

CANYON MOUNTAIN COMMUNICATION SITE PLAN

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I. Introduction

The Canyon Mountain Communication Site, hereinafter called CMCS, located on the top of Canyon Mountain, near the city of Canyonville in Douglas County, Oregon. CMSC is situated approximately one (1) mile west of the Interstate Highway 5 (I-5) corridor, in Section 3, Lot 6 and 8, of T. 31 S., R. 5 W., Willamette Meridian, Oregon. Access to the CMCS is via Bureau of Land Management (BLM) road number 30-5-31.0. The BLM controls the use of the road except for a portion owned by a private landowner. This gated road provides access to the intermingled private and public forest lands and to the CMCS. The gate is presently unlocked. If the gate is found locked, the current or prospective site users may obtain a key at the Roseburg District Office.

The BLM has designated in the Roseburg District *Record of Decision and Resource Management Plan* hereinafter called ROD/RMP, an area on Canyon Mountain as the CMCS. The CMCS is located on Oregon and California Revested Grant Lands administered by the Roseburg District. The ROD/RMP directs that a full development of the existing communication sites including the CMCS, shall¹ be accomplished with compatible electronic uses prior to developing new communication sites. The CMCS has a limited space for the future growth, but due to the road access, geographic prominence, and availability of a 2400-volt electrical service the CMCS is a preferred communication site location.

Several communication companies are studying the CMCS for potential equipment siting. In response to this public demand to further develop the CMCS, the BLM awarded a contract to develop a comprehensive Canyon Mountain Communications Site Management Plan, hereinafter called CMCSM, to Engineering Design Corporation (EDC), Beaverton, Oregon. The ROD/RMP has identified the following applicable allocations for resource management on and adjacent to the CMCS:

1. Visual Resource Management Class II (VRM II). VRM Class II designation may constrain some uses with respect to visual criteria.
2. General Forest Management Area (GFMA). The GFMA provides for intensive forest management.

II. Authority and Authorized Officer

In addition to the ROD/RMP allocating land for rights-of-ways and communication purposes, a Presidential Memorandum was published in the Federal Register (Vol. 60, No. 156, on Monday, August 14, 1995), which provides for "Facilitating Access to Federal Property for the Siting of Mobile Services Antennas." BLM Manual, Section 2860.11 directs the development of site management plans for sites which can accommodate numerous communication users.

¹shall as used in this document is mandatory

The Field Manager of the South River Field Office, hereinafter called as Authorized Officer, has the delegated authority to implement the plan. Administration of the CMCS will be accomplished according to all present and future policies, rules and regulations governing the use of the CMCS, its facilities and the public land on which the CMCS is located.

III. CMCSP Objectives

The objectives of the CMCSP are to provide for the development of the CMCS in an orderly manner to:

1. Maximize land use and technological efficiencies in order to reduce the overall physical development of the CMCS.
2. Minimize conflict between the existing communication uses and future communication development opportunities.
3. Minimize conflict between the CMCS development and other resource values or site uses.
4. Protect the interest of the CMCS users in preserving a safe and compatible environment for all CMCS users.
5. Allow for future development to meet anticipated public demand for communication facilities.
6. Reduce the administrative burden for management of the CMCS by BLM.
7. Establish technical standards by which all CMCS users will operate.
8. Identify areas that are suitable for development within the site boundaries identified under the CMCSP.
9. Encourage the CMCS users to establish a Canyon Mountain Communication Site Users Association, hereinafter called (CMCSUA) to provide coordination, information sharing, and consistent site management.

IV. CMCS History and Existing Situation

CMCS was first developed as an air navigation tower with commercial power. The CMCS now provides entertainment, business communications, public service, and cellular communications links to the I-5 corridor and the local communities. The site is occupied by low power users, which include two-way radios, paging systems, television and FM radio translators, cellular telecommunications, wireless data transmission, and government communication systems. The CMCS administration is by the BLM.

