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From: Foley, Mark
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[Buckskin Comm Site Mgmt Plan Draft2.docx](#)
[Buckskin Ridge Site Plan Update.PDF](#)

Rob,
GSENM staff added their comments and suggestions to version draft1 of the Buckskin Ridge CSMP update, and I have added my requested changes in version draft2 (attached).

I have also placed the photos we discussed and other supporting information in Google Drive and forwarded the link for you to access. It includes a folder with both versions draft1 and draft2; a folder with pictures for all four facilities; and a folder with materials used to complete the update.

Once you have these documents, please let me know if you have questions or need anything else to complete your work so we can present this to GSENM managers for review before it goes out to site users for a 30-day comment period.

Please note:

1. I included mention of the BLM UTSO - Kane County, Utah MOU in the Site History and Development section on page 7. Do we need to include more detail on this MOU, or add it to the CSMP as an appendix? A copy of the signed MOU is included in the update materials folder.
2. We did not receive specific feedback from Allysia Angus for VRM issues at the site and in the draft. I am confident that the VRM information from all the recent authorizations at Buckskin Ridge adequately addresses these issues, and I didn't want to wait until next Tuesday at the earliest for when Allysia thought she would have time to review the draft. Having said that, if we do get supplemental input from Allysia on VRM before the draft goes out in the mail, hopefully we can include in in the update.
3. I've included an updated draft site plan in the Google Drive materials, and attached a scanned copy here too. The new InSite facility (#4) is directly south of the ATT&T facility (#3) as expected. InSite went with three small circular concrete pads, however, as opposed to a large square pad. The small pads are 5 feet in diameter and set at 22 foot spacing from each other. The AT&T building is 9 feet north from the nearest pad, and InSite is 12 feet south from the nearest pad. I hope this description is sufficient for the CSMP appendix information, but let me know if you need more detail.
4. To complete this prior to the end of the fiscal year as planned, we will need to get this in the mail by the end of the week. I've set Wednesday as the target date to get the final draft to GSENM managers, which should allow us to put this in the mail NLT COB Friday, August 25.

That will give us a solid 30+ days before we can sign and send out final copies to site users prior to October 1.

Will you still be able to complete this draft update in the next few days as previously anticipated? Once you are done, I would like one final read through so we can discuss any remaining issues before turning it over the GSENM managers.

Thanks again for your help. I am excited to complete the sixth and final CSMP update for the two offices I represent. It will be a nice legacy to leave behind for the staff here when I move to San Diego to sell churros.

Take care and let me know what I can do to help finish this project soonest. Cheers. Mark

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Department of the
Interior
Bureau of Land Management



BUCKSKIN RIDGE COMMUNICATION SITE MANAGEMENT PLAN

(b)(5) DPP



(b)(5) DPP



Prepared by the Bureau of Land Management
Grand Staircase-Escalante National Monument
, Utah

Approved by: _____ Date _____
Monument Manager

BUCKSKIN RIDGE COMMUNICATION SITE MANAGEMENT PLAN

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I. INTRODUCTION

Demand for new communication sites continues to be active in the United States including carrier requests to locate cellular facilities on public lands in the western states. This demand is due to advances in communication technology, strong consumer interest, and a 1983 Federal Communication Commission (FCC) decree establishing wireless carrier coverage requirements.

Buckskin Ridge is a communication site administered by the Bureau of Land Management (BLM) Grand Staircase Escalante National Monument (GSENM). It is an established communication site with characteristics desired by cellular carriers, 2 way radio communications systems, and microwave users. The communication site overlooks small communities and provides a strategic location for south central Utah. A state highway and other secondary roads also run through the surrounding area.

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This Communication Site Management Plan has been developed to document and evaluate the existing communication site and facilities located on Buckskin Ridge. The plan also provides an outline for orderly future development of the site in conformance with the Grand Staircase Escalante National Monument Office's current land use planning document, the Grand Staircase Escalante National Monument Management Plan.

Current BLM program guidance for resource management planning specifies that every planning document shall contain determinations relevant to communication sites. The November 1999 Grand Staircase Escalante National Monument Approved Management Plan (MMP) and Record of Decision (BLM 1999), provides general guidance for communication site and utility management, however it does not discuss specific details needed for proper management of the communication site. Therefore, in order to supplement the land use planning document, this Site Management Plan has been prepared to address specific issues encountered on Buckskin Ridge.

Current GSENM Management Plan guidance for communication sites: Monument Management and staff will work with local communities to provide needed infrastructure development such as communications sites and utility rights of way. (MMP p.5)

LAND 1 The BLM will work with local communities and utility providers to identify short and long term community needs for infrastructure which could affect Monument lands and resources. (MMP p.49)

LAND 8 The following criteria and/or stipulations apply to the management of all rights of way in the Monument where they are allowed: ... 4. Strobe lights will not be allowed at any communication site. Other methods will be used to meet aircraft safety requirements. 5. Communication site plans will be prepared for all existing or new sites before any new uses or changes in use occur. 6. A Monument wide feasibility study will be prepared to determine the most appropriate location for new communication sites. (MMP, p.50)

Approved lessees or right of way (ROW) holders with facilities currently located on Buckskin Ridge are shown in the Users' Table, Appendix B. Additional tenants or customers may be accommodated 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 and with the supplemental direction contained in this site plan. Requests for new communication site facilities may be authorized at the discretion of the BLM Authorized Officer through the issuance of new communications use leases, or in some cases, by the issuance of additional ROW grants.

