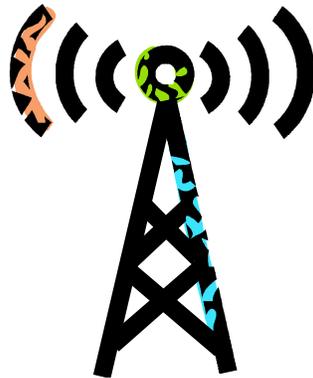


PROSPECTUS
RELAY RIDGE
HIGH POWER BROADCAST
SITE



March, 2011

Caribou-Targhee National Forest
Intermountain Region

**PROSPECTUS – RELAY RIDGE HIGH POWER BROADCAST SITE –
CARIBOU-TARGHEE NATIONAL FORESTS**

Table of Contents

I. BACKGROUND..... 2
II. OVERVIEW OF THE OPPORTUNITY..... 2
III. DEVELOPMENT STIPULATIONS..... 3
IV. INSTRUCTIONS FOR SUBMITTING A BID..... 4
 Application Information..... 4
 Concept Plan..... 4
 Business Plan..... 5
 Fee to the Government..... 6
V. SELECTION PROCESS..... 6
 Evaluation Criteria..... 7
VI. APPEAL PROCESS..... 7
VII. CONTACT FOR INFORMATION..... 7

Appendices

Appendix A: Sample Communication Site Lease

Appendix B: Vicinity Map

Appendix C: Proposed Fees to the Government

Appendix D: 2011 Fee Schedule

Appendix E: Required Information for Financial Ability Determinations (FAD)

Appendix F: Relay Ridge Broadcast Communications Site Plan

Appendix G: Checklist for Communications Facility Inspection

Appendix H: NEPA, Decision Notice and Finding of No Significant Impact

Appendix I: Engineering Requirements for Roads, Parking Areas, Disturbed Areas

**PROSPECTUS – RELAY RIDGE HIGH POWER BROADCAST SITE –
CARIBOU-TARGHEE NATIONAL FOREST**

I. BACKGROUND

The Caribou -Targhee National Forest is proposing to develop a new high power broadcast communication site with two 50 X 50 foot lots approximately one and a half miles north of the existing Relay Ridge Communications site. The proposal would provide the opportunity for broadcasters to construct two communications buildings and two, not to exceed 150 foot towers (150 feet above the highest point on the ridge). The proposal also includes constructing a fourteen foot wide road to the new site and running underground power from the powerline supplying power to the existing communication site on Relay Ridge.

A new communication site is needed because the current site on Relay Ridge is set up for two way radio traffic that provides communication for local law enforcement agencies, fire departments, federal and state agencies, school districts and other two way radio users. A demand exists for adding high power broadcast uses at this site. Experience on other electronic sites indicates that additional broadcast signals may unacceptably increase the background noise and degrade the effectiveness of the two way site.

This is a serious health and safety concern for the communities that are dependent on reliable communications for emergency management agencies working in the area. This health and safety concern necessitates the movement of broadcast facilities to a new location to eliminate the interference with two-way communications. Locating higher power broadcast transmission to a new communication site will allow the Caribou-Targhee to be compliant with national policy that requires low power two way communication sites to be separated from high power (TV and FM radio) communication sites to alleviate interference concerns.

II. OVERVIEW OF THE OPPORTUNITY

This prospectus offers the two successful applicants, rights to pursue development of a single lot each at the new broadcast site. The lease area is located one and a half miles north of the existing Relay Ridge Communications site (Appendix B). This proposed site is in Section 27, Township 5 north, Range 43 east Boise Meridian or at 43° 43” 53.1’ N 111° 21” 54.5’ W at approximately 8480 feet in elevation.

The new broadcast site would allow two new 50x50 foot lots to be constructed which would provide the opportunity for broadcasters to construct one communications building and one 150 foot tall tower per lot. The proposal would require construction of approximately 1,000 feet of new road (14 feet wide) to the new site from the existing Forest Road 219 with effective OHV barriers. Construction of a 100 x 50 foot site for the location of two lots. Construct a 1.5 mile trench for power to be buried from a junction box that serves the existing communication site to the new high power site, after field review and approval by the agency, and the local Rural Electric representative, Fall River Rural Electric Inc. Communication site leases are authorized under the Act of October 21, 1976 (43 U.S.C. 1761), and the implementing regulations are at 36 Code of Federal Regulations Part 251.

The FS has made every effort to present this information completely and correctly, but no warranty as to its accuracy is made. Each applicant is expected to make his/her own assessment of the business opportunity offered in this prospectus.

The FS does not guarantee a profitable operation; rather, applicants are responsible for reviewing the prospectus and making their own determination concerning business viability.

The FS is not obligated to accept the application with the highest return to the Government and reserves the right to issue two leases on the basis of the proposals that best meets the overall FS goals and objectives. The FS reserves the right to issue a lease based solely on initial applications, without oral or written discussions.

The FS reserves the right to reject any or all applications, and to rescind the prospectus at any time before a lease is issued.

III. DEVELOPMENT STIPULATIONS

The selected applicants will be awarded the right to apply for a communication site lease which will result from the listed offering. A communication site lease will be issued to the selected two applicants for a thirty (30) year period. The selected applicants will be required to form a User Association prior to construction of the site, road and power trench. The User Association will be responsible for sharing the costs of administration and monitoring site construction through a Cost Recovery Agreement. Prior to expiration of the lease(s), the FS and the lessee shall analyze the future use of the communications facility or facilities. If the FS decides to continue the use, a new lease(s) with any revised terms and conditions will be issued to the original lessee or their successors. If it's decided that the communication site(s) is/are no longer needed, the requirements in Section V.B.6 of the communication site lease will be followed for decommissioning the site. A sample lease (Appendix A) is attached for the prospective holder's review. Main points to note are:

- A.** Communication site development and technical requirements shall conform to the standard Forest Service Communications Site Lease (Appendix A), Relay Ridge Broadcast Communications Site Management Plan (Appendix F), NEPA documents & mitigation measures, Engineering Requirements (Appendix I) the prospectus, and the selected applicant's proposal. The standard terms and conditions of the communication site lease have been approved nationally for legal sufficiency and are not subject to negotiation or modification.
- B.** The land use fee to the government will be based on competitive bidding as described in Section VI of the communications site plan. Future land use fee may be adjusted based upon any changes adapted to the national fee schedule.
- C.** When leases are issued, the lessee will be required to provide space in and on their facilities for other tenants and customers in accordance with Section IV.B of the Relay Ridge Broadcast Communications Site Plan.
- D.** The FS has dedicated the most senior use at this site as high power broadcast and the site is designated as high power. This designation was established in a Decision Notice dated July 28, 2010 and is consistent with the Caribou-Targhee National Forest Land and Resource Management Plan within prescriptions which allow electronic sites. The maximum power output for the Relay Ridge Broadcast Communications Site is based on the maximum output allowed under the applicable Federal Communications Commission's rules and licenses.

E. The selected applicant(s) (lease holder) must post a performance bond before starting construction that will cover removal costs of partially completed improvements and rehabilitation of the disturbed ground if the project is abandoned by the holder. **A performance bond shall be at least ten percent (10%) of the anticipated construction costs of a site or sites, depending on the number of sites planned on being under construction at any one time.**

After issuance of any lease(s), development shall be started within 12 months and completed within 24 months. Road, trenching, building structures, and tower plans shall be prepared by a licensed architect or engineer and shall be approved by the FS before construction begins. All disturbances is restricted to the area of the project construction limits, and the construction limits shall be reshaped to a natural appearance, drained, and re-vegetated upon completion of the construction. Performance bond will be returned after final acceptance of construction is approved by the FS.

IV. INSTRUCTIONS FOR SUBMITTING A BID

Application Information: All written proposal packages must be submitted to the Caribou-Targhee National Forest, 1405 Hollipark Drive, Idaho Falls, ID 83401, *attention: Brent Porter*. The proposal packages must be received no later than 4:00 P.M. Mountain Standard Time on **April 22, 2011**.

Applicants must submit four (4) copies of their proposal and supporting documents. Upon selection of the successful bidder, all unsuccessful applicants' proposals and supporting documents will be destroyed, unless the applicant has requested in writing that the materials be returned.

Applications submitted in response to this prospectus are subject to cost recovery pursuant to 36 CFR 251.58(c)(1)(ii) and (c)(3)(iii). Applicants must submit a onetime non-refundable processing fee of \$532 to cover the cost of preparing the prospectus, completing a FAD and reviewing the applications. Payments due to the United States for this application must be paid in the form of a bank draft, money order, or cashier's check payable to "USDA Forest Service." Payments will be credited on the date received by the designated Forest Service collection officer or deposit location. Additionally, the selected applicant will be responsible for the costs of preparing and issuing the permit and conducting a Financial Ability Determination (FAD), unless the U.S. Forest Service has conducted a FAD for the applicant within the last 12 months. If a FAD has been completed for the applicant within the last 12 months, the applicant will be responsible for the cost of adjusting it to reflect any change this selection will have on the applicant's financial ability.

If information is missing or incomplete, the result will be a lower score with respect to the evaluation criteria to which the information pertains. Please ensure that all requested items are submitted. Companies or corporations submitting an application must sign using the name of the appropriate executive officer, together with the official address. Signing authority must be proved in accordance with 36 CFR 251.54 subpart (d) (2) (E) (ii).

Any oral statement made by a representative of the United States Department of Agriculture, FS, shall not modify the requirements of this prospectus. If it is determined that an error or omission has been made, or additional information is required, a written amendment will be sent to each person receiving a copy of this prospectus.

