



Department of the Interior
Bureau of Land Management



GOLDROAD CREST COMMUNICATIONS SITE PLAN KINGMAN FIELD OFFICE

Prepared by the United States Bureau of Land Management
Kingman Field Office
State of Arizona

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Date

GOLDROAD CREST COMMUNICATIONS SITE PLAN

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I. INTRODUCTION

A. Terms and Definitions

The terms used in this communications site plan conform to the definitions listed in the October 27, 1995, Federal Register notice “Fee Schedule for Communications Uses on Public Lands” and clarifications provided in the Bureau of Land Management (BLM) Handbook 2860-1 and the Code of Federal Regulations (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 leaseholder, the lessee. The words “customer” and “tenant” refer to the relationship between the lessee and the occupants in the lessee’s facilities.

LEASE – A right-of-way (ROW) authorization issued to a communication Facility Owner or Facility Manager, allowing for the use of Public Lands to construct and or operate a communications facility and unless specifically prohibited, to sublease to occupants in that facility.

LEASEHOLDER OR LESSEE – Facility Owner/Facility Manager

CUSTOMER – Entities that pay a facility owner, facility manager or tenant for communications services and are not re-selling or broadcasting communications services to others

TENANT – A communications user who rents space in a communications facility and operates communication equipment for the purpose of re-selling, or broadcasting communications services to others for profit.

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

FACILITY MANAGER – The holder of a BLM communications use authorization who leases space for other communication users. A facility manager does not directly provide communications services to third parties.

FACILITY OWNER – Individuals, commercial entities, organizations, or agencies that own a communications facility on Federal land own and operate their own communications equipment; and hold a communications use authorization.

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 – The public lands authorized to be used or occupied pursuant to a right-of-way grant.

RIGHT-OF-WAY GRANT – An instrument issued pursuant to Title V of the Federal Land Policy and Management Act of October 21, 1976 (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 right-of-way over, upon, under or through public lands for construction, operation, maintenance and termination of a project.

HOLDER – Any applicant who has received a right-of-way grant or temporary use permit.

KAUA – Kingman Area Users Association.

B. Purpose

This plan will be used by BLM officials administering communications uses at Goldroad Crest, existing lessees, holders, and applicants desiring a lease, grant, or an amendment to an existing lease or 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 a revision is necessary, a letter from the Kingman Field Office enclosing a copy of revised pages or sections will amend the plan. The amendments will be consecutively numbered.

Overall management direction for the administration of communications sites is outlined in the U.S. Code of Federal Regulations (CFR's) and the BLM Handbook and applicable BLM Instructional Memoranda. Specific direction for site management planning on designated communications sites is contained in BLM Handbook 2860-1. Primary regulations and policy pertaining to issuance of ROW authorizations by the BLM are found in Title 43, Code of Federal Regulations (CFR), Sections 2801- 2803 and BLM Handbook 2860-1.

This site is identified in the Kingman Resource Area Management Plan (RMP), which was approved in March 1995. This RMP specifies that communication sites be restricted to eleven designated mountain peaks. The Goldroad Crest Communications Site, formerly referred to as Oatman in the 1995 RMP, is currently designated to occupy 17.50 acres and allows for development of new facilities on a case-by-case basis, subject to existing users and after compliance with the National Environmental Policy Act. (Appendix 18, Alternative 2 Designated Communication Sites, page 508.) The current site is designated for mixed low/high-power, non-broadcast and broadcast uses. The senior use is two-way radio and point-to-point microwave.

No communications site plan has ever been prepared for this site. This Site Plan has technical standards for better management of the Goldroad Crest Communications Site. This plan governs development and management of Goldroad Crest 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.

This site-specific plan is administrative in nature and is Categorically Excluded from further review under the National Environmental Policy Act (NEPA) (516.DM2, Appendix 1,1.7). Any additional development of the site will be addressed in a site-specific NEPA document.

C. Site Description

The Goldroad Crest site is on public land administered by the Kingman Field Office and is located approximately 22 miles southwest of Kingman, Arizona just south of Route 66 and just west of Sitgreaves Pass, in portions of Sections 13 and 14, T. 19 N., R. 20 W., G&SRM at approximately 35° 01' North Latitude and 114° 21' West Longitude. The elevation at the site is approximately 4380 feet above mean sea level. A site map is provided as Appendix A.

D. Area Served

For rental calculation purposes, this site does not serve a Ranally Metro Area, RMA. The population of the largest community (Bullhead City) served is between 25,000 and 49,999 (Zone 8). These zones may be adjusted in the future as population changes. This information will be used for future rental determination.

E. Access

Access to Goldroad Crest is approximately ¾ mile west of Sitgreaves Pass to a gated road on the south side of Route 66, thence approximately 1 mile to the site. The road is restricted to high clearance 4x4 vehicles. The entire road is extremely steep and narrow with limited turn-outs. The majority of the road is on public land with the exception of a short section across a private parcel (patented mining claim) owned by Addwest Minerals. All users are required to acquire a separate authorization across this private parcel. Maintenance of the road is the responsibility of the Goldroad Crest Road Committee and is funded by road assessments made by the KAUA and paid by the Goldroad Crest users.

F. Site History and Development

The first communications facility ROW on Goldroad Crest was issued to the now Burlington Northern and Santa Fe Railroad for internal two-way radio and microwave relay in 1962. In 1963, Mohave County Board of Supervisors was issued a ROW for television translator facilities. Citizens Utilities added a microwave relay facility in 1971. Motorola, now E&T Sites, was authorized paging and community repeater facilities in 1974.

In the 1980's three broadcast facilities were authorized with two buildings on the extreme east edge of the site and towers located on an isolated (helicopter access only) peak at an elevation of 4327 feet and one building with a guyed tower on the southwest edge of the site. These facilities were isolated from the low-power facilities to avoid interference and noise floor. In 1996, Las Vegas Metro Police purchased a building and tower from E&T Sites for two-way radio repeater coverage of the eastern portion of Clark County, Nevada.

G. Goals and Objectives of Site Management Plan

1. Manage the Goldroad Crest Site as a joint low power and high power broadcast site. All uses must be designed, operated and maintained so as not to materially or electronically interfere with

the senior uses.

2. Manage communication equipment on the Goldroad Crest Site to maintain the 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. Present a program for future growth, development and operation within the site.
5. Help fulfill the public need for adequate communications sites.
6. Protect the interests of leaseholders and site users by preserving a safe and electronically "clean" environment.
7. Encourage the efficient development and use of space and facilities within the designated site, subject to the BLM's goal to provide the best possible public service at reasonable cost.
8. Achieve visual quality objectives by requiring design standards that are unobtrusive and utilizing earth tone colors and non-reflective surface material and stringent site maintenance requirements.
9. Describe the BLM's policy for authorizing road use and maintenance.
10. Recognize the Kingman Area User's Association (KAUA), which would provide recommendations to the BLM authorized officer.
11. Develop new facilities only after the appropriate site-specific NEPA analysis and coordination with current leaseholders and users. This future development must also be consistent with the Kingman Field Office RMP or future amendments when approved.