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This site plan will be incorporated into all future new leases issued for the Buckskin Ridge Communication Site. This plan will also 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 Communication 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. 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 communication facility owner or facility manager allowing for the use of public land to construct and or operate a communication facility and, unless specifically prohibited, 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 communication equipment in the facility for profit by broadcasting to others or selling communication services.

COMMUNICATION SITE An area of BLM managed public land designated through the land and resource management planning process as being used or is suitable for communication uses.

A communication site may be limited to a single communication facility, but most often encompasses more than one. Each site is identified by name; usually a local prominent landmark, such as Buckskin Ridge Communication 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 communication equipment in the facility for personal or commercial purposes. Persons or entities that manage or administer a communication facility on public lands for a facility owner or a facility manager are not facility managers for purposes of this Communication Site Management Plan.

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

B. Purpose

This plan supersedes the June 24, 2004 Buckskin Ridge Communication Site Management Plan, including Amendment #1 dated November 15, 2013. This plan will be used by BLM officials administering communication uses at Buckskin Ridge, existing lessees, holders, and applicants desiring a lease, grant, or an amendment to 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 the addition of a user), a letter will be sent to the holders from the GSENM Office 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 for comment prior to implementation.

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Overall management direction for the administration of communication sites is outlined in the CFR and the BLM Handbook and applicable BLM Instructional Memoranda. Specific direction for site management planning on designated communication 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.

The GSENM MMP addresses communications sites and facilities under Utility Right of Way and Communication Sites:

Utility Rights of Way and Communications Sites

Land Decision 5 states: In the Front Country and Passage Zones, communications sites and utility rights of way will be allowed, but will have to meet visual resource objectives (see the Visual Resource Management section for related decisions).

Rights of Way

Land Decision 8 states: The following criteria and/or stipulations apply to the management of all rights of way in the Monument where they are allowed:

1. Bury new and reconstructed utility lines (including power lines up to 34.5 kilovolts) unless: visual quality objectives can be met without burying; geologic conditions make burying infeasible; or burying will produce greater long term site disturbance.
2. All reconstructed and future power lines must meet non electrocution standard for raptors. If problems with existing power lines occur, corrective measures will be taken.
3. Construct all power lines using non reflective wire. Steel towers will be constructed using galvanized steel. Power lines will not be high lined unless no other location exists.
4. Strobe lights will not be allowed at any communication site. Other methods will be used to meet aircraft safety requirements.
5. Communications site plans will be prepared for all existing or new sites before any new uses or changes in use occur.

6. A Monument wide feasibility study will be prepared to determine the most appropriate location for new communication sites.

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The Grand Staircase Escalante National Monument Management Plan states that communication site plans will be prepared for all existing or new sites before any new uses or changes in use occur. (Utility Rights of Way and Communication Sites (LAND 08)).

This Communication Site Management Plan provides applicable guidance and adds current policy and technical standards for better management of the Buckskin Ridge Communication Site. This plan governs development and management of Buckskin Ridge and will be modified in the future as needs and conditions warrant. Any future such uses must be designed, installed, operated, and maintained to be compatible and not interfere with the senior uses as defined in Section A above. This site specific plan is administrative in nature and is Categorically Excluded from further review under the National Environmental Policy Act (NEPA) in accordance with 43 CFR 46.210 (i), which states “ Policies, directives, regulations, and guidelines: that are of an administrative, financial, legal, technical, or procedural nature; or whose environmental effects are too broad, speculative, or conjectural to lend themselves to meaningful analysis and will later be subject to the NEPA process, either collectively or case by case”. There are no extraordinary circumstances. Any additional development at Buckskin Ridge will be addressed in a site specific NEPA document. (b)(5) DPP

C. Site Description

The site is located on a long broad ridge south of US Highway 89 known as Five Mile Mountain. The entire area is administered by the GSENM Office, and located approximately 25 miles east of Kanab, Utah in the SW¼SE¼ of Section 27, Township 42 South, Range 2 West, Salt Lake Base and Meridian, at approximately 37° 07' 26.76" North Latitude and 112° 00' 11.75" West Longitude. The entire area was incorporated from public lands into the GSENM by Presidential proclamation in 1996. The elevation of the Buckskin Ridge Communication Site is approximately 6036 feet above mean sea level (msl). A site map is provided as Appendix A.

D. Area Served

This site does not serve an RMA, Ranally Metro Area. The largest community served is undefined; therefore, the population less than 25,000, Zone 9, will be used for fee determination.

E. Access

Access to the site is via US Highway 89, east of Kanab, Utah approximately 25 miles to a Monument Road # 710 also called Five Mile Mountain Road. This is a native surfaced road which winds south and east to the top of the ridge for approximately 4.8 miles to the intersection of Monument Road # 711. This road continues north along the ridge approximately 1.2 miles to the site. The site is accessed by a spur road just east of Road # 711. The portion of Road #711 from Road #710 to the site is included in the ROW Grant to Nevada Power.