The BLM acquired the navigation tower and erected a communication shelter which is subleased to ten (10) users. The BLM facility, either the shelter or tower or both, is utilized by two-way radio, paging services, FM radio and television translators, wireless data transmission, and cellular telephone companies. The BLM shelter is not secure and is near full capacity. The BLM tower is adequate to support additional small users. Other CMCS developments include the following:

1. A 90-foot tower and shelter owned and operated by Douglas County: Use of this facility is limited to government agencies. No subleasing rights for non-government users have been approved.
2. A 150-foot tower and shelter owned and operated by U.S. Cellular: Ramcell collocated on the tower and located a shelter within the perimeter of the U.S. Cellular right-of-way. Tower space on this facility may be subleased with the permission of the BLM.
3. Citizens Telecommunication maintains a shelter and subleases space to other users: The top of a guyed twenty four(24)-foot high power pole serves as an antenna support structure. Other transmission and reception facilities are mounted on the building.
4. Three Cities Television Club has several TV and FM radio facilities mounted on a 40-foot high guyed tower: Each user was issued a BLM authorization to locate communication equipment on the tower. The receivers and transmitters are located in metal boxes mounted on the tower. The tower is near maximum capacity.
5. California Oregon Broadcasting has a forty(40)-foot tower supported by guy poles:
6. Southern Oregon State College has a single-use facility with a buried vault to house the electronic equipment next to the California Oregon Broadcasting tower:
7. SpectraSite Communication, Inc. has located one (1) one hundred(100)-foot high mobile “crank up” tower on a log landing located east of the developed communication site: This facility provides temporary service for two (2) wireless telephone systems, including Western Oregon Wireless, a Sprint affiliate, and Nextel West Corporation. This temporary facility was authorized pending development of the CMCS. This facility is located outside of the CMCS boundaries discussed below.

A CMCS file was compiled in preparation of this CMCS. This file is maintained by the South River Field Office Realty Specialist. The file contains information regarding the current users holding BLM authorizations, the environmental assessment, and a report prepared to determine the level of exposure to radio frequency electro-magnetic fields (EMF). The current user information includes: copies of the grants of rights-of-way, FCC licenses, Technical Data Reports for each user, and a contour map of the CMCS in one (1)-foot elevation increments.

Site measurements for the EMF report were conducted on September 17, 1999. The report concludes the following: “All areas of the CMCS show EMF values well below the recommended safety limits. The antennas have been placed so as to minimize [human exposure] signal in accessible areas. None of the normal operational changes, which might occur in user’s equipment, such as increases in transmitter power or call volume of mobile systems, or substitution of a different antenna model, are likely to affect these results significantly.”

The adopted CMCS boundary map identifies existing facilities, except for the temporary SpectraSite Communication facilities noted above. The map also identifies areas that are currently considered unavailable for development due to the presence of Survey and Manage species. If the status and management recommendations of these species changes, the “No Development Area” shown on the map may be considered for development.

BLM currently has one (1) application on file to locate a communication facility on the CMCS. SpectraSite Communications has proposed construction of a multiple user facility at the eastern end of the site boundary to replace the existing temporary facility. This facility would be capable of accommodating four (4) cellular systems and a number of smaller communication systems. The tower would not exceed one hundred ninety nine (199) feet in height. The proposed location is within the “No Development Area” identified on the CMCS map, so alternative siting must be considered.

V. Direction and Criteria for Future Development and Management

At full plan implementation the CMCS will accommodate a maximum of five (5) towers within the CMCS boundaries shown on the CMCS map. The five (5) towers will consist of two (2) towers not to exceed ninety (90) feet in height, and three (3) towers not to exceed one hundred ninety nine (199) feet in height. The following criteria shall provide guidance for future development and management of the CMCS, land use, and user selection decisions:

1. CMCS will continue to be developed and managed for low-power users having Effective Radiated Power of one thousand (1000) watts or less. Such uses include two-way radio services, radio and television translators, cellular telephone facilities, and wireless data transmission uses.
2. New CMCS use applicants may be required to furnish an intermodulation study or other data pertaining to the effect of the proposed facility on the existing CMCS users, and the environmental impact to the CMCS.
3. The Authorized Officer may require future applicants to provide a surety bond or other security to guarantee resolution of any interference problems created by the new user. Resolution may include the relocation of present CMCS users, at the new user’s expense, where interference problems cannot otherwise be resolved, and where consistent with the CMCS.