II. AUTHORITY AND DIRECTION

A. Authority

BLM authority to authorize communications uses on Public Land (administered by the BLM) is granted by 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- 2803 and WO IB 98-23.

BLM authority for communications site management planning is contained in BLM Handbook 2801-1, Plan of Development. Direction on, and policy for, communication use authorizations is contained in BLM Manual (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 Federal Communications Commission (FCC) and/or the National Telecommunication and Information Administration – Interagency Radio Advisory Committee (NTIA/IRAC).

B. Relationship to Communications Site Lease

This site plan will be incorporated into all leases, grants, and reservations issued (now and/or in the future) for this communications site and must be used in conjunction with the granting authorization.

PROVISIONS OF THE SITE PLAN ARE ENFORCED THROUGH THE GRANTING AUTHORIZATION. Each lessee or holder is expected to include the requirements of the authorization and the site plan into any documents, which describe the business relationship between the lessee or holder's and their tenants and customers. The lessee or holder is responsible for enforcing those provisions.

III. GENERAL RESPONSIBILITIES

A. 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. Granting occupancy and use of Public Lands rests exclusively with the BLM, Title 43 CFR Sections 2801-2807. The issuance of a FCC license (authorization), or frequency assignment, does not authorize occupancy of Public Lands.

1. Approving any new/modified facility(ies) at the site.
2. Approving amendments or assignments to leases and grants to qualified buyers of facilities on the site.

B. Facility Owners and Facility Managers (or their designated representatives) are responsible for:

1. Complying with their authorization and all sections of this Site Management Plan.
2. Ensuring that all new facilities, expansions, or improvements are consistent with the Kingman Field Office 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. The authorized area and improvements will be shown on AutoCad maps, as soon as they are available.
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. Adhering to the Facility Owner/Manager Lease/ROW 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.
 - b. Tenants and/or customers may not construct their own equipment shelter (building, shelter or cabinet) 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 deposit, analysis, and authorization are required. This could result in the use being a tenant/customer of the original lease/holder in addition to being a separate facility for billing purposes.]
 - c. Tenants and/or customers using a facility covered by a Facility Lease/ROW will not have separate BLM Leases/ROWs to authorize the 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 Owner/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.
7. Ensuring that all communications equipment is properly installed, operated, and maintained.
8. 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 47CFR sections 1.1307(b), 1.1310 and 2.1093) as defined in FCC OET Bulletin 54, August 1999 and any amendments thereto.
9. Providing a certified copy of their use and the category of use 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.
10. Keeping the premises around their buildings free of trash and debris.
11. Placing the Lease/ROW holder's name, address and phone number on the door of their communications site building. The BLM Lease/ROW number shall be in six inch lettering on the face of the building visible from the access road.
12. Correcting interference problems.
13. Participating as a member "in good standing" in the KAU.
14. Providing updated digital photos for this plan as changes are made. Structural changes requiring

updates to the survey map will be done by BLM and will require cost reimbursement, or, alternatively, the AutoCad file can be updated by a qualified Engineer using BLM published survey standards.

C. FCC and NTIA/IRAC are responsible for:

The responsibilities of the FCC and NTIA/IRAC are frequency management. Correcting interference problems is the responsibility of the affected licensees. 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
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A. Exclusive Use of a Facility By a Single User

Several facilities currently have no tenants or customers. Unless unexpected demand occurs, these facilities will be allowed to remain as single user facilities at the Goldroad Crest Site.

B. Use by Multiple Users

Multiple use of new facilities and improvements will be required. Future proposals must be designed 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.

Due to the availability of building and tower space at the site, new facilities, or major modifications to existing facilities will generally not be approved until the empty space is utilized even if other users are, or could be, competitors.

Facility Owners and Facility Managers are not required to lease facility space to others if they can prove to the authorized BLM 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 fees based on the Fee Schedule for Communications Uses on Public Lands as adjusted annually. These fees will be fair market value

for the use of Public Lands. The site is not within an Rationally Metro Area (RMA). Zone 8, population between 25,000 and 49,999, will be used for these calculations unless something else is specifically agreed to in writing by the authorizing officer or until populations change.

Current cost recovery fees for processing and monitoring applications for new facilities, the application form, as well as current rental fee schedules can be found online at www.blm.gov/nhp/what/lands/realty/management.htm.

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

1. Desert Tortoise – This site is within Category III which is potential desert tortoise habitat. No special stipulations apply except to avoid disturbance of any tortoise if seen.
2. The site has a Visual Resource Management (VRM) classification of Class II where changes in form, line, color and texture should not be evident.
3. The site lies between the Mount Nutt (to the northeast) and Warm Springs (to the southeast) Wilderness Areas.
4. The site is also within the Black Mountain Ecosystem Area of Critical Environmental Concern (ACEC). The Black Mountain Ecosystem Management Plan (April 1996) guides management of public land to preserve and enhance habitat for bighorn sheep, wild burros, livestock and other wildlife species and provides for continued use of the Goldroad Crest communication site.

B. Wiring and Grounding

1. All equipment is to be installed within existing buildings and on equipment racks that are grounded and shielded. Grounding is to be installed in accordance with accepted standards.
2. All electrical wiring and grounding must meet the “National Electrical Code” and applicable zoning codes. All permanent wiring shall be installed in metallic conduit. Surge protection shall be installed on all power distribution panels.
3. Lightning protection “down” conductors installed upon communications towers shall be treated as “Transmission lines”. Therefore, they shall have an insulating jacket. Periodic bonding of the down conductor to the tower (Galvanized) steel shall be made with proper bonding connectors that are tin plated or made of brass.
4. Each building is to have its own separate grounding system for all users in that structure.

Wherever practical, interconnection of individual grids and/or the simultaneous placement of a large sized copper ground wire with any new grounding systems that are buried on the site will be required.

5. Site or facility grounding must be constructed of copper, with #2 AWG or larger wire or 2” or larger solid copper strap, connected to an adequate site/facility ground electrode system. The site/facility ground electrode system shall be bonded to the power service entrance grounding electrode conductor. Guy wires should also be grounded using manufacturers approved methods to preclude bi-metallic junction and corrosion. All equipment on the site (buildings, towers, power units, transmitters, receivers, antennas, combiners, telephone systems, power cabinets, HVAC units, etc) must be connected to the site/facility ground by direct connection. Electrical system ground wiring is required for electrical ground fault protection and circuit breaker coordination. High power operations should use copper strap bonding in accordance with manufacturers specifications. The grounding systems shall comply with applicable laws, codes and in accordance with standard engineering practice. Below ground connections must use either an exothermic welding process (i.e. Cadweld, Thermoweld, etc.), copper wedge pressure devices (i.e. Ampact, Wrench-lock, etc.), or brazed copper connections in conjunction with a mechanical UL listed connector (to be used as a physical strength enhancement component). Brazing by itself is not an acceptable method of bonding below earth grade (buried).