F. Site History and Development

Buckskin Ridge was first developed in 1974 by the Los Angeles Department of Water and Power (LADWP) for a Microwave Relay site (UTU 23939). In 1975, the BLM placed a small equipment shelter within the 50'x 50' fenced area granted to LADWP under serial number UTU 32353, and by agreement placed its two way radio antenna on LADWP's 90' tower. In 1995, a second facility was authorized 100' south of the LADWP facility to Triad Cellular for cellular telephone communications (UTU 72224). The Triad facilities were assigned to Western Wireless in 1998 and then to AT&T Mobility in 2011. AT&T Mobility provides cellular services from their facilities at the site. In 2001, Nevada Power assumed authorized agent responsibilities for the grant issued to LADWP. In 2009, BLM relinquished its existing authorization after it was issued a ROW grant under serial register number UTU 83016 for its private mobile radio use and later constructed a new building and tower south of the LADWP facility. South Central Communications uses space in the BLM building and on the tower under its own authorization UTU 91205. South Central Communication gained approval to extend its fiber optic network to the site in October 2014. On November 17, 2015, InSite Towers was authorized to construct multiple buildings and a 150' lattice tower in order to operate as a facility manager. (b)(5) DPP

BLM completed a Memorandum of Understanding with Kane County, Utah in October 2016 for shared use of resources as several communication site locations in Kane County, which includes Kane County's use of BLM facilities at Buckskin Ridge.

A list of all authorized facilities as of the date of this plan can be found in Appendix B. Any modifications to existing facilities or proposals for new facilities must be approved by the GSENM 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 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 the Communication Site Management Plan

1. Manage the Buckskin Ridge site for low power communications uses only. The maximum power output expressed as Effective Radiated Power (ERP) is typically based on height above average terrain (HAAT) to set the maximum radiated power levels allowed for two way radio under the Federal Communications Commission's rules at Title 47, Code of Federal Regulations, Part 90. As of the 2003 regulation, Part 90 levels are limited to 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 of 500 watts ERP. Cellular Mobile Data Service is exempt from this site ERP limitation as long as the use does not exceed the ERP limitations as described in the applicable FCC regulations at Title 47, Code of Federal Regulations, Part 22, Subpart H or Part 27, Subpart C. In addition, point to point microwave (FCC Part 101) is exempt from this site ERP limitation as long as non occupational human radiation exposure levels are not exceeded by FCC regulation. Continuously transmitting use (other than FCC Part 101) shall be limited to 500 watts ERP.
2. Manage communication equipment on the Buckskin Ridge site to maintain the radio frequency (RF) hazard to be within the Public Standard as defined by the FCC.
3. Systematically develop the site to maximize the number of compatible uses while ensuring safety and protection of resources. Development of new towers or buildings within each of the authorized owner's facilities will be authorized only after their respective tower or building space area is filled to near capacity.
4. Help fulfill the public need for adequate communication sites.
5. Protect the interests of holders, lessees, tenants and customers, by preserving a safe and electronically "clean" environment.
6. Encourage the efficient development and use of space and facilities within the designated site.
7. 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 as approved by BLM utilizing BLM standard environmental color chart CC 001: June 2013 per WO IB 2014 051.
8. Describe the BLM's policy for maintenance of the road to the Buckskin Ridge communication site.
9. Develop new facilities only after the appropriate site specific NEPA analysis and coordination with current lease or ROW holders and users. This future development must be consistent with the Grand Staircase Escalante National Monument Management Plan.
10. Amend this Communication Site Management 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 communication 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 communication 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 Communication Site Leases/ROW Grants

This site plan will be incorporated into all leases and ROW grants issued (now and/or in the future) for this communication 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.

III. GENERAL RESPONSIBILITIES

A. The Bureau of Land Management

The BLM retains the responsibility for issuing and amending authorizing 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 any new facility(ies) at the site.

2. Approving amendments to existing facilities (i.e., additions to tower, building, support facilities), and approving assignments of leases and ROW grants to qualified buyers of facilities on the site.
3. Approving any modifications to existing facilities including the tower, antenna, equipment or building. Also, approving any changes to the existing FCC licenses, prior to the submission of an application to the FCC.
4. 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.

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 new facilities, expansions, or improvements are consistent with the GSENM 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 needs 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, as long as that tenant or customer use is an approved communication use as designated in this Communication Site Management Plan and does not interfere with other existing uses at the site. A Technical Data sheet may be required from tenants or customers seeking to co locate in an existing communication facility.
 - 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 2806.36(b)]

- 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 except in situations where regulations or policy require them.
 - d. Facility owners and facility managers are responsible for complying with the terms and conditions of the facility lease/ROW. Facility owners/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.
 - e. 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 communication 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 when recommended by a site user association or similar technical committee 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 30th each year. This report is due by October 15th 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 communication 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.

IV. AUTHORIZED USES AND USERS WITHIN A FACILITY

Use by Multiple Users

Use of all facilities and improvements by more than one user will be required except where the facility owner is a government agency or as noted below. Site applicants will take the lead in this area and design their proposals to accommodate multiple uses of facilities and improvements. This includes multiple uses of buildings, towers, back up generators, grounding systems, fuel containers, access ways and parking areas.