4. Existing CMCS users, holding valid BLM authorizations, shall be provided an opportunity to review and comment upon any application for new communication use of CMCS prior to final action by BLM.
5. Applications for new communications facilities shall be rejected, when the available evidence indicates that there would be significant irremediable interference that is harmful to other users of the CMCS. The mere possibility that interference may occur is not sufficient grounds to deny an application.
6. Right-of-way holders on the CMCS shall be encouraged to form CMCSUA, to make recommendations to BLM, negotiate interference problems, and resolve day-to-day operations problems. The CMCSUA shall report its recommendations to the Authorized Officer. Disputes between users that cannot be resolved by the CMCSUA, shall be settled or arbitrated by the Authorized Officer. The CMCS administration would be conducted by the BLM in consultation with the CMCSUA.
7. Interference complaints received from CMCS users shall not be considered if their facilities do not meet the minimum CMCS standards established by the CMCSUA. It is the responsibility of each user to mitigate the interference generated by their equipment.
8. Maximization of the number of users per building/tower and minimization of the number of buildings, antennas, and towers shall be required to the extent possible.
9. A Communications Use Lease with subleasing rights shall be encouraged to accommodate future expansion of the CMCS. Facilities authorized shall be capable of accommodating multiple users. Whenever technically compatible, new CMCS users will be required to locate in existing facilities.
10. Whenever existing multiple-user facilities are full, additional multiple-user facilities shall be considered within the context of this CMCSUA. Applications for new facilities shall include proposed engineering and construction diagrams for review showing the dimension and location to scale of all proposed facilities, above ground features of the facility, access to the facility, and underground conduits and cables for power and control. As-built engineering and construction drawings shall be submitted to BLM, following the completion of the construction of a new facility.
11. Whenever the Authorized Officer determines that competitive interest is likely to exist, leases with subleasing rights shall be granted utilizing competitive procedures.

12. Requests for single-user or limited occupancy facilities shall be discouraged. A single-user grant shall be approved only after the applicant successfully demonstrates that either it is not possible to locate within an existing multiple-user facility, or it is cost prohibitive, or technically not feasible to construct a new facility capable of housing multiple-users, and that the request is consistent with the provisions of the final CMCS.
13. Structures shall be located to take advantage of vegetative and topographic screening, to reduce visual impacts, while providing maximum service area for telecommunications and minimizing communications interference to other CMCS users.
14. The use of gasoline, diesel, and similar types of fuels-driven emergency power generating power equipment shall not be allowed. The use of propane-fueled generators shall be allowed.
15. All users shall be required to comply with the CMCS Standards identified in Appendix 1.
16. Access:
 - a. The BLM will pursue the acquisition of legal access to the CMCS. The BLM owns or controls the access road except one segment located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 4, T. 31 S., R. 5 W., Willamette Meridian, Oregon. Until such legal access is acquired, CMCS users shall arrange for the use of the privately controlled section of road with the landowner.
 - b. The BLM will not assume responsibility for maintaining the access road solely for the CMCS access purposes.
 - c. A security gate to control access to the CMCS, for CMCS facilities security and safety will be constructed and maintained. The Authorized Officer will approve the location and design of the gate prior to installation.

VI. Design and Construction Parameters

The following design and construction parameters shall provide direction for the physical design and development of new communication facilities or expansion of existing facilities on the CMCS. Detailed requirements for each specific facility to be approved shall be established through lease stipulations based on these Design and Construction Parameters. Additional requirements may be developed for specific proposed facilities.