C. Communications Equipment

Equipment Ownership

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

1. The owner’s name;
2. Transmitter frequency(ies);
3. A valid FCC, or IRAF, authorization;
4. Transmitting power output(s); and
5. A current 24-hour phone contact number.

Transmitting Equipment

All transmitters will have protective devices (shields, filters, isolation components), designed into or externally installed, to prevent interference to other users. All transmitters shall be FCC type accepted or meet type acceptance criteria.

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

The direct radiation of out-of-band emissions (i.e. transmitter wideband noise, spurious emissions,

harmonics) will be reduced to a level such that they may not be identified as a source of interference as defined in the FCC Rules and Regulations (e.g. Part 90.209(e)). If site noise (electromagnetic noise) becomes an issue, noise threshold limits will be established, and amended into the Site Plan.

Transmitter power at the lower site (4050') shall not exceed 120 watts. The Effective Radiated Power (ERP) shall not exceed 1,200 watts. Microwave point-to-point transmitters are exempt from the provisions of this paragraph. Transmitter power at the upper level shall comply with their FCC licensed power and shall not exceed the authorization ERP and the antenna must be of a type with minimal radiation straight down and/or be high enough to comply with ANSI Standard C95.1-1994.

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

Receiving Equipment

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

All receivers shall have sufficient "front end" pre-selection to prevent receiver spurious response. The use of bandpass, band-reject cavity or crystal filters may be required to prevent receiver-produced intermodulation or adjacent-channel interference is recommended at the input of all receiving devices.

Where duplexing is used, use of a notch or a hybrid type device should be avoided. In situations where a notch type device is used, a bandpass filter must be used with the transmitter.

Tower

1. Generally only one tower is authorized for each facility owner. Facility Owners and Facility Managers may obtain permission to construct a second tower only after submitting evidence that demonstrates that their existing tower is completely filled and full use has been made of combining systems.
2. All towers will be left unpainted, if they are dull, galvanized steel. If paint is required, the BLM will approve only non-reflective colors from the Munsell Soil Color Chart, Standard Environmental Colors.
3. Maximum tower height (including antennas) for this site is 199 feet.
4. All new and replacement towers will be self-supporting and non-guyed.
5. 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: <http://migratorybirds.fws.gov/issues/towers/comtow.html>).
6. Anti-climb devices, removable steps, or other means to discourage unauthorized climbing, are highly recommended to reduce or avoid liability claims.

Antennas

1. The maximum antenna height (including tower) will be 199 feet.
2. Microwave (dish) antennas (other than ground mounted satellite dishes) will be limited to a maximum of ten (10) feet in diameter. The smallest diameter dishes are preferred if technically feasible.
3. All antennas must meet all OSHA safety standards. If an antenna exceeds FCC public or occupations standards (see FCC OET Bulletin 57), it will be remedied within 24 hours after measures are taken or isolated (e.g., fencing, signing, relocation, lowering power levels are all possible remedies). Ground measurements of 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. White dish antennas and/or covers will not be approved. Existing white dishes and covers must be repainted or replaced with gray dishes and covers, as repairs or replacement become necessary.
5. Antennas will be treated for low to non-reflectance.
6. High-powered omni-broadcast antennas placed on tapered towers will be placed with the least face width feasible.

Interference

The responsibility for correcting interference problems is a matter for resolution between the Lease/ROW holder of the facility(ies), the user causing the interference, and the affected party(ies). First users on a site have seniority with respect to the resolution of interference complaints. Senior holders have an obligation to maintain their equipment to industry standards, to operate their systems in accordance with the terms of both the FCC license and NTIA/IRAC frequency authorization, and to comply with the BLM authorization.

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

All users shall cooperate with the KAUA and the Bureau 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 the site to which this authorization refers. 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, the use will be terminated.

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

D. Cables and Transmission Line (Wave Guides)

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

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

When attaching cables onto a tower, conduits should be used and cable runs should be equally divided among all tower legs.

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

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

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

E. Radiation

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

Monitoring radiation levels at the site is the responsibility of all site users and will occur at intervals to comply with FCC regulations and guidelines. A copy of the monitoring report will be provided to the BLM within 30 days of its completion.

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

Security fences with RFR notice signs are required around areas that exceed public use levels. Raising higher power transmitting antenna on the tower or adding a taller tower may be necessary to eliminate RFR hazards. Reducing power may also be required if other alternatives are not feasible. All fencing location and design or new tower construction must be pre-approved by the BLM.

Warning signs will comply with ANSI C95.2 color, symbol, and content conventions. Contact information, including name and telephone number, will also be included on warning signs.

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

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

F. Utilities-Availability of and Requirements for:

Commercial Electrical Power

Commercial power is provided to the site under ROW Grant to Unisource. The distribution line and portions of the service drops are aerial. Future service drops or modifications will be buried unless a waiver is approved by the authorizing officer.

Telephone Service

No commercial telephone lines service this site.

If additional service is ever deemed necessary, site users will pay for the cost of:

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

For visual reasons, overhead utility poles may not be authorized.

Fuel Tanks

All facility owners are responsible for providing fuel storage (propane and diesel) and emergency power for their tenants. No tenants 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. 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 County 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 an approved color, or screened by an enclosure to blend in with the natural environment. If an enclosure is used, it must be pre-approved and painted an approved color from the Munsell Soil Color Chart, Standard Environmental Colors.
2. Diesel tanks will also be:

- a. Enclosed in BLM and fire department approved secondary containment vaults that are painted a BLM approved color from the Munsell Soil Color Chart, Standard Environmental Colors.
- b. Constructed with underground fuel lines. Fuel line must be constructed of black, treated pipe and fittings, and must be posted.

G. Sanitary Facilities

1. Plans for any new 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 County Health Department.

H. Security and Law Enforcement

The 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).

Gating and controlled access is the key to site security. Individual facility and site fencing is not authorized. Patrolling and policing for security purposes is the holder's responsibility.

Gate and key access must be approved in advance by the BLM and must be adequate for BLM and County Fire Department access needs.

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. If graffiti is on natural features (e.g. rocks), the graffiti will be removed in a method approved by the BLM Authorized Officer.

Holders will not be permitted to leave or dispose of trash, garbage or cut brush on BLM lands. No outside trash or litter containers will be provided. Site users (i.e. holders) 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, paintbrushes will not be cleaned off on the rocks around the site and excess materials (e.g. cement) 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 notification of the holder by the BLM. If this is not feasible due to cold temperatures, a response will be required from the lessee as to when the maintenance will be completed.

