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Bureau of Land Management

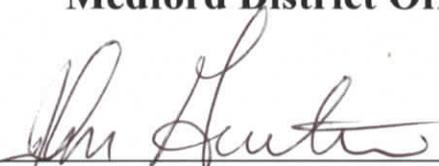


# SODA MOUNTAIN COMMUNICATIONS SITE MANAGEMENT PLAN



Prepared by the Bureau of Land Management  
Medford District Office, Oregon

Approved by:

  
John Gerritsma  
Ashland Resource Area  
Field Manager

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Date

# SODA MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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## **I. INTRODUCTION**

Soda Mountain is a communications site located on public land and administered by the Bureau of Land Management (BLM), Medford District Office. It is a long-standing, established site that serves a large and varied population over a broad geographic region encompassing Southwest Oregon and Northern California. Soda Mountain functions as a vital link in the communications industry. The various authorized lease holders who currently operate at the site provide an array of services, including emergency 911 service; fire detection/reporting; commercial and public radio and television broadcasting; microwave and internet data links; telephone transmissions; and other uses.

The site overlooks Ashland, Oregon and several other communities in the region. Interstate 5 runs in a generally north/south direction approximately six miles west of the communications site. State Highway 66 runs in an east/west direction approximately four miles north of Soda Mountain. Other secondary county and BLM roads also run through the surrounding area. This transportation network, as well as the many residents who live in and around the area (including those within the boundaries of the Cascade-Siskiyou National Monument), is well-served by the authorized users who operate at and provide 24/7 communication services from high atop Soda Mountain.

There are currently eight communications facilities at Soda Mountain. The first authorized use on the mountain was for the fire lookout/repeater site, allowed through a letter of permission dated May 11, 1962. US Cellular was the last facility to be authorized on September 6, 1993.

In 2000, the Cascade-Siskiyou National Monument (CSNM) was reserved in recognition of its remarkable ecology and to protect a diverse range of biological, geological, aquatic, archeological and historic objects. The Soda Mountain Wilderness (SMW) was added to the National Wilderness Preservation System on March 30, 2009. The Soda Mountain Communications Site is within the CSNM and is surrounded on all sides by the SMW. Special resource coordination considerations with on-site or adjacent resource values must be consistent with the CSNM ROD/RMP (2008) and the SMW Final Stewardship Plan (2012). Both the CSNM and the SMW are part of the National Landscape Conservation System (NLCS). As required under the Omnibus Public Lands Management Act of 2009, the BLM will manage components of the NLCS to “conserve, protect, and restore nationally significant landscapes.”

This Communications Site Management Plan has been developed to document and evaluate the existing communications site and facilities located on Soda Mountain. The plan also provides guidance for future modification of individual facilities at the site in conformance with the Medford District Office’s land use planning document for the CSNM, the Cascade-Siskiyou National Monument Record of Decision/Resource Management Plan (ROD/RMP) (USDI 2008).

Current BLM program guidance for resource management planning specifies that every planning document shall contain determinations relevant to communications sites. The Soda Mountain Communications Site was recognized as one of two existing communications sites within the CSNM and the authorized uses of the site at the time of designation of the CSNM are recognized as valid existing rights in the CSNM ROD/RMP (VER-5, page 117). The CSNM ROD/RMP also identified that a comprehensive communications site management plan addressing site efficiency, visual resources, and the impacts of technology would be developed (VER-6, page 117). Therefore,

as identified in the land use planning document, this site management plan has been prepared to address operations on Soda Mountain.

Approved lessees or right-of-way (ROW) holders with facilities currently located on Soda Mountain are shown in the Users Table (Appendix B). Requests for new communications site facilities are not allowed (VER-5, CSNM ROD/RMP, page 117). Modifications to existing facilities (e.g., buildings, foundations) may be allowed only if the proposed use does not increase the footprint of the building and does not interfere with other authorized users. Such modifications may be authorized at the discretion of the BLM. Additional tenants or customers may be accommodated through sub-leasing with authorized lessees within the confines of existing authorized communication facilities as long as such additions are in compliance with the terms and conditions of authorized leases or ROW grants; the CSNM ROD/RMP; and with the supplemental direction contained in this site plan.

This site plan shall be included as a part of all existing leases and renewed leases or ROW grants as the terms of those authorizations allow. Provisions of the site plan are enforced through the terms and conditions of the ROW or lease authorization. Each lessee is expected to incorporate mandatory BLM lease and site plan requirements into any subsequent agreements with the lessee's tenants and customers. The lessee is also responsible for enforcement of said requirements involving the lessee's tenants and customers.

#### **A. Terms and Definitions**

The terms used in this communications site management plan conform to the definitions listed in the April 22, 2005, Federal Register notice "Rights-of-Way, Principles and Procedures: Rights-of-Way under the Federal Land Policy and Management Act and the Mineral Leasing Act," with further clarification provided in BLM Handbook 2860-1 and the United States Code of Federal Regulations (CFR) 43 CFR 2800 and BLM Manual 6220-National Monuments, National Conservation Areas (NCAs), and Similar Designations. In the event of a conflict, between the plan and these sources, the Federal Register notice and the BLM Handbook will govern.

The words "lease" and "lessee" as used in this plan refer to the relationship between the BLM and the communications use lease lessee, or ROW holder. The words "customer" and "tenant" refer to the relationship between the lessee or holder and the occupants in the lessee's facilities.

**LEASE OR ROW** – A use authorization issued to a communications Facility Owner or Facility Manager allowing for the use of public land to modify and or operate a communications facility and, if specifically provided, to sublease to occupants in that facility.

**LESSEE, LEASE HOLDER, OR ROW HOLDER** – A facility owner or facility manager

**CUSTOMER** – A facility occupant who is paying a facility manager, facility owner, or tenant for using all or any part of the space in the facility, or for communication services, and is not selling communication services or broadcasting to others.

**TENANT** – A facility occupant who is paying a facility manager, facility owner, or other entity for occupying and using all or part of a facility. A tenant operates communications equipment in the facility for profit by broadcasting to others or selling communication services.

**COMMUNICATIONS SITE** – An area of BLM-managed public land designated through the land and resource management planning process as being used or is suitable for communications uses. A communications site may be limited to a single communications facility, but most often encompasses more than one. Each site is identified by name, usually a local prominent landmark, such as the Soda Mountain Communications Site.

**FACILITY** – The building, tower, and related incidental structures or improvements authorized under the terms of the grant or lease.

**FACILITY MANAGER** – The holder of a BLM communications use authorization who leases space for other communication users. A facility manager does not own or operate communications equipment in the facility for personal or commercial purposes.

**FACILITY OWNER** – Individuals, commercial entities, organizations, or agencies, that own a communications facility on federal land; own and operate their own communications equipment; and hold a communications use authorization. Facility owners may or may not lease space in the facility to other communications users.

**NON-BROADCAST** – This category includes Commercial Mobile Radio Service (CMRS), Facility Managers, Cellular Telephone, Private Mobile Radio Service (PMRS), Microwave, Local Exchange Network, and Passive Reflector.

**BROADCAST** – This category includes television broadcast, AM and FM radio broadcast, cable television, broadcast translator, low power television, and low power FM radio.

**RIGHT-OF-WAY (ROW)** – The public land authorized to be used or occupied pursuant to a ROW grant.

**RIGHT-OF-WAY (ROW) GRANT** – A use authorization issued pursuant to Title V of the Federal Land Policy and Management Act of October 21, 1976 (43 U.S.C. 1701 *et seq.*), or issued on or before October 21, 1976, under then-existing statutory authority, authorizing the use of a ROW over, upon, under or through public land for construction, operation, maintenance and termination of a project.

**HOLDER** – Any applicant who has received a ROW grant, lease or temporary use permit.

**USERS** – All ROW and lease holders, lessees, customers, and tenants that own or operate a facility or communication equipment at the communications site.