The applicant's submission should consist of three separate documents: **1.) CONCEPT PLAN, 2.) BUSINESS PLAN, and 3.) PROPOSED FEE TO THE GOVERNMENT.** Further explanation of the application process is outlined as follows:

1. Concept Plan -- Bidders will submit a concept plan as detailed in the following section and are expected to make their bids conform to the requirements of the standard lease listed in Appendix A and to the Relay Ridge Broadcast Communications Site Plan in Appendix F. The following items must be addressed in the concept plan and are **listed in descending order for their significance in this project:**

- A. The number and type (self-supporting or guyed) of antenna support structures which the bidder plans to erect on each lot. Bidders should specify proposed heights for the support structures and location(s) as well as extent and arrangement of facilities. Scaled drawings will be provided to describe proposed tower footprints and arrangement of facilities.
- B. A general description of the design principles and guidelines that the bidders will use to provide utilities to the site and to extend the utility service to individual customers and tenants. See Appendix I for construction specifications for trenching, bedding and backfill.
- C. A general description of the design principles and guidelines that the bidder would use to develop road access to the site and a description of the standards that would be used to construct, reconstruct, and maintain the access road(s), as well as fencing, gates or other security measures. As a minimum, the standards should address design width, drainage, surface treatment if appropriate, fencing and gate materials, and how frequently road maintenance will be performed.
- D. A general description about the design principles and guidelines that the bidders will use to provide equipment shelters for customers and tenants. Bidders must describe how security will be provided to individual customers and tenants within the shelter facilities. The bidder will provide drawings to scale of their anticipated layout scenario to describe the relationship of the equipment shelter building(s) to the tower and other proposed facilities such as the back-up power system. The description should also include details on the planned building design and exterior appearance.
- E. The numbers and types of communication uses that the bidder plans to accommodate within their equipment shelter building(s) and on their tower(s) and the estimated cost of those facilities by site. The cost estimates for each site will be broken down into major components such as equipment shelter, towers, utility and back-up power development, and access development. Bidders must provide a logical and reasonable analysis to support their plans in regard to the kinds and numbers of customers and tenants which the bidder plans to accommodate.

Mitigation measures proposed by the bidders are considered to be binding commitments. The likely number of customers and tenants will need to be defined by the bidder in part E of the concept plan as described previously. Bidders will attach copies of any proposed agreements from potential customers and tenants to their concept plan.

2. Business Plan – Applicants are required to submit a Business Plan. In general, the Business Plan needs to depict the applicant’s business structure and company history and experience in construction and operation of communications facilities. The plan will be used by the FS to evaluate the applicant’s general business plans and managerial ability. It will be assumed for the initial evaluation that every applicant has the financial ability to construct, operate, and maintain the facilities proposed in their bids.

After an apparent successful applicant is identified, that bidder will be required to submit the information outlined in Appendix E for a financial ability determination (FAD) by the FS. The required information varies according to the nature of the applicant's company or business. The applicant shall facilitate verification of the accuracy of the applicant's financial information for the FS. A FAD can take up to 30 days for the FS to complete.

If that apparent successful applicant is determined to be financially capable, the selection committee would recommend that the lease(s) be awarded to that bidder. If not, the applicant with the next best bid package would be subjected to the financial ability determination until a financially capable applicant is identified. The lease or leases would be awarded to the best proposal who's applicant is determined to be financially capable.

The business plan must be a separate document in the bid package. All financial information and projections are confidential information and will be protected by the FS, to the extent allowed in the Freedom of Information and Privacy Act (FOIA), 2 U.S.C. 552 and 552a respectively. If a bidder has any questions concerning Freedom of Information and Privacy Act issues, contact Lynn Ballard, Caribou-Targhee National Forest FOIA Coordinator, 208-557-5765. Bidders are encouraged to contact their local Small Business Development Center (SBDC) if they need assistance in completing their business plans.

A listing of the information that is required in the Business Plan follows. The Business Plan will be used in conjunction with information already required in the Concept Plan. Bidders are free to add additional information as they see fit.

1. A timetable for construction of proposed improvements.
2. A synopsis of the owner's/manager's experience in operating a communications facility.
3. A brief history of the bidder's business entity and the main activities (including activities located off of National Forest System lands.
4. A summary of the business organizational structure.
5. A listing of at least three business references with names, addresses, telephone numbers, and email addresses who can attest to relevant business experience. These references will be contacted for information regarding applicants' past performance. In addition, the FS may consider past performance information from other sources.

3. Proposed Fee to the Government – The minimum bid is based on the highest valued anticipated use for the site in population zone 9 for less than 25,000 people. Bidders have the option of submitting a proposed fee to the government greater than the rate shown on the fee schedule. A copy of the 2011 fee schedule is in Appendix D. The amount bid will be used in the standard fee calculation formula as detailed in Section VI, of the Relay Ridge Communications Site Plan, Appendix F, and in Appendix C of this prospectus. Rental rates shall be adjusted annually using the consumer Price Index-Urban (PPI-U), and the population figures are adjusted annually based on the most recent Rand McNally Commercial Atlas and Marking Guide (for RMAs) and Rand McNalley Road Atlas for non-RMA communities.

Bidders will use the form in Appendix C to submit their proposed land use fee for high power uses.

V. SELECTION PROCESS

A Selection Committee appointed by the Forest Supervisor and consisting of FS employees, will make a recommendation to the Forest Supervisor regarding to whom the opportunity /permission to pursue communication site development should be awarded. The Forest Supervisor will make the final selection decision for the forest. During the evaluation process, the FS Selection Committee may contact any references listed by the applicant, including all local, state, or Federal entities that have issued the applicant a current or past permit. All applicants will be notified of the selection within 60 days of the application submission deadline, via Certified Return Registered Receipt letter. The FS reserves the right to decline to issue a decision regarding opportunity/permission to pursue development of a communications broadcast site as a result of this prospectus if, in the opinion of the respective Forest Supervisor, none of the proposals receives a high enough rating to assure environmental compatibility and quality customer service. The FS is not obligated to accept the application with the highest return to the Government. The FS reserves the right to reject any and all applications.

Evaluation Criteria: The FS Selection Committee will evaluate the submitted documents listed in Section IV. The three documents which are listed in order of their relative importance will be used to compare and rate the proposals. Ranking will be based on relative importance of criteria and professional judgment will determine the applicant best suited to provide the highest level of environmental compatibility and overall customer service. In general terms the evaluators will be comparing the proposals from all the different bidders to each other using the criteria listed.

- 1. CONCEPT PLAN FEASIBILITY (*Section IV*)** – The five elements in the Concept Plan will be used as evaluation criteria. Overall quality, thoroughness, and completeness in describing how each of the elements will be met while minimizing environmental impacts will be evaluated and ranked. The five elements will be rated as listed in Section IV, 1. Concept Plan, in descending order for their significance in this project. The proposed designs from each bidder must include the capacity to accommodate other providers.
- 2. BUSINESS PERFORMANCE (*Section IV – Business Plan*)** – The applicant’s business plan will be evaluated by using the factors listed in part IV.2 to develop a ranking among the bidders.
- 3. FEES (*Section IV – Proposed Fees to the Government*)** – Proposed fees to the Government will be compared and ranked. The FS Selection Committee will use Appendix C to evaluate and compare proposed fees to the Government.

VI. APPEAL PROCESS

All applicants will be notified of the selected applicant. The decision by the FS associated with this prospectus is subject to appeal by those applicants who submitted a proposal in response to this prospectus in accordance with 36 CFR 251, Subpart C. A notice of appeal must be in writing and clearly state that this is a Notice of Appeal being filed pursuant to 36 CFR 251, Subpart C. Appeals must be filed with the Regional Forester, Intermountain Region, Federal Building, 324 25th Street, Ogden, UT 84401-2300, within 45 days of the date on the notice of the written decision being appealed and appellants must simultaneously send a copy of the notice of appeal to the Deciding Officer (Forest Supervisor).

VII. CONTACT FOR INFORMATION

Prospective applicants are urged to consult with Brent Porter, Caribou-Targhee National Forest, Supervisor's Office, 1405 Hollipark Dr., Idaho Falls, ID 83401, (208) 557-5790 or e-mail address - bporter@fs.fed.us, regarding questions related to the offering(s) in this prospectus such as permit conditions, operations of the communication sites, or other related submittal requirements.

Appendix A.

Authorization ID: #AUTH_ID#
Contact ID: #HOLDER_ID#
Expiration Date: #EXPIRATION_DATE#
Use Code: #USE_CODE#

FS-2700-10b (05/2008)
OMB 0596-0082

**U. S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
COMMUNICATIONS USE LEASE
AUTHORITY:
#AUTHORITY_NAME#**

#HOLDER_NAME# of #HOLDER_ADD_LINE_1#, #HOLDER_ADD_LINE_2#, #HOLDER_ADD_LINE_3#, #HOLDER_CITY#, #HOLDER_STATE#, #HOLDER_ZIP#.

THIS LEASE, dated this _____ day of _____ by and between the UNITED STATES OF AMERICA, acting through the Forest Service, Department of Agriculture (hereinafter called the "United States" or "Forest Service"), as authorized by the Act of October 21, 1976, (90 Stat. 2743; 43 U.S.C. 1761, et seq.), and #HOLDER_NAME#, its agents, successors, and assigns (hereinafter called the "Lessee").

The United States and the Lessee are jointly referred to herein as the "Parties". As used herein, the "Authorized Officer" refers to the Forest Service official having the delegated authority to execute and administer this lease. Generally, unless otherwise indicated, such authority may be exercised by the Forest Supervisor or District Ranger of the National Forest wherein the following described lands are located.

The United States, for and in consideration of the terms and conditions contained herein and the payment to the United States of a rental in advance by the Lessee, does hereby grant to the Lessee a lease for the following described communications facility in the County of Coconino State of Arizona: #TOWNSHIP_SECT_RANGE# #FIRST_DIVISION# #FIRST_DIV_NAME_NUMBER#, #SECOND_DIVISION# #SECOND_DIV_NAME_NUMBER#, #THIRD_DIVISION# THIRD_DIV_NAME_NUMBER# (hereinafter called the "property"). The Lessee accepts this lease and possession of the property, subject to any valid existing rights, and agrees not to use the property, or any part thereof, except as a site for only the construction, operation, maintenance, and termination of a _____ communications facility. Authorized facilities under this lease include:

- Equipment shelter(s): [Include dimensions and material]
- Antenna support structure(s): [Include height and type]
- Ancillary structure(s): [Fuel tanks, generators, outbuildings, fences, utilities within lease area & access.]

The location of the property is shown generally on the site management plan and/or map dated _____ for the #COMM_SITE_FCLTY_NAME# Communications Site, which is attached and made part hereof as Exhibit A.

The dated and initialed exhibit(s), attached hereto, are incorporated into and made a part of this instrument as fully and effectively as if they were set forth herein in their entirety.

The parties agree that this lease is made subject to the following terms and conditions.

I. TENURE, RENEWAL AND TRANSFERABILITY

A. This lease shall terminate at one minute after midnight on _____. Termination at the end of the lease term shall occur by operation of law and shall not require any addition notice or documentation by the Authorized Officer. This lease is not renewable; but the Lessee has the right to request a new lease pursuant to Paragraph "C" below.