J. Inspections

Enforcement authority is vested in the BLM as the Communications Site Administrator for Goldroad Crest via 43 CFR 2800. In this connection, the KAUA, through the Technical Standards Committee functions as technical advisor to the BLM.

The Technical Standards Committee and the BLM shall conduct an annual inspection of each primary user's facility. This inspection will verify:

- a. Compliance with technical standards.
- b. Structural integrity.
- c. As-built plan accuracy.
- d. Electromagnetic compatibility.
- e. General site health, safety, and cleanliness.

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

Any non-compliance found shall be forwarded to the BLM and a written copy of the report shall be forwarded to the violating party or organization within 30 working days following the inspection. The report shall include:

- a. A description of the violation.
- b. Corrective action required.
- c. Name, address, and organization of the responsible party.
- d. Time allowed for completion of corrective measures.
- e. Anticipation action in the event of noncompliance with remedial instructions.
- f. Method, manner and time allowed for appeal.

Copies of the violation reports and user responses shall be forwarded to the Technical Standards Committee Chair-person for incorporation into the annual report.

K. Fire Prevention and Hazard Reduction Requirements

Facility owners and managers will be required to maintain to mineral soil, a minimum of (10) feet clearance around all facilities including towers, buildings, propane tanks, etc.

Smoking is prohibited in flammable vegetation areas. Smoking materials must be properly disposed of.

Roof structure shall be kept reasonably clear of leaves, twigs, and other 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 40 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 County Sheriff.

BLM Officers may 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.

L. Access Maintenance and Restrictions

Roads

Primary access is a steep native material graded road which is gated at Route 66. This road is currently authorized in the ROW grants to the users. Road maintenance with surface replacement and repair, drainage and water bar maintenance standards will be developed between the BLM and the KAUA. The users are responsible for implementing road maintenance.

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 or associated structures, to conditions equal to or superior to those prior to any damage or disturbance. This work may require appropriate NEPA analysis.

Interior Site Driveways/ Parking Areas

Roads within the communications 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 in and around the site is discouraged.

VII. CONDITIONS FOR CONSTRUCTION, MODIFICATIONS OR EXPANSION

A. New Facility Owner Responsibilities

In addition to the responsibilities listed in Section III above and the terms and conditions found in the regulations at 43 CFR 2805.12 (see Appendix F), New Facility Owners and Facility Managers are responsible for:

1. Submitting a complete application (available online at www.az.blm.gov/nhp/what/lands/realty/index.html) to the Kingman Field Office prior to any new construction or modifications to existing improvements (ATTN: "Realty Specialist"). Cost recovery fees will be determined subsequent to review of the submitted application. The application must include:
 - a. A Site Plan Base Map showing all of the proposed (new) facilities including structures, towers, and auxiliary equipment and their relationship to existing facilities;
 - b. A plan of development describing the proposed action in detail including the amount of time construction will take, how facilities will be constructed, type of materials, type of equipment needed, number of people involved, etc.
 - c. Identification of any microwave beam paths, a plot of their azimuth(s), and their proposed elevation(s) on the tower;
 - d. 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. Directional broadcast antennas (e.g. translators) will only be protected within the arch between their licensed 3 dB points.
 - e. As subsequently requested by BLM, any needed recommendations, changes or modifications to the original proposal, based on any required resource surveys and/or reports.
2. Demonstrating that their proposals will not cause undue interference with any existing uses before the BLM can approve 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. The KAU Technical Committee may request a field test for compatibility at the expense of the applicant before recommending acceptance or rejection of the application.
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 an Erosion Control Plan prior to construction activities. At a minimum, the Erosion Control Plan must include: sediment control, stipulations that cut/fill slopes will be graded and contoured to prevent erosion and/or excessive runoff, and recommendations for temporary erosion control measures, (e.g. netting, silt fences, swales, and/or sediment collection areas).

6. Coordinating with other Federal (e.g., FCC and FAA), State and County agencies and obtaining all required approvals and/or permits.
7. Providing 30-day notice to all facility owners/managers at the site, as well as the BLM, of all new frequencies proposed for the site through the KAUUA (see Appendix E). A completed BLM technical data sheet (see Appendix D) or equivalent must be sent with the 30-day notice to allow for comment of potential interference. This would be for new frequencies for themselves and their tenants.
8. Insuring that all written approvals have been obtained from and appropriate fees have been paid to the BLM prior to construction.

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 the BLM.
2. Compliance with the Erosion Control Plan.
3. During construction and/or maintenance, paintbrushes will not be cleaned off on rocks around site and no marks of any kind (including survey) marks will be permitted on rocks.
4. Minimize ground disturbance and vegetation removal as much as possible during construction activities. All ground-disturbing activities require BLM pre-approval.
5. Any extensive cut and fill slopes will be re-vegetated with native vegetation species pre-approved by BLM as soon as possible after construction. If necessary, reseeded will be required until vegetation is successfully established as determined by the BLM.
6. No grading material will be cast off during construction/reconstruction activities. Excess soil can be used for fill material on road and/or building/tower pads.
7. Temporary, on-site storage of construction materials will require pre-approval by the BLM.
8. Construction materials and supplies, except for hazardous materials (see number 9. below) may be left unattended at the construction site at the end of each workday, but at the owner's risk.
9. Hazardous materials, including, but not limited to all fuels, oils, and lubricants are not to be left unattended at the site at any time. During construction, these materials are to be removed from the site at the end of each workday, or temporarily stored inside a locked and signed building until the following workday.

10. All surplus construction materials and/or waste debris must be removed from the site no later than thirty (30) days after construction has been completed.
11. Any earth moving or heavy equipment (e.g. dozers, graders, cranes, backhoes, etc.) leaving the designated roadway and/or approved parking area(s) to perform authorized activities at the site, will be washed off prior to being brought onto public lands to prevent the introduction and spread of noxious weeds into the area.

C. Construction Inspection

1. All new construction, reconstruction, or major modification shall conform to the established technical standards and accepted engineering practices (i.e., the Uniform Building Code).
2. Any construction inspections required by other applicable agencies are the responsibility of the lessee/holder. Copies of completed inspections are to be provided to the Field Office Manager, either as they occur or as part of the final as-built plan. Inspection information shall become a permanent part of the proponent'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 BLM in order that the disagreement or item may be resolved.
4. A final set of as-built plans will be submitted to the Field Office Manager 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.
2. Buildings are required to be one-story, flat roofed. 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 BLM. 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 expanded metal).
 - e. Color – Proposed color for use on all exterior building surfaces must be pre-approved by the BLM. The goal of the color selection for the facilities is to make the building as inconspicuous as possible and make buildings located on the skyline look inconspicuous when viewed from a distance. The intent is to reduce or eliminate glare from reflective and/or illuminated surfaces such as windowpanes, sheeting and reflective paints. Non-reflective, BLM approved colors will be used on equipment buildings; the standardized color for Goldroad Crest is Ameritone PA 575, Cocoa or its equivalent.
 - f. Pre-fabricated equipment shelters which meet the above requirements may be approved.
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.

