

Department of the Interior  
Bureau of Land Management



# COMMUNICATIONS SITE PLAN LITTLE SHEEP MOUNTAIN CODY FIELD OFFICE

Prepared by the United States Bureau of Land Management  
Cody Field Office  
State of Wyoming

Approved: \_\_\_\_\_  
Field Manager

\_\_\_\_\_  
Date

# LITTLE SHEEP MOUNTAIN COMMUNICATIONS SITE PLAN

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## **I. INTRODUCTION**

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

The terms used in this communications site management plan conform to the definitions listed in the April 22, 2005, Federal Register notice “Rights-of-Way, Principles and Procedures: Rights-of-Way Under the Federal Land Policy and Management Act and the Mineral Leasing Act” and clarifications provided in Bureau of Land Management (BLM) Handbook 2860-1 and the United States Code of Federal Regulations (CFR) 43 CFR 2800. In the event of a conflict, between the plan and these sources, the Federal Register notice and the BLM Handbook will govern.

The words “lease” and “lessee” as used in this plan refer to the relationship between the Bureau of Land Management 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** – An 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 Bureau of Land Management administered public land designated through the land and resource management planning process. 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 Little Sheep Mountain Communications Site.

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

**FACILITY OWNER** – Individual, commercial activities, organizations, or agencies that owns a communication facility on Federal land; own and operate their own communications equipment; and hold a communication 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.

## **B. Purpose**

This plan is intended to be used by Bureau of Land Management officials administering communication uses at Little Sheep Mountain, existing lessees, and applicants desiring a lease or a lease amendment. 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, the plan will be amended by letter from the Cody Field Office Manager enclosing a copy of revised pages or sections. The amendments will be consecutively numbered.

General management direction for all land use is outlined in the Cody Resource Area RMP adopted in 1990, the U.S. Code of Federal Regulations (CFRs) and the BLM Handbook and applicable Instruction Memoranda. Specific direction for site management planning on designated communications site is contained in BLM Handbook 2860-1. Primary regulations and policy pertaining to issuance of rights-of-way and leases by the Bureau of Land Management are found in Title 43, Code of Federal Regulations (CFR), Sections 2801- 2808 and BLM Handbook 2860-1.

The 1990 Cody Resource Management Plan, RMP, identifies areas of concentrated use for communications site purposes. Little Sheep Mountain is shown on the RMP map as an identified area of concentrated use. The RMP will be revised in the near future. Any applicable changes to this communications site plan as a result of the revised RMP will be made to keep this activity plan consistent with the RMP.

Little Sheep Mountain will continue to be managed for low-power two-way radio, microwave, and cellular. The senior uses at this site are the microwave relay and associated low-power UHF and VHF radio uses.

No communications site plan has ever been prepared for this site. This plan has technical standards for better management of the Little Sheep Mountain communications site. This plan governs development and management of Little Sheep Mountain 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 primary uses.

This site-specific plan is administrative in nature and is Categorically Excluded from further review under the National Environmental Policy Act (NEPA) (516 DM 2, Appendix 1.10). Any additional development of the site will be addressed in a site-specific NEPA document.

## **C. Site Description**

The site is located on lands which are administered by the Cody Field Office, and located south and east of Lovell, Wyoming in portions of Section 35, Township 55 North, Range 95 West in the 6<sup>th</sup> Principle Meridian, Wyoming at approximately 44° 47' 39" North Latitude and 108° 15' 40" West Longitude. The elevation is approximately 5,158 feet above mean sea level (msl). A site map is provided as Appendix A.

## **D. Area Served**

This site does not serve an RMA, Ranally Metro Area. The largest community served is Lovell, Wyoming. The population served from Little Sheep Mountain, according to the 2000 Census, is less than

25,000. Fee determination is based in part on the population zone which may be adjusted annually based upon changes in population and growth or designation of an RMA.