B. The Lessee shall undertake and pursue with due diligence construction and operation that is authorized by this lease. To the extent specified in Exhibit ___ operation shall commence on _____. This lease shall terminate if operation does not commence by that date, unless the parties agree in writing, in advance, to an extension of the commencement date.

C. If the Lessee desires a new lease upon termination of this lease, the Lessee shall notify the Authorized Officer accordingly, in writing. The notice must be received by the Authorized Officer at least one year prior to the end of the lease term. The Authorized Officer will determine if the use should continue and, if it is to continue, if a new lease should be issued to the Lessee and under what conditions. The Authorized Officer shall require payment of any amounts owed the United States under any Forest Service authorization before issuance of another authorization.

D. This lease is assignable with prior written approval of the Authorized Officer, except when rent has been exempted or waived in whole or part. Renting of space does not constitute an assignment under this clause.

II. RENTAL

A. The Lessee must pay in advance an annual rental determined by the Authorized Officer in accordance with law, regulation, and policy. The annual rental will be adjusted by the Authorized Officer to reflect changes in fair market value, annual adjustments using the Consumer Price Index - Urban (CPI-U), changes in tenant occupancy, or phase-in rental, if applicable.

B. Rentals are due at the close of business on January 1 of each year for which a payment is due. Payments in the form of a check, draft, or money order are payable to USDA, Forest Service. If the due date for the rental or rental calculation statement falls on a non-work day, the charges shall not apply until the close of business on the next workday. This lease terminates if rent is not received by the Forest Service within 90 calendar days of the due date.

C. Pursuant to 31 U.S.C. 3717, et seq., interest shall be charged on any rental amount not paid within 30 days from the date the rental or rental calculation financial statement specified in this authorization becomes due. The rate of interest assessed shall be the higher of the rate of the current value of funds to the U.S. Treasury (i.e., Treasury tax and loan account rate), as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins annually or quarterly or at the Prompt Payment Act rate. Interest on the principal shall accrue from the date the rental or rental calculation financial statement is due. In addition, an administrative penalty at a percentage rate prescribed by law or regulation will be assessed for failure to pay any portion of the debt that is more than 90 days past due. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

D. Disputed rentals are due and payable by the due date. No appeal of rentals will be considered by the Forest Service without full payment of the disputed amount.

III. RESPONSIBILITIES OF THE LESSEE

A. The Lessee is authorized to rent space and provide other services to customers and/or tenants and shall charge each customer/tenant a reasonable rental without discrimination for the use and occupancy of the facilities and services provided. The Lessee shall impose no unreasonable restrictions nor any restriction restraining competition or trade practices. By October 15 of each year, the Lessee shall provide the Authorized Officer a certified statement listing all tenants and customers, by category of use in the facility on September 30th of that year.

B. All development, operation and maintenance of the authorized facility, improvements, and equipment located on the property shall be in accordance with stipulations in the communications site management plan approved by the Authorized Officer. If required by the Authorized Officer, all plans for development, layout, construction, or alteration of improvements on the property, as well as revisions of such plans, must be prepared by a licensed engineer, architect, and/or landscape architect. Such plans must be approved in writing by the Authorized Officer before commencement of any work. After completion, as-built plans, maps, surveys, or other similar information will be provided to the Authorized Officer and appended to the communications site management plan.

C. The Lessee will comply with applicable Federal, State, county, and municipal laws, regulations and standards for public health and safety, environmental protection, siting, construction, operation, and maintenance in exercising the rights granted by this lease. The obligations of the Lessee under this lease are not contingent upon any duty of the Authorized Officer, or other agent of the United States, to inspect the premises. A failure by the United States, or other governmental officials, to inspect is not a defense to noncompliance with any of the terms or conditions of this lease. Lessee waives all defenses of laches or estoppel against the United States. The Lessee shall at all times keep the title of the United States to the property free and clear of all liens and encumbrances.

D. Use of communications equipment is contingent upon the possession of a valid Federal Communication Commission (FCC) or Director of Telecommunications Management/Interdepartmental Radio Advisory Committee (DTM/IRAC) authorization, and the operation of the equipment is in strict compliance with applicable requirements of FCC or IRAC. A copy of each applicable license or authorization shall at all times be maintained by the Lessee for each transmitter being operated. The Lessee shall provide the Authorized Officer, when requested, with current copies of all licenses for equipment in or on facilities covered by this lease.

E. The Lessee shall ensure that equipment within his or her facility (including tenant and customer equipment) operates in a manner which will not cause harmful interference with the operation of existing equipment on or adjacent to the communications site. If the Authorized Officer or authorized official of the Federal Communication Commission (FCC) determines that the Lessee's use interferes with existing equipment, the Lessee will promptly take the necessary steps to eliminate or reduce the harmful interference to the satisfaction of the Authorized Officer or FCC official.

F. When requested by the Authorized Officer, the Lessee will furnish technical information concerning the equipment located on the property.

IV. LIABILITIES

A. The Lessee assumes all risk of loss to the authorized improvements.

B. The Lessee shall comply with all applicable Federal, State, and local laws, regulations, and standards, including but not limited to, the Federal Water Pollution Control Act, 33 U.S.C. 1251 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. 9601 et seq., and other relevant environmental laws, as well as public health and safety laws and other laws relating to the siting, construction, operation and maintenance of any facility, improvement, or equipment on the property.

C. The Lessee shall indemnify, defend, and hold the United States harmless for any violations incurred under any such laws and regulations or for judgments, claims, or demands assessed against the United States in connection with the Lessee's use or occupancy of the property. The Lessee's indemnification of the United States shall include any loss of personal injury, loss of life or damage to property in connection with the occupancy or use of the property during the term of this lease. Indemnification shall include, but is not limited to, the value of resources damaged or destroyed; the costs of restoration, cleanup, or other mitigation; fire suppression or other types of abatement costs; third party claims and judgments; and all administrative, interest, and other legal costs. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

D. The Forest Service has no duty, either before or during the lease term, to inspect the property or to warn of hazards and, if the Forest Service inspects the property, it shall incur no additional duty nor any liability for hazards not identified or discovered through such inspections. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

E. The Lessee has an affirmative duty to protect from damage the land, property, and interests of the United States.

F. In the event of any breach of the lease by the Lessee, the Authorized Officer may, on reasonable notice, cure the breach for the account at the expense of the Lessee. If the Forest Service at any time pays any sum of money or does any act which will require payment of money, or incurs any expense, including reasonable attorney's fees, in instituting, prosecuting, and/or defending any action or proceeding to enforce the United States rights hereunder, the sum or sums so paid by the United States, with all interests, costs and damages shall, at the election of the Forest Service, be deemed to be additional rental hereunder and shall be due from the Lessee to the Forest Service on the first day of the month following such election.

V. OTHER PROVISIONS

A. Nondiscrimination. The Lessee shall at all times operate the described property and its appurtenant areas and its buildings and facilities, whether or not on the property, in full compliance with Title VI of the Civil Rights Act of 1964 and all requirements imposed by or pursuant to the regulations issued there under by the Department of Agriculture and in effect on the date this lease is granted to the end that no person in the United States shall, on the grounds of race, sex, color, religion or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any of the programs or activities provided thereon.

B. Revocation, Termination and Suspension.

1. General. For purposes of this lease, termination, revocation, and suspension refer to the cessation of uses and privileges under the lease.

"Revocation" refers to an action by the Authorized Officer to end the lease because of noncompliance with any of the prescribed terms, abandonment, or for reasons in the public interest. Revocations are appealable.

"Termination" refers to the cessation of the lease under its own terms without the necessity for any decision or action by the Authorized Officer. Termination occurs automatically when, by the terms of the lease, a fixed or agreed upon condition, event, or time occurs. For example, the lease terminates at expiration. Terminations are not appealable.

"Suspension" refers to a revocation which is temporary and the privileges may be restored upon the occurrence of prescribed actions or conditions. Suspensions are appealable.

2. This lease may be suspended or revoked upon breach of any of the conditions herein or upon nonuse. Nonuse refers to a failure to operate the facilities on the property for a period of years.

3. Except in emergencies, the Authorized Officer shall give the Lessee written notice of the grounds for revocation or suspension and a reasonable time, not to exceed 90 days, to complete the corrective action. After 90 days, the Forest Service is entitled to such remedies as provided herein.

4. This lease may be revoked at the discretion of the Forest Service when in the public interest. When revoked in the public interest, the Lessee shall be compensated subject to the availability of appropriated funds. Compensation shall be based upon the initial cost of improvements located on the lease, less depreciation as allocated over the life of the improvements as declared by the Lessee's Federal tax amortization schedules.

5. Any discretionary decisions or determinations by the Authorized Officer on revocation or suspension are subject to the appeal regulations at 36 CFR 251, Subpart C, or revisions thereto.

6. In the event the Authorized Officer decides not to issue a new lease, or the Lessee does not desire a new lease, the Authorized Officer and the Lessee shall, within six months prior to the termination date of this lease, agree upon a mitigation plan to restore and stabilize the site.

7. Upon termination or revocation of the authorization, delinquent fees and other charges associated with the authorization will be subject to all rights and remedies afforded the United States pursuant to 31 U.S.C. 3711 et seq. Delinquencies may be subject to any or all of the following conditions:

Relay Ridge High Power Broadcast Site – Prospectus

- a. Administrative offset of payments due the holder from the Forest Service.
- b. Delinquencies in excess of 60 days shall be referred to United States Department of Treasury for appropriate collection action as provided by 31 U.S.C. 3711 (g), (1).
- c. The Secretary of the Treasury may offset an amount due the debtor for any delinquency as provided by 31U.S.C. 3720, et seq.).

In the event this lease is revoked for noncompliance, the Lessee shall remove all structures and improvements within 90 days, except those owned by the United States, and shall restore the site as nearly as reasonably possible to its original condition unless this requirement is otherwise waived in writing by the Authorized Officer.

If the Lessee fails to remove all structures or improvements within the prescribed period, they shall become the property of the United States and may be sold, destroyed, or otherwise disposed of without any liability to the United States.

C. Members of Congress. No member of or Delegate to Congress or Resident Commissioner shall benefit from this lease whether directly or indirectly, except when the lease provides a general benefit to a corporation.

D. Reservations. This lease is granted subject to the following reservations by the United States:

- 1. The right to all natural resource products now or hereafter located on the property unless stated otherwise, and the right to utilize or dispose of such resources insofar as the rights of the Lessee are not unreasonably affected.
- 2. The right to modify the communications site plan as deemed necessary.
- 3. The right to enter upon the lease and inspect all facilities to assure compliance with the conditions of this lease.
- 4. The right of the United States to require common use of the property, and the right to authorize use of the property for compatible uses, including the subsurface and air space.