BLM will not authorize new ROWs, ROW expansion, or modification until it is determined that existing authorized space and facilities are being used to capacity. Development or expansion of a ROW solely to preclude potential competitors from locating nearby is unacceptable and will not be authorized by the BLM.

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 communication use, and the population served by the use. These fees are considered fair market value for the use of public land. The population Zone 9 (less than 25,000) 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

Visual Resources

Buckskin Ridge Communication Site is within a Visual Resource Management (VRM) Class III area. The objective of VRM Class III is to partially retain the existing character of the landscape. The level of change to the characteristic landscape should be moderate. Management activities may attract attention but should not dominate the view of the casual observer. Changes should repeat the basic elements found in the predominant natural features of the landscape.

In addition, operators shall implement other visual resource management (VRM) guidelines to maintain BLM VRM objectives within the Buckskin Ridge location. These include avoiding disturbing trees and larger shrubs in the site to the extent possible; removing poles and wires that are no longer needed in the operations of a facility; treating metal structures so as not to be shiny or reflective; painting or fabricating facilities and components a color that blends with the surrounding environment (no bright colors (orange or yellow) or whites would be used); and selecting colors from the BLM Standard Environmental Color Chart CC 001 or another color approved by the authorized officer.

Wildlife Resources

Construction or maintenance teams would not be allowed to camp nor have dogs in the project area from October 15 to April 1 to avoid impacts to wintering mule deer. Vehicles will travel at 20 mph or slower from October 15 to April 1 to avoid impacts to wintering mule deer. Construction and maintenance personnel will not stop to harass wintering deer during this period.

Neotropical Migratory Birds: No surface disturbing activities shall occur from April 1 to August 31 to avoid impacts during the migratory birds nesting period; or a site survey for nesting birds could be conducted by a qualified wildlife biologist a maximum of seven days prior and a minimum of 24 hours prior to surface disturbance. If no nests are found, the project could continue as planned. If nests are found, they would be avoided by a 100-foot buffer until the nesting birds have fledged.

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In addition, surface disturbing activities should be avoided within 0.5 mile of known raptor nests during their nesting season, and within 1.0 mile of Ferruginous Hawk or Golden Eagle nests during their nesting season.

All lighting at facilities should be motion or heat sensitive, down shielded, and of low intensity.

If any additional coordination measures are identified in the future through the NEPA or RMP process, the appropriate standards will be amended to this plan.

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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 and accepted industry standards. 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 building electrical wiring and grounding shall meet the NEC and applicable state and local codes. All permanent wiring shall be installed in metallic conduit and shall include a separate safety ground conductor. Metallic electrical metallic tubing (EMT) raceway in and of itself shall not be used as a ground return. Exception: If galvanized rigid conduit (GRC) is employed, it shall be acceptable for use as a ground return.
3. Every effort shall be made to protect the equipment from lightning damage. Lightning protectors should be used on all coaxial cable connections to equipment enclosures. Inert gas gap or metal oxide varistor (MOV), silicon avalanche diode (SAD), or transient voltage surge protectors (TVSS) should be used on all control, audio, and power lines. Failsafe modes shall be employed in the TVSS to protect wiring and shelter from fire damage. All TVSS equipment shall be UL1449 listed or approved.
4. All new building and/or tower structures shall have its own separate station ground mat system for all users in that site and solidly bonded (such as exothermic weld, not brazing) to the electrical service entrance grounding conductor or grounding electrode. Wherever practical, interconnection of individual station ground mats and/or the simultaneous placement of large sized copper ground wire with any new grounding systems that are buried on the site shall be encouraged.
5. Grounding shall be installed in accordance with accepted practices and standards, such as but not limited to, Motorola, Inc. "Standards and Guidelines for Communications Sites R 56", and NEC Articles 250, 810, and 820. Ground enhancement materials using bentonite clay is currently the only approved method for chemical grounding. Other types of chemical grounding shall require completion of NEPA documentation by the applicant prior to consideration for approval by the authorized officer.

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C. Communication 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 shall have protective devices built into them or externally installed to prevent interference with other uses. All transmitters shall meet FCC/NTIA requirements and be FCC type accepted for use in the licensed (or license exempt) application.

The re radiation of intercepted signals from any unprotected transmitter and its associated antenna system shall be prevented by the use of appropriate filters, typically bandpass filters, circulators (isolators), and/or 2nd harmonic filters.

The direct radiation of out of band emissions (noise or spurious harmonics) shall be reduced to a level such that it may not be identified as a source of interference as defined in FCC Regulations (47 CFR 90.209(e) for non broadcast uses, and Parts 73 and 74 for broadcast uses). If site noise (electromagnetic noise) becomes an issue, noise threshold limits shall be established, and amended into this site plan prior to authorizing any new uses.

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.

Where duplexing is used, a notch type filter device by itself shall be avoided. In situations where a notch type device is used, a bandpass filter shall be used on both the receiver and transmitter. Transmitter multi channel hybrid combining equipment should be avoided unless additional protection is provided to ensure hybrid balance and minimize the chance for intermodulation products being produced. A post combining bandpass or lowpass filter is required after the basic hybrid combiner to block undesired 2nd harmonics from being radiated.