**SENIOR USE** – Any use whose implementation date is prior to the implementation date of the use in question.

**RANALLY METRO AREA (RMA)** – A series of nine population zone areas, the highest of which is greater than 5 million and the lowest being 25,000 or less. These zones are determined annually and published in the Ranally Metro Area Population Ranking, an independent publication from Rand McNally, and are used in rent determination under guidelines established in 43 CFR 2806.

**VALID EXISTING RIGHT (VER)** – A right in existence within the boundaries of the Cascade-Siskiyou National Monument before the monument was established on June 9, 2000 as defined under Section 701 of FLPMA. Valid existing rights were established by various laws, leases, and

filings made with the BLM. The right by the holder of a VER to request a renewal is implicit under a VER. BLM has discretion regarding granting and/or modifying terms in response to such a request.

## **B. Purpose**

This plan will be used by BLM officials administering communications uses at Soda Mountain, existing lessees and holders desiring renewal of a lease or grant, or modification or amendment of an existing lease or ROW grant. The plan will be kept updated by amending pages or sections of the plan rather than issuing a revised edition of the plan. When an administrative revision is necessary (such as a building modification), BLM will send a letter to the holders and interested parties, enclosing a copy of revised pages or sections. The amendments will be consecutively numbered. Other proposed revisions to the plan will be circulated to holders and interested parties for comment prior to implementation.

Overall management direction for the administration of communications sites is outlined in the CFR and the BLM Handbook and applicable BLM Instructional Memoranda. Specific direction for site management planning on designated communications sites is contained in BLM Handbook 2860-1. Primary regulations and policy pertaining to issuance of ROW authorizations by the BLM are found in Title 43 CFR Sections 2801- 2808 and BLM Handbook 2860-1. Management direction related to existing communications sites within monuments is provided in the recently released BLM Manual 6220 (July 13, 2012).

BLM Manual 6220 (Section 1.6.A.4) provides that “to the greatest extent possible, and in accordance with applicable law, valid existing rights and other non-discretionary uses will be managed to mitigate impacts to objects and values for which the Monuments and NCAs were designated.” The new manual also directs BLM “to consider removal of facilities on Monuments or NCAs that do not have administrative, public safety, recreational, cultural or historic value (Section 1.6.F.1)” and “While processing ROW renewals, in accordance with all applicable law and policy, the BLM should work with holders of existing ROWs to consider new, additional, or modified terms and conditions to minimize impacts to the Monument or NCA values (Section 1.6.E. 6).” Whenever possible, the BLM will seek opportunities for relinquishment of existing leases, minimize the footprint of the existing facilities, and require that technological improvements and alternative sites be considered that seek to reduce the impacts and potentially replace the communication equipment at the site.

There are restrictions in place for development and management of the Soda Mountain Communications Site. The 2008 CSNM ROD/RMP contains several overall management guidelines for the site:

VER-1: Allocation of land for existing rights-of-way corridors and communications sites will continue...

VER-5: Existing communication site authorizations on Soda Mountain... will continue. No new facilities would be built. Modifications to individual facilities (i.e., buildings) can be made if the proposed use does not increase the size (footprint) of the current authorized development and there are no interference problems with the other authorized users. For example, the addition or replacement of a new transmitting or receiving device (e.g., antennae) on an existing tower structure would be considered if the proposed device was

consistent with the other existing electronic devices in terms of size, visual characteristics, and frequency compatibility.

VER-6: The BLM completed a communication site survey for the Soda Mountain site in 2005. A comprehensive communication site management plan addressing site efficiency, visual resources, and impacts of new technology is planned for 2006 (dependent on funding). The BLM could permit modifications, such as a new device, following the completion of a site-specific management plan.

VER-7: The Soda Mountain communication site access roads (40-3E-21.1, 40-3E-21.2) will be improved (rocked) to reduce erosion, maintained to BLM standards, and gated at the junction of 40-3E-21.1 and 40-3E-21.2.

VER-8: No new communications sites will be developed in the CSNM.

This Communications Site Management Plan provides applicable guidance and adds current policy and technical standards for better management of the Soda Mountain Communications Site. This plan governs development and management of Soda Mountain and will be modified in the future as needs and conditions warrant. Any future modifications to existing authorizations must be designed, installed, operated, and maintained to be compatible and not interfere with the senior uses as defined in Section A above. This plan is administrative in nature and is not subject to National Environmental Policy Act (NEPA) compliance. BLM will conduct detailed, site-specific NEPA analyses prior to implementation of future requests for facility modifications or other associated actions, as discussed in more detail below. Opportunities for public comment will be provided on any such actions.

### **C. Site Description**

The site is located approximately 12 miles southeast of Ashland, Oregon and approximately six miles east of Interstate Highway 5. It is on Soda Mountain, a prominent landmark in the area. The area is managed by the Medford District Office of the BLM. It is specifically located in the W½ of sec. 28, T. 40 S., R. 3 E., Jackson County, Oregon at approximately 42° 03' 52" North Latitude and 122° 28' 42" West Longitude. The elevation at the Soda Mountain Communications Site is approximately 6,080 feet above mean sea level. A site map is provided in Appendix A.

### **D. Area Served**

This site does serve a Ranally Metro Area (RMA). The largest population zone served is Medford, Oregon, with a population of 100,000 to 299,999 (Zone 6). This zone may be adjusted in the future as populations change. This information will be used for rental fee determination.

### **E. Access**

To access the site from the intersection of State Highway 66 and Interstate 5, travel east on Highway 66 approximately 14.2 miles to Greensprings Summit. At the summit, turn south (right)

on Soda Mountain Road. Travel approximately 5.5 miles south on Soda Mountain Road to the communications site.

A gate is was recently installed on this road approximately one mile north of the communications site at the junction of BLM Roads 39-3E-32.3 and 40-3E-21. The gate is to remain closed and locked to prevent vandalism and reduce road maintenance needs. All users have been issued keys from the BLM.

## **F. Site History and Development**

There are currently eight communications facilities at Soda Mountain. The first authorized use on the mountain was for the fire lookout/repeater site. It was allowed through a letter of permission dated May 11, 1962. It was later authorized to the Oregon Department of Forestry under BLM serial number OR-44980 on April 24, 1989. The second use was authorized to what is now California-Oregon Broadcasting, Inc. on January 31, 1967, for a building and tower. They also were responsible for bringing commercial power to the site in 1967.

On October 31, 1979, Qwest Corp. was issued an authorization for passive reflectors on the north side of Soda Mountain under serial number OR-20137. The Oregon Department of Transportation was authorized to use the mountain for their two-way radio operations on August 17, 1983 under serial number OR-34999.

It is unclear from case file information just when the building owned by Jefferson Public Radio was first constructed. It was jointly owned by several users for many years. On June 27, 2008, the joint owners agreed to have the facility authorized to the current holder under serial number OR-65409.

The sixth user to be authorized on Soda Mountain was Pacific Power and Light, now PacifiCorp, under serial number OR-38053 issued on July 3, 1985. Medford Cellular was issued an authorization for a facility on October 14, 1992 next to the fire lookout. That authorization is now held by AT&T Wireless under serial number OR-48563. US Cellular was the last facility to be authorized under serial number OR-49604 on September 6, 1993.

A list of all authorized facilities as of the date of this plan can be found in Appendix B. Any modifications to existing facilities must be approved by the Medford District Office according to the appropriate NEPA process and guidance described in this document.

The site currently appears to be relatively free of interference, receiver sensitivity, and noise. If additional new uses (tenants or customers) deteriorate the receiving/transmitting operation of the existing uses, the new uses may be required to institute additional studies, equipment upgrades, frequency isolation, or physically separate from the existing uses. This may be particularly required if they are continuously transmitting in nature.