In the event of any conflict between any of the preceding printed clauses or any provisions thereof and any of the following clauses or any provision thereof, the preceding clauses shall control.

ACCEPTED this _____ day of _____, I _____, the undersigned have read, understand and accept the terms and conditions of this lease.

Lessee

IN WITNESS WHEREOF, the Forest Service, by its Authorized Officer, has executed this lease on the day and year first written above.

UNITED STATES OF AMERICA

Caribou-Targhee National Forest Supervisor
Forest Service, Department of Agriculture

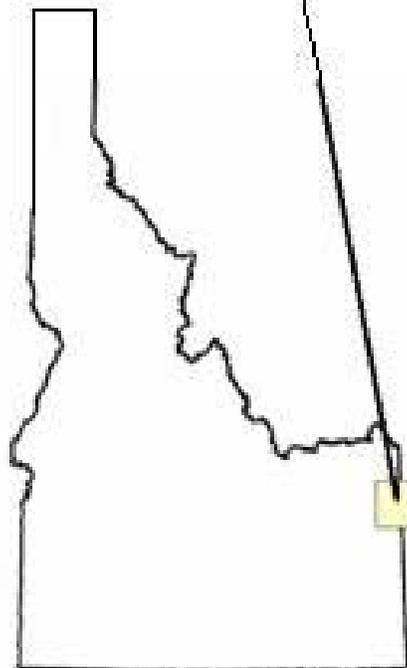
According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (800) 975-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

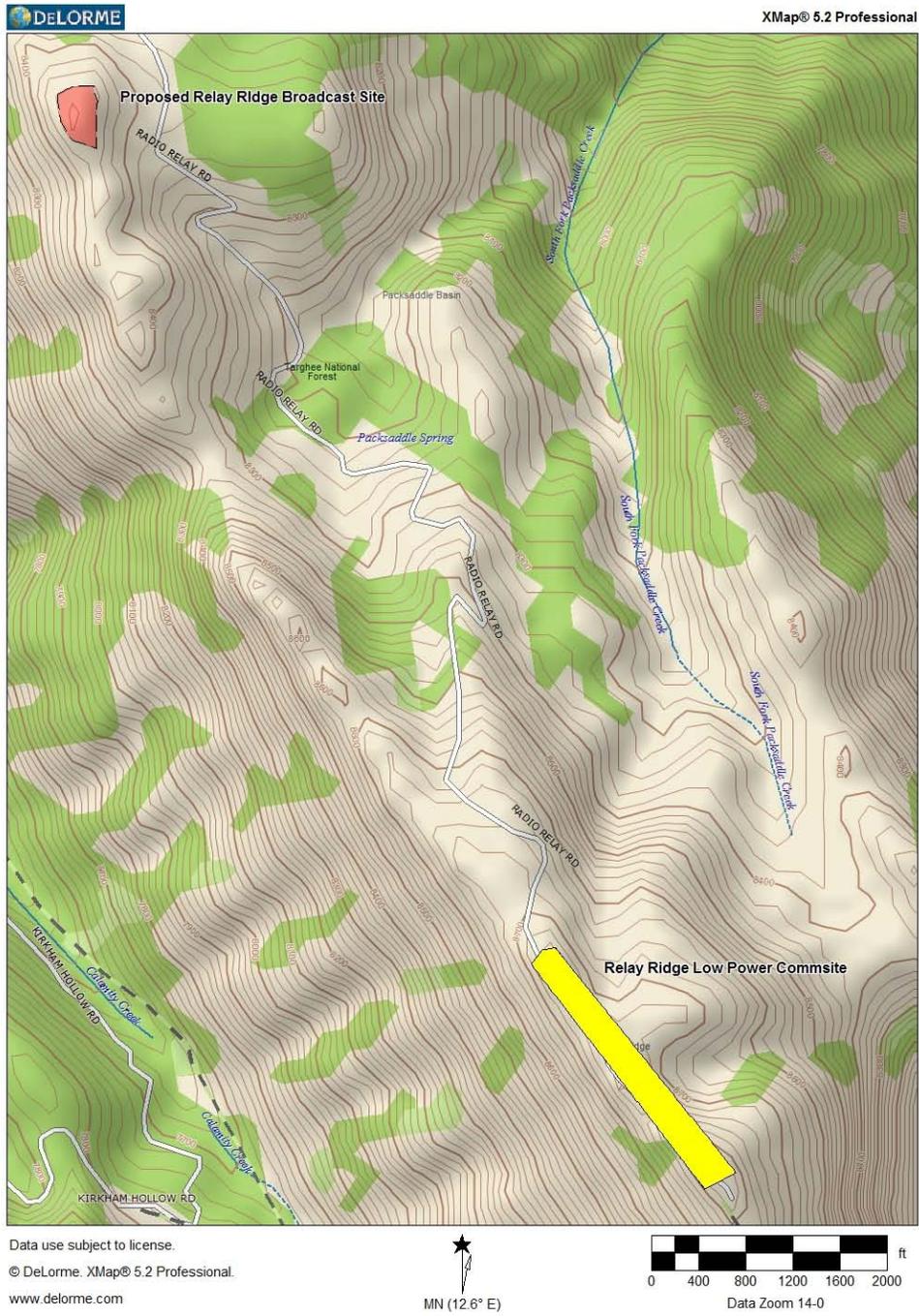
The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service

Appendix B.

Map 1. Relay Ridge Communications site location.



Relay Ridge High Power Broadcast Site – Prospectus



Appendix C

PROPOSED FEE TO THE GOVERNMENT
RELAY RIDGE BROADCAST COMMUNICATIONS SITE(S)

The land use fees to the Government will be calculated as described in Section IV of the prospectus and Section VI of the Relay Ridge Communications Site Plan, Appendix F. The minimum bid is based on the highest valued anticipated use for the site. Bidders have the option of submitting a proposed fee to the government greater than the rate shown on the 2011 fee schedule. The current fee schedule will be used for all other compatible uses.

Bid amount for high power broadcast uses (per site) = \$_____

Signature_____ Date_____

Appendix D
RENTAL FEE SCHEDULE FOR COMMUNICATIONS USES

Calendar Year 2011

ZONES and POPULATION	TELEVISION	AM/FM RADIO*	CABLE TELEVISION	BROADCAST TRANSLATOR/ LPTV/LPFM	CMRS/ FACILITY MANAGER	CELLULAR TELEPHONE and PCS**	PRIVATE MOBILE RADIO SERVICE	MICROWAVE and Wireless Internet Service Provider (ISP) ***	OTHER	PASSIVE REF. & LOCAL EXCH. NETWORK
Zone 1 5,000,000 plus	\$63,928.22	\$48,301.34	INSUFFICIENT	INSUFFICIENT	\$17,047.52	\$17,047.52	\$14,206.27	\$14,206.27	\$106.54	
Zone 2 2,500,000 to 4,999,999	\$42,618.82	\$29,833.17	MARKET DATA	MARKET DATA	\$14,206.27	\$14,206.27	\$8,523.76	\$11,365.04	\$106.54	
Zone 3 1,000,000 to 2,499,999	\$25,571.30	\$19,888.78	FEE TO BE DETERMINED	FEE TO BE DETERMINED	\$11,365.04	\$11,365.04	\$8,523.76	\$9,944.39	\$106.54	<i>RENTAL FEES FOR</i>
Zone 4 500,000 to 999,999	\$19,888.78	\$14,206.27	BY APPRAISAL OR OTHER	BY APPRAISAL OR OTHER	\$7,103.13	\$8,523.76	\$5,682.50	\$7,813.45	\$106.54	<i>THESE USES ARE</i>
Zone 5 300,000 to 499,999	\$17,047.52	\$11,365.04	METHODS	METHODS	\$5,682.50	\$7,103.13	\$3,551.56	\$3,551.56	\$106.54	<i>DETERMINED BY</i>
Zone 6 100,000 to 299,999	\$8,523.76	\$5,682.50	\$3,409.50	\$3,409.50	\$4,261.88	\$5,682.50	\$2,841.26	\$2,841.26	\$106.54	<i>EACH USFS REGION</i>
Zone 7 50,000 to 99,999	\$4,261.88	\$2,841.26	\$1,704.76	\$1,704.76	\$1,704.76	\$4,261.88	\$1,420.63	\$2,130.93	\$106.54	
Zone 8 25,000 to 49,999	\$2,130.93	\$1,704.76	\$1,420.63	\$710.30	\$1,420.63	\$3,551.56	\$852.36	\$2,130.93	\$106.54	
Zone 9 LESS THAN 25,000	\$1,704.76	\$1,278.56	\$852.36	\$142.06	\$852.36	\$3,551.56	\$497.21	\$2,130.93	\$106.54	

Index Factor is 1.012

*RENTAL FEE FOR AM RADIO IS 70% OF THE FM SCHEDULED RENT

** Also includes Enhanced Specialized Mobile Radio (ESMR), Improved Mobile Telephone Service (IMTS), Air-to-Ground, Offshore Radio Telephone Service, Cell Site Extenders, and Local Multipoint Distribution Service (LMDS)

*** For ISP populations between 1-1000, use the applicable Regional Local Exchange Network schedule.

APPENDIX E
Required Information for Financial Ability Determinations (FAD)

This analysis is performed to determine your financial ability to operate and construct communication site and meet anticipated future development plans (36 CFR Ch.II, Sect 251.54 (E)(2)). In order to conduct this analysis please submit the following information:

FOR INDIVIDUALS:

1. Social Security Number - Used to obtain credit bureau reports on persons or firms under examination. Providing Social Security Numbers is voluntary; however, failure to do so may result in an incomplete financial analysis.
2. Personal financial statement - Notarized and prepared on Financial Statement Form FS-6500-24.
3. Federal income tax returns - For the last three years (a complete set).
4. Request for Verification - Form FS-6500-25, to be forwarded to all financial institutions or other firms where you have accounts for cash, lines of credit, securities on deposit, and long-term liabilities. Please complete Items 1-5. (*The date of verification should be the same date as the current balance sheet*) Forward directly to your financial institution for them to complete Items 6-15 and return directly to the Forest Service address listed at the top of the form.
5. Pro Forma Statements. - Prepared by a Certified Public Accountant (CPA) projected for three years and/or through the life of the development schedule. Please include assumptions that outline potential financing needs, etc.
6. Sales Agreement (if applicable) – Submit a copy of your sales agreement. Outline the terms of the sale along with any down payment or future payments (as part of your financial forecast).
7. Business organization, including officers and stockholders and percentage of ownership including other key positions of management that will be responsible for the operations.