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

Generally only one tower is authorized for each facility owner. Facility owners and facility managers may obtain permission to construct the second tower only after submitting evidence that demonstrates that their existing tower is completely filled and full use has been made of combining systems.

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.
2. No lights, beacons, or strobes will be allowed on towers (including antennas).
3. Maximum tower height for future towers at this site is 150 feet.
4. Anti climb devices, removable steps, or other means to discourage unauthorized climbing, are highly recommended to reduce or avoid liability claims.
5. All new towers will be self supporting lattice style. No guy lines are permitted.
6. To avoid possible impacts to birds or bats, follow the most current version of the U.S. Fish & Wildlife Service’s Interim Guidelines on the Siting, Construction, Operation and Decommissioning of Communication Towers, available at the following website: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>

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Antennas

1. Microwave (dish) antennas and other than ground mounted satellite dishes shall not exceed 10 feet in diameter, unless specifically authorized to meet path performance and reliability criteria.
2. Dishes should be mounted as low as possible to reduce visual impacts.
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

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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.

5. Antennas will be purchased with or treated to have a non reflective surface.

6. The maximum antenna height will be no greater than 160 feet.

Interference

The responsibility for correcting interference problems lies with the holder of the communications site authorization for the facility, the user causing the interference, and the affected parties. Generally, the first users at a site have seniority with respect to resolution of interference complaints. Senior users have an obligation to maintain their equipment to current industry standards, to operate their systems in accordance with the terms of both the FCC license and the NTIA/Interdepartment Radio Advisory Committee (IRAC) frequency authorization, and to comply with the BLM communication site authorization. New users at a site shall correct, at their expense, interference problems that they create.

If it can be demonstrated that the senior user's equipment is at fault because of poor technical performance (does not meet, for instance, current Association of Public Safety Communications Officials (APCO) or EIA/TIA technical standards for receiver performance), it will be necessary for the senior user to bring the poor performing receiving equipment up to current standards.

The new user, in any event, shall cease operation of the suspect equipment until the problem is corrected, or as in the case of a poorly performing senior user receiver, the senior user must formulate an action plan for correcting the deficiency as soon as possible and be acceptable to both parties. 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 the Site Users Association, if one is formed in the future, and the BLM in identification and correction of any interference. The BLM does not have authority for correcting 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 shall be established and incorporated as an amendment to this site plan. The cost of such analysis is the responsibility of the lease holders.

D. Cables and Transmission Line (Wave Guides)

All new outdoor cabling shall be jacketed and 100 percent shielded and shall either be flexible or semi rigid. Cables shall be properly installed, strapped, and fastened down. Cable runs should be consistent with applicable engineering standards when attaching cables onto a tower. All transmission lines (including wave guide) shall be supported in accordance with manufacturer's specifications.

Unjacketed transmission lines or unjacketed cables of any type are prohibited. No transmission lines shall be left unterminated. Lightning protection ground down conductors on towers shall be insulated from the tower steel and considered no different than transmission lines. Bonding of this down conductor to tower steel shall be done with NEC approved connectors that are also galvanically compatible (bronzed or tin plated) with the structural galvanized steel of the tower.

Double shielded braided (98 percent or better) or solid shielded cable shall be used inside of buildings. No RG 8 or RG 58 type class of cable is permitted. No connector type adapters shall be used on transmission lines. Only correct connectors that will mate to connected devices may be used.

Conduits shall be shared as allowed for under the NEC when they service common areas and shall be buried where possible. Existing cables and transmission lines that do not meet the above requirements shall be upgraded as repairs or replacement become necessary.

E. Radiation

All communication uses shall meet FCC, NTIA, and OSHA regulations, policy, guidelines, and standards concerning radiation limitations. All antenna radiation zones shall meet all OSHA safety standards.

If an antenna radiation zone is operating in excess of FCC public or occupational standards, steps will be taken, such as fencing, posting of signs, relocation, lowering of power levels, etc. within 24 hours to bring the zone into compliance. Ground measurements of RFR levels will be taken before mitigation measures are implemented. It is recommended that each facility owner or facility manager, in accordance with FCC regulations 47 CFR sections 1.1307(b), 1.1310, and 2.1093, properly monitor Maximum Permissible Exposure (MPE) to electromagnetic fields for their site.

Monitoring radiation levels at the site is the responsibility of all site users and shall occur at intervals to comply with FCC regulations and guidelines. A copy of the monitoring report shall be provided to the BLM within 30 days of its completion. Security fences with RFR notice signs are required around areas that exceed public use levels. All fencing location and design shall be pre approved by the BLM. Warning signs shall comply with American National Standards Institute (ANSI) C95.2 color, symbol, and content conventions. Contact information, including name and telephone number will also be included on warning signs.

Any ground disturbance associated with correction of RFR problems or removal of equipment causing the problem must have prior written approval of the authorized officer.

Any identified RFR radiation problems that are, or could be, a public 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 Garkane Energy under serial register number UTU 24819 01. The current electrical service to the site has the capacity to service additional users at the site. Future upgrades of the electrical service will be part of the ROW to Garkane Energy and may need to be paid for by the benefiting user(s).