1. General

- a. The Authorized Officer shall approve the design and location prior to construction of all new facilities.
- b. All facilities shall be designed, constructed, and landscaped to compliment the natural site features and minimize visual impacts. Architectural design shall include low profile buildings.
- c. Applicants for use of the CMCS shall provide adequate information so that the visual compatibility of the proposed facilities, landscaping, and vegetative changes can be examined while processing the application.
- d. Facilities shall be designed for future expansion including additions to the building, and antenna supports, as may be required for the original applicant or future sublease.
- e. Facilities unrelated to communication use shall not be allowed on the CMCS.
- f. The Authorized Officer shall review and approve fencing material prior to construction. Metal fencing shall be vinyl clad and grounded in accordance with the latest National Electrical Code (NEC) for electrical safety. Fencing color shall be medium gray or colored to match the proposed building and surrounding environment.
- g. Electrical Hazard warning signs shall be installed on each facility in compliance with all applicable codes and OSHA standards.
- h. Communications facilities shall be regularly serviced to maintain cleanliness and prevent deterioration of function and appearance.
- i. The most recent Uniform Building Code (UBC) shall be used in the design and construction of new facilities or expansion of existing buildings or structures to protect against fire, wind, snow, landslide, or earthquake based on the available data for the region.

2. Facilities

- a. Communication facilities shall be designed to allow different communication applications and subleasing possibilities.
- b. Exterior walls of buildings shall be constructed of exposed aggregate concrete, or painted or stained with a mute earth tone color approved by the Authorized Officer.

- c. New buildings shall be restricted to twelve (12) feet in height and a shape approved by the Authorized Officer.

3. Structures Supporting Antennas and Microwave Dishes

- a. Support structures for microwave equipment and antennas shall be designed by a Professional Structural Engineer experienced in the design of similar structures, and certified by the State of Oregon. Structures shall be designed to conform to good engineering practice, supported by structural calculations for wind and snow loading and earthquake requirements, stamped by the professional engineer, and constructed to accommodate all future anticipated uses. Tower design shall include any necessary fall protection systems.
- b. Support structures shall be self-supporting, grouped together in one area, and tied in with the CMCS features and terrain. Structures higher than two hundred (200) feet are not authorized under the CMCS and will require a separate environmental assessment of consequences, and an affirming decision by the Authorized Officer. Tall support structures shall require FAA lights and markings for aviation safety. Structures will only be lit with the minimum lighting required by the FAA, or the Oregon Department of Transportation, Aeronautics Division, for aviation safety. No other tower lighting is permissible.
- c. Guyed antennas are not authorized under the CMCS and will require a separate environmental assessment of consequences, and an affirming decision by the Authorized Officer, whenever a self-supporting structure is technically not feasible. Guyed towers shall be replaced by self supporting structures or removed as rights-of-ways under which they were authorized are due for renewal.
- d. Structural materials shall be fabricated by an experienced tower manufacturer and installed in accordance with the manufacturer's installation instructions and standards for microwave and antenna equipment structures.
- e. In order to minimize the overall height and mass of the antenna support structure, combining electronic features is required where technically feasible.

4. Facilities Electrical Design Requirements

- a. Electrical facilities, equipment design and installation shall conform to State, Local, and National Electrical Code (NEC) and standards. Design shall be performed by an electrical engineer certified by the State of Oregon. Installation shall be accomplished by a licensed electrical contractor, who shall be bonded, and shall obtain permit from the State or County Electrical Inspector prior to electrical installation.

- b. An effective lightning ground system shall be installed in accordance with the “Cone of Protection” theory and latest NEC requirements to protect the structures for the maximum lightning protection. Equipment grounding systems for all electrical equipment, electronic cabinets, and convenience receptacles shall be installed in accordance to latest NEC requirements to protect life and equipment from accidental short circuit and lightning faults. All convenience receptacles shall be three-conductor grounding receptacle types. Equipment bonding and grounding shall be in accordance to NEC requirements.