#### **E. Access**

Access to the site is from US Highway 310 south of Lovell then to local county roads and then to the Little Sheep Mountain Road. The first 1/4 mile off the County road is BLM administered lands, the next 3 miles are across DOD withdrawal and then back onto the BLM for the remaining 2 1/2 miles to the site.

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

The site has five current facilities. The first facility was authorized to the Department of Energy, Western Area Power Administration in 1981 for microwave relay. In 1987, BNSF Railway Company was authorized a facility for a radio repeater. MetaComm was authorized a facility in 1989. This is now owned by WWC Holding Co., Inc. and utilizes two cellular systems. In 1979, Commnet, now Wyoming 1-Park LTP Partnership dba as Verizon was authorized a facility for cellular use. The final facility was authorized in 2004 to Union Telephone which also provides cellular coverage to this area.

Current building space and tower space appears to be adequate for the foreseeable demand. If in the future, this existing space becomes utilized to its optimum capacity, ample land area is available for future site development. Site specific NEPA analysis will be required prior to any future facility modification or new facility construction and occupancy of the currently unutilized Lots.

The site currently appears to be relatively clean from interference, receiver sensitivity, and noise. If it deteriorates based upon the impacts to the existing uses; additional studies, equipment upgrades, frequency isolation, and separation may be necessary.

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

1. Little Sheep Mountain Site will be managed as a low-power non-broadcast, two-way radio, microwave, and cellular site. The maximum power output for the Little Sheep Mountain communications site is based on the maximum output allowed for two-way radio under the Federal Communications Commission's rules at Title 47, Code of Federal Regulations, Part 90. As of the 2003 regulation, that would be 500 watts ERP. Each use must operate at or below the power level authorized by their respective FCC license as long as it does not exceed the site limitation. This power limitation does not preclude existing and new uses from being designed, operated and maintained to meet other interference, noise floor, receive sensitivity, or RFR standards included in this plan.
2. Future authorizations and additional uses must be designed to prevent degradation of the senior uses at this site.
3. The overall appearance of the site and the integrity of the natural environment will be improved through stringent maintenance requirements and selection of authorized paint colors.
4. The site will be systematically developed to maximize the number of compatible uses while ensuring safety and protection of resources.
5. New facilities will be developed only after appropriate site-specific NEPA analysis and coordination with current lease holders and users.

## II. AUTHORITY AND DIRECTION

### A. Authority

Bureau of Land Management authority to authorize communications uses on Resource Area (BLM) land 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- 2808.

Bureau of Land Management authority for communications site management planning is contained in Bureau of Land Management Handbook 2801-1, Plan of Development. Direction on and policy for communication use authorizations is contained in Bureau of Land Management 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 now and in the future issued for this communications site and must be used in conjunction with the lease. **PROVISIONS OF THE SITE PLAN ARE ENFORCED THROUGH THE LEASE.** Each lessee is expected to include the requirements of the lease and the site plan into any documents, which describe the business relationship between the lessee and the lessee's tenants and customers. The lessee is responsible for enforcing those provisions.

## III. GENERAL RESPONSIBILITIES

### A. The Bureau of Land Management retains the responsibility for:

Issuing and amending leases and existing rights-of-way to facility owners and facility managers, only for the areas actually occupied by the authorized improvements. Granting occupancy and use of Public Lands rest exclusively with the Bureau of Land Management Title 43, CFR, Sections 2801-2808. 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 to leases 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 Resource Management Plans, RMP; 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 Bureau of Land Management.
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 Bureau of Land Management, 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 is in a position to respond to issues involving construction issues, facility maintenance and all equipment within the facility.
6. Adhering to the terms of the Facility Owner/Manager Lease or Right-of-Way:
  - a. Facility Owners and Facility Managers are authorized to rent building/tower space to tenants and/or customers without prior written approval from the Bureau of Land Management.
  - 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/manager must own all communication shelters and towers under their lease. [If that is not possible, a separate SF-299 application, cost-recovery deposit, analysis, and authorization are required. This will also 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/right-of-way will not have separate Bureau of Land Management permits to authorize the use.
  - d. Facility Owners and Facility Managers are responsible for complying with the terms and conditions of the Facility Lease or their valid right-of-way. Facility Owner/Managers are also responsible for ensuring that their tenants and customers are in compliance with the terms and conditions of the Lease or right-of-way, 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 Bureau of Land Management regulations, guidelines and standards concerning radiation limitations.
  - 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) and FCC OET Bulletin 54, August 1999.
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 30 each year. This report is due by October 15<sup>th</sup>.
10. Keeping the premises around their buildings free of trash and debris.

