

Wild West Storage  
ATTN: Lou Lagomarsino  
8245 East Bell Road  
Suite 132  
Scottsdale, Arizona 85260

Dear Mr. Lagomarsino:

The Western Area Power Administration (WAPA) owns, operates, and maintains the Pinnacle Peak to Rogers 1 and 2 Double Circuit 230-kV Transmission Line that crosses your property located at 11420 East Shea Boulevard, Scottsdale, AZ 85259. A further description of your property is the Southeast Quarter of the Southwest Quarter of Section 22, Township 3 North, Range 5 East, G&SRM, Pima County, Assessor's Parcel Number 217-29-846. The easement width across your property is one hundred twenty-five (125) feet.

WAPA is required to maintain transmission rights-of-way in a manner that considers the safety of the public, restrictions covered in the original easement, WAPA's maintenance and access needs along the easement, and the protection and reliability of the transmission line systems.

Anyone wishing to construct any facility or specify a use, whether at, above, or below ground,- within a WAPA transmission line easement should, prior to construction, file an application with **Lands, Desert Southwest Region, P.O. Box 6457, Phoenix, AZ 85005-6457**, to determine whether WAPA has any objection to the proposal. Certain uses can adversely impact WAPA's structures and access within our easements. Please see attached **Information Sheet** for a list of common items reviewed for safety and reliability. WAPA's concurrence with activities within the easement will be received in the form of a completed and executed license agreement signed by all parties. Any license agreement issued by WAPA will be subject to review of the items listed on the **Information Sheet**, but the review is not limited to these items.

WAPA acknowledges that Mr. Lagomarsino has filed an application for a license agreement with WAPA and submitted the conceptual site plans for his property at 11420 East Shea Boulevard, Scottsdale, AZ 85259. WAPA is currently in the review process and will require plans that are near completion in order to issue the final license agreement. The **Information Sheet** is being provided as a guide on general requirements regarding vegetation, structures, excavation, grading, access, fencing etc. The conceptual plans do not appear to create any National Electrical Safety Code (NESC) clearance violations.

Sincerely,

Teresita D. Amaro, BSEE, MBA, PMP  
Engineering and Construction Manager  
Desert Southwest Region



UNITED STATES  
DEPARTMENT OF ENERGY  
WESTERN AREA POWER ADMINISTRATION  
DESERT SOUTHWEST REGION  
P. O. BOX 6457 PHOENIX, AZ 85005-6457  
Phone: 602-605-2525

## INFORMATION SHEET AND LICENSE AGREEMENT APPLICATION

### CONCERNING THE USE OF WAPA'S TRANSMISSION LINE EASEMENTS

It is the policy of the Western Area Power Administration (WAPA) to operate and maintain its transmission lines in a manner that considers the safety of the public, restrictions covered in the original easement, WAPA's maintenance and access needs along the easement, and the protection and reliability of the transmission line systems. Anyone wishing to construct any facility or specify a use, whether at, above, or below ground, within a WAPA transmission line easement should, prior to construction, file an application with **Lands, Desert Southwest Region, P.O. Box 6457, Phoenix, AZ 85005-6457**, to determine whether WAPA has any objection to the proposal. Certain uses can adversely impact WAPA's structures and access within our easements including, but not limited to, the following:

1. Temporary or permanent structures should not be erected within WAPA's easement area. Structures, by way of example, shall include but are not limited to buildings, mobile homes, truck or recreational vehicle parking or storage, signs, light standards, fire hydrants, storage tanks, septic tanks, swimming pools, tennis courts, playground equipment, commercial dumpsters or similar facilities. Occupation of any structures (temporary or permanent) within the easement is deemed unsafe and incompatible.
2. Excavation/trenching should not be performed within 50 feet of any WAPA transmission line structure; towers/poles (in some locations 30 feet will be considered). If WAPA deems excavation is acceptable within 50 feet of a structure, a separate Letter Agreement will be required for recovery of Engineering Costs including but not limited to coordination, design review, Hot Line Orders (HLO), construction monitoring or engineering studies required to identify necessary outages.
3. Existing trees and vegetation within the easement must be kept at a maximum height of 10 feet and 50 feet away from towers and poles. Incompatible vegetation that may interfere with WAPA's easement rights is subject to removal.
4. Any fencing that is constructed across WAPA's right of way must have a 16-foot dual lock gate installed at each end of the right-of-way area. Metal fencing must be properly grounded. WAPA must maintain access within its transmission line easements.
5. The gradient within the easement area must not be steeper than a 6:1 (run-to-rise). This shall include, but is not limited to water retention areas, transition from all roadways, at gate





locations, as well as along any access way to the transmission line structures and mid-span areas. Large and heavy-line maintenance equipment requires a smooth transition from any roadway onto the right of way area. Proposed grading/improvement changes should incorporate turning radius dimensions (45 feet) for long truck/trailers (90 feet). Rolled curbs or dedicated drives at a minimum of 16-feet wide must be provided within the WAPA's right of way.

6. High profile equipment (Cranes, Lifts, etc.), drilling (including dry wells), and/or mining operations may interfere with WAPA's easement rights and requires concurrence from WAPA. If the proposed work and/or use of equipment is deemed acceptable a separate Letter Agreement will be required for recovery of Engineering Costs as identified on paragraph 2 above.
7. The character of the existing topography must not be appreciably changed, normal farming practices excluded (apart from potential NESC/OSHA clearance violations).
8. Roadways and utilities running longitudinally along WAPA's right-of-way should be approved by WAPA due to construction constraints. Utility fixtures (junctions, clean-outs, manholes, vaults, etc.) should be designed to fall outside the easement area.
9. Parking or storage shall not block or impede access to WAPA structures. All WAPA pole/structures require a minimum 30 feet clear space at all times as measured from the base foundation of the structures
10. WAPA requires unimpeded access to, through and within all transmission and communication facilities/easements at all times, day or night. Vehicles requiring access include heavy equipment, trucks, and long trailers (90 feet in total length) having 42-kip axle loads (42,000 lbs.). Any excavated soil/fill material within the WAPA easement area shall be compacted to a minimum standard required to support a 42-kip axle load. To assure safety and avoid equipment damage, WAPA may request a copy of soils laboratory tests and compaction field testing results.
11. If access to WAPA facilities will be severed or impaired (interference), the landowner (or their invitee, developer, etc.) will be required to provide WAPA with suitable replacement access, as determined by WAPA, at landowner's expense.

WAPA will enter into a license agreement with the applicant that summarizes the proposed use of the right-of-way, sets forth the responsibilities of the parties, and evidences WAPA's concurrence in the use. In order to best consider your request, please complete the attached License Agreement Application and provide all pertinent details of your proposal, to include survey maps, a georeferenced exhibit tied to a section corner/quarter corner, (I would prefer a geo referenced exhibit tied to a section corner/quarter corner, etc.) improvement/modification plans, drawings, profile/cross-sections and detail sheets, including proposed utility, landscaping/irrigation and electrical lighting if applicable. On your drawings, please depict WAPA's easement, structure locations and structure number, if un-known please coordinate with a Realty Specialist.

