



## Department of Energy

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

FREEDOM OF INFORMATION ACT/PRIVACY PROGRAM

February 21, 2017

In reply refer to: FOIA #BPA-2016-01301-F

Rick Bryant  
Excise Tax Examiner  
Washington State Department of Revenue  
Capital Plaza Building  
P O Box 47477  
Olympia, WA 98504-7477  
[rickbr@dor.wa.gov](mailto:rickbr@dor.wa.gov)

Dear Mr. Bryant:

Thank you for contacting the Bonneville Power Administration (BPA) about your Freedom of Information Act (FOIA) request BPA-2016-01301-F. Your request was received on August 23, 2016, acknowledged by this office on August 31, 2016, and closed with responsive information provided on October 25, 2016. You requested reconsideration of BPA's Exemption 6 determinations on October 25, 2016. After determining that BPA had misread your request, extension letters were provided on December 28, 2016 and January 31, 2017. This communication is the agency's final response to your FOIA request.

### Request

"Please provide names, mailing addresses, lease locations, and lease amounts for all private lessees of BPA-owned properties located in Washington State for the period of January 1, 2012-August 1 2016. These leases may be subject to leasehold excise tax per Revised Code of Washington (RCW) 82.29A."

### Response

After a search of BPA's Real Property Services office records, BPA has determined that there is one private lessee of BPA property in the State of Washington:

Zirkle Fruit Co.  
PO Box 190  
Selah, WA 98942

The lease location is Douglas County, WA, S21, T21N, R22E, WM. The lease amount is \$1,030.00 per year.

**Fees**

There are no fees applicable to BPA's response to your FOIA request.

**Release and Certification**

Pursuant to 10 C.F.R. § 1004.7(b)(2), I am the individual responsible for the release of the information described above. Your FOIA request BPA-2016-01301-F is now closed with all available agency records and information provided.

**Appeal**

This decision may be appealed within 90 calendar days from your receipt of this letter pursuant to 10 C.F.R. § 1004.8. Appeals should be addressed to:

Director, Office of Hearings and Appeals,  
HG-1, L'Enfant Plaza  
U.S. Department of Energy  
1000 Independence Avenue, S.W.  
Washington, D.C. 20585-1615

The written appeal, including the envelope, must clearly indicate that a FOIA appeal is being made. You may also submit your appeal to [OHA.filings@hq.doe.gov](mailto:OHA.filings@hq.doe.gov), including the phrase "Freedom of Information Appeal" in the subject line. The appeal must contain all of the elements required by 10 C.F.R. § 1004.8, including a copy of the determination letter. Thereafter, judicial review will be available to you in the Federal District Court either: 1) in the district where you reside; 2) where you have your principal place of business; 3) where DOE's records are situated; or 4) in the District of Columbia.

You may contact BPA's FOIA Public Liaison, Sarah Westenberg, at the address at the letter header for any further assistance and to discuss any aspect of your request. Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services  
National Archives and Records Administration  
8601 Adelphi Road-OGIS  
College Park, Maryland 20740-6001  
E-mail: [ogis@nara.gov](mailto:ogis@nara.gov)  
Phone: 202-741-5770;  
Toll free: 1-877-684-6448;  
Fax: 202-741-5769

Questions about this communication may be directed to James King (CorSource Technology Group, Inc.), assigned to the BPA FOIA office, at [jjking@bpa.gov](mailto:jjking@bpa.gov) and 503.230.7621.

Sincerely,



C. M. Frost  
Freedom of Information/Privacy Act Officer



## Department of Energy

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

FREEDOM OF INFORMATION ACT/PRIVACY PROGRAM

December 28, 2016

In reply refer to: FOIA #BPA-2016-01301-F

Rick Bryant  
Excise Tax Examiner  
Special Programs Division  
Washington State Department of Revenue  
Capital Plaza Building  
P O Box 47477  
Olympia, WA 98504-7477  
[rickbr@dor.wa.gov](mailto:rickbr@dor.wa.gov)

Dear Mr. Bryant,

This communication concerns your request for Bonneville Power Administration (BPA) records made under the Freedom of Information Act (5 U.S.C. § 552). Your FOIA request was received in this office on August 10, 2016 and was acknowledged on August 16, 2016.

### Request

“Please provide names, mailing addresses, lease locations, and lease amounts for all private lessees of BPA-owned properties located in Washington State for the period of January 1, 2012- August 1 2016. These leases may be subject to leasehold excise tax per Revised Code of Washington (RCW) 82.29A.”

### Process Update

In accord with the FOIA requirements and practices BPA is actively conducting electronic searches for responsive records associated with the following agency offices:

Real Property Services Projects

### Extension Notice

That agency effort remains ongoing. In light of the above conditions we currently estimate the completion of your request by or before January 31, 2017.