11. Placing the BLM serial number in six inch lettering on the face of the building visible from the access road. This numbering system ties to the site map, Appendix A, and will be provide upon request to the County 911 emergency response system as a physical address in the case of emergencies.

**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.

<b>IV. AUTHORIZED USES AND USERS WITHIN A FACILITY</b>
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**A. Multiple User Facilities and Collocation**

Several facilities currently are designed to only accommodate the uses of the facility owner. Other facilities are currently designed to accommodate multiple users.

The capacity of the current facilities is adequate on both the towers and within the existing buildings for future tenants/customers. Any future proposals must be designed to include multiple users. This includes multiple uses of buildings, towers, back-up generators, grounding systems, fuel containers, access ways and parking areas.

Facility Owners and Facility Managers are not required to lease facility space to others if they can prove to the authorized Bureau of Land Management 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.

<b>V. FEES</b>
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The Bureau of Land Management will charge Facility Owners and Facility Managers annual fees pursuant to 43 CFR 2806.30-44. These fees are based upon the type of communications use and the population served on the Fee Schedule for Communications Uses on Public Lands as adjusted annually. These fees are considered fair market value for the use of Public Lands. Since this site is not within or does not serve an established RMA, Ranally Metro Area, the population zone of less than 25,000, Zone 9 will be used for these calculations unless specifically agreed to by the authorizing officer and until populations or RMP designations change.



Fees that Facility Owners and Facility Managers may charge their tenants and “customers” are to be: reasonable (consistent with, and not in excess of, other fees for similar facilities) and commensurate with the uses and occupancy of the facilities and services provided to tenants and “customers”.

## **VI. General Operation and Maintenance Direction**

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

1. There are no currently identified special resource coordination considerations with on-site or adjacent resource values. Should special conditions arise through the revision process of the RMP, this plan will be amended accordingly.
2. Special permission and coordination are required to cross the DOD Withdrawal portion of the road. Each Facility Owner/Manager and their tenants/customers shall obtain the necessary permission.

### **B. Wiring and Grounding**

1. All equipment is to be installed within existing buildings and in metal equipment racks or within metal equipment cabinets and in accordance with manufacturer specifications. All equipment, racks, cabinets and overhead ladder trays are to be grounded and shielded in compliance to NEC code and in accordance with accepted industry standards of practice.
2. All electrical wiring and grounding must meet the “National Electrical Code” and applicable estate codes. All permanent wiring conducting AC current and wiring conducting DC current or 50 volts or more shall be installed in metallic conduit. Surge protection shall be installed between the electric service meter and the first power distribution panels.
3. Lightning protection shall be in accordance with NEC part 810-20 Antenna Discharge Units and part 810-21 Grounding conductors. Periodic bonding of the 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 of the lessee 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. The grounding systems shall comply with applicable laws, codes and in accordance with standard engineering practice. Below ground connections must use either an exothermic welding process (i.e. Cadweld, Thermoweld, etc.), copper wedge pressure devices (i.e. Ampact,

Burndy, Wrench-lock, etc.), or brazed copper connections in conjunction with a mechanical UL listed connector (to be used as a physical strength enhancement component). Brazing by itself is not an acceptable method of bonding below earth grade (buried). Communications Equipment

### **C. Equipment**

#### **Equipment Ownership**

All equipment shall be labeled or the information be 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 with other users. All transmitters will meet FCC licensing requirements. 2-way transmitters should have dual section isolators for a total of 60 db of isolation.

