifically written in response to the Draft EIS, the following comment is being provided. Following a decision to construct the line, BPA would prepare and submit detailed transmission line plans and specifications to the USACE.

Letter 3 Continued

-2-

d. A 25- by 300-foot gravel parking area would be established by BPA along the west side of Ferry Road. BPA would provide and install parking curbs as directed by the District. A controlled access point would be developed for overflow public parking on the remaining open area. The parking area would serve the public users of the adjacent Corps of Engineers operated park area.

3-1 The four items outlined above would be incorporated into a real estate permit to BPA as site-specific conditions. Other than the site-specific conditions, the remaining terms of the permit will follow the standard Department of the Army format.

If Bonneville Power Administration wishes to pursue this expansion given the conditions outlined above, please provide this office with a letter of application. We also need to receive a current aerial photograph of the McNary substation area with the expansion area superimposed on the photo.

If you need further information, please call me at 509-527-7324 or contact me by email at Paul.S.Shampine@usace.army.mil.

Sincerely,

Paul Shampine
Real Estate Specialist

Enclosures

HERRES/RE
GARLAND/RE
BROWN/OD-TN
SHAMPINE/tp
IM-SM
RE

Responses to Letter 3