E. New or Remodeled/Expanded Towers

1. All new construction, reconstruction, and modifications to towers will be pre-approved by the BLM prior to implementation.
2. It is the applicant/holder’s responsibility to assure that a 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 BLM prior to issuance of a 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.
4. All new or replacement towers will be self-supporting and non-guyed. Tower heights will be restricted so as to not require lighting in accordance with Federal Aviation Administration regulations.

VIII. SITE ASSOCIATION/ADVISORY GROUP

A Site Users' Association has been established for this site. It is known as the Kingman Area Users Association – KAUA.

The goal of the KAUA is, like BLM, to maximize the effective use of the site. The objective of a sanctioned association is to represent all site users as a group when dealing with the Kingman BLM Field Office on matters relating to the Site administration. The KAUA will be able to work in cooperation with the BLM to identify problems or opportunities and make recommendations to the BLM for any changes in management strategies at the site. The KAUA could also provide input to the BLM regarding the future addition of equipment and facilities at the site. While the advice and recommendations of the KAUA would not be binding on the BLM, the BLM could use the input for administration of the site. See Appendix E for the KAUA Constitution and Bylaws.

IX. APPENDICIES

A. Site Map

B. Authorized Facilities

C. Site Photographs

D. Forms

Inspection Form
Installation Data Sheet

E. KAUA Constitution and By-Laws

F. 43 CFR 2805.12 Terms and Conditions

APPENDIX A

SITE MAP

APPENDIX B

LESEE FACILITY TABLE

(See associated User's Table on this Website)

	Auth #	Use	Building	Tower	Access/Parking	Other
Facility # 1 Mohave County	AZAR 031673	LPTV	8'x 12' metal 2- sheds	60' lattice 3- ground mounted receive antenna	Access 40'x 4800' road and parking	Propane, Generator
Facility #2 Las Vegas Metro Police	AZA- 29384	PMRS	8'x 12' fiberglass	80' lattice	Access and parking	Propane, Generator
Facility #3 E&T Sites	AZA- 7788	CMRS	8'x 20' metal 20'x 20' metal	100' lattice	Access 40'x 4800' road and parking	Propane, Generator
Facility #4 Citizens Utilities Rural Co.	AZA- 2911	MIC	10'x 12' fiberglass 10'x 10' metal generator bldg.	40' lattice	Access 40'x 4800' road and parking	Propane, generator
Facility #5 Burlington Northern SF	AZAR 029753	MIC	13'x 15' metal over wood	40' lattice	Access 40'x 4800' road and parking	Propane, generator
Facility #6 Cameron Broadcasting Inc.	AZA- 29740	FM	12'x 20' metal	80' guyed 35' mast	Access 40'x 4800' road and parking	
Facility #7 American Tower	AZA- 23834	FAM	20'x 30' metal	120' lattice	Access 40'x 4800' road and parking	10'x 800' transmission line to tower

	Auth #	Use	Building	Tower	Access/Parking	Other
Facility #8 Bela LLC	AZA- 22110	TV	20'x 45'	108' lattice, 40' lattice, Passive Reflector	Access 40'x 4800' road and parking	10'x 929' transmission line to tower
Facility #9 Rick Murphy	AZA- 33195	FM	Equipment Cabinet		Access 40'x 4800' road and parking	

APPENDIX C
SITE PHOTOGRAPHS



Facility 1
Mohave County



Facility 2
Las Vegas Metro Police



Facility 3
E&T Sites

Facility 4
Citizen's Utility Rural Co.





Facility 5
Burlington Northern SF

Facility 6
Cameron Broadcasting



Facility 7
American Tower



Facility 8
Bela LLC





Facility 9
Rick Murphy

APPENDIX D
INSPECTION FORM
INSTALLATION DATA FORM

Kingman Annual Technical Inspection

Date Inspected: _____ Inspection Time: _____

Permit Holder: _____ Authorization #: _____

Site Rep : _____ Phone #: _____

Number of Transmitters: _____ License(s) 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: _____

Association Representative: _____

BLM Representative: _____

Please make the required corrective action within the next 120 days, provide a written report of corrective action taken and submit to the BLM in Kingman at 2755 Mission Boulevard, Kingman, AZ 86401. If you should have any questions, please call the BLM office at (928) 718-3700.

Office Use UNITED STATES DEPARTMENT OF INTERIOR
Loc: BUREAU OF LAND MANAGEMENT
Site: COMMUNICATIONS SITE INSTALLATION DATA
DB IM: (Use a separate form for each transmitter/receiver system)

Company/Agency Name: _____ Date: _____
Address: _____ Phone: _____
City: _____ State: _____ Zip: _____

Site Location: Site Name: _____
Lessee: _____
Latitude/Longitude: _____

Legal Description: Township: _____ Range: _____ Meridian: _____
Section: _____ Subdivision: _____
Elevation: _____ Feet: _____

MICROWAVE

Radio Mfgr: _____ Model No.: _____ Call Sign: _____
Emission Bandwidth: _____ Power: _____ Watts: _____
Transmit Freq.: _____ Receive Freq.: _____

Antenna Mfgr: _____ Model No.: _____
Polarization: Horizontal () Vertical () Circular ()
Antenna Diameter: _____ Feet Gain: _____ db Solid () Grid () Rotary ()

Dish Height (AGL) at Feed Point: _____ Feet Path Azimuth: _____ Degrees

Transmit to/Receive From (Site Name): _____
Latitude/Longitude: _____
Elevation: _____ Feet: _____

VHF/UHF RADIO

Radio Mfgr: _____ Model No.: _____ Call Sign: _____
Emission Bandwidth: _____ Power: _____ Watts: _____

Tx Freqs. 1) _____ 2) _____ 3) _____
4) _____ 5) _____

Rx Freqs. 1) _____ 2) _____ 3) _____ 4) _____
5) _____

CTCSS 1) _____ 2) _____ 3) _____ 4) _____
5) _____

Antenna Mfgr: _____ Model No.: _____

Polarization: Horizontal () Vertical () Circular ()
Power ERP: _____ Watts: _____

Antenna Type (Colinear, Yagi, etc.): _____ Gain: _____ db

Length: _____ Feet Height (AGL) at bottom: _____ Feet Azimuth: _____
Degrees

IF THIS INSTALLATION INVOLVES A NEW TOWER OR BUILDING, SUBMIT APPLICATION AND PLANS TO BLM

APPENDIX E

KINGMAN AREA USERS ASSOCIATION
(KAUA)

CONSTITUTION

AND

BYLAWS

KINGMAN AREA USERS ASSOCIATION

CONSTITUTION

ARTICLE I

SECTION 1: Identification

This organization shall be called the Kingman Area Users Association, hereinafter referred to as “the Association”.