Telephone/Fiber Services

Fiber optic communications are provided to the site under a separate ROW grant to South Central Communications under serial register number UTU 90110. Future upgrades to the fiber optic communications service will be part of the ROW to South Central Communications and may need to be paid for by the benefiting user(s).

For visual reasons, overhead utility poles will not be authorized. Any future power or fiber optic connections must be buried.

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 (e.g., LPG, propane and diesel) must meet current fire department, Federal, State and local government safety and hazardous materials requirements. Propane is the preferred fuel for future generators.

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 a BLM approved color, or screened by an enclosure to blend in with the natural environment. Tank or enclosure colors must be pre approved by BLM and

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painted an approved color utilizing BLM standard environmental color chart CC 001: June 2008.

2. Diesel tanks will also be:

- a. Enclosed in BLM and fire department approved secondary containment vaults that are painted a BLM approved color utilizing BLM standard environmental color chart CC 001: June 2008.
- b. Constructed with underground fuel lines. Fuel line must be constructed of black, treated pipe and fittings, and must be posted.
- c. A containment basin must be maintained below all diesel tanks which are not designed and approved to be self contained.

G. Sanitary Facilities

Plans for any sanitary facilities must be pre approved by the BLM. If it is determined by the BLM that the users need such facilities, they will be provided by the lease/ROW holder in a manner and location satisfactory to the BLM and within the requirements of the Kane County Health Department.

H. Security and Law Enforcement

The Kane 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.

One of the facilities on Buckskin Ridge is currently fenced. If fencing is ever deemed necessary for security purposes at other facilities on the site, it must meet the following criteria:

1. All fences must meet health and safety requirements.
2. All fence locations and design require BLM pre approval. The standard fencing type will be chain link (i.e. cyclone).
3. The standard fence height will be eight (8) feet.
4. Fencing will be designed, installed, maintained, and of a type to minimize interference issues as described in the Motorola R 56 standards.
5. Fences will be signed with RFR notices if RFR is above public levels.

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I. 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 GSENM Office weed abatement programs.

J. Inspections

Enforcement authority is vested in the BLM as the Communication Site Administrator for Buckskin Ridge via 43 CFR 2800. The BLM may conduct an annual 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.

K. Fire Prevention and Hazard Reduction Requirements

Facility owners and facility managers will be required to control vegetation within the fenced area around their facilities. Gravel or mineral soil (i.e., bare ground) must be maintained to a minimum of (10) feet clearance around buildings and a minimum of (10) feet clearance around any propane tanks. Identified threatened, endangered, or sensitive plant species must remain within the minimum clearance areas.

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 Kane 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. Site occupants shall follow local BLM fire restrictions, when applicable.

For new construction, the BLM will provide the Holder with a separate Construction Fire Plan which will be prepared at that time as applicable

L. Access Maintenance and Restrictions

Roads

The Buckskin Ridge site access is in generally fair condition. However, it is certain that future use of the site will, over time, degrade the quality of the road and will require maintenance. If a user association is formed on Buckskin Ridge in the future, the costs of road maintenance will be assessed by the association and enforced through this management plan. If a user association is not formed, 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. All maintenance activities associated with the access must be pre approved by the Monument. (b)(5) DPP

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 communication site will be maintained by the site users. Interior roads will be planned and approved during establishment of new facilities. 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 will be avoided.

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 GSENM.

VII. CONDITIONS FOR CONSTRUCTION, MODIFICATIONS OR EXPANSION

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A. Facility Owner/Manager Responsibilities

In addition to the responsibilities listed in Section III, new applicants and existing facility owners/facility managers proposing new, modified, or expanded facilities are responsible for:

1. Submitting a complete application to the GSENM Office (ATTN: "Realty Specialist") prior to any new construction 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 fees as determined by the GSENM upon receipt of the complete application.
 - b. A copy of the approved Site Plan Base Map showing all of the proposed (new) facilities including structures, towers, and auxiliary equipment;
 - c. Completed drawings/plans prepared by a registered engineer and Plan of Development approved by the GSENM;
 - 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 facilities will not be obstructing, or interfering with, any existing fixed point to point antennas, omni directional 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 GSENM can approve new facilities. In addition, it is the applicant's responsibility to show that any new facilities will make the most efficient use of the limited amount of space at the site.
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.
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 the Federal Aviation Administration (FAA)), State and County agencies and obtaining all required approvals and/or permits.

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7. Providing 30 day notice to all facility owners/facility managers at the site, as well as the GSENM, 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. If there is a reply to the request for comments that suggests that there may be physical interference, electronic incompatibility, or potential radio frequency interference to existing uses, the facility owner or facility manager must address those concerns with a sufficiently detailed response that the existing use will withdraw its objections to the new use or special terms and conditions must be created to address those concerns. Copies of any response under this paragraph, positive or negative, must be provided to the GSENM.

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8. Insuring that all written approvals have been obtained from the GSENM prior to construction. In addition:

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a. Directional antennas will only be protected within the arch between their licensed 3 dB points.

b. New and/or modified facilities will not obstruct existing fixed point to point antennas or omni directional broadcast antennas in directions of primary population targets.

