



Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

PUBLIC AFFAIRS

December 19, 2012

In reply refer to: DK-7

Susan Drummond
5400 Carillon Point, Bldg 5000, Ste 476
Kirkland, WA 98033

FOIA #BPA-2013-00246-F

Dear Ms. Drummond:

This is the final response to your request for records that you made to the Bonneville Power Administration (BPA), under the Freedom of Information Act (FOIA), 5 U.S.C. 552.

You have requested the following:

- 1) Friends' identification of potential measures for use of the Funds;
- 2) BPA's review of all proposals for use of the Funds; and,
- 3) Any actions, proposed or taken, by BPA, regarding the Funds.

Response:

BPA has received one proposal from the Friends of the Columbia Gorge for use of the settlement funds referenced in your request. Some information has been withheld under Exemption 5 of the FOIA. No review has been done nor actions taken in regard to this proposal, at this time.

Exemption 5 protects from mandatory disclosure "inter-agency or intra-agency memorandums or letters that would not be available by law to a party other than an agency in litigation with the agency . . ." Exemption 5 incorporates the deliberative process privilege which protects advice, recommendations, and opinions that are part of the process by which agency decisions and policies are formulated.

Information withheld under Exemption 5 is pre-decisional because it is prepared prior to the undertaking of any action by the agency. The information is deliberative because they are part of the deliberative process by which that agency action is considered and taken. Release of the material could deter an open and candid exchange between the two parties, or in the case of this proposal, disrupt negotiations.

Pursuant to 10 CFR 1004.8, if you are dissatisfied with this determination, or the adequacy of the search, you may appeal in writing within 30 calendar days of receipt of a final response letter. The appeal should be made to the Director, Office of Hearings and Appeals, HG-1, Department of Energy, 1000 Independence Avenue, SW, Washington, DC 20585-1615. The written appeal, including the envelope, must clearly indicate that a FOIA Appeal is being made.

I appreciate the opportunity to assist you. Please contact Kim Winn, Communications Specialist, at 503-230-5273 with any questions about this letter.

Sincerely,

/s/Christina J. Munro

Christina J. Munro

Freedom of Information Act/Privacy Act Officer

Enclosure: Responsive document



FRIENDS OF THE COLUMBIA GORGE

Funding proposal to BPA from Big-Eddy Knight settlement funds for the purpose of land acquisition in the Columbia Gorge

Friends of the Columbia Gorge Land Trust is submitting a funding proposal for \$ Ex 5 for the acquisition of three parcels of land within the Columbia River Gorge National Scenic Area. This request is in accordance with the language laid in the settlement agreement between Bonneville Power Administration and Friends of the Columbia Gorge, dated December 16, 2011.

The settlement agreement states "All applicants requesting financial assistance from BPA must submit a written application. The detail provided should be proportionate to the amount of the request, the complexity and risk of the project." The information below fulfills that requirement.

Statement of amount requested, what grant will pay for and how it will benefit residents/users of the Columbia River Gorge.

Friends of the Columbia Gorge Land Trust is requesting \$ Ex 5 for acquisition of three developable lots in the Columbia River Gorge National Scenic Area. Land Trust Manager Kate McBride will carry out the activities listed in this grant request.

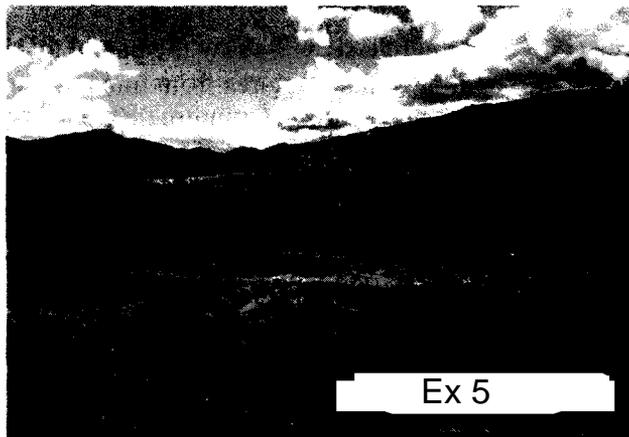
1. **Acquisition of Ex 5 Properties-** Two Ex 5 of Ex 5 and Ex 5 acres located in Wasco County, Oregon. Friends of the Columbia Gorge Land Trust requests funding for:

- | | |
|-------------------------------------------|----------|
| ✓ Estimated fee-simple land purchase: | \$ Ex 5 |
| ✓ Yellow-book appraisal: | \$5,000 |
| ✓ Phase I environmental assessment: | \$3,000 |
| ✓ Closing costs (escrow, recording, etc.) | \$2,500 |
| ✓ Stewardship | \$12,000 |

Total request for Ex 5 properties: \$ Ex 5

The objective of the purchase of the Ex 5 properties is to preserve the natural scenic landscape from a very visible property, protect habitat and allow for potential future recreation opportunities.

These two properties are located approximately [Ex 5] . Funding will



**The fee-simple purchase price will be confirmed with yellow-book appraisals*

preserve the scenic beauty of this open landscape. These parcels are highly visible from Interstate 84, the Historic Columbia River Highway, Washington Highway 14 and County Road 8 in Klickitat County, Washington, and the Columbia River, all of which are “Key Viewing Areas” protected under the management plan for the Columbia River Gorge National Scenic Area. Funding would also allow Friends of the Columbia Gorge Land Trust to maintain the large-game habitat in the area and protect sensitive wildflowers. Finally, acquisition would allow the opportunity for future trails as both the U.S. Forest Service and Oregon State Parks are adjacent landowners and have nearby hiking trails.

2. Acquisition of Ex 5 property- Ex 5 acres in Skamania County, Washington. Friends of the Columbia Gorge Land Trust requests funding for:

✓ Estimated fee-simple land purchase:	\$ Ex 5
✓ Yellow-book appraisal:	\$6,750
✓ Phase I environmental assessment:	\$3,000
✓ Closing costs (escrow, recording, etc.):	\$2,500
✓ Stewardship:	\$10,000

Total requested for Ex 5 property: \$ Ex 5

Ex 5

The primary objective of the purchase of the Ex 5 property is to preserve the scenic, pastoral lands viewed annually by millions of tourists from the Vista House and the Historic Columbia River Highway.

This acquisition includes one parcel of land totaling[

Ex 5

] Vista House

has enthralled millions of travelers since 1918 and is one of Oregon’s most inspiring and photographed view sites.

The purchase will allow the parcel to continue to be used in its historic way as farmland and prevent structures from interrupting the scenic beauty of this open landscape as seen from the Historic Columbia River Highway and Vista House.

This funding request directly protects the scenic resources of the Columbia River Gorge National Scenic Area, the main objective of the mitigation funds. It preserve open landscapes, prevent structures from being built on the properties and build the base of contiguous, protected lands as each property is adjacent to public lands or Friends of the Columbia Gorge Land Trust lands.

**The fee-simple purchase price will be confirmed with yellow-book appraisals*

Timeline of activities:

- ✓ January - Negotiate purchase and sale agreements with current landowners;
- ✓ February/March - Appraise properties and conduct environmental assessments;
- ✓ April - Purchase properties.

Agency consultation and consistency determinations:

From settlement agreement:

For proposed measures requiring review for consistency with the Columbia River Gorge National Scenic Area, including ground disturbing activities, BPA will coordinate with the Columbia River Gorge Commission, U.S. Forest Service or the appropriate county administering its National Scenic Area land use ordinance concerning consistency of the proposed measures with the Management Plan. Necessary consistency determinations or land use decisions will be submitted with the project application.

No ground disturbing activities are expected with any properties in this proposal.

For more information: next steps, consultation and consistency determinations:

Land Trust Manager Kate McBride, kate@gorgefriends.org or 971-634-2037.

**The fee-simple purchase price will be confirmed with yellow-book appraisals*