SECTION 2: Purpose

The purpose of this organization shall be threefold:

To provide a cooperative forum for all users to resolve existing and possible future electromagnetic interference problems;

To provide coordination of funds and labor for maintenance and snow removal on the portion of the site access roads which must be maintained by and for the existing users; and

To provide recommendations on behalf of all users to the Site Manager, the United States Bureau of Land Management (“Bureau”), regarding compatibility of proposed equipment additions or modifications, and any other matter relating to the users’ use and occupancy of all communication sites required to be members of this association by the BLM Kingman Field Office.

SECTION 3: Scope

This Association shall include the all of the Primary Users of communication sites that the BLM Kingman Field Office requires to members of a Users Association.

ARTICLE II

SECTION 1: Membership Qualifications

All primary users of all those sites shall be members in good standing of the Association, as required in the Bureau’s Right of Way Agreement.

SECTION 2: Definition of “Good Standing”

Members shall be in good standing when all Association fees and assessments are paid, and when they are in compliance with the Association’s Constitution and By-laws.

SECTION 3: Definition of “Primary User”.

A Primary Users is the site owner of a single-user site or the manager of a multiple-user site. The Primary user is ultimately responsible for site maintenance, payment of fees, assuring compliance of all secondary users, and making proper advance notification to the Association of new facilities contemplated.

ARTICLE III

SECTION 1: Association Offices

The Association shall be coordinated and guided by a panel of Officers consisting of President, Vice President, and Secretary/Treasurer. Each office shall be assigned to the elected organization. The member organization shall be responsible for reassigning the Association Officership within itself when its representative changes employment or duties.

KINGMAN AREA USERS ASSOCIATION
CONSTITUTION
page 2

SECTION 3: Elections

Officers shall be elected by majority vote at the annual meeting, and shall hold office until the next annual meeting. The outgoing officers shall conduct the annual meeting, brief the new officers, relinquish all pertinent documentation, and then transfer control to the New Officers.

ARTICLE IV

SECTION 1: Voting

Each member or member organization in good standing who is also a Primary user shall have one vote per Right-of-Way.

SECTION 2: Amendments

Amendments to the Constitution may be made at the annual meeting only. Proposed changes must be distributed to all Primary Users and any other directly affected parties at least 30 days before the meeting.

An amendment must be passed by a two-thirds majority of all votes cast. Votes may be cast in person, by written proxy carried by an attending member, or by pre-written decision. If there are any votes cast by pre-written decision, however, and those votes are part of the two-thirds majority, the amendment must be passed exactly as it was written in the advance notice.

This Constitution is as amended by vote of the membership at the annual meeting held March 8, 2005.

KINGMAN AREA USERS ASSOCIATION

BYLAWS

ARTICLE I

SECTION 1: President's Duties

1. Arrange for and preside at the annual meeting of the Association.
2. Represent the Association in public meetings and meetings with the Bureau of Land Management
3. Supervise the work of the other officers to assure coordination of efforts and on-time completion.
4. Approves and signs all Association expenditures greater than \$100.00.

SECTION 2: Vice-President's Duties

1. Assume any or all duties of the President's given appropriate notice, if the President is not able to fulfill them.
2. Monitor site inspections to assure fair and impartial results.
3. Coordinate and direct committee work.
4. Promote cooperation among users.

SECTION 3: Secretary-Treasurer's Duties

1. Prepare outgoing Association correspondence and present to President for approval and distribution.
2. Disseminate incoming correspondence to directly affected users.
3. Record minutes at annual meeting, and keep members apprised of meetings and planned activities which affect the Association, including annual and public meetings.
4. Maintain all files, records, and accounts, keeping them current and accurate. All Association documents shall be open for inspection by any member.
5. Pay all routine and ordinary expenses such as office supplies and postage that are less than \$100.00. Prepare all checks for payments greater than \$100.00 and present to the President for Approval and signature. Record all transactions, including date, amount received or disbursed, from or to whom, and for what purpose.

KINGMAN AREA USERS ASSOCIATION
BYLAWS
Page 2

ARTICLE II

SECTION 1: Financial Committee

1. The Financial Committee shall be an ad hoc committee, appointed by the President, which shall audit the Treasurer's financial records just prior to the annual meeting, and present a report of its findings at that meeting.

SECTION 2: Technical Committee

1. The Technical Committee shall be a standing committee which prepares and maintains the technical guidelines with which all users must ultimately conform. It shall consist of members of the Association, one representing a Primary User. A Primary User may provide only one member of the committee. The committee shall select a chairman, who shall represent the Association in technical matters. The committee shall also help the Bureau conduct annual site inspections and prepare a report of the results, to be presented at the following annual meeting. It shall perform other duties of a technical nature, like evaluating the compatibility of proposed additions or modifications and recommending acceptance or rejection to the Bureau.

SECTION 3: Road Committee

1. A Road Committee shall be established as a standing committee which monitors the condition of those roads that have established a road fund. These committees shall prepare a report for each annual meeting. It shall consist of members appointed from the Association who are users of the subject road. When the Association decides that conditions warrant repair or snow removal the committee shall research the work, exploring all costs, complexity, and contracting options. This committee shall be responsible for providing not less than 120 days notice of work to the Bureau and the Bureau will be responsible for obtaining approval from the Department of Fish and Wildlife if necessary. The Road Committee shall present its findings to the Association and implement the approved plan of action. In emergencies, the Vice-President may evaluate the immediate need and with the Presidents approval implement appropriate action.

2. The users of each site location shall determine by a simple majority vote if they desire to establish a fund for maintenance of the road.

ARTICLE III

SECTION 1: Assessments

1. An annual assessment shall be made upon all Primary Users to provide funds for operational expenses. Special assessments may be made and apportioned as approved by the membership.

SECTION 2: Maximum and Actual Assessment

1. The total annual assessment, comprised of all Primary User assessments, shall not exceed \$20,000.00 for each road. Setting a maximum simplifies fiscal planning for all members. The actual annual assessment shall be based on recommendations made by the Treasurer and Road Committee chairman at the annual meeting, and shall be approved by a simple majority of the members present with sites accessed by the subject road.

KINGMAN AREA USERS ASSOCIATION
BYLAWS
Page 3

2. The treasurer shall account for receipts and expenses separately for each road.

SECTION 3: Formula

1. Administrative expense

The administrative expenses that exceed the revenue generated by data sheet filing fees shall be divided equally among all Primary Users.