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

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

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**

A bandpass device (cavity, crystal filter, etc.) is recommended at the input of all receiving devices. Cavity filters, or other protective device, may be used at receiver inputs to reduce interference.

Where duplexing is used a bandpass cavity duplexer is required. Use of the notch type device is not permitted.

#### **Tower**

1. Generally only one tower is authorized for each facility owner. Facility Owners and Facility Managers may obtain permission to construct the second tower only after submitting evidence that demonstrates that their existing tower(s) is/are completely filled and full use has been made

of combining systems. When a single equipment building is required, multiple antenna support structures may need to be designed and authorized to accommodate all uses without interference.

2. Self supporting lattice or monopole are preferred to reduce visual impact, land occupied and reduce potential for interference. If a guyed tower is proposed, the analysis must include item 3 below.
3. 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>).
4. All towers will be left unpainted, if they are dull, galvanized steel. Paint is required, only if they have a shiny (i.e. reflective) surface. Only non-reflective, Bureau of Land Management approved dark gray to green colors will be approved unless FCC requires red/white striping. All towers will be treated for low to non-reflectance.
5. Only lights, beacons or strobes specifically required by the FCC and/or the Federal Aviation Administration (FAA) will be allowed on towers (including antennas).
6. The maximum tower height for this site is 80 feet which is current highest tower. A taller tower must be specifically authorized through the decision of the appropriate NEPA process.

#### Antennas

1. Microwave (dish) antennas (other than ground mounted satellite dishes) will be limited to a maximum of twelve (12) feet in diameter. Smallest diameter dishes are preferred if technically feasible.
2. All antennas must meet all OSHA safety standards. If an antenna exceeds FCC public or occupation standards (see FSS 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 Radio Frequency Radiation, RFR, levels will be taken before mitigation measures are implemented.
3. Color(s) for dish antennas, or covers, must be pre-approved by the Bureau of Land Management. New white dish antennas and/or covers will not be approved. Existing white dishes and covers must be repainted or replaced with grey as repairs or replacement become necessary.
4. Antennas will be treated for low to non-reflectance as repairs or replacement become necessary.

#### Interference

The responsibility for correcting interference problems is a matter for resolution between the permit/lease holder of the facility(ies), the user causing the interference, and the affected party(ies). Generally, the 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 Bureau of Land Management authorization. New users on a site must correct, at their expense, interference problems that they create. 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.

The Bureau of Land Management 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 Bureau of Land Management to do so, this use will be terminated.

(If electromagnetic noise becomes an issue, noise thresholds will be established and appended to this Plan.)

#### **D. RF 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.

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

Unjacketed transmission line of any type is prohibited. No transmission lines shall be left un-terminated.

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.

#### **E. Radiation**

All communications uses must meet ANSI, FCC and Bureau of Land Management 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 Bureau of Land Management 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 ground areas that exceed public use levels. Tower anti-climbing ladder devices with RFR notice signs or fencing are required on towers with RFR measurements that exceed public use levels. All fencing location and design will be pre-approved by the Bureau of Land Management.

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 new warning signs. Existing warning signs compliant with FCC 47 CFR 1.1307(b) which do not currently include name and telephone number will be accepted as long as the name and telephone number is clearly posted on other signage at the Lessee's site.

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

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

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

##### **Commercial Electrical Power**

Commercial power is provided to the site under permit to Bighorn Electric. The distribution line and portions of the service drops are aerial. Future service drops or modifications will be buried.

##### **Telephone Service**

No commercial telephone service is provided to this site.

##### **Fuel Tanks**

All facility owners are responsible for providing fuel storage (propane or diesel) and emergency power for their tenants. No tenants will be authorized their own fuel tank and/or generator. Fuel storage will preferably be consolidated into a tank large enough in size to accommodate all tenants by each facility owner. At a minimum, tanks will be grouped together in a consolidated area adjacent to their facilities. All fuel, storage tanks (e.g. LPG, propane) must meet current fire department, Federal, State and local government safety and hazardous materials requirements.