FOR CORPORATIONS:

1. Business Identification Number and Certificate of Incorporation, and Affiliates - Include a list of all your affiliates by name and address. Describe how they are accounted for and the nature of the relationship.
2. Financial Statements - Audited or reviewed for the last three complete fiscal years which includes:
 - A report by an independent Certified Public Accountant (CPA) on the financial statements;
 - A balance sheet, income statement, and statement of cash flows;
 - Footnotes to the financial statements;
 - A report on internal control structure by the independent CPA completing the audited or reviewed statements (if prepared).
3. Request for Verification - Form FS-6500-25, to be forwarded to all financial institutions or other firms where you have accounts for cash, lines of credit, securities on deposit, and long-term liabilities. Please complete Items 1-5. (*The date of verification should be the same date as the current balance sheet*) Forward directly to your financial institution for them to complete Items 6-15 and return directly to the Forest Service address listed at the top of the form.
4. Pro Forma Statements - Prepared by a Certified Public Accountant (CPA) projected for three years and/or through the life of the development schedule. Please include assumptions that outline potential financing needs, etc.
5. Sales Agreement (if applicable) - Submit a copy of your sales agreement. Outline the terms of the sale along with any down payment or future payments (as part of your financial forecast).
6. Business organization, including officers and stockholders and percentage of ownership including other key positions of management that will be responsible for the operations.

FOR NEWLY FORMED PARTNERSHIPS

(with less than 3 full years of operations)

1. Business Identification Number and Partnership Agreement and Affiliates - List of all your affiliates by name and address. Describe how they are accounted for and the nature of the relationship.
2. Financial Statements (if available) - Audited or reviewed for the last three complete fiscal years which includes:
 - A report by an independent Certified Public Accountant (CPA) on the financial statements;
 - A balance sheet, income statement, and statement of cash flows;
 - Footnotes to the financial statements;
 - A report on internal control structure by the independent CPA completing the audited or reviewed statements (if prepared).
3. Request for Verification - Form FS-6500-25, to be forwarded to all financial institutions or other firms where you have accounts for cash, lines of credit, securities on deposit, and long-term liabilities. Please complete Items 1-5. (*The date of verification should be the same date as the current balance sheet*) Forward directly to your financial institution for them to complete Items 6-15 and return directly to the Forest Service address listed at the top of the form.
4. Pro Forma Statements.- Prepared by a Certified Public Accountant (CPA) projected for three years and/or through the life of the development schedule. Please include assumptions that outline potential financing needs, etc.
5. Sales Agreement (if applicable) - Submit a copy of your sales agreement. Outline the terms of the sale along with any down payment or future payments (as part of your financial forecast).
6. Business organization, including officers and stockholders and percentage of ownership including other key positions of management that will be responsible for the operations.

In addition to the above, each partner must submit the following information:

1. Social Security Number
2. Affiliates - List of all your affiliates by name and address. Describe how they are accounted for and the nature of the relationship. In determining whether or not affiliation exists, the FS shall consider all appropriate factors including, but not limited to, common ownership, common management, and contractual relationships.

3. Financial Statements - Audited or reviewed for the last three complete fiscal years which includes:
- A report by an independent Certified Public Accountant (CPA) on the financial statements;
 - A balance sheet, income statement, and statement of cash flows;
 - Footnotes to the financial statements;
 - A report on internal control structure by the independent CPA completing the audited or reviewed statements (if prepared).
 - A notarized personal financial statement prepared on Financial Statement, Form FS-6500-25 and a complete set of Federal income tax returns for the last three years may be substituted for audited or reviewed financial statements.
4. Request for Verification - Form FS-6500-25, to be forwarded to all financial institutions or other firms where you have accounts for cash, lines of credit, securities on deposit, and long-term liabilities. Please complete Items 1-5. (*The date of verification should be the same date as the current balance sheet*) Forward directly to your financial institution for them to complete Items 6-15 and return directly to the FS address listed at the top of the form.

FOR ESTABLISHED PARTNERSHIPS

(with at least three full years of operations)

1. Tax Identification Number and Partnership Agreement.
2. Affiliates - List of all your affiliates by name and address. Describe how they are accounted for and the nature of the relationship.
3. Financial Statements (if available) - Audited or reviewed for the last three complete fiscal years which includes:
 - A report by an independent Certified Public Accountant (CPA) on the financial statements;
 - A balance sheet, income statement, and statement of cash flows;
 - Footnotes to the financial statements;
 - A report on internal control structure by the independent CPA completing the audited or reviewed statements (if prepared).
4. Request for Verification - Form FS-6500-25, to be forwarded to all financial institutions or other firms where you have accounts for cash, lines of credit, securities on deposit, and long-term liabilities. Please complete Items 1-5. (*The date of verification should be the same date as the current balance sheet*) Forward directly to your financial institution for them to complete Items 6-15 and return directly to the Forest Service address listed at the top of the form.
5. Pro Forma Statements - prepared by a Certified Public Accountant (CPA) projected for three years and/or through the life of the development schedule. Please include assumptions that outline potential financing needs, etc.
6. Sales Agreement (if applicable) - submit a copy of your sales agreement. Outline the terms of the sale along with any down payment or future payments (as part of your financial forecast).
7. Business organization, including officers and stockholders and percentage of ownership including other key positions of management that will be responsible for the operations.

PART A. BALANCE SHEET			
	CURRENT YEAR (MM/DD/YYYY)	PAST YEAR (MM/DD/YYYY)	THIRD YEAR (MM/DD/YYYY)
YEAR ENDED			
ASSETS			
CURRENT ASSETS:			
CASH			
RECEIVABLES-TRADE			
LESS ALLOWANCES FOR DOUBTFUL ACCOUNTS	< >	< >	< >
INVENTORIES (LIST MAJOR CATEGORIES):			
SUPPLIES AND MISCELLANEOUS			
MARKETABLE SECURITIES			
PREPAID EXPENSES			
SUPPLIES INVENTORY			
OTHER CURRENT ASSETS:			
TOTAL CURRENT ASSETS			
FIXED ASSETS:			
LAND			
BUILDINGS			
MACHINERY AND EQUIPMENT			
PLANT			
LEASEHOLD IMPROVEMENTS			
OTHER			
LESS ALLOWANCE FOR DEPRECIATION	< >	< >	< >
BOOK VALUE-FIXED ASSETS			
OTHER ASSETS:			
DEPOSITS-CASH			
DEPOSITS-SECURITIES			

Relay Ridge High Power Broadcast Site – Prospectus

TOTAL-OTHER ASSETS			
TOTAL ASSETS			

LIABILITIES AND OWNER EQUITY	CURRENT YEAR	PAST YEAR	THIRD YEAR
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE-TRADE			
ACCRUED PAYROLL			
ACCRUED PAYROLL TAXES AND INSURANCE			
NOTES PAYABLE			
INCOME TAXES-CURRENT			
OTHER TAXES			
CURRENT PORTION OF LONG-TERM DEBT			
OTHER CURRENT LIABILITIES (SPECIFY):			
TOTAL CURRENT LIABILITIES			
OTHER LIABILITIES:			
DEFERRED INCOME TAXES			
LOANS FROM OFFICERS/PARTNERS			
LONG-TERM OBLIGATIONS-LESS CURRENT AMOUNT			
TOTAL OTHER LIABILITIES			
TOTAL LIABILITIES			
OWNER EQUITY:			
CAPITAL STOCK OUTSTANDING			
RETAINED EARNINGS (DEFICIT)			
PARTNERS' INVESTMENT (DEFICIT)			
TOTAL OWNER EQUITY			
TOTAL LIABILITIES AND OWNER EQUITY			

PART B. SUPPLEMENTAL DATA			
THIS STATEMENT IS ON THE-CASH BASIS _____ ACCRUAL BASIS _____			
INVENTORIES ARE-LIFO _____ FIFO _____ COST OR MARKET WHICHEVER IS LOWER _____			
NAMES OF CONTRACTORS OR SUB-CONTRACTORS USED (IF ANY):			
PART C. INCOME STATEMENT	CURRENT YEAR	PAST YEAR	THIRD YEAR
GROSS SALES			
LESS-RETURNS AND ALLOWANCES	< >	< >	< >
NET SALES			
LESS-COST OF GOODS SOLD	< >	< >	< >
GROSS PROFIT ON SALES			
LESS-SELLING EXPENSE	< >	< >	< >
NET PROFIT (LOSS) ON SALES			
GENERAL EXPENSE:			
OFFICERS SALERIES			
LEGAL AND OTHER PROFESSIONAL EXPENSE			
OFFICE EXPENSE			
TOTAL GENERAL EXPENSE			
NET OPERATING PROFIT (LOSS)			
ADD-OTHER INCOME			
LESS-INTEREST EXPENSE			
INCOME TAXES	< >	< >	< >
OTHER EXPENSE	< >	< >	< >
NET AMOUNT OF OTHER INCOME AND EXPENSE	< >	< >	< >
NET PROFIT (LOSS) FOR YEAR			
NOTE: Offers must set forth full, accurate, and complete information as required in this Financial Statement (including any attachments). The penalty for making false statements in this Financial Statement is prescribed in 18 U.S.C. 1001.			

PART D (1): CERTIFICATION FOR CORPORATIONS OR PARTNERSHIPS

We, the undersigned, general officers (or members) of *(insert name of corporation or partnership)* being severally sworn, each declares that the above or attached financial statements are true and correct, and that it covers all of the financial affairs of said company (or) firm up to and including the date of *(Month day, year)*

CERTIFYING OFFICIAL'S NAME AND TITLE	SIGNATURE (Sign in ink)	DATE
--------------------------------------	-------------------------	------

CERTIFYING OFFICIAL'S NAME AND TITLE	SIGNATURE (Sign in ink)	DATE
--------------------------------------	-------------------------	------

SWORN TO AND SUBSCRIBED before me this _____ day of <i>(Month/Year)</i>		<i>(Affix Notary Seal)</i>
SIGNATURE	TITLE	

PART D (2). CERTIFICATION FOR INDIVIDUALS

I swear (or affirm) that the above or attached financial statements are true and correct to the best of my knowledge.