## **G. Goals and Objectives of Site Management Plan**

1. To the greatest extent possible, and in accordance with applicable law, valid existing rights at the site will be managed to mitigate impacts to the objects and values for which the CSNM was designated.

2. This site is to be used for low power communications uses only. The maximum power output expressed as effective radiated power (ERP) for the Soda Mountain Communications Site is based on the maximum output allowed for two-way radio under the FCC's rules at Title 47, Code of Federal Regulations, Part 90. As of the 2003 regulation, that is 500 watts ERP. Each use must operate at or below the power level authorized by their respective FCC license as long as it does not exceed the site limitation. This power limitation does not preclude existing and new uses from being designed, operated and maintained to meet other interference, noise floor, receive sensitivity, or RFR standards included in this plan. No continuously transmitting uses are authorized at this site, excluding microwave and controller channels used in support of mobile radio equipment.
3. Manage communication equipment on the Soda Mountain site to maintain the radio frequency (RF) hazard to be within the Public Standard as defined by the FCC.
4. Systematically develop the site to maximize the number of compatible uses while ensuring safety and protection of resources.
5. Provide management guidance for the Soda Mountain Communications Site, where valid existing rights (VERs) recognized in the CSNM ROD/RMP (USDI 2008) exist.
6. Protect the interests of holders, lessees, tenants and customers, by preserving a safe and electronically "clean" environment.
7. Encourage the efficient use of space and facilities within the designated site.
8. Achieve visual quality objectives by requiring design standards that are unobtrusive and utilizing earth tone colors and non-reflective surface material and stringent site maintenance requirements.
9. Describe the BLM's policy for maintenance of the road to the Soda Mountain Communications Site.
10. Modify existing communications facilities only after appropriate site-specific NEPA analysis and coordination with current lease or ROW holders and users. This future development must be consistent with the CSNM ROD/RMP.
11. Amend this communications site plan as necessary to be consistent with future RMPs. BLM will provide authorization holders with proposed amendments to this plan and will allow a reasonable period of time for the holders to review and comment on the proposed changes.

## **II. AUTHORITY AND DIRECTION**

### **A. Authority**

The authority used by BLM to authorize communications uses on public land (administered by the BLM) is the Federal Land Policy and Management Act of 1976, 90 Stat. 2776 (43 U.S. C. 1761-1771) and is reflected in Title 43, Code of Federal Regulations (CFR), Sections 2801- 2808 and various BLM Washington Office Information Bulletins and Instruction Memoranda.

BLM authority for communications site management planning is contained in BLM Handbook 2801-1, Plan of Development. Direction on and policy for communication use authorizations is contained in BLM Manual Section 2860.

Authority for the issuance of authorizations and/or licenses for the transmission and reception of electronic radiation for communication purposes is granted by Congress and administered by the FCC and/or the National Telecommunication and Information Administration – Interagency Radio Advisory Committee (NTIA/IRAC).

**B. Relationship to Communications Site Leases/ROW Grants**

This site plan will be incorporated into all leases and ROW grants issued for this communications site and must be used in conjunction with the granting authorization. **PROVISIONS OF THIS SITE PLAN ARE ENFORCED THROUGH THE GRANTING AUTHORIZATION (LEASE OR ROW GRANT).** Each lessee or holder is expected to include the requirements of the authorization and this site plan into any documents, which describe the business relationship between the lessee and their tenants and customers. The lessee or holder is responsible for enforcing those provisions.

<p><b>III. GENERAL RESPONSIBILITIES</b></p>
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**A. The Bureau of Land Management**

The BLM retains the responsibility for issuing and amending authorized VER instruments to facility owners and facility managers, only for the areas actually occupied by the authorized improvements. The issuance of a FCC license (authorization), or frequency assignment, does not authorize occupancy of public land. Granting occupancy and use of public land rests exclusively with the BLM. This includes:

1. Approving amendments to existing facilities (e.g., additions to tower, building, support facilities), and approving assignments of leases and ROW grants to qualified buyers of facilities on the site. Approving any modifications to existing facilities including the tower, building, generator, or other improvements. Also, approving any changes to the existing FCC licenses, prior to the submission of an application to the FCC.
2. Frequency management. The BLM is not normally responsible for the resolution of conflicts when the licensees or agencies are operating within the limits of the FCC and NTIA/IRAC authorizations. However, BLM may request FCC involvement when conflicts arise.
3. Review/modification of terms. Lease terms may be modified at the time of renewal and the leases explicitly provide for review of the lease at any time in order to make changes that are “in the public interest.” For these leases, the BLM will be reviewing requests for renewal or modification to determine if changes are needed in order to protect the values and objects protected by the Monument Proclamation.

**B. Facility Owners and Facility Managers**

Facility owners and facility managers (or their designated representatives) are responsible for:

1. Complying with their use authorization and all provisions of this site plan.

2. Ensuring that all existing facilities and any approved modifications are consistent with the Medford District Office land use planning documents; any environmental document(s)/decisions for the site; and, this site plan.
3. Ensuring facilities/equipment not complying with Federal/State/local laws/regulations/ordinances will be removed or modified within one year of the approval of this plan. Any modification requires pre-approval by the BLM.
4. Keeping all facilities within the established limits of their authorized area.
5. Providing the BLM with the name, address and phone number for a local contact person. The Facility Owner and Facility Manager and the contact person may be the same individual. The contact person will be available for emergencies and will have the authority to make decisions about construction issues, facility maintenance and all equipment within the facility.
6. Providing 30-day notice to all facility owners/facility managers at the site, as well as the BLM, of all new frequencies proposed for the site. A completed BLM technical data sheet or equivalent must be sent with the 30-day notice to allow for comment of potential interference. This notification requirement applies to new frequencies for facility owners/facility managers as well as their tenants and customers.
7. Adhering to the lease/ROW grant as follows:
  - a. Facility owners and facility managers with Communications Use Leases are authorized to rent building/tower space to tenants and/or customers without prior written approval from the BLM if the particular lease or ROW contains a subleasing provision that enables them to do so.
  - b. Tenants and/or customers may not construct their own equipment shelter (building, shelter, generator pad, cabinet, etc.) or antenna support structure (tower or mast). The facility owner must own all communication shelters and towers under their lease or grant. [If that is not possible, a separate SF-299 application, cost-recovery fees, analysis, and authorization are required. This will result in the use being a tenant/customer of the original lease/ROW in addition to being a separate facility for billing purposes. See 43 CFR 2806.37].
  - c. Tenants and/or customers using a facility covered by a facility lease/ROW will not have separate BLM leases/ROWs to authorize their use. Facility owners and facility managers are responsible for complying with the terms and conditions of the facility lease/ROW. Facility owners/facility managers are also responsible for ensuring that their tenants and customers are in compliance with the terms and conditions of the lease/ROW and applicable FCC or NTIA/IRAC license terms and conditions.
  - d. The facility owner and facility manager may not place any unreasonable restrictions nor any restriction restraining competition or trade practices on tenants and/or customers, or potential tenants and/or customers.
8. Ensuring that all communications facilities and equipment are installed, operated, and maintained according to the Motorola R-56 Standards and Guidelines for Communication Sites. Repairs and modifications to existing facilities/equipment must also meet Motorola R-56 Standards. These standards may be waived by the BLM authorized officer upon request of a facility owner/manager when equivalent measures would achieve similar results.
9. Ensuring that all communication equipment meets ANSI, FCC and BLM regulations, guidelines and standards concerning radiation limitations by:

- a. Monitoring radiation levels at their facility and;
  - b. Immediately correcting any radiation levels that are, or could be a hazard to human health. (FCC 47 CFR sections 1.1307(b), 1.1310 and 2.1093) and FCC OET Bulletin 65, August 1997.
10. Providing the BLM with a certified copy of all uses and the correct category of uses within the facility, along with the current phone numbers and addresses of all tenants and customers as of September 30<sup>th</sup> each year. This report is due by October 15<sup>th</sup> each year.
  11. Keeping the premises around their buildings free of trash and debris.
  12. Placing the BLM lease/ROW serial number on the door of their communications site building, or on a gate if a fenced compound.
  13. Correcting all interference problems. The users are normally responsible for the resolution of conflicts when the licensees or agencies are operating within the limits of the FCC and NTIA/IRAC authorizations.