5. Construction Requirements

- a. Licensed general contractors and subcontractors shall be utilized during facility construction and site development, and shall be fully insured, bonded, and comply with all local, state, and federal rules and regulations including OSHA standards and guidelines.
- b. The general Contractor or licensee shall obtain a notification of operations permit from the Oregon Department of Forestry in compliance with fire prevention measures and operation of equipment.
- c. Brush removed prior to construction shall be piled and burned at the construction site and the ashes shall be used in grading of the construction site.
- d. Excavated materials shall be used to build up the construction site to a level condition in a manner to promote the land stability, prevent erosion, and provide slopes with the natural contours of the CMCS.
- e. Contractors and operator of the facility shall prevent all types of pollution and shall remove any construction debris on a daily basis. Storage containers for chemicals or petroleum are not allowed at the CMCS.
- f. At the completion of construction, the contractor shall leave the project site in a groomed condition, free of potentially hazardous conditions or debris. No construction debris will be burned on the CMCS.

6. Protection of Botanical, Wildlife, and Visual Resources

- a. Highest priority shall be given by the licensee to protect all native wildlife, botanical, and visual resource values of the CMCS.
- b. Equipment shelters shall be constructed of exposed aggregate concrete, or be painted or stained with a mute earth tone color approved by the Authorized Officer.

- c. No surface disturbing activities or removal of vegetation will be allowed without advance written permission from the Authorized Officer.
- d. To control the introduction and spread of noxious weeds, all construction equipment shall be cleaned prior to moving on BLM-managed roads and lands. Construction equipment shall be pressure washed to remove any possible noxious weed seeds, propagules, or plant parts stuck to or trapped on the construction equipment.
- e. Antenna support structures shall be painted and/or lighted in accordance with the FAA rules and guidelines and approved by FAA, and the Oregon Department of Transportation, Aeronautic Division. White, energy-efficient electronic ballast, strobe lights shall be used for tower lighting, unless other types of illumination are mandated by those agencies. No tower lighting in addition to the minimum required by those agencies will be authorized.

7. Facility Operation and Maintenance

- a. During the operations of the communication facility the operator shall keep the CMCS free and clear of all debris and potential hazards.
- b. The equipment shelters and security gates shall be locked at all times.
- c. Only authorized persons shall be allowed to enter the CMCS. Casual visitors to the CMCS shall be required to show authorization from the licensee with an approved badge and accompanied at all times while at the CMCS with an authorized operator of the facility. Each licensee shall proportionally share in the maintenance cost of the access road to the CMCS as directed by the BLM.
- d. Each licensee shall provide the BLM's Authorized Officer with the day and night telephone numbers of licensee's contact person for any notice or instruction or emergency notification.

8. Facility Termination and Restoration

- a. Excepting the sale or transfer of the facility to another licensee, all aboveground equipment, facilities, fencing, underground conduits and cables shall be removed from the CMCS, as directed by the BLM's Authorized Officer, prior to terminating the operating rights-of-way or lease.
- b. The concrete foundations shall be removed and excavated area backfilled with clean material. The facility site shall be returned to its natural condition by replanting with native plants and trees at the locations from where they were removed prior to the construction of the facility or as practicable.

- c. In the vicinity of the grassy bald, the road banks shall be strictly monitored for erosion. The road banks shall be seeded with native grasses of a type found in the surrounding area as directed by the BLM.

VII. Compliance Procedures

1. Existing and new CMCS users holding BLM grants of rights-of-way or leases, will be monitored by the BLM's Authorized Officer. Monitoring will be conducted annually to determine compliance with the terms and conditions of the grant or lease, all applicable rules and regulations, and conformance with the CMCS. A copy of Lease Form 2800-18 is attached as Appendix 2.
2. Those users found to be in noncompliance will be provided with written notice and provided a reasonable time to comply. Failure to correct the noncompliance would result in administrative action to rectify the noncompliance in accordance with the terms and conditions of the authorizing document and applicable regulations.
3. Compliance inspections will be conducted during construction and immediately upon completion of construction. After construction, compliance evaluations of the outside facilities will be conducted randomly on an annual basis. Compliance evaluation of the shelters will be coordinated with the grant or lease holder so a representative may be in attendance.

VIII. CMCS Update

CMCS shall be updated every ten (10) years, or whenever a new facility is planned or unusual problem(s) arise for which the current plan does not provide a clear and convincing solution, the CMCS shall be reviewed by the BLM for a possible update to resolve the concern(s).