INDIVIDUAL'S NAME AND TITLE	SIGNATURE (Sign in ink)	DATE
-----------------------------	-------------------------	------

SWORN TO AND SUBSCRIBED before me this _____ day of <i>(Month/Year)</i>		<i>(Affix Notary Seal)</i>
SIGNATURE	TITLE	

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (800) 975-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

APPENDIX F



**RELAY RIDGE BROADCAST
COMMUNICATIONS SITE MANAGEMENT PLAN**

**CARIBOU-TARGHEE NATIONAL FOREST
TETON BASIN RANGER DISTRICT
DRIGGS, IDAHO**

Submitted By: /s/ Jay Pence
District Ranger

1/5/2011
Date

Approved By: /s/BrentLarson
Forest Supervisor

1/5/2011
Date

Table of Contents

I.	.....	DEFINITIONS	32
II.	.....	NARRATIVE	33
	A. Site Description		33
	B. Existing Site Development		33
	C. Objectives		34
III.	.....	AUTHORITY AND JURISDICTION	35
	A. Authority		35
	B. Jurisdiction		35
IV.	.....	RIGHTS AND RESPONSIBILITIES	36
	A. The Forest Service		36
	B. Facility Owners and Facility Managers		36
	C. Tenants and Customers		37
V.	.....	USE OF THE SITE	37
	A. Multiple-Use Facilities		37
VI.	.....	RENTAL FEES	38
VII.	.....	CONDITIONS FOR NEW CONSTRUCTION AND MODIFICATION OR EXPANSION OF A FACILITY	38
	A. New Construction, Modification, and Expansion Responsibilities		39
	B. Construction Methods and Resource Protection		40
	C. Construction Inspection		41
	D. New or Remodeled or Expanded Buildings		41
	E. New or Remodeled/Expanded Towers		42
VIII.	.....	GENERAL OPERATION AND MAINTENANCE	43
	A. Special Environmental and/or Biological Considerations		43
	B. Wiring and Grounding		43
	C. Communications Equipment		44
	D. Cables and Transmission Lines		46
	E. Radiation		46
	F. Utilities		47
	G. Sanitary Facilities		48
	H. Security and Law Enforcement		48
	I. Site Maintenance		49
	J. Inspections		49
	K. Fire Prevention and Hazard Reduction Requirements		50
	L. Access		51
IX.	.....	SITE ASSOCIATION AND ADVISORY GROUP	52
X.	.....	APPENDICES	53
	APPENDIX A – Location Map		53
	Site Map		54
	APPENDIX B – Authorized Facilities		56
	APPENDIX C – Facility Photographs		57
	APPENDIX D – Inspection Checklist		58

I. DEFINITIONS

Authorized Officer. The Forest Service employee with the delegated authority to issue and manage communications uses. The authorized officer is usually the District Ranger or Forest Supervisor of the unit on which the communications site is located.

Co-location. Installation of telecommunications equipment in or on an existing communications facility or other structure.

Communications Site. An area of National Forest System (NFS) lands designated as an electronic site through the Forest Land and Resource Management planning process for telecommunications 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 denoting a local prominent landmark, such as Bald Mountain Communications Site.

Customer. An individual, business, organization, or agency that is paying a facility owner or tenant for communications services and is not re-selling communications services to others. Private (“other communications use” category) and internal (private mobile radio service and non-commercial microwave categories) communications uses leasing space in a building and not re-selling communications services to others are considered customers for rental calculation purposes.

Facility. A building, tower, or other physical improvement (buildings and towers do not have to be combined to be considered a facility) that is built or installed to house and support authorized communications equipment.

Facility Manager. The holder of a Forest Service communications use authorization who (1) owns a communications facility on NFS lands, (2) rents space in or on their facility to other communication users, but (3) does not own or operate their own communications equipment and they do not directly provide communications services to third parties. Persons or entities that manage or administer a communications facility on NFS lands for a facility owner or a facility manager are not facility managers for purposes of this communications site plan.

Facility Owner. The holder of a Forest Service communications use authorization who (1) owns a communications facility on NFS lands, (2) may or may not be renting space or equipment to other communications users in or on their facility, and (3) owns and operates their own communications equipment in their facility.

Multiple-Use Facility. A communications site facility that has multiple communications uses operated directly by the facility owner or has customers or tenants in or on that facility.

Ranally Metro Area. Geographic areas in the United States identified by Rand McNally in its Commercial Atlas and Marketing Guide that define population centers of 50,000 or more. There are approximately 450 Ranally Metro Areas (RMAs) in the United States.

Senior Use. A communications use that predates another communications use. The most senior use or uses form the basis for the communications site designation.

Single-Use Facility. A communications site facility that contains only the single communications use of the facility owner and no tenants or customers in or on the facility.

Tenant. A communications user who rents space in a communications facility and operates communications equipment for the purpose of re-selling communications services to others for profit. Tenants may hold separate authorizations, without sub-tenancy rights, at the full schedule rent based on the category of use.

II. NARRATIVE

A. Site Description

Relay Ridge Broadcast Communication Site is located on Teton Basin Ranger District, Caribou-Targhee National Forest, Teton County, State of Idaho in Section 27, T. 5 N. R. 43 E., Boise Meridian at approximately Latitude 43° 43' 53.1" North, Longitude 111° 21' 54.5" West. The elevation at Relay Ridge Broadcast Communications Site is approximately 8480 feet above mean sea level (msl). The area for development is approximately 18.0 acres in size. Relay Ridge Broadcast Communication Site is road accessible.

This site does not serve a Ranally Metro Area (RMA). The population is currently less than 25,000 and is therefore Zone 9. The population identified for this Zone is updated annually by the Forest Service, Washington Office, Director of Lands, and is used to determine the annual rental fee due the Forest Service.

The most senior use at this site is high power broadcast and the site is designated as High Power. This designation was established in a Decision Notice dated July 28, 2010 and is consistent with the Caribou-Targhee National Forest Land and Resource Management Plan within prescriptions which allow electronic sites. The maximum power output for the Relay Ridge Broadcast Communication Site is based on the maximum output allowed under the applicable Federal Communications Commission's rules and licenses.

B. Existing Site Development

Relay Ridge Broadcast was first developed for communications purposes in the summer of 2011 following an Environmental Analysis and Decision Notice dated July 28, 2010. The decision allows for the development of approximately 1000 feet of 14 feet wide road, development of two

50'x 50' lots with one tenant building and one tower per lot according to the decision notice and standards within this management plan.

See Appendix B for a current list of currently authorized facilities.

C. Objectives

The primary objectives of the Relay Ridge Broadcast Communications Site Management Plan are to:

1. Document site management policy, procedures and standards, which are not already specified in the standard communication site lease.
2. Manage for high power communications uses only. The maximum power output expressed as ERP is based on the maximum output allowed in the appropriate Federal Communications Commission's rules and licenses issued for this location. 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.
3. Directional and down tilt antenna must be incorporated into the design and operation so that no interference, noise floor increase, or receiver sensitivity issues are generated at the low-power site to the south. These directional antennas must protect between 105° and 195° from magnetic north.
4. All uses must be designed, operated and maintained so as not to physically or electronically interfere with the senior uses. If new uses deteriorate the receiving/transmitting operation of existing uses, the new uses may be required to institute at their expense; additional studies, equipment upgrades, frequency isolation, or physically separate themselves from the existing uses.
5. Present a program for operation within the site.
6. Help fulfill the public need for adequate communication sites.
7. Protect the interests of leaseholders and site users by preserving a safe and an electronically "clean" environment.
8. Encourage the efficient development and use of space and facilities within the designated site, subject to the USFS goal to provide the best possible public service at reasonable cost.
9. Authorize new Tenant and/or Customer uses that can physically and electronically be accommodated within existing buildings and/or towers.
10. Maintain visual resource objectives by requiring design standards that are unobtrusive and by utilizing earth tone colors and non-reflective surface material consistent with the standards in the Land and Resource Management Plan.

11. Amend this Communications Site Plan as necessary to be consistent with future Forest Land and Resource Management Plans. The Forest Service will provide authorization holders with proposed amendments to this plan and will allow a reasonable period of time for the holders to review and comment on the proposed changes.

III. AUTHORITY AND JURISDICTION

A. Authority

Forest Service authority to authorize and manage communications uses on National Forest System lands derives from the Federal Land Policy and Management Act of 1976 (43 U.S. C. 1761-1771); Title 36, Code of Federal Regulations, part 251, subpart B (36 CFR 251, subpart B); Forest Service Manual (FSM) 2700; and Forest Service Handbook (FSH) 2709.11, chapter 90.

B. Jurisdiction

The Forest Service has jurisdiction over the use and occupancy of National Forest System (NFS) lands for communications purposes under the National Forest Management Act (NFMA) of 1976 (16 U.S.C. 1600 et seq.); the Federal Land Policy and Management Act (FLPMA) of 1976 (43 U.S.C. 1701 et seq.), and Title 36, Code of Federal Regulations, part 251, Subpart B (36 CFR part 251, subpart B).

The Federal Communications Commission (FCC) has jurisdiction over the use of non-Federal channels of radio and television transmission under licenses granted by the FCC. The National Telecommunications and Information Administration (NTIA) has jurisdiction over the use of Federal channels of radio transmission under authorizations granted by the NTIA.

The issuance of an FCC license or NTIA authorization does not authorize the use and occupancy of NFS lands. A Forest Service special use authorization is required for the use and occupancy of NFS lands for communications purposes.

The Forest Service has jurisdiction over resolution of conflicts associated with the use and occupancy of NFS lands, such as those involving location and re-radiation. The FCC and NTIA are not responsible for resolving occupancy conflicts associated with the use and occupancy of NFS lands or the resolution of other conflicts when entities are operating within the limits of their FCC license or NTIA authorization. However, the FCC or the NTIA may be useful in assisting in the resolution of interference problems or other frequency conflicts.

IV. RIGHTS AND RESPONSIBILITIES

A. The Forest Service

The Forest Service retains the responsibility for issuing and amending authorizing instruments to Facility Owners and Facility Managers for the authorized improvements. The issuance of a FCC license (authorization), or frequency assignment, does not authorize occupancy of National Forest system lands. Granting occupancy and use of National Forest system lands rest exclusively with the Forest Service. This includes:

1. Amend or modify this site plan as deemed appropriate.
2. Approve new facilities including those constructed within a lease holder's authorized area.
3. Approve assignment of a communications site lease.