If you have questions about this communication you may contact James King (CorSource Technology Group, Inc.), assigned to the BPA FOIA office, at 503.230.7621.

Sincerely,

A handwritten signature in blue ink, appearing to be 'C. M. Frost', written over a horizontal line.

C. M. Frost  
Freedom of Information/Privacy Act Officer



## Department of Energy

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

FREEDOM OF INFORMATION ACT/PRIVACY PROGRAM

October 24, 2016

In reply refer to: FOIA #BPA-2016-01301-F

Rick Bryant  
Excise Tax Examiner  
Special Programs Division  
Washington State Department of Revenue  
Capital Plaza Building  
P O Box 47477  
Olympia, WA 98504-7477  
[rickbr@dor.wa.gov](mailto:rickbr@dor.wa.gov)

Dear Mr. Bryant:

This communication serves as the Bonneville Power Administration's (BPA) final response to your Freedom of Information Act (FOIA) request BPA-2016-01301-F. Your request was received in this office on August 23, 2016, and acknowledged on August 31, 2016.

### Request

"Please provide names, mailing addresses, lease locations, and lease amounts for all private lessees of BPA-owned properties located in Washington State for the period of January 1, 2012-August 1 2016. These leases may be subject to leasehold excise tax per Revised Code of Washington (RCW) 82.29A."

### Response

In accord with the FOIA requirements and practices BPA has conducted electronic searches of records associated with the following agency offices:

Real Property Services Projects

Information responsive to your request was gathered. In accord with the FOIA, BPA is herein releasing 2 pages of responsive agency information and records to you with spot redactions made throughout. An explanation of those redactions follows.

### **Records Subject to Exemption 6**

5 U.S.C. § 552(b)(6) (Exemption 6) of the FOIA protects information about individuals in "personnel and medical files and similar files" when the disclosure of such information "would constitute a clearly unwarranted invasion of personal privacy." The application of Exemption 6 requires balancing the public's interest in acquiring the information against the individual's privacy interests (NARA v. Favish, 541 U.S. 157 (2004)). If a significant privacy interest is found to exist, but there is no FOIA public interest in disclosure, the information should be protected (Nat'l Ass'n of Retired Fed. Employees v. Horner, 879 F.2d 873, 879 (D.C. Cir. 1989)). Accordingly, BPA asserts Exemption 6 to withhold the following information: private landowner names and addresses. BPA can find no public interest in the forgoing information and we have therefore redacted it under Exemption 6.

### **Records Not Subject to Discretionary Release under Exemption 6**

Please be aware that the right of privacy asserted belongs to the individual, not to the agency, and information that falls under Exemption 6 cannot be discretionarily released (Ditlow v. Shultz, 517 F.2d 166, 172 (D.C. Cir. 1975) - "agency assertion of authority to make discretionary disclosure" would "undercut the privacy expectations protected by Exemption 6"). Therefore, BPA did not analyze the forgoing information under any discretionary release guidelines.

### **Release and Certification**

Pursuant to 10 C.F.R. § 1004.7(b)(2), I am the individual responsible for the release and exemption determinations on the information described above. Your FOIA request BPA-2016-01301-F is now closed with all available agency records provided.

### **Fee**

There are no FOIA fees applicable to the fulfillment of your request for BPA records.

### **Appeal**

This decision, as well as the adequacy of the search, may be appealed within 90 calendar days from your receipt of this letter pursuant to 10 C.F.R. § 1004.8. Appeals should be addressed to:

Director, Office of Hearings and Appeals,  
HG-1, L'Enfant Plaza  
U.S. Department of Energy  
1000 Independence Avenue, S.W.  
Washington, D.C. 20585-1615

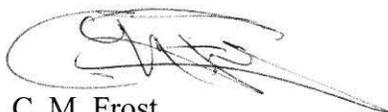
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You may contact BPA's FOIA Public Liaison, Sarah Westenberg, at the address on this letter header for any further assistance and to discuss any aspect of your request. Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services  
National Archives and Records Administration  
8601 Adelphi Road-OGIS  
College Park, Maryland 20740-6001  
E-mail: [ogis@nara.gov](mailto:ogis@nara.gov)  
Telephone: 202-741-5770; Toll free: 1-877-684-6448; Fax: 202-741-5769

If you have questions about this communication, you may contact James King (CorSource Technology Group, Inc.), assigned to the BPA FOIA office at 503-230-7621.