**C. FCC and NTIA/IRAC**

The FCC and NTIA/IRAC are responsible for Frequency Management. The FCC and NTIA/IRAC are not normally responsible for the resolution of conflicts when the licensees or agencies are operating within the limits of the authorizations.

<p><b>IV. AUTHORIZED USES AND USERS WITHIN A FACILITY</b></p>
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**A. Use by Multiple Users**

Because there will be no new facilities constructed on Soda Mountain, new users to the site will be required to co-locate within existing facilities in which the particular ROW authorization includes a subleasing provision that enables them to do so. To encourage efficient use of the site (Goal #4 and #7 of this plan), use of all facilities and improvements that contain subleasing provisions by more than one user will be required except where the facility owner is a government agency or as noted below. This includes multiple uses of buildings, towers, back-up generators, grounding systems, fuel containers, access ways and parking areas.

Facility owners and facility managers are not required to lease facility space to others if they can prove to the BLM authorized officer that:

1. Space is not available;
2. The use is incompatible with the existing facilities;
3. Additional space is needed by the facility owner/manager;
4. Additional users would violate system security needs; or,
5. Potential interference is not resolvable.

## **V. FEES**

The BLM will charge facility owners and facility managers annual rental fees pursuant to federal regulations contained in 43 CFR 2806. The fees are based on two factors- the type of communications use, and the population served by the use. These fees are considered fair market value for the use of public land. The population Zone 6 (100,000-299,999) will be used for these calculations unless something else is specifically agreed to in writing by the authorizing officer or until populations change.

Fees that facility owners and facility managers may charge their tenants and customers are to be reasonable (consistent with, and not in excess of, other fees for similar facilities) and commensurate with the uses and occupancy of the facilities and services provided to tenants and customers.

## **VI. GENERAL OPERATION AND MAINTENANCE DIRECTION**

### **A. Unique Resource Considerations at this Communication Site**

The site is within the CSNM and is surrounded on all sides by the Soda Mountain Wilderness. Special resource coordination considerations with on-site or adjacent resource values must be consistent with the CSNM ROD/RMP (2008) and the SMW Final Stewardship Plan (2012). Should special conditions arise through the revision process of the land use plan or other situations, this site plan will be amended accordingly.

BLM Manual 6340 - Management of BLM Wilderness, released 7/13/12, provides the following guidance, “In general, BLM does not prohibit uses outside a wilderness on public lands solely to protect wilderness character of the designated lands.” When activities are proposed on public lands adjacent to wilderness, such as lease renewals or facility modification requests at the communications site, “the potential impacts, if any, of those activities upon the wilderness resource and upon public use of the adjacent wilderness area must be analyzed in the applicable NEPA document (Section 1.6.D.2.a.)” The BLM may require actions to mitigate impacts to adjacent wilderness (such as using certain paint schemes on equipment) as identified through the NEPA process (Section 1.6.D.2.b.) if they do not impose undue financial burden on the operator.

The CSNM ROD/RMP assigns Visual Resource Management (VRM) Class II to the lands of the monument (VIS-2, page 114). The objective of Class II is to retain the existing character of the landscape. Per BLM’s Visual Resource Inventory Handbook, H-8410-1 (V)(B)(2), “management activities may be seen, but should not attract the attention of the casual observer.” Any changes made in lands with VRM Class II management objective “must repeat basic elements of form, line, color, and texture found in the predominant natural features of the characteristic landscape.” Management of the appearance of the facilities at the communications site should look to the natural features of the surrounding landscape.

Both the CSNM and the SMW are part of the National Landscape Conservation System (NLCS). As required under the Omnibus Public Lands Management Act of 2009, the BLM will manage components of the NLCS to “conserve, protect, and restore nationally significant landscapes.”

## **B. Wiring and Grounding**

1. All equipment is to be installed within existing buildings and in metal equipment racks or within metal equipment cabinets and in accordance with manufacturers' specifications. All equipment, racks, cabinets and overhead ladder trays are to be grounded and shielded in compliance with National Electrical Code (NEC) and in accordance with accepted industry standards.
2. All electrical wiring and grounding must meet the NEC and applicable state/local codes. All permanent wiring shall be installed in metallic conduit. Surge protection shall be installed between the electric service meter and the first power distribution panel.
3. Lightning protection shall be in accordance with NEC part 810-20 Antenna Discharge Units and Part 810-21 Grounding Conductors. Periodic bonding of the antenna feed lines to the tower (when galvanized steel) shall be made with proper bonding connectors that are stainless steel (preferred), Copperweld®, tin-plated, or made of brass.
4. Each building is to have its own separate grounding system for all users in that structure. Wherever practical, interconnection of individual grids and/or the simultaneous placement of a large-sized copper ground wire with any new grounding systems that are buried on the site will be required.
5. Site or facility grounding must be constructed of copper with #2 AWG or larger wire, Copperweld®, or 2" or larger solid copper strap, connected to an adequate site/facility ground electrode system. The site/facility ground electrode system shall be bonded to the power service entrance grounding electrode conductor. Guy wires should also be grounded using manufacturers approved methods to preclude bi-metallic junction and corrosion. All equipment on the site (buildings, towers, power units, transmitters, receivers, antennas, combiners, telephone systems, power cabinets, HVAC units, etc.) must be connected to the site/facility ground by direct connection. Electrical system ground wiring is required for electrical ground fault protection and circuit breaker coordination. The grounding systems shall comply with applicable laws, codes and in accordance with standard engineering practice. Below ground connections must use either an exothermic welding process (i.e., Cadweld®, Thermoweld®, etc.), copper wedge pressure devices (i.e., Ampact®, Burndy®, Wrench-lock®, etc.), or brazed copper connections in conjunction with a mechanical UL listed connector (to be used as a physical strength enhancement component). Brazing by itself is not an acceptable method of bonding below earth grade (buried).

## **C. Communications Equipment**

### Equipment Ownership

All equipment shall be labeled (or the information available at the site, as applicable) with:

1. The owner's name;
2. Transmitter frequency(ies);

3. A valid FCC, or IRAC, authorization;
4. Transmitting power output(s); and
5. A current 24-hour phone contact number.

### Transmitting Equipment

All transmitters will have protective devices (shields, filters, isolation components), designed into or externally installed, to prevent interference with other users. All transmitters will meet FCC licensing requirements. Two-way transmitters should have dual section isolators for a total of 60 db of isolation.

The re-radiation of intercepted signals from any unprotected transmitter and its associated antenna system will be prevented by the use of appropriate filters (wide band and narrow band broadcast transmitters).

The direct radiation of out-of-band emissions (i.e., noise or spurious harmonics) will be reduced to a level such that they may not be identified as a source of interference as defined in the FCC Rules and Regulations (e.g., Part 90.209(e) for non-broadcast uses). If site noise (electromagnetic noise) becomes an issue, noise threshold limits will be established, and amended into the site plan, prior to authorizing any new uses.

Direct radiation of out-of-band emissions, (i.e., transmitter wide band noise, spurious emissions, harmonics, etc.) shall be reduced to a noninterference level by using bandpass, lowpass, and/or harmonic filtering. Where duplexing is used, use of a notch type device should be avoided.

Re-radiation of signals from a transmitter and its associated antenna system shall be prevented by installing appropriate devices (i.e., ferrite isolators), with minimum return loss of 25 db.

All transmitters not in immediate use and not specifically designated as standby equipment shall be removed. Loads connected to circulators are to be capable of dissipating the total power output of the transmitter.