B. Facility Owners and Facility Managers Are Responsible for:

1. Complying with the terms and conditions of their communications site authorization and this site plan.
2. Ensuring that all new facilities, expansions, or improvements are consistent with the Caribou-Targhee National Forests Land and Resource Management Plan, environmental documentation and decisions affecting the use of this site, and the provisions of this site plan.
3. May rent building and tower space to tenants and customers without prior written approval from the Forest Service as long as that tenant or customer use is an approved communications use as designated in this site plan and does not interfere with other existing uses at the site.
4. May not place any unreasonable restrictions on potential or existing tenants and customers.
5. Ensuring that facilities and equipment not complying with Federal, State, and local laws, regulations, and ordinances will be removed or modified within one year of approval of this site plan. Modifications require the pre-approval of the authorized officer.
6. Keeping all facilities within the established limits of their authorized area. The Facility owner or manager may not, for itself or for any customer or tenant, authorize construction of any equipment shelter or tower, or manipulation of the site or vegetation in any way, without specific authorization from the Forest Service (See sec. VII).

7. Providing the authorized officer the name, address, and telephone number of a local contact. The facility owner or the facility manager and the local contact person may be the same individual. The local contact shall be available for emergencies and shall have the authority to make decisions about construction issues, facility maintenance, and all equipment within the facility.
8. Ensuring that all communications facilities and equipment are installed, operated, and maintained according to the most recent Motorola R-56 Standards and Guidelines for Communication Sites. Repairs and modifications to existing facilities/equipment must also meet Motorola R-56 Standards. These standards may be waived by the Forest Service authorized officer when recommended by a site user association or similar technical committee upon request of a facility owner/manager when equivalent measures would achieve similar results.
9. Providing the authorized officer by October 15th of each year, a certified statement listing their type or types of communications uses they provide and the business names of all occupants and their type of communication use in the facility on September 30th of that year.
10. Treat and control noxious weeds on and adjacent to their permitted area, access, and parking areas. Treatment requirements and standards must be according to applicable regulations. Standards and application procedures may be obtained from the Forest Office.

C. Tenants and Customers:

May co-locate in an existing facility when their communications use is an approved use in the site plan. Co-location in a non-Federal communications facility does not require a Forest Service authorization. Tenants and customers who co-locate in a Federal facility shall first be issued a special use permit from the authorized officer before locating in that Federal facility.

V. USE OF THE SITE

A. Multiple-Use Facilities

Co-location, when practical, shall be required. Site applicants shall take the lead in this area and shall design their proposals to accommodate multiple uses of facilities and improvements. This includes the multiple-use of buildings, towers, solar generating systems, back-up generators, grounding systems, fuel containers, access ways, and parking areas.

Due to the limited development space at the site, new facilities, or major modifications to existing facilities, shall be designed to accommodate additional users 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 demonstrate to the authorized officer that:

1. Space is not available;
2. The use is incompatible with the existing communications uses at the site. For example, the proposed use is not compatible with other uses as provided for in FSH 2709.11, section 97, exhibit 05;
3. Additional space is needed by the facility owner or the facility manager; or
4. Additional users would compromise security of the facility or communications systems located in that facility.

VI. RENTAL FEES

Unless specified differently in the communications site lease, the Forest Service shall charge facility owners and facility managers of non-Federal facilities and tenants and customers in Federal facilities an annual rental fee based on the fee schedule for communications uses on National Forest System lands contained in FSH 2709.11, section 95. The rental rates shall be adjusted annually using the Consumer Price Index-Urban (CPI-U), and the population figures are adjusted annually based on the most recent Rand McNally Commercial Atlas and Marking Guide (for RMAs) and Rand McNally Road Atlas for non-RMA communities.

Rental fees that facility owners and facility managers may charge their tenants and customers shall be:

1. Reasonable and commensurate with the use and occupancy of the facilities and services provide to tenants and customers; and
2. Consistent with other fees charged for similar facilities.

VII. CONDITIONS FOR NEW CONSTRUCTION AND MODIFICATION OR EXPANSION OF A FACILITY

A. New Construction, Modification, and Expansion Responsibilities

Construction space at the site is limited to two lots and future additional facilities are unlikely. If new facilities are proposed, or if existing facilities need modification, the following guidelines shall apply.

In addition to the responsibilities listed in Section IV, proponents, facility owners, and facility managers seeking to construct a new facility or modify or expand an existing facility are responsible for:

1. Submitting a complete application to the authorized officer prior to any new construction, modification, or expansion of a facility. The application shall include:
 - a. A copy of the approved site plan base map showing all of the proposed new, modified, or expanded facilities, including structures, towers, and auxiliary equipment;
 - b. Completed drawings or plans prepared by a professional engineer or architect;
 - c. Identification of any proposed microwave beam paths, a plot of their azimuth, and their proposed elevation on the tower; and
 - d. Documentation showing that the proposed facilities will not obstruct or interfere with any existing uses, including fixed point-to-point antennas, or microwave beam paths.
2. Demonstrating that the new facility will make the most efficient use of the limited amount of space at the site and will provide for future uses without additional construction.
3. Providing engineering and geotechnical investigations for development of specific foundation designs and grading plans.
4. Providing an erosion control plan prior to construction. At a minimum, the erosion control plan shall include sediment control, stipulations that cut and fill slopes will be graded and contoured to prevent erosion and excessive runoff, and recommendations for temporary erosion control measures, such as netting, silt fences, swales, sediment collection areas, and so forth.
5. Coordinating with other Federal and local governments and securing all pertinent permits and approvals from those agencies.
6. Providing 30-days notice to all facility owners and facility managers at the site, as well as the Forest Service, of all new frequencies, either for themselves or their tenants and customers, proposed for the site. A completed FS-2700-10 shall 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 or customers.

B. Construction Methods and Resource Protection

Plans submitted by a proponent, facility owner, or a facility manager for construction, modification, or expansion of a facility shall provide for soil rehabilitation measures, including soil replacement and stabilization and proper handling of runoff from buildings, parking areas, access roads, and undeveloped common areas. The authorized officer must approve all cutting or trimming of vegetation.

During construction, modification, or expansion of facilities, facility owners and facility managers shall:

1. Identify, avoid, and protect sensitive resource areas identified by the Forest Service.
2. Comply with the erosion control plan.
3. Notify the Forest Service authorized officer prior to commencing any approved ground-disturbing activities.
4. During construction and/or maintenance, paintbrushes will not be cleaned off on rocks. No marks of any kind, including survey marks, will be permitted on rocks.
5. Minimize, to the greatest extent possible, ground disturbance and vegetation removal.
6. Re-vegetate extensive cut and fill slopes with native vegetation as soon as possible after construction. All re-vegetation must have prior written approval of the authorized officer.
7. Not cast off grading material. Excess soil can be used as fill material for roads, buildings and towers.
8. Obtain prior written approval of the authorized officer for temporary, on-site storage of construction materials.
9. Not leave hazardous materials, including fuels, oils, and lubricants unattended at the site at any time. Hazardous materials shall be removed from the site at the end of each workday or temporarily stored inside a locked and posted building until the following workday. Construction materials and supplies other than hazardous materials may be left unattended at the construction site at the end of each workday at the owner's risk.
10. Remove surplus construction materials and waste debris from the site no later than 30 days after construction has been completed.
11. To prevent the spread of noxious weeds into the area, power wash off any earth-moving or heavy equipment, such as dozers, graders, cranes, backhoes, and so forth before it is brought onto National Forest System lands.

12. Maintain an effective OHV barrier around the communication site and access road.

C. Construction Inspection

1. All new construction, modification, and expansion of facilities shall conform to established technical standards and accepted engineering practices, such as the Uniform Building Code.
2. Any construction inspections required by other agencies are the responsibility of the holder. Copies of completed inspections shall be provided to the Authorized Officer, either as they occur or as part of the final as-built plan. Inspection information shall become a permanent part of the holder's special-use file.
3. Corrective work required as a result of Forest Service or other agency inspections shall be completed by the date specified in the inspection report to the satisfaction of the inspecting official.
4. A final set of as-built plans shall be submitted to the Authorized Officer within 90 days of acceptance of a structure (if the construction was contracted) or of its completion date (if the construction was not contracted).

D. New or Remodeled or Expanded Buildings

1. Any new buildings shall be designed to accommodate multiple users and shall be consistent with a site-specific environmental analysis conducted at the time of the proposal.
2. Buildings shall be one-story and have a flat roof. The roof shall be non-reflective metal or other non-reflective fire resistant material approved by the Forest Service. Building height will be restricted to a single story unless specifically authorized for two stories or with a snow vestibule.
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 buildings:

- a. Floors: Concrete slab with drainage or as part of a non-flammable pre-fabricated structure.
- b. Walls: Concrete block, metal, or pre-fabricated concrete.
- c. Roofs: Concrete, metal (if painted to eliminate shiny surfaces), or other fireproof material approved by the Forest Service. Proposals for wooden roofs will not be approved.
- d. Partitions: Fire resistant material, such as reinforced concrete or properly grounded expanded metal.
- e. Color: Color used on all exterior building surfaces must have prior written approval of the authorized officer. The goal of color selection is to make buildings as inconspicuous as possible 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, Forest Service approved dark gray to green colors shall be used on equipment buildings.

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 of 3 to 5 minutes; and
- c. Have a shielded beam that is pointed at the building door.

Requests for all-night (dusk-to-dawn) lighting or entry lighting that would be visible from outside the site will not be approved.

E. New or Remodeled/Expanded Towers

1. All construction, modification, and expansion of towers shall have the prior written approval of the authorized officer.
2. It is the applicant and holder's responsibility to ensure that new, modified, or expanded towers will not unduly interfere electronically or physically with any existing equipment at the site. Towers shall be spaced so as to prevent ground level radiation and interference problems. Compliance with these requirements shall be demonstrated in writing to the authorized officer prior to issuance of a lease, permit, or amendment.
3. All new towers shall 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 should be designed using maximum wind, snow, and tower loading anticipated for the site.

4. All new towers (including antennas) shall not exceed 150 feet above the highest point on the ridge at the site. All new towers shall be self-supporting unless specifically authorized. The portion of the tower above 100 feet must be tapered.
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. All towers shall be left unpainted if they are made of dull, galvanized steel. Paint is required only if the tower has a shiny or reflective surface. Non-reflective, Forest Service approved dark gray to green colors will be approved unless the FAA requires red and white tower striping.
7. No lights, beacons, or strobes shall be allowed on new towers unless specifically required by the FCC/FAA.