Sincerely,



C. M. Frost  
Freedom of Information/Privacy Act Officer

Responsive Records Attached

## Owners of WA Properties Leased by BPA

Lease(s) Held Between 1/1/2012 and 8/1/2016

BPA Internal Lead Tract ID	State	County	Total Lease Payments	Owner Classification	Owner Type	Owner Name	Owner Street Address	Owner City	Owner State	Owner Zip
AMV-1-ASTY	WA	KLICKITAT	\$16,250	CITY (NO DEPT INDICATED)	OWNER	CI OF THE DALLES	475 AIRPORT WAY	DALLESPORT	WA	98617
ANGU-SS	WA	BENTON	\$0	MUNICIPAL OR PUBLIC UTILITY (PUD, PUB WRKS, IRRIG, WTR)	OWNER	BENTON CO PUD				
ATA-16-A-1STY	WA	BENTON	\$0	CITY SCHOOL	OWNER	PATTERSON SCHOOL DIST	PO BOX 189	PATERSON	WA	99345
ATA-16-A-2STY	WA	BENTON	\$0	CORPORATE OR COMPANY BUSINESS	OWNER	STE MICHELLE WINE EST LTD	PO BOX 231	PATERSON	WA	99345
ATA-2-AR-1P1	WA	BENTON	\$6,021	RAILROAD	OWNER	BNSF RY	3017 LOU MENK DRIVE, STE 100	FORT WORTH	TX	76131-2800
ATA-4-A-1STY	WA	BENTON	\$2,000	PRIVATE	OWNER	(b)(6)	(b)(6)	PLYMOUTH	WA	99346
AZC-3-A-1STY	WA	GARFIELD	\$36,000	PRIVATE	OWNER	(b)(6)	(b)(6)	POMEROY	WA	99347
AZE-1-A-1STY	WA	KLICKITAT	\$29,510	CITY (NO DEPT INDICATED)	OWNER	CI OF THE DALLES	475 AIRPORT WAY	DALLESPORT	WA	98617
				TRANSPORTATION	OWNER	COLUMBIA GORGE REGIONAL AIRPORT				
AZE-8-A-1STG	WA	KLICKITAT	\$1,200	PRIVATE	OWNER	(b)(6)	(b)(6)	GOLDENDALE	WA	98620
AZE-8-A-1STR	WA	KLICKITAT	\$2,400	PRIVATE	OWNER	(b)(6)	(b)(6)	GOLDENDALE	WA	98620
BOIT-RS-1	WA	LEWIS	\$54,182	CORPORATE OR COMPANY BUSINESS	OWNER	WEYERHAEUSER				
CFCS-FF-2	WA	KITTITAS	\$0	RAILROAD	OWNER	BNSF				
CJDAM-FF-5	WA	OKANOGAN	\$0	ARMY	OWNER	USA ARMY	P.O. BOX 3755	SEATTLE	WA	98124
CJ-M-73-AR-3	WA	CHELAN	\$3,992	RAILROAD	OWNER	BNSF RY	4300 AMON CARTER BLVD. SUITE 100	FT WORTH	TX	76155
CLEE-FSH-14	WA	KITTITAS	\$0	RAILROAD	OWNER	BN				
COLVI-FF-1	WA	OKANOGAN	\$0	INDIANS	OWNER	USA BIA (COLVILLE)		WASHINGTON	DC	20245
CRSNTBT-BDG	WA	SPOKANE	\$60,840	CORPORATE OR COMPANY BUSINESS	OWNER	WESTCOAST HOSPITALITY LTD PTNRSHIP	201 W NORTH RIVER DR SUITE 100	SPOKANE	WA	99201
				PRIVATE	OWNER	FPA CRESCENT ASSOCIATES, LLC	1500 7TH STREET	SACRAMENTO	CA	95814
DG-R-G-26-ASTR	WA	KLICKITAT	\$500	PRIVATE	OWNER	(b)(6)	(b)(6)	GOLDENDALE	WA	98620
GC-OK-1-A-2STY	WA	DOUGLAS	\$3,600	CITY (NO DEPT INDICATED)	OWNER	TOWN OF COULEE DAM	300 LINCOLN AVE	COULEE DAM	WA	99116
GC-OK-1-A-3STY	WA	DOUGLAS	\$6,000	CITY (NO DEPT INDICATED)	OWNER	TOWN OF COULEE DAM	300 LINCOLN AVE	COULEE DAM	WA	99116
GC-S-1-A-1STY	WA	SPOKANE	\$60,000	CORPORATE OR COMPANY BUSINESS	OWNER	CI OF AIRWAY HEIGHTS	1208 S LUNDSTROM ST	AIRWAY HEIGHTS	WA	99001
GSFH-FSH-1	WA	STEVENS	\$0	INDIANS	OWNER	USA BIA (SPOKANE)				
HANF-SS-10M	WA	BENTON	\$0	ELECTRIC (REA, ELEC COOP, LIGHTS, PWR)	OWNER	WPPSS				
MINO-RS-1	WA	GRAYS HARBOR	\$35,458	STATE RESOURCES	OWNER	WA STATE DNR				
							PO BOX 280	CASTLE ROCK	WA	98611
NUTS-BDG	WA	BENTON	\$0	CORPORATE OR COMPANY BUSINESS	OWNER	NATL UTL TRAINING SERVICES				
OLYM-SS-8	WA	THURSTON	\$0	RAILROAD	OWNER	BN				
OPP-BDG-1	WA	CLARK	\$497,433	CORPORATE OR COMPANY BUSINESS	OWNER	ALCO HOLDINGS				
PASCOM-BDG	WA	FRANKLIN	\$181,903	INDEPENDENT PUBLIC AGENCY	OWNER	PORT OF PASCO	PO BOX 769	PASCO	WA	99307
PKWPLZ-BDGSTY	WA	CLARK	\$0	CORPORATE OR COMPANY BUSINESS	OWNER	BARRETT BUSINESS SERVICES INC	4724 SW MACADAM AVE	PORTLAND	OR	97230