2. Road Maintenance expense

The road maintenance expenses for each road shall be divided among all Primary Users of the subject road according to the following formula unless users of a specific road establish different formula. Fifty percent (50%) of the total shall be divided evenly among the Primary Users. This amount is the site charge. The remaining Fifty percent (50%) shall be divided by the total number of transmitters and the resulting quotient is the cost per transmitter. This cost will therefore consist of two parts: the site charge and the cost per transmitter multiplied by the user's total number of transmitters.

3. Total Assessment

Each Primary Users annual assessment will therefore consist of their portion of the administrative expenses any road maintenance assessments that apply to the location of their site.

SECTION 4: Proration. late penalties, enforcement, collection

1. Assessments for new members shall be prorated to reflect the number of months that their sites were under construction or in use during the assessment period.

2. Assessments shall be due 30 days after the invoice date. After 30 days, a late fee of 1 1/2 percent (1.5%) per month shall be added to the amount due. This penalty shall not reflect in the maximum assessment figure as stated in Section 2 above.

3. Enforcement and collection action will be with the cooperation of the Bureau. As a member that has not paid the assessments is considered as a member "not in good standing" and is therefore in violation of the BLM Right-of-Way Agreement. The member will be reported by the Treasurer to the Bureau after six (6) months delinquency. Upon receiving this report, the Bureau is requested to begin action to terminate the members Right-of-Way Agreement.

ARTICLE IV

SECTION 1: Technical Standards

1. Adherence to these standards will minimize physical damage and interference, thus providing for improved electromagnetic compatibility for all users.

KINGMAN AREA USERS ASSOCIATION
BYLAWS
Page 4

2. Installation Data Sheets

All users are required to complete a BLM data sheet for each transmitter prior to its installation. The data sheet shall be submitted to the Secretary with payment of the proper processing fee. Installation may not begin until 30 days following distribution of the data sheet to all members by the secretary. Any objections to the new installation must be filed with the Technical Committee Chairman during this period.

Processing Fee Schedule:
Up to 3 Data Sheets \$15.00
Each additional sheet \$ 5.00

3. Licenses

A. License Posting

Each transmitter shall have a copy of the license for that transmitter or a tag indicating the call sign, licensee and licensee's address posted. If posted in a common location, each piece of equipment shall be marked in a manner that allows its license to be identified.

B. Amateur Frequency Coordination

Transmitters licensed in the Amateur Radio Service, operating on channels coordinated by the Amateur Radio Council of Arizona frequency coordinators must attach written evidence of coordination to their Data Sheet prior to submission. Radios operating on frequencies that are not subject to coordination must be approved by the Association Technical Committee prior to installation.

4. Transmitters

A. Type Acceptance

All transmitters shall be FCC Type Accepted or meet type acceptance criteria.

B. Protective Devices

All transmitters shall have protective devices, designed-in or externally installed to prevent interference to others:

1) Direct radiation of out-of-band emissions (i.e. transmitter wideband noise, spurious emissions, harmonics) shall be reduced to a non-interfering level by using bandpass, low-pass, and/or harmonic filtering. Band-reject filtering may be required in certain applications.

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

C. Transmitter Power

1) Transmitter Power for Hayden Peak and Potato Patch Sites:

Transmitter power output shall not exceed 120 watts. The Effective Radiated Power (ERP) shall not exceed 1,200 watts. Microwave point-to-point systems shall be exempt from this requirement.

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2) Transmitter Power for Getz Peak:

Transmitter Power on this site shall comply with their FCC license power and if that power exceeds 120 watts output, the antenna must be of a type with minimal radiation straight down and / or high enough to comply with ANSI Standard C95.1-1994.

3) Transmitter Power for Goldroad Crest:

Transmitter Power for the Goldroad Crest radiated at the lower level (4050' AMS) shall not exceed 120 watts. The Effective Radiated Power (ERP) shall not exceed 1,200 watts. Microwave point-to-point systems shall be exempt from this requirement. Transmitter Power at the upper level shall comply with their FCC Licensed power and shall not exceed the authorized Effective radiated Power (ERP) and the antenna must be of a type with minimal radiation straight down and / or be high enough to comply with ANSI Standard C95.1-1994.

5. Receivers

A. FCC Compliance

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

B. Selectivity

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

6. Antennas, Feedlines, and Support Structures

A. All antennas and transmission lines, including those not in immediate use, shall be terminated in their characteristic impedance to prevent re-radiation of intercepted signals or noise.

B. All coaxial transmission lines shall be of double-braided or solid-shielded construction and jacketed.

C. All steel towers shall meet EIA Standard RS222C, Structural Standards for Steel Antenna Towers.

D. All tower construction shall meet manufacturers recommended specifications for ice and wind in this area.

E. All new towers will be Self Supporting (free standing), no guyed towers. Tower plus antenna shall not exceed 199' AGL. Towers will not be painted or lighted unless authorized by the authorized Bureau officer or directed to by the FAA.

F. All metallic structural materials shall be galvanized, plated, or coated. Dissimilar metals shall not be placed in contact with each other in such a manner that could create a galvanic junction.

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G. Anti -climb devices, removable steps, or other means to discourage unauthorized climbing, are highly recommended.

H. Transmission lines shall enter the building by a means to seal the building against weather and vermin. Cable trays, hangers, and strain reliefs should be installed as needed.

6. Electrical

A. All electrical facilities, equipment, and the installation thereof, shall conform to the most recent edition of the "National Electrical Code" and local laws and regulations.

B. All permanent AC wiring shall be installed in UL approved conduit.

7. Buildings

A. All buildings and structures shall conform to the latest edition of the "Uniform Building Code", and local laws and regulations at the time they are built.

B. All metallic materials used in building construction shall be galvanized, plated or coated. Dissimilar metals shall not be placed in such a manner that could create a galvanic junction.

C. Buildings shall be designed and installed to withstand severe weather conditions.

8. Site and Equipment Grounding

A. Site grounding must be constructed of copper, with #2 AWG or larger wire or 2" or larger solid copper strap, connected to an adequate site ground electrode system. Guy wires should also be grounded, using manufacturers approved methods to preclude bi-metallic junctions and corrosion. All equipment on the site (buildings, towers, power units, transmitters, receivers, Combiners, telephone systems, power cabinets, etc.) must be connected to the site ground. High power operations should use copper strap bonding in accordance with manufacturers specifications. The grounding system shall comply with applicable laws and codes and in accordance with standard engineering practice.

9. Miscellaneous Equipment

A. Any miscellaneous equipment that could cause harmful interference shall be adequately shielded.

10. Housekeeping

A. Housekeeping has environmental, visual and aesthetic impact. It further has an electromagnetic compatibility impact. Debris which is permitted to remain adrift, and the residue of construction, installation, removal, modification or other evolution, raises the noise "floor" for all users and gives rise to intermodulation potential which often defies identification. No debris shall be allowed to accumulate.

SECTION 2: Grandfathering and Enforcement

1. Grandfathering

A. New users, new installations, and changes of equipment shall comply with all Technical Standards at the time of construction or installation of equipment.