1. All tanks will be:
  - a. Signed in red letters, "SMOKING OR OPEN FLAME PROHIBITED WITHIN 20 FEET";
  - b. In conformance with National Fire Protection Association (NFPA) requirements; and,
  - c. Painted an approved color, or screened by an enclosure to blend in with the natural environment. LPG tanks are universally recognized to be a dull white paint finish. If there is visual impact from the location of the LPG tank, then they must be enclosed in an enclosure to blend in with the natural environment. (If an enclosure is used, it must be pre-approved and painted an approved color).

#### **G. Sanitary Facilities**

1. Plans for any sanitary facilities must be pre-approved by the Bureau of Land Management. If it is determined by the Bureau of Land Management that the user needs such facilities, they will be provided by the applicant/holder in a manner and location satisfactory to the Bureau of Land Management and within the requirements of the County 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 Bureau of Land Management will be responsible for enforcing matters related to uses of BLM lands (e.g. resource protection issues).

Patrol and policing for security purposes is the holder's responsibility. If holders desire to have the protection of fencing, Bureau of Land Management approval must be obtained first. To reduce visual clutter and efficiently utilize existing space, fencing groups of buildings will be encouraged.

Any access gates must be adequate for Bureau of Land Management and County Fire Department access needs.

### **Fencing**

Most of the facilities are currently fenced to restrict the public and/or livestock. If fencing is ever deemed necessary for security purposes, it must meet the following criteria:

1. All fences must meet health and safety requirements.
2. All fence locations and design require Bureau of Land Management pre-approval. The standard fencing type will be chain-link (i.e. cyclone) for security and barbed-wire for livestock.
3. The chain-link fence height will be eight (8) feet.
4. Fencing will be designed, maintained, and of a type to minimize interference issues.
5. Fences will be signed with RFR notices if RFR is above public levels.

## **I. Site Maintenance**

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

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

The users of the Site will remove all graffiti within 10 working days of finding it, weather permitting. If graffiti is on natural features (e.g. rocks), the graffiti will be removed in a method approved by the Bureau of Land Management Authorized Officer.

Holders will not be permitted to leave or dispose of trash, garbage or cut brush on public lands. No outside trash or litter containers will be provided. Site users (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 lands.

Peeling paint on buildings and/or towers will be re-painted within thirty (30) days of notification of the holder by the BLM; or scheduled during summer months if notified when it is too cold to paint. A response will be required from the lessee as to when the maintenance will be completed if it is too cold to complete the maintenance action within the designated time frame.

The Lessee is responsible for the abatement and control of noxious weeds within the bounds of their lease site and common use areas. Abatement practices are to be implemented in accordance with the Cody Field Office Weed Abatement programs, as coordinated with Sublette County Weed and Pest.

#### **J. Inspections**

The holder will provide, at the request of the BLM, a certified inspection of the facilities and equipment covered by the authorization. The inspection will include technical review that assures that authorized equipment is operating within the specifics of this Site Plan, the FCC authorization, ANSI Standards, and the manufacturer's specifications. In addition, the inspection must assure that the authorized equipment is secure, free of rust, properly grounded, and otherwise properly operated and maintained. This inspection should also review general good "housekeeping". A copy of the inspection report, certified by a holder as to its technical accuracy is to be provided to the Bureau of Land Management within 30 days of completion. Appendix D provides an example of the inspection checklist.

The Bureau of Land Management may also conduct un-announced periodic reviews to monitor for authorization compliance.

#### **K. Fire Prevention and Hazard Reduction Requirements**

Facility owners and managers will be required to maintain to mineral soil, gravel, or mowed vegetation a minimum of thirty (30) feet clearance around their buildings and a minimum of ten (10) feet clearance around any propane tanks. Identified threatened, endangered, or sensitive plant species must remain within the minimum clearance areas.

Smoking is prohibited while walking in flammable vegetation.