	WA	CLARK	\$0			SCHNITZER INV CORP				
SCLCB-BDG	WA	KING	\$0	COUNTY RESOURCES	OWNER	CI OF SEATTLE LIGHT DEPT	700 FIFTH AVE, SUITE 3300	SEATTLE	WA	98104
SELMOX-FF-1	WA	YAKIMA	\$0	RAILROAD	OWNER	BN RR				
SGCMLX-BDG-2	WA	GRANT	\$119,229	CORPORATE OR COMPANY BUSINESS	OWNER	SERVER FARMS REALTY LLC	999 N SEPULVEDA BVLD, SUITE 600	EL SEGUNDO	CA	90245
				PRIVATE	OWNER	(b)(6)				
SPOKAIR-BDG	WA	SPOKANE	\$0	CORPORATE OR COMPANY BUSINESS	OWNER	SPOKANE AIRWAYS	PO BOX 19009	SPOKANE	WA	9219
SPOKAIR-BDG-3	WA	SPOKANE	\$5,435	CORPORATE OR COMPANY BUSINESS	OWNER	SPOKANE INTL AIRPORT	9000 W AIRPORT DR STE 204	SPOKANE	WA	99224
SPOKBHC-BDG-1	WA	SPOKANE	\$32,942	CORPORATE OR COMPANY BUSINESS	OWNER	TRENT CENTER PROP	PO BOX 13147	SPOKANE VALLEY	WA	99213
SPOK-RS-1	WA	SPOKANE	\$250,545	STATE PARK	OWNER	WA STATE PARKS & REC	PO BOX 42650	OLYMPIA	WA	98504-2650
SPSN-BDG-1	WA	SPOKANE	\$3,600	CORPORATE OR COMPANY BUSINESS	OWNER	HAYER AND SONS INC				
				PRIVATE	OWNER	(b)(6)	(b)(6)	USK	WA	99180
STAMP-BDG	WA	KITTITAS	\$4,960	CORPORATE OR COMPANY BUSINESS	OWNER	PACIFIC WIRELESS SYSTEMS LLC	PO BOX 1250	RICHLAND	WA	99352
TCHQ-BDG-3	WA	BENTON	\$6,000	CORPORATE OR COMPANY BUSINESS	OWNER	PRDF LLC				
TPP-BDG	WA	CLARK	\$2,424,633	CORPORATE OR COMPANY BUSINESS	OWNER	ALCO HOLDINGS	PO BOX 579	CENTRALIA	WA	98531
TRACYRK-WL-2TR	WA	LINCOLN	\$0	STATE RESOURCES	OWNER	WA STATE DNR				
VANC-BDG-1	WA	CLARK	\$105,107	CORPORATE OR COMPANY BUSINESS	OWNER	THE VANCOUVER 4400 BDG LLC	4400 NE 77TH AVE SUITE 101	VANCOUVER	WA	98662
VT-1-A-1STY	WA	SPOKANE	\$12,664	CORPORATE OR COMPANY BUSINESS	OWNER	POMAJEVICH INVESTMENTS CO LLC	8919 NW LAKECREST AVE	VANCOUVER	WA	98665
VT-1-A-2STY	WA	SPOKANE	\$9,000	CORPORATE OR COMPANY BUSINESS	OWNER	NA DEGERSTROM INC	PO BOX 770	VERADALE	WA	99037
WAGRNG-BDG	WA	THURSTON	\$3,672	CORPORATE OR COMPANY BUSINESS	OWNER	WA STATE GRANGE	PO BOX 1186	OLYMPIA	WA	98507
WALLA-BDG-2	WA	WALLA WALLA	\$23,782	PRIVATE	OWNER	(b)(6)	(b)(6)	WALLA WALLA	WA	99362
WATR-SS-1STY	WA	DOUGLAS	\$500	PRIVATE	OWNER	(b)(6)	(b)(6)	EAST WENATCHEE	WA	98802
W-L-22-AR-3P2	WA	WALLA WALLA	\$0	PRIVATE	TRUSTEE	(b)(6)	(b)(6)	WALLA WALLA	WA	99362