B. Construction Methods and Resource Protection

Plans submitted by an applicant for any new construction or 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 GSENM.
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 GSENM pre approval.
5. Disturbed areas will be re vegetated with species pre approved by the GSENM as soon as possible after construction. If necessary, reseedling will be required until vegetation is successfully established as determined by the GSENM.
6. No grading material will be cast off during construction/reconstruction activities. Excess soil can be used for fill material on road and/or building/tower pads.

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7. Temporary on site storage of construction materials will require pre approval by the GSENM.
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.

C. Construction Inspection

1. All new construction, modification, and expansion of facilities shall conform to established technical standards and accepted engineering practices, such as the Uniform Building Code, Occupational Safety & Health Administration (OSHA), National Fire Protection Association (NFPA), National Electrical Code (NEC), Electronic Industries Alliance Telecommunication Industries Association (EIA/TIA) codes and standards, and state government codes.
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 GSENM 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, would be completed by the scheduled completion date. If the Lessee/Holder disagrees or has questions about specific items, the Lessee/Holder must contact the GSENM in order that the disagreement or item may be resolved.
4. A final set of as built plans will be submitted to the GSENM Office Authorized Officer within 90 days of acceptance of structure (if contracted) or of completion date.

D. New or Remodeled/Expanded Buildings

1. Any new buildings must be designed to accommodate multiple users along with fitting into the physical environment as defined in a site specific environmental analysis developed at the time of the proposal.

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2. Buildings are required to be one story unless specifically authorized for two stories or with a snow vestibule. 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 construct 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 GSENM. Proposals for wooden roofs will not be approved.
 - d. Partitions If it is felt partitions are necessary in buildings, ensure they are constructed with fire resistant material (e.g., concrete block, reinforced concrete, or properly grounded fencing.
 - e. Color Proposed color for use on all exterior building surfaces must be pre approved by the GSENM utilizing BLM standard environmental color chart CC 001: June 2008. 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.

E. New or Remodeled/Expanded Towers

1. All new construction, reconstruction, and modifications to towers will be pre approved by the GSENM prior to implementation in accordance with section VI.A. of this plan.
2. It is the applicant/holder's responsibility to assure that a new, or 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 GSENM 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. SITE ASSOCIATION/ADVISORY GROUP

A Site Association may be desirable for the Buckskin Ridge Communication Site if issues arise in the future requiring more user coordination. If formed in the future, the Site Association would be responsible for obtaining access, maintenance and upkeep of internal roads and parking areas. The Site Association would also be responsible for ensuring cooperation between users for on tower access. A Site Safety officer would be identified within the Site Association. The Site Association would be expected to develop a Radiofrequency Radiation Plan/Agreement and recommend measures to reduce interference issues (e.g., through use of filters).

The goal of the Site Association would also be to maximize the effective use of the site. The objective of a sanctioned association will be to represent all site users as a group when dealing with the GSENM Office on matters relating to the Site administration. The association would be able to work in cooperation with the GSENM to identify problems or opportunities and make recommendations to these entities for any changes in management strategies at the site. The association could also provide input to these entities regarding the future addition of equipment and facilities at the site. While the advice and recommendations of the association would not be binding on these entities, they could use the input for administration of the site. The GSENM would be a member of such a group and would help jointly develop the charter (i.e., the ground rules).

In the absence of a formal Site Association, the GSENM may utilize a Site Advisory Group that can make suggestions and/or recommendations to specific problems associated with the administration of the site.