The 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 A:B:C dry chemical fire extinguisher is required inside at least one of the Lease holder's buildings at their site. Prior to each June, fire extinguisher(s) shall be inspected and refilled by holders, if necessary. This requirement may also be met by the presence of a fully serviceable comparably rated fire extinguisher in the vehicle of the responsible party visiting their site.

Any fire will be immediately reported to "911", the nearest Bureau of Land Management office or the County Sheriff.

Periodic fire prevention inspections are made by Bureau of Land Management Officers. They will call to your 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.

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

For new construction, the Bureau of Land Management will provide the Holder with a separate Construction Fire Plan which will be prepared at that time as applicable.

#### **L. Access Maintenance and Restrictions**

##### **Roads**

Access to the site is from US Highway 310 south of Lovell then to local county roads and then to the Little Sheep Mountain Road. The first 1/4 mile off the County road is BLM administered lands, the next 3 miles are across DOD withdrawal and then back onto the BLM for the remaining 2 1/2 miles to the site.

Special permission and coordination are required to cross the DOD Withdrawal portion of the road. Each Facility Owner/Manager and their tenants/customers shall obtain the necessary permission.

Maintenance of this road and future improvements are the individual and collective responsibility of the authorization holders. Separate agreement will be developed when any major maintenance or road improvements are deemed necessary. In addition to the access road, the holders are responsible for sharing maintenance of the entire loop road.

Holders 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. These actions may require a new 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. The intent is to discourage off-road vehicle use in and around the site.

##### **Road Closures**

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

## **VII. CONDITIONS FOR CONSTRUCTION, MODIFICATIONS OR EXPANSION**

#### **A. Responsibilities**

In addition to the responsibilities listed in Section III, New Facility Owners and Facility Managers are responsible for:



1. Submitting a complete application to the Cody Field Office prior to any new construction, or modifications to existing improvements (ATTN: "Realty Specialist"). The application must include:
  - a. Submitting the appropriate Cost Recovery fees in connection with the application.
  - b. A copy of the approved Site Plan Base Map showing all of the proposed (new) facilities including structures, towers, and auxiliary equipment;
  - c. Completed drawings/plans prepared by a registered engineer and approved by the Bureau of Land Management;
  - d. Identification of any microwave beam paths, a plot of their azimuth(s), and their proposed elevation(s) on the tower;
  - e. All proposals must include documentation that shows that proposed facilities will not be obstructing, or interfering with, any existing fixed point to point antennas, omni directional broadcast antennas, or microwave beam paths in the directions of primary population targets. Proposed beam path needs must be shown on Site Plan Base Map; and,
  - f. Any needed recommendations, changes or modifications to their original proposal, based on any required resource surveys and/or reports.
2. Demonstrating that their proposals will not cause undue interference with any existing uses before new facilities can be approved by the Bureau of Land Management, the applicant has the responsibility to demonstrate that they will not cause undue interference with any existing uses. In addition, it is the applicant's responsibility to show that any new facilities will make the most efficient use of the limited amount of space at the site.
3. Showing that their proposals will provide for future users without additional construction are encouraged.
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 Borough agencies and obtainment of all required approvals and/or permits.
7. Providing 30-day notice to all facility owners/managers at the site, as well as the Bureau of Land Management, of all new frequencies proposed for the site. A completed BLM technical data sheet or equivalent must be sent with the 30-day notice to allow for comment of potential interference. This would be for new frequencies for themselves and their tenants.
8. Insuring that all written approvals have been obtained from the Bureau of Land Management prior to construction. In addition, new and/or modified facilities will not obstruct existing fixed

point-to-point antennas or omni-directional broadcast antennas in directions of primary population targets.