### Receiving Equipment

All receivers shall comply with all applicable parts of the FCC rules, including Parts 2 and 15.

All receivers shall have sufficient “front end” pre-selection to prevent receiver spurious response. The use of bandpass, band-reject cavity or crystal filters may be required to prevent receiver-produced intermodulation or adjacent-channel interference.

Where duplexing is used, a bandpass cavity duplexer is required. Use of the notch-type device is not permitted. Where notch-type devices are currently in place and there are no interference problems, their use may continue until the equipment is replaced, at which time they must be replaced with bandpass devices.

## Tower

Additional towers at the site will not be authorized.

1. All towers will be left unpainted, if they are dull, galvanized steel. Paint is required only if the tower has a shiny (i.e., reflective) surface. If paint is required, the BLM will determine what non-reflective color the tower shall be painted (in keeping with VRM Class II as described in Section VI (A) above).
2. Modifications to existing towers that do not significantly change the existing visual condition, including repair and replacement due to technology changes or wear and tear, may be considered on a case-by-case basis and must be approved in advance by the BLM.
3. Anti-climb devices, removable steps, or other means to discourage unauthorized climbing, are highly recommended to reduce or avoid liability claims.
4. To avoid possible impacts to birds or bats, follow the most current version of the U.S. Fish and Wildlife Service's Interim Guidelines on Communication Tower Siting, Construction, Operation and Decommissioning Recommendations, available at the following website:  
<http://www.fws.gov/midwest/Endangered/section7/telecomguidance.html>

## Antennas

1. Microwave (dish) antennas (other than ground-mounted satellite dishes) will be limited to a maximum of eight (8) feet in diameter. The smallest diameter dishes are preferred if technically feasible.
2. Dishes should be mounted as low as possible to reduce visual impacts (see Section VI (A) above).
3. All antennas must meet all OSHA safety standards. If an antenna exceeds FCC public radiation standards (see FCC OET Bulletin 65) at ground level in publicly accessible areas, it will be remedied within 24 hours after measurements are taken or isolated (e.g., fencing, signing, relocation, lowering power levels are all possible remedies). Ground measurements of radio frequency radiation (RFR) levels will be taken before mitigation measures are implemented.
4. Color(s) for dish antennas, or covers, must be pre-approved by the BLM. New white dish antennas and/or covers will not be approved. Existing white dishes and covers must be repainted or replaced with dishes of approved color (typically dark grey), as repairs or replacement become necessary (see Section VI (A) above).
5. Antennas will be purchased with or treated to have a non-reflective surface.

## Interference

The responsibility for correcting interference problems is a matter for resolution between the lease/ROW holder of the facility(ies), the user causing the interference, and the affected party(ies). First users on a site have seniority with respect to the resolution of interference complaints. Senior holders have an obligation to maintain their equipment to industry standards, to operate their

systems in accordance with the terms of both the FCC license and NTIA/IRAC frequency authorization, and to comply with the BLM authorization.

New users on a site must correct, at their expense, interference problems that they create. They may be required to furnish an intermodulation study, electromagnetic noise study, or other interference-related data and must agree to accept financial responsibility for elimination or prevention of any interference caused by the facility before their application can be evaluated. They must cease operation of the suspect equipment until the problem is corrected. If interference problems cannot be resolved or corrected within a reasonable time, the new use that is causing the interference may be terminated and the equipment removed.

All users shall cooperate with one another and the BLM in identification and correction of any interference. The BLM does not have authority to correct interference problems, but can act as a mediator to help all affected parties. Interference problems must be coordinated with the FCC or NTIA/IRAC, whichever is appropriate.

Interference with law enforcement and/or emergency communications must be corrected immediately. The operation of equipment covered by this site plan shall not interfere with United States Government radio or electronic operations already in existence on public land within two (2) miles of this site. The user causing this interference, shall, at its own expense, take all action necessary to prevent or eliminate such interferences. If it does not eliminate such interference within ten (10) days after receipt of notice from the BLM to do so, this use will be terminated.

If electromagnetic noise becomes an issue, noise thresholds will be established and this site plan will be amended accordingly.

#### **D. Cables and Transmission Line (Wave Guides)**

All new cabling will be jacketed and shielded and shall either be flexible or semi-rigid type. Existing substandard cables will be upgraded as repairs or replacement become necessary.

Cables will be properly installed and will be strapped and fastened down. Use of ports at building entrance points will be kept to a minimum by use of combiners.

When attaching power cables onto a tower, conduits should be used. Coax and wave guides should be installed in a wave guide ladder or equally divided among all tower legs.

All transmission lines (wave guides) are to be supported in accordance with manufacturer's specifications.

Unjacketed transmission line of any type is prohibited. No transmission line shall be left unterminated.

Double shielded braided or solid shielded cable will be used. No RG-8 type cable is permitted. No connector-type adapters will be used on transmission lines. Only correct connectors that will mate to connected devices are to be used.

Conduits will be shared when they service common areas and will be buried where possible.

## **E. Radiation**

All communications uses must meet ANSI, FCC, and BLM regulations, guidelines, and standards concerning radiation limitations. This site is considered uncontrolled for the purposes of compliance with Radio Frequency Radiation (RFR) standards.

Monitoring radiation levels at the site is the responsibility of all site users and will occur at intervals to comply with FCC regulations and guidelines. A copy of these monitoring reports will be provided to the BLM upon request. The FCC is responsible for enforcement of the monitoring and standardization for compliance, and may revoke the license and/or issue a fine for failure to comply. Additionally, the BLM may terminate or suspend the use authorization for failure to comply.

Onsite RFR measurements will be taken using appropriate equipment that can adequately measure and record both on-tower and on-the-ground levels before mitigation measures related to RFR are implemented pursuant to FCC standards and requirements.

Security fences with RFR notice signs are required around areas that exceed public use levels including anchor points outside the primary facility compound fence, if necessary. Raising higher power transmitting antenna on the tower or modifying the antenna type to half wavelength may be necessary to eliminate RFR hazards. Reducing power may also be required if other alternatives are not feasible. All fencing locations must be pre-approved by the BLM.

Warning signs will comply with ANSI C95.2 color, symbol, and content conventions. Contact information including name and telephone number will also be included on warning signs. Existing warning signs compliant with FCC 47 CFR 1.1307(b) which do not currently include name and telephone number will be accepted as long as the name and telephone number is clearly posted on other signage at the Lessee's site.

Lowering power levels for on-tower access during maintenance will be coordinated between affected users.

Any identified RFR radiation problems that are, or could be, a human health hazard must be corrected within 24 hours after measurement tests have been completed or be removed from the site by the site user(s). If the proposed corrective action involves any new ground disturbance, it must be pre-approved by the BLM.

## **F. Utilities-Availability of and Requirements for:**

### **Commercial Electrical Power**

Commercial power is provided to the site under a separate ROW grant to PacifiCorp. The current electrical service to the site has the capacity to service additional users at the site. Future upgrades of the electrical service, including the replacement of facilities and the addition of distribution lines, will be part of the right-of-way to PacifiCorp and may need to be paid for by the benefiting user(s). Prior to approving upgrades of the electrical service, BLM must conduct site-specific NEPA analysis.

## Telephone Service

If additional telephone service is ever deemed necessary or expanded at this site, a separate ROW grant would be issued following a site-specific NEPA analysis. Site users would also pay for the cost of:

1. The necessary resource surveys and reports for service connections; and
2. The cost of constructing service connections.

For visual reasons, overhead utility poles may not be authorized (see Section VI (A) above).

## Fuel Tanks

Facility owners and facility managers are responsible for providing fuel storage (propane and diesel) and emergency power for their tenants and customers. No tenants or customers will be authorized to have separate fuel tanks and/or generators. Each facility owner will preferably consolidate fuel storage into a tank large enough in size to accommodate all tenants and customers within their facility. At a minimum, tanks will be grouped together in a consolidated area adjacent to their facilities. All fuel storage tanks (propane only, diesel is not allowed at this site) must meet current fire department, Federal, State and local government safety and hazardous materials requirements.