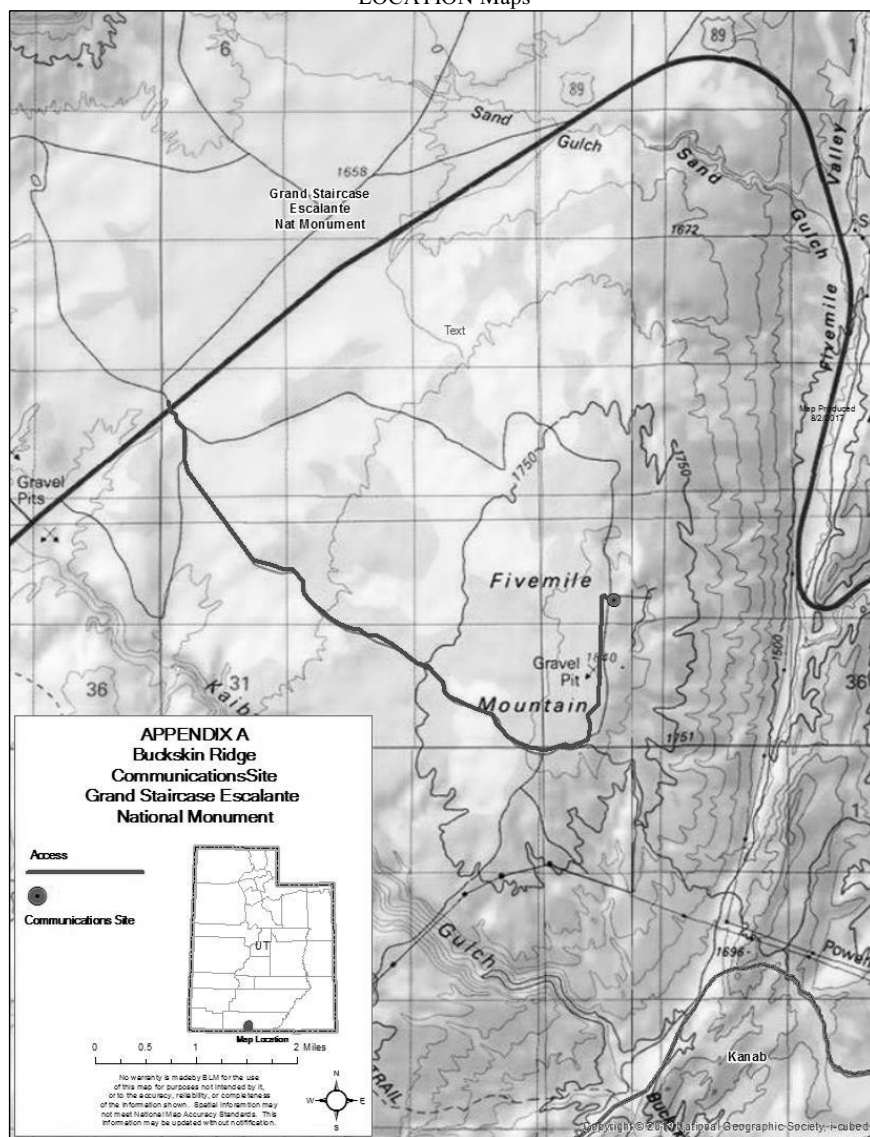
IX. APPENDICES

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

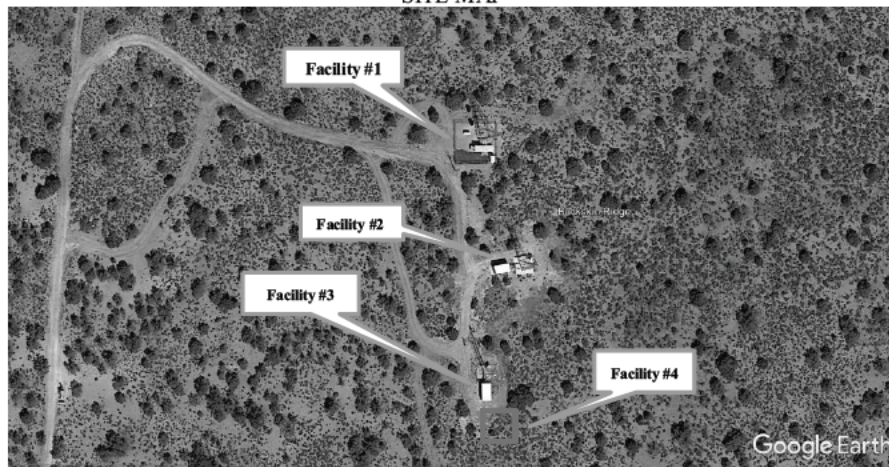
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APPENDIX A

LOCATION Maps



SITE MAP



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APPENDIX B

BUCKSKIN RIDGE COMMUNICATION SITE LESSEE/HOLDER FACILITY TABLE

Facility	Auth #	Use	Building	Tower	Access/Parking	Other
Facility #1 Los Angeles Department of Water and Power	UTU-023939	MIC/PMRS	8'x 22' Metal	100' lattice	Access and parking	500 gal. propane tank & 24 kv generator 19'x19' concrete tower pad 5'x8' concreted generator pa 50'x50' chain link fence
Facility #2 AT&T Mobility LLC	UTU-072224	CEL/ISP	10'x20' aggregate	None	Access and parking	None
Facility #3 BLM	UTU-083016	PMRS	10'x20' prefab	80' lattice	Access and parking	
South Central Communications	UTU-091205	MIC	Equipment in BLM building and on BLM tower	None	None	None
Facility #4 InSite Towers	UTU-090107	FAM	12'x26' prefab: 4 additional buildings authorized	150' lattice	Access and parking	Propane tank 50k generator 22'x22' tower foundation

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APPENDIX C

SITE PHOTOGRAPHS

(Refer to Appendix B for Lessee/Holder Facility Information)

Facility #1

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Facility #3

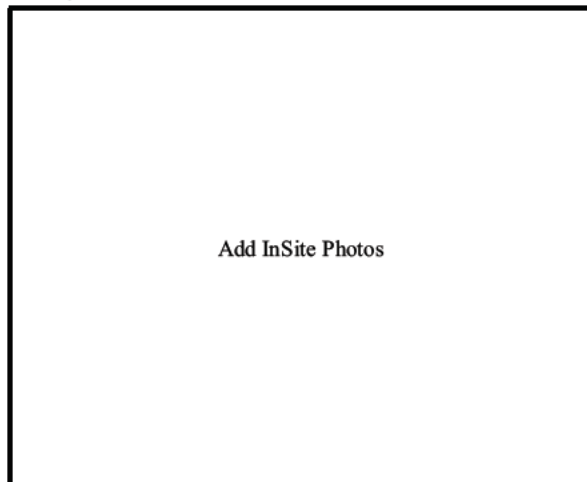
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Facility #4



Add InSite Photos

APPENDIX D**“Buckskin Ridge 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.

SITE MAP

(b)(5) DPP