## **B. Construction Methods and Resource Protection**

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

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

1. Avoid and protect sensitive resource areas, as identified by the Bureau of Land Management.
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 Bureau of Land Management pre-approval.
5. Any extensive cut and fill slopes will be re-vegetated with vegetation species approved by BLM as soon as possible after construction. All re-vegetation requires Bureau of Land Management pre-approval. If necessary, reseeding will be required until vegetation is successfully established as determined by the Bureau of Land Management.
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 Bureau of Land Management.
8. Construction materials and supplies, except for hazardous materials (see number 10. 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 land 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 holder. Copies of completed inspections are to be provided to the Field 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 special-use file.
3. The Holder agrees that corrective work detailed in Bureau of Land Management, or other agency required compliance inspections, would be completed by the scheduled completion date. If the Holder disagrees or has questions about specific items, the Holder must contact the Bureau of Land Management in order that the disagreement or item may be resolved.
4. A final set of as-built plans will be submitted to the Field Manager within 90 days of acceptance of structure (if contracted) or of completion date if requested by the BLM.

### **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. The roof must be metal or covered with metal or other fire resistant material. 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, pre-fabricated concrete, or other pre-approved fire resistant materials.
  - c. Roof – Metal, or concrete, if painted to eliminate shiny surfaces, or other fireproof material as approved by the Bureau of Land Management. 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 Bureau of Land Management. 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, Bureau of Land Management approved earth tone colors will be used on equipment buildings.
- 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 Bureau of Land Management 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 Bureau of Land Management prior to issuance of a lease, permit, or amendment.
- 3. All new towers will comply with current structural and safety specifications and design standards, including safety-climbing devices. Towers should be as narrow and “open” as safety and structural integrity allow. New towers will be designed using maximum wind, snow, and/or tower loading anticipated for the site.

**VIII. SITE ASSOCIATION/ADVISORY GROUP**

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

The goal of the Site Association would also be to maximize the effective use of the site. The objective of a sanctioned association will be to represent all site users as a group when dealing with the Cody Field

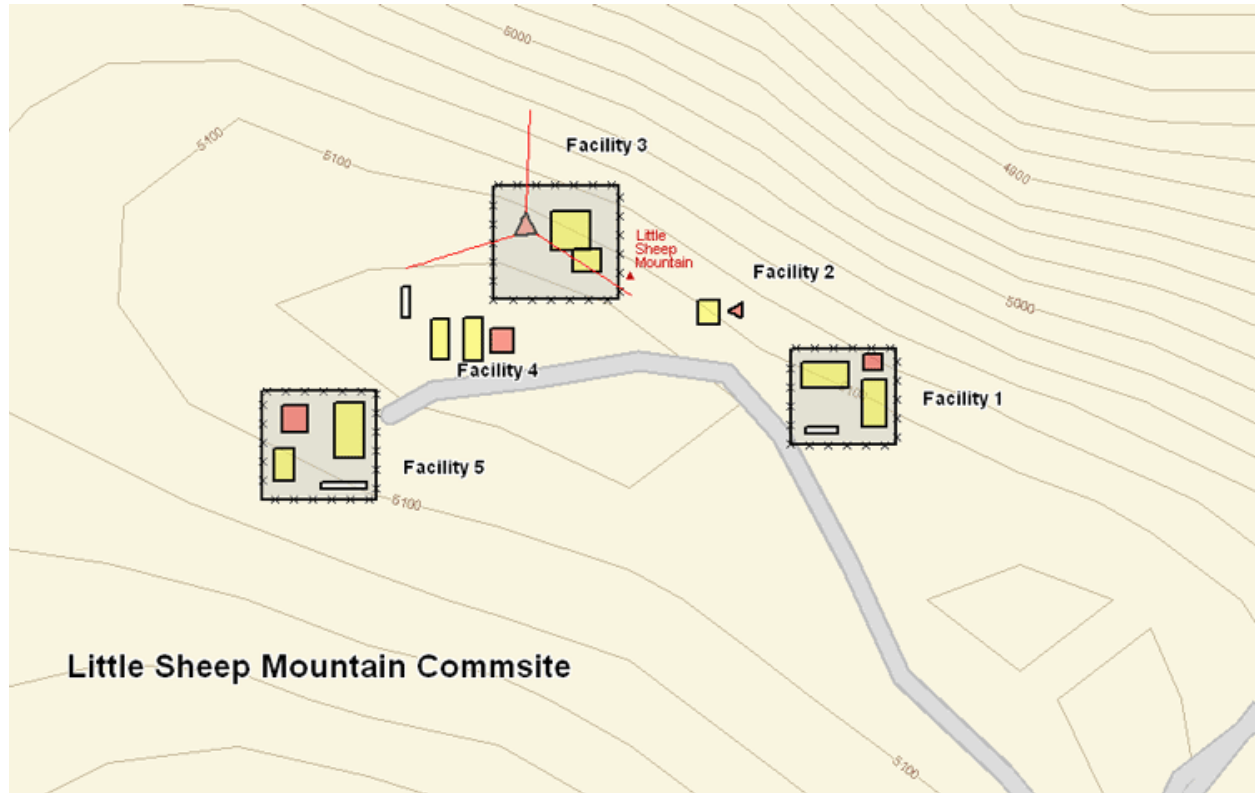
Office on matters relating to the Site administration. The association would be able to work in cooperation with the Bureau of Land Management (BLM) to identify problems or opportunities and make recommendations to these entities for any changes in management strategies at the site. The association could also provide input to these entities regarding the future addition of equipment and facilities at the site. While the advice and recommendations of the association would not be binding on these entities, they could use the input for administration of the site. The BLM or its representative would be a member of such a group and would help jointly develop the charter (i.e., the ground rules).