1. All tanks will be:
  - a. Signed in red letters, "SMOKING OR OPEN FLAME PROHIBITED WITHIN 20 FEET;"
  - b. In conformance with National Fire Protection Association (NFPA) requirements; and
  - c. Painted an approved color, or screened by an enclosure to blend in with the natural environment. If an enclosure is used, it must be pre-approved and painted an approved color from the Munsell Soil Color Chart, Standard Environmental Colors.

## **G. Security and Law Enforcement**

The Jackson County Sheriff's Department is the key law enforcement agency for the area. They are responsible for most civil and criminal matters. The BLM will be responsible for enforcing matters related to uses of BLM lands (e.g., resource protection issues).

Patrolling and policing for security purposes is the user's responsibility.

Some of the facilities on Soda Mountain are currently fenced. If fencing is ever deemed necessary for security purposes at other facilities on the site, it must meet the following criteria:

1. No negative impact to existing visual conditions of the site (see Section VI (A) above).
2. All fences must meet health and safety requirements.
3. All fence locations and design require Bureau of Land Management pre-approval. The standard fencing type will be chain-link (i.e. cyclone).

4. The standard fence height will be eight (8) feet.
5. Fencing will be designed, installed, maintained, and of a type to minimize interference issues as described in the Motorola R-56 standards.
6. Fences will be signed with RFR notices if RFR is above public levels.

## **H. Site Maintenance**

The objective of maintenance activities is to present a clean, neat, and orderly appearance at the site and have all of the authorized improvements safe for workers and the public. All users will keep up the overall appearance of the site.

Miscellaneous debris remaining after any construction and/or equipment installation, removal or modification, is not only a hazard, but can cause interference or intermodulation problems. In particular, all loose wire or metal objects are to be removed from the site.

The users of the site will remove all graffiti within 10 working days of finding it, weather permitting.

Users will not be permitted to leave or dispose of trash, garbage or cut brush on public lands. No outside trash or litter containers will be provided. Site users will remove litter from the site as it is produced.

Policing of litter in common areas (i.e., areas between buildings and developed sites) is the shared responsibility of those holders bordering these areas.

During construction and/or maintenance, excess materials (e.g., cement, wire, metal, building materials) will be removed from public land.

Peeling paint on buildings and/or towers will be re-painted within thirty (30) days of discovery by the facility owner or facility manager and within 10 days of notification of the holder by the BLM, weather permitting.

The lessee is responsible for the abatement and control of noxious weeds within the bounds of their lease site and common use areas. Abatement practices are to be implemented in accordance with the Medford District Office weed abatement programs.

## **I. Inspections**

Enforcement authority is vested in the BLM as the Communications Site Administrator for Soda Mountain via 43 CFR 2800. The BLM may conduct an inspection of each user's facility. This inspection will verify:

1. Compliance with technical standards.
2. Structural integrity.
3. As-built plan accuracy.
4. Electromagnetic compatibility.

5. General site health, safety, and cleanliness.

The BLM shall provide written notice of the scheduled inspection date at least 30 days in advance. Each user shall arrange to have personnel available at the site at the time of the inspection.

Any non-compliance found by a user shall be reported to the BLM. The BLM will conduct an inspection and a written copy of the inspection report shall be forwarded to the violating user within 30 working days following the inspection. The report shall include:

1. A description of the violation.
2. Corrective action required.
3. Name, address, and organization of the responsible party.
4. Time allowed for completion of corrective measures.
5. Anticipated action in the event of noncompliance with remedial instructions.

**J. Fire Prevention and Hazard Reduction Requirements**

Smoking is prohibited in flammable vegetation areas.

Roof structures shall be kept reasonably clear of debris at all times.

No explosives will be stored at this site. Flammable materials shall be stored in conformance with the requirements of local fire regulations. Flammables will be placed in closed containers and stored away from sources of ignition and combustible materials. If flammables are stored within a building, the building will be locked, properly signed and well ventilated.

Approved spark arresters will be required and maintained on all internal combustion engines.

At least one (1) U.L. rated 20 lb. A:B:C dry chemical fire extinguisher is required inside each building. Prior to each June, fire extinguisher(s) shall be inspected by holders and refilled, if necessary.

Any fire will be immediately reported to “911”, the nearest BLM office and/or Jackson County Sheriff.

BLM Officers will make periodic fire prevention inspections. They will call to the holder’s attention any lack of compliance with the above regulations, plus any other existing hazards. Compliance with these inspections is required within the time limits specified in the inspection report.

All fire protection standards must be accomplished by the beginning of fire season unless otherwise agreed to, and then maintained throughout the fire season.

## **K. Access Maintenance and Restrictions**

### Roads

The road to the Soda Mountain site is in generally good condition. However, it is certain that future use of the site will, over time, degrade the quality of the road and will require maintenance. Maintenance costs will be assessed depending on the amount of use on the road. If there is disagreement among users as to the assessed costs, BLM will determine the costs to be borne by each leaseholder.

Individual users who damage or disturb the access road, or any associated structures, such as ditches, culverts, roadside vegetation, signs and/or underground utilities or facilities, will be required to repair the road and/or associated structures, to conditions equal to or superior to those prior to any damage or disturbance. This work must be done according to applicable road maintenance standards and may require the appropriate NEPA analysis.

### Interior Site Driveways/ Parking Areas

Interior site driveways within the communications site will be maintained by the site users. Interior roads will be maintained in a manner to allow only one entrance to the site. Off-road vehicle use by a user in and around the communication site is not permitted.

### Road Closures

Native surface roads are subject to periodic closures to entry during periods of extreme fire danger, inclement weather, or wet conditions. Authorized site users may use the site during these periods, but should use judgment and may need to seek advance approval from the BLM.

## **VII. CONDITIONS FOR RENEWAL AND REQUEST FOR MODIFICATIONS OR RECONSTRUCTION**

### **A. BLM Requirements**

Prior to approving lease/ROW removals, modifications, reconstruction or any activity including construction or replacement of facilities on site, the BLM will conduct site-specific NEPA analysis and provide an opportunity for public comment. At the time of requests for renewal and/or requests for modification or reconstruction, BLM will require applicants to:

1. Analyze whether there are any reasonable off-monument alternatives for placement of facilities prior to analyzing continued use within the monument;
2. Analyze any technological advancements that could obviate the need for this facility altogether;
3. Analyze any technological advances that could reduce the footprint and the visual and other impacts of the facility.

BLM has the discretion to deny renewal or modification, or require relocation or use of new technology if it is reasonably available, feasible, and reasonably economical outside of the monument. Consideration will be given to the community benefits of the communications function provided by the lease. Additionally, BLM Manual 6220 (Section 1.6.E.6) instructs the BLM, while processing ROW renewals, in accordance with all applicable law and policy, to “work with holders of existing ROWs to consider new, additional, or modified terms and conditions to minimize impacts to the Monument or NCA’s values.”