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B. Existing users and equipment shall comply with the Technical Standards within the time frame specified at the annual inspection, if any noncompliance is found.

2. Enforcement: Annual Inspection

A. The Technical Committee and the Bureau shall conduct an annual inspection of each Primary User's site. This inspection will Verify:

- a. Compliance with Technical Standards
- b. Structural integrity
- c. Electromagnetic compatibility
- d. General safety
- e. As-built plan accuracy

B. Any non-compliance found shall be recorder by the Bureau. The record will include :

- a. A description of the offense
- b. What corrective action is required
- c. The name and address of the responsible party or organization
- d. Time frame for completion of corrections

3. Copies of Non-compliance reports and user's responses shall be forwarded to the Technical Committee Chairman for incorporation into the annual report.

4. The Bureau shall provide written notice of the scheduled inspection date at least 30 days in advance and each Primary User shall arrange to have personnel available at the site at the time of inspection.

SECTION 3. When Interference Occurs:

1. All users shall cooperate with this Association and the Bureau in identification and correction of any interference related problems.

2. Neither this Association nor the Bureau shall recognize complaints from users who are not in good standing.

3. New site applicants may be required to furnish an intermodulation study or other interference related data before the application can be evaluated.

4. The Technical Committee may request a field test for compatibility at the expense of the applicant before recommending acceptance or rejection of the application.

ARTICLE V

SECTION 1. Annual Meeting

1. The Association shall conduct an annual meeting in Kingman, Arizona during the first quarter of each calendar year.

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SECTION 2: Advanced Notice

1. The annual meeting notice shall be distributed no less than 30 days before the scheduled date. It shall include the date, time, place, and agenda items for the meeting. If any guests are scheduled, that information should also be included.

SECTION 3 : ORDER OF BUSINESS

1. Robert's Rules of Order shall be followed in all procedural matters.

2. Meeting Format

Meetings shall have the following general form:

- a. Call to order
- b. Sign-in
- c. Reading of the minutes of last annual meeting
- d. Report of the Financial Committee
- e. Report of the Technical Committee
- f. Report of the Road Committee
- g. Determination of standing of members
- h. Old Business
- i. New Business
- j. Election of Officers
- k. Appointment of Committees
- l. Comments from members
- m. Adjournment

ARTICLE VI

SECTION 1: Amendments to the Bylaws at annual meeting

1. The Bylaws may be amended at the annual meeting by a two thirds majority of all votes cast, including proxy and pre-written votes.

SECTION 2 : Amendments to the bylaws by mail

1. The Bylaws may also be amended by mail. The proposed amendment(s) shall be mailed to all members in good standing with a 30 day response period from date of mailing. A signature sheet shall be circulated among voting members to record their concurrence or non concurrence. The amendments may be passed if two-thirds of all eligible members concur in writing to the amendments as worded in the mailing.

These Bylaws are as amended by vote of the membership at the annual meeting held March 8, 2005.

APPENDIX F

43 CFR 2805.12

TERMS AND CONDITIONS

43 CFR 2805.12 TERMS & CONDITIONS

By accepting a grant, you agree to comply with and be bound by the following terms and conditions. During construction, operation, maintenance, and termination of the project you must:

- (a) To the extent practicable, comply with all existing and subsequently enacted, issued, or amended Federal laws and regulations and state laws and regulations applicable to the authorized use;
- (b) Rebuild and repair roads, fences, and established trails destroyed or damaged by the project;
- (c) Build and maintain suitable crossings for existing roads and significant trails that intersect the project;
- (d) Do everything reasonable to prevent and suppress wildfires on or in the immediate vicinity of the right-of-way area;
- (e) Not discriminate against any employee or applicant for employment during any phase of the project because of race, creed, color, sex, or national origin. You must also require subcontractors to not discriminate;
- (f) Pay monitoring fees and rent described in 2805.16 of this subpart and subpart 2806 of this part;
- (g) If BLM requires, obtain, and/or certify that you have obtained, a surety bond or other acceptable security to cover any losses, damages, or injury to human health, the environment, and property in connection with your use and occupancy of the right-of-way, including terminating the grant, and to secure all obligations imposed by the grant and applicable laws and regulations. If you plan to use hazardous materials in the operation of your grant, you must provide a bond that covers liability for damages or injuries resulting from releases or discharges of hazardous materials. BLM may require a bond, an increase or decrease in the value of an existing bond, or other acceptable security at any time during the term of the grant;
- (h) Assume full liability if third parties are injured or damages occur to property on or near the right-of-way (see 2807.12 of this part);
- (i) Comply with project specific terms, conditions, and stipulations, including requirements to:
 - (1) Restore, revegetate, and curtail erosion or conduct any other rehabilitation measure BLM determines necessary;
 - (2) Ensure that activities in connection with the grant comply with air and water quality standards or related facility siting standards contained in applicable Federal or state law or regulations;

- (3) Control or prevent damage to:
 - (i) Scenic, aesthetic, cultural, and environmental values, including fish and wildlife habitat;
 - (ii) Public and private property; and
 - (iii) Public health and safety;
- (4) Protect the interests of individuals living in the general area who rely on the area for subsistence uses as that term is used in Title VIII of Alaska National Interest Lands Conservation Act (ANILCA) (16 U.S.C. 3111 et. Seq.);
- (5) Ensure that you construct, operate, maintain, and terminate the facilities on the lands in the right-of-way in a manner consistent with the grant;
- (6) When the state standards are more stringent than Federal standards, comply with state standards for public health and safety, environmental protection, and siting, constructing, operating, and maintaining any facilities and improvements on the right-of-way; and
- (7) Grant BLM an equivalent authorization for an access road across your land if BLM determines the reciprocal authorization is needed in the public interest and the authorization BLM issues to you is also for road access;
- (j) Immediately notify all Federal, state, tribal, and local agencies of any release or discharge of hazardous material reportable to such entity under applicable law. You must also notify BLM at the same time, and send BLM a copy of any written notification you prepared;
- (k) Not dispose of or store hazardous material on your right-of-way, except as provided by the terms, conditions, and stipulations of your grant;
- (l) Certify your compliance with all requirements of the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. 11001 et seq., when you receive, assign, renew, amend, or terminate your grant;
- (m) Control and remove any release or discharge of hazardous material on or near the right-of-way arising in connection with your use and occupancy of the right-of-way, whether or not the release or discharge is authorized under the grant. You must also remediate and restore lands and resources affected by the release or discharge to BLM's satisfaction and to the satisfaction of any other Federal, state, tribal, or local agency having jurisdiction over the land, resource, or hazardous material;
- (n) Comply with all liability and indemnification provisions and stipulations in the grant;
- (o) As BLM directs, provide diagrams or maps showing the location of any constructed facility; and
- (p) Comply with all other stipulations that BLM may require.