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

<b>IX. APPENDICES</b>
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- A. **Site Map**
- B. **Authorized Facilities**
- C. **Site Photographs**
- D. **Inspection Checklist**

**APPENDIX A**  
**LITTLE SHEEP MOUNTAIN**  
**SITE MAP**



## APPENDIX B

### AUTHORIZED FACILITIES

	<b>Auth #</b>	<b>Use</b>	<b>Building</b>	<b>Tower</b>	<b>Access/Parking</b>	<b>Other</b>
<b>Facility 1 Wyoming 1-Park LTD Db a Verizon</b>	<b>WYW 144876</b>	<b>CEL</b>	<b>12'x 36 aggregate 12'x 20 empty to be removed</b>	<b>80' lattice</b>	<b>Access and parking</b>	<b>35'x 60' fence</b>
<b>Facility 2 BSNF Railway Company.</b>	<b>WYW 094161</b>	<b>PMRS</b>	<b>8'x 8' metal</b>	<b>60' lattice</b>	<b>Access and parking</b>	
<b>Facility 3 WWC Holding Co., Inc.</b>	<b>WYW 141795</b>	<b>CEL</b>	<b>14'x 14' w/ 10'x 10' add-on block</b>	<b>80' guyed</b>	<b>Access and parking</b>	<b>40'x 50' fence</b>
<b>Facility 5 Union Telephone</b>	<b>WYW 158683</b>	<b>CEL</b>	<b>8'x 16' fiberglass 8'x 12 gen bldg</b>	<b>80' authorized 30' now</b>	<b>Access and parking</b>	<b>40'x 60' fence authorized, now now 500 gal propane tank</b>
<b>Facility 5 WAPA</b>	<b>WYW 074663</b>	<b>MIC/ PMRS</b>	<b>10'x 15' fiberglass 9'x 9' gen bldg</b>	<b>40' lattice</b>	<b>Access and parking</b>	<b>1000 gal propane Generator in bldg 40'x 40' fence</b>

**APPENDIX C**  
**SITE PHOTOGRAPHS**



Facility 1  
Wyoming 1-Park LTD

Facility 2  
BNSF Railway Company







Facility 3  
WWC Holding Co., Inc.

Facility 4  
Union Telephone



Facility 5  
WAPA



## APPENDIX D

### “Little Sheep Mountain Annual Technical Inspection”

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

*Please make the required corrective action within the next 120 days.*