**B. Facility Owner/Manager Responsibilities**

No new communication facilities may be developed on Soda Mountain. However, existing facilities may be modified or replaced as equipment is replaced or as technology requires, so long as the size of the facility (footprint) does not increase. In addition to the responsibilities listed in Section III, existing facility owners/managers proposing to modify or reconstruct facilities are responsible for:

1. Submitting a complete application to the Medford District Office (ATTN: “Realty Specialist”) prior to any reconstruction or modifications to existing improvements, unless new electronic equipment is being installed in/on an existing tower and/or an existing building. The application must include:
  - a. The appropriate cost recovery and application fees as determined by BLM.
  - b. A copy of a Site Plan Base Map showing all of the proposed facilities including structures, towers, and auxiliary equipment;
  - c. Completed drawings/plans prepared by a registered engineer and Plan of Development approved by the BLM;
  - d. Identification of any microwave beam paths, a plot of their azimuth(s), and their proposed elevation(s) on the tower;
  - e. Documentation that shows that proposed modifications to facilities will not be obstructing, or interfering with, any existing fixed point to point antennas, omnidirectional broadcast antennas, or microwave beam paths in the directions of primary population targets. Proposed beam path needs must be shown on Site Plan Base Map; and,
  - f. Any needed recommendations, changes or modifications to their original proposal, based on any required resource surveys and/or reports.
2. Demonstrating that their proposals will not cause undue interference with any existing uses before the BLM can approve replacement or modification to facilities.
3. Showing their proposals will provide for future users without additional construction.
4. Providing engineering and geotechnical investigations for development of specific foundation designs and grading plans, if applicable.

5. Providing for erosion control as part of the Plan of Development prior to construction activities. At a minimum, erosion control must include: sediment control, stipulations that cut/fill slopes will be graded and contoured to prevent erosion and/or excessive runoff, and recommendations for temporary erosion control measures, (e.g. netting, silt fences, swales, and/or sediment collection areas).
6. Coordinating with other federal (e.g., FCC and FAA), state and county agencies and obtaining all required approvals and/or permits.
7. Providing 30-day notice to all facility owners/facility managers at the site, as well as the BLM, of all new frequencies proposed for the site. A completed BLM technical data sheet or equivalent must be sent with the 30-day notice to allow for comment of potential interference. This would be for new frequencies for themselves and their tenants and customers.
8. Insuring that all written approvals have been obtained from the BLM prior to construction. In addition:
  - a. Directional antennas will only be protected within the arch between their licensed 3 dB points.
  - b. Modified facilities will not obstruct existing fixed point-to-point antennas or omni-directional broadcast antennas in directions of primary population targets.

**C. Construction Methods and Resource Protection**

Plans submitted by an applicant for any modifications shall specify provisions for soil rehabilitation measures including, but not limited to, soil replacement and stabilization and for proper handling of runoff from buildings, parking area, access roads, and undeveloped common areas.

The following methods and resource protection measures will be required to minimize impacts during construction:

1. Avoid and protect sensitive resource areas, as identified by the BLM.
2. Compliance with the Plan of Development and the Erosion Control Plan.
3. During construction and/or maintenance, no paint or paint thinners will be disposed of on site.
4. Minimize ground disturbance and vegetation removal as much as possible during construction activities. All ground-disturbing activities require BLM pre-approval.
5. Disturbed areas will be re-vegetated with species pre-approved by BLM as soon as possible after construction. If necessary, reseeding will be required until vegetation is successfully established as determined by the BLM.
6. No grading material will be cast off during construction/reconstruction activities. Excess soil will be removed to an off-site location approved by BLM.
7. Temporary on-site storage of construction materials will require pre-approval by the BLM.

8. Construction materials and supplies, except for hazardous materials (see number 9. below) may be left unattended at the construction site at the end of each workday, but at the owner's risk.
9. Hazardous materials, including but not limited to all fuels, oils, and lubricants, are not to be left unattended at the site at any time. During construction, these materials are to be removed from the site at the end of each workday, or temporarily stored inside a locked and signed building until the following workday.
10. All surplus construction materials and/or waste debris must be removed from the site no later than thirty (30) days after construction has been completed.
11. Any earth moving or heavy equipment (e.g., dozers, graders, cranes, backhoes, etc.) leaving the designated roadway and/or approved parking area(s) to perform authorized activities at the site, will be washed off prior to being brought onto public lands to prevent the introduction and spread of noxious weeds into the area.

**D. Construction Inspection**

1. All reconstruction or major modifications shall conform to the established technical standards and accepted engineering practices (i.e., the Uniform Building Code).
2. Any construction inspections required by other applicable agencies are the responsibility of the lessee/holder. Copies of completed inspections are to be provided to the Medford District Office, Authorized Officer, either as they occur or as part of the final as-built plan. Inspection information shall become a permanent part of the holder's lease/ROW case file.
3. The lessee/holder agrees that corrective work detailed in BLM, or other agency required compliance inspections, will be completed by the scheduled completion date. If the lessee/holder disagrees or has questions about specific items, the lessee/holder must contact the BLM in order that the disagreement or item may be resolved.
4. A final set of as-built plans will be submitted to the Medford District Office Authorized Officer within 90 days of acceptance of structure (if contracted) or of completion date.

**E. Remodeled or Reconstructed Buildings**

1. Any remodeled or reconstructed buildings must be designed to accommodate multiple users if the ROW contains a sublease provision must fit into the physical environment as defined in a site-specific environmental analysis developed at the time of the proposal.
2. The roof must be metal or covered with metal to be fire resistant. Roofs can be equipped with antenna support structures, such as poles and railings that can extend up to 25-feet above ground level.
3. Facility Owners and Facility Managers are encouraged to reconstruct or remodel the interior of their buildings in a modular fashion, so that they can:
  - a. Sublease sections to others;
  - b. Provide tenants and customers with internal separation and security;

- c. Reduce physical interference; and
  - d. Increase management effectiveness.
4. The following materials are approved for construction of new facilities (i.e. buildings):
- a. Floors – Concrete slab with drainage.
  - b. Walls – Concrete block, metal, or pre-fabricated concrete.
  - c. Roof – Metal, or concrete, if painted to eliminate shiny surfaces, or other fireproof material as approved by the BLM. Proposals for wooden roofs will not be approved.
  - d. Color – Proposed color for use on all exterior building surfaces must be pre-approved by the BLM. The goal of the color selection for the facilities is to make the building as inconspicuous as possible and make buildings located on the skyline look inconspicuous when viewed from a distance. The intent is to reduce or eliminate glare from reflective and/or illuminated surfaces such as windowpanes, sheeting and reflective paints. Non-reflective, BLM-approved colors will be used on equipment buildings.
5. Building entry lights must:
- a. Only light the immediate area in the vicinity of the door;
  - b. Be motion activated and have a limited time duration (e.g., 3-5 minutes); and
  - c. Have a shielded beam that is pointed at the building door.

Requests for all-night (i.e., “dusk-to-dawn”) lighting, or entry lighting that would be visible from outside of the site will not be approved. FAA-required lighting would be the only exception.

**F. Remodeled Towers**

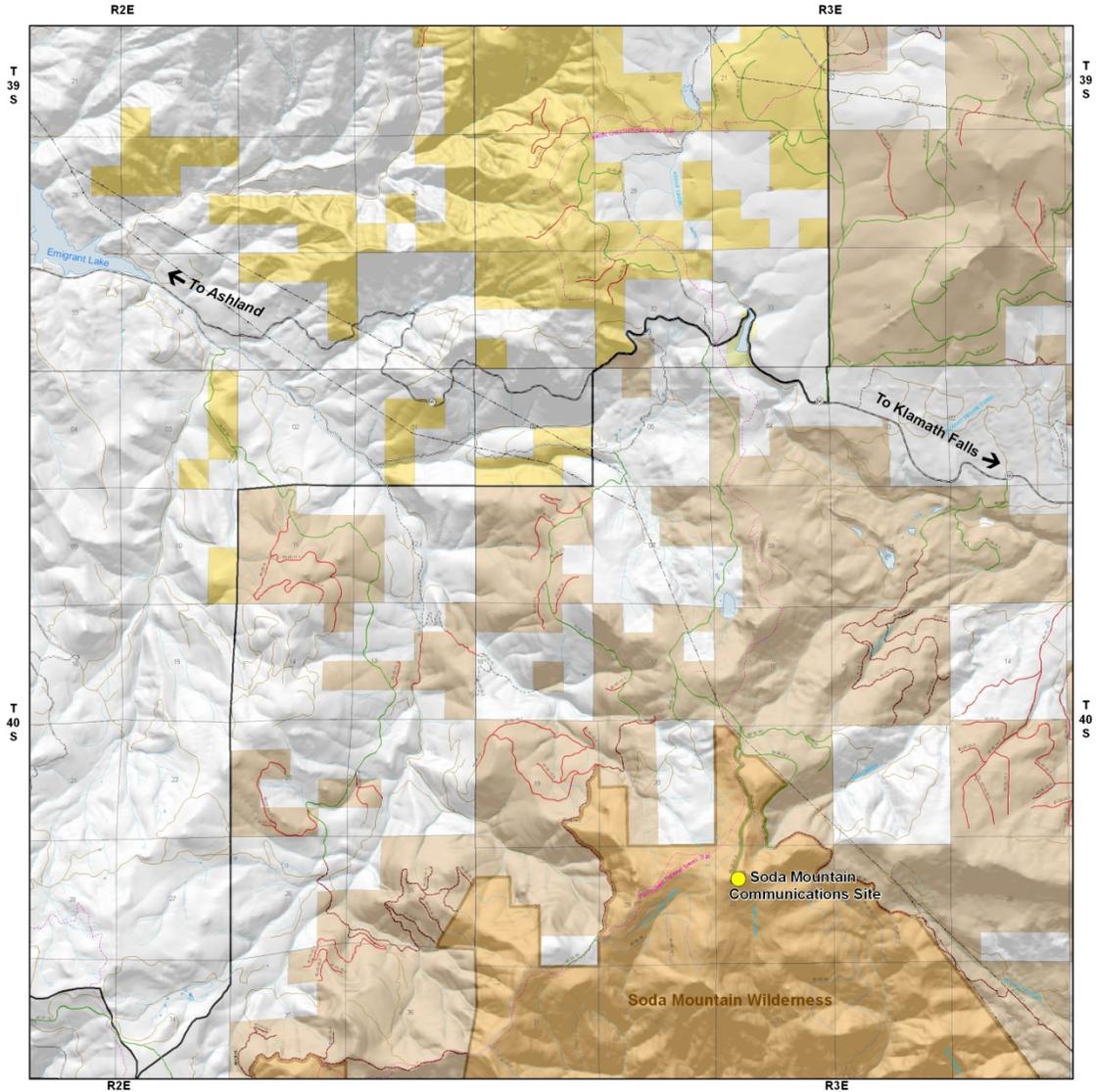
1. All reconstruction and modifications to towers will be pre-approved by the BLM prior to implementation.
2. It is the applicant/holder’s responsibility to assure that a modified, structure will not unduly interfere electronically or physically with any existing equipment at the site. Towers must be spaced, so as to prevent ground level radiation and/or interference problems. This must be clearly demonstrated in writing to the BLM prior to issuance of a new lease/ROW or amendment.
3. All new towers will comply with current structural and safety specifications and design standards, including safety-climbing devices. Towers should be as narrow and “open” as safety and structural integrity allow. New towers will be designed using maximum wind, snow, and/or tower loading anticipated for the site.

## VIII. APPENDICES

- A. Location and Site Maps
- B. Authorized Facilities
- C. Site Photographs
- D. Inspection Checklist

# APPENDIX A LOCATION MAP

## Soda Mountain Communications Site



**U.S. DEPARTMENT OF THE INTERIOR  
Bureau of Land Management  
Medford District  
3040 Biddle Road  
Medford, OR 97504**



No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual or aggregate use with other data. Original data were compiled from various sources and may be updated without notification.

Prepared By: Kathy Minor  
Current Date: 9/13/12

SITE MAP



**APPENDIX B**

**SODA MOUNTAIN COMMUNICATIONS SITE LESSEE/HOLDER FACILITY TABLE**

	<b>Auth #</b>	<b>Use</b>	<b>Building</b>	<b>Tower</b>	<b>Access/Parking</b>	<b>Other</b>
<b>Facility #1 Qwest</b>	<b>OROR-20137</b>	<b>PR</b>	<b>None</b>	<b>(2) 15'x20' passive reflectors</b>	<b>none</b>	<b>none</b>
<b>Facility #2 US Cellular</b>	<b>OROR-49604</b>	<b>CEL</b>	<b>8'x12' aggregate</b>	<b>60' lattice self supported, (2) 18' monopole</b>	<b>Access and parking</b>	<b>25Kw generator, 500 gal. propane tank</b>
<b>Facility #3 Oregon Dept. of Transportation</b>	<b>OROR-34999</b>	<b>PMRS</b>	<b>10'x20' metal</b>	<b>20' lattice self supported</b>	<b>Access and parking</b>	<b>15Kw generator, 500 gal propane tank</b>
<b>Facility #4 Pacific Power and Light</b>	<b>OROR-38053</b>	<b>MIC</b>	<b>20'x22' metal</b>	<b>40' lattice self supported</b>	<b>Access and parking</b>	<b>30'x50' fence, 30Kw generator, 1000 gal propane tank</b>
<b>Facility #5 Jefferson Public Radio</b>	<b>OROR-65409</b>	<b>MIC</b>	<b>8'x10' concrete block</b>	<b>30' lattice self supported, 40' wood pole</b>	<b>Access and parking</b>	<b>none</b>
<b>Facility #6 California- Oregon Broadcasting, Inc</b>	<b>OROR 36203</b>	<b>MIC</b>	<b>8'x17' metal</b>	<b>30' lattice and pole, guyed</b>	<b>Access and parking</b>	<b>Generator, (2) 250 gal propane tanks</b>

<b>Facility #7 Oregon Dept. of Forestry</b>	<b>OROR-44980</b>	<b>PMRS</b>	<b>20'x20' wood (fire lookout)</b>	<b>50' wood pole</b>	<b>Access and parking</b>	<b>none</b>
<b>Facility #8 AT&amp;T</b>	<b>OROR-48563</b>	<b>CEL</b>	<b>12'x32' concrete</b>	<b>80' lattice self supported</b>	<b>Access and parking</b>	<b>35 Kw generator, 500 gal propane tank</b>

**APPENDIX C**

**SITE PHOTOGRAPHS**

**Facility 1, Qwest**



**Facility 2, US Cellular**



Facility 3, ODOT



Facility 4, PacifiCorp



Facility 5, Jefferson Public Radio



Facility 6, COBI



Facility 7, OR Dept of Forestry



Facility 8, AT&T



**APPENDIX D**

**Soda Mountain Annual Technical Inspection**

Date Inspected: \_\_\_\_\_ Time Inspection: \_\_\_\_\_

Permit Holder: \_\_\_\_\_ Authorization # \_\_\_\_\_

Site Technician: \_\_\_\_\_ Phone # \_\_\_\_\_

Number of Transmitters \_\_\_\_\_ License Posted \_\_\_\_\_

*Please mark the following Items as Acceptable (A) or Unacceptable (U).*

Electrical Wiring ----- (A) (U)                      Grounding ----- (A) (U)

Equipment Installation ----- (A) (U)                      Housekeeping ----- (A) (U)

Building Repair ----- (A) (U)                      Tower Repair ----- (A) (U)

*Please mark the following Items as Yes (Y) or NO (N) or (NA)*

Isolators ----- (Y) (N) (NA)                      Circulators ----- (Y) (N) (NA)

Cavities ----- (Y) (N) (NA)                      Terminators ----- (Y) (N) (NA)

Filters ----- (Y) (N) (NA)                      Lightning Protection ----- (Y) (N) (NA)

Comments: \_\_\_\_\_

\_\_\_\_\_

Recommended Corrective Action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Required Corrective Action to Be Taken: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Committee Representatives: \_\_\_\_\_

Bureau of Land Management Representatives: \_\_\_\_\_

*Please make the required corrective action within the next 120 days. Please make a written report of corrective action taken and submit to the BLM. If you should have any questions, please call the BLM office.*