VIII. GENERAL OPERATION AND MAINTENANCE

A. Special Environmental and/or Biological Considerations

The site is adjacent to the Garns Mountain Roadless Area to the immediate west. No roads are allowed into this area. Approved barriers and barricade must be incorporated into the design of the site to prevent OHV’s or other motorized vehicle access beyond the communications site. There are no other unique environmental or resource coordination requirements at this site. If issues arise in the future, this plan will be amended in accordance with the applicable decision or direction.

B. Wiring and Grounding

1. All equipment shall be installed in metal cabinets or open frame equipment racks that are grounded and shielded. Grounding is to be installed in accordance with manufacturer’s recommendations and accepted industry standards.
2. All electrical wiring and grounding shall meet the National Electrical Code and applicable State codes. All permanent wiring shall be installed in metallic conduit. Surge protection shall be installed on all power distribution panels.
3. Every effort shall be made to protect the equipment from lightning damage. Lightning protectors should be used on all coaxial cable connections to equipment

enclosures. Gas gap and MOV protectors should be used on all control, audio, and power lines.

4. Each building shall have its own separate grounding system for all users in that structure. Wherever practical, interconnection of individual grids and/or the simultaneous placement of large sized copper ground wire with any new grounding systems that are buried on the site shall be encouraged.
5. Grounding of all buildings, towers, and fencing shall be installed in accordance with accepted practices and standards, such as Motorola specification R-56 and the NEC. Grounding using bentonitic clay is currently the only approved method for chemical grounding. Other types of chemical grounding shall require completion of NEPA documentation by the applicant prior to consideration for approval by the authorized officer.

C. Communications Equipment

1. Equipment Ownership

All equipment shall be labeled with:

- a. The owner's name;
- b. Applicable transmitter frequencies;
- c. The applicable FCC license or NTIA authorization;
- d. Transmitting power outputs; and
- e. A current 24-hour telephone contact number.

2. Transmitting Equipment

All transmitters shall have protective devices built into them or externally installed to prevent interference with other uses. All transmitters shall meet FCC licensing requirements.

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

The direct radiation of out-of-band emissions (noise or spurious harmonics) shall be reduced to a level such that it may not be identified as a source of interference as defined in FCC Regulations (47 CFR 90.209(e)). If site noise (electromagnetic noise)

becomes an issue, noise threshold limits shall 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 shall be capable of dissipating the total power output of the transmitter.

3. Receiving Equipment

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

Where duplexing is used, a notch-type device should be avoided. In situations where a notch-type device is used, a bandpass filter shall be used on both the receiver and transmitter.

4. Antennas

- a. Microwave (dish) antennas and other than ground-mounted satellite dishes shall not exceed 10 feet in diameter / or minimum diameter necessary to meet needs.
- b. All antennas shall meet all OSHA safety standards. If an antenna is operating in excess of FCC public or occupations standards, steps will be taken, such as fencing, posting of signs, relocation, lowering power levels, within 24 hours to bring it into compliance. Ground measurements of RFR levels will be taken before mitigation measures are implemented.
- c. Colors for dish antennas or covers shall be pre-approved by the authorized officer. White dish antennas and covers will not be approved. Existing white dishes and covers shall be repainted or replaced as repairs or replacement become necessary.
- d. Antennas shall be treated to reduce or eliminate reflected glare.
- e. Low-powered transmit and receive antennas may be located low on the tower.

5. Interference

The responsibility for correcting interference problems lies with the holder of the communications site authorization for the facility, the user causing the interference, and the affected parties. Generally, the first users at a site have seniority with respect to resolution of interference complaints. Senior users have an obligation to maintain their equipment to 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 Forest Service communications site authorization. New users at a site shall correct, at their expense, interference problems that they create. They shall

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.

When a Site Users Association is formed, all users shall cooperate with the Forest Service in the identification and correction of any interference. The Forest Service does not have any responsibility for correcting interference problems, but can act as a mediator to help all affected parties. Interference problems should be coordinated with the FCC or NTIA, as appropriate.

Interference with law enforcement and emergency communications shall be corrected immediately. Operation of equipment covered by this site plan shall not interfere with Federal Government radio or electronic operations already in existence on National Forest System lands within two miles of the Relay Ridge Broadcast Communications Site. The user causing this interference shall at their own expense take all actions necessary to prevent or eliminate the interference. If they do not eliminate the interference within ten days after receipt of notice from the Forest Service to do so, their use will be terminated.

If electromagnetic noise becomes an issue, noise thresholds shall be established and incorporated as an amendment to this site plan. The cost of such analysis is the responsibility of the lease holders.

D. Cables and Transmission Lines

All new cabling shall be jacketed and shielded and shall either be flexible or semi-rigid. Existing substandard cables shall be upgraded as repairs or replacement become necessary. Cables shall be properly installed, strapped, and fastened down. Cable runs should be consistent with applicable engineering standards when attaching cables onto a tower.

All transmission lines (wave guides) shall be supported in accordance with manufacturer's specifications. Unjacketed transmission lines or unjacketed cables of any type are prohibited. No transmission lines shall be left unterminated.

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

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

E. Radiation

All communications uses shall meet ANSI, FCC, and Forest Service regulations, policy, guidelines, and standards concerning radiation limitations.

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

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

Security fences with RFR notice signs are required around areas that exceed public use levels. All fencing location and design shall be pre-approved by the Forest Service.

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

Any identified RFR problems that are, or could be, a human health hazard shall be corrected within 24 hours after measurement tests have been completed, or the equipment involved shall be removed from the site by the site user. Any ground disturbance associated with correction of RFR problems or removal of equipment causing the problem must have prior written approval of the authorized officer.

F. Utilities

Site users shall pay for the cost to install and maintain utilities, including any resource surveys and reports needed for environmental compliance. For visual reasons, new overhead utility poles are not authorized.

1. Commercial Electrical Power

Commercial power is provided by Fall River Electric Cooperative in a buried power line. Generators for each facility must be designed to provide any backup power for the entire facility.

2. Telephone Service

Commercial telephone lines do not service this site.

3. Fuel Storage

Fuel storage facilities on this site must be designed, installed and maintained according to applicable federal, State and local laws and ordinances.

If additional service is ever deemed necessary, a separate authorization will be issued to the owner of the service following the appropriate NEPA analysis and decision. The applicant must pay the cost of necessary resource surveys, and reports and construction costs

including appropriate mitigation. For visual reason, overhead utility lines may not be authorized.

G. Sanitary Facilities

No sanitation facilities exist at this site. If needed, any new sanitary facilities shall be pre-approved by the Forest Service. If it is determined by the authorized officer that the user needs such facilities, they will be provided by the applicant/holder in a manner and location satisfactory to the authorized officer and requirements of the local health department.

H. Security and Law Enforcement

The Idaho Highway Patrol and Teton County Sheriff's Department are the principal law enforcement agencies for the area in which the Relay Ridge Broadcast Communications Site is located. Generally, the Highway Patrol and County Sheriff are responsible for civil and criminal law enforcement. Generally, the Forest Service is responsible for enforcing Federal laws applicable to NFS lands, such as resource protection. Patrol and policing for security purposes is the holder's responsibility.

None of the facilities at Relay Ridge Broadcast Communication Site are fenced. 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 Forest Service pre-approval.
3. The standard fencing type will be chain-link (i.e. cyclone).
4. The standard fence height will be eight (8) feet.
5. Fencing will be designed, maintained, and of a type to minimize interference issues.
6. Fences will be signed with RFR notices if RFR is above public levels.

Buildings shall be posted with a 24-hour contact phone number(s) on the main door(s) into the building where appropriate.

I. Site Maintenance

The objectives of site maintenance are to present a clean, neat, and orderly appearance at the site and to have all the authorized improvements at the site be safe for workers and the public. All users are responsible for maintaining the overall appearance of the site.

Miscellaneous debris remaining after any construction or installation, removal or modification of equipment is not only a hazard but can cause interference or intermodulation problems. All loose debris must be removed from the site within 30 days after completing construction, reconstruction, or other activities. In particular, all loose wire or metal objects shall be removed from the site. The users of the site shall remove graffiti within ten working days of finding it. If graffiti is on natural features, such as rocks and trees, site users will remove graffiti using a method approved by the authorized officer.

Holders may not leave or dispose of trash, garbage, or cut brush on NFS lands. No outside trash or litter containers are allowed. Site users shall remove all trash and litter from the site as it is produced. Policing of litter in common areas, such as the areas between buildings and developed sites, is the shared responsibility of those holders bordering these areas.

Peeling paint on buildings and towers shall be re-painted within thirty days of discovery or as soon as possible as allowed by weather conditions.

An effective OHV barrier shall be maintained. If vandalism occurs to the OHV barrier, the Site User Association or lease holder(s) is responsible for repair.

J. Inspections

Unless waived in writing by the authorized officer, the holder shall have conducted annually a certified inspection of the facilities and equipment covered by the authorization. The inspection shall include a technical review that should ensure that all authorized equipment is operating in accordance with requirement of this site plan, the applicable FCC license or NTIA authorization, ANSI standards, and the manufacturer's specifications. In addition, the inspection should ensure that the authorized equipment is secure, free of rust, properly grounded, and otherwise properly operated and maintained. A copy of the inspection report, certified by a telecommunication specialist, shall be provided to the authorized officer within 30 days of completion of the inspection. The Forest Service may also conduct periodic reviews to monitor for authorization compliance.

K. Fire Prevention and Hazard Reduction Requirements

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

Smoking is prohibited in flammable vegetation areas.

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

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

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

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

Any fire will be immediately reported to “911”, the nearest Forest Service office (208-354-2312) and/or Teton County Sheriff’s Office (208-354-2323).

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

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

For new construction, the Forest Service will provide the Holder with a separate Construction Fire Plan which will be prepared at that time as applicable. State and local laws/regulations must be followed for the diesel tank installation.

L. Access

1. Road

Holders who damage the access road, or any of its associated improvements, such as ditches, culverts, roadside vegetation, signs, and underground utilities and facilities, shall be required to repair the road to conditions equal to or superior to those prior to any damage or disturbance. No snowplowing will be allowed to access the site without prior written approval from the authorized officer.

Access to Relay Ridge Broadcast Communication Site is from State Route 33 at the north end of the Big Hole Mountains on Canyon Creek Road. The intersection with the Radio Relay Road is approximately 4.94 miles from the highway and just after the pavement ends. Take the Radio Relay Road, FR 219, which is single lane gravel and native material approximately 7.4 miles to the communications site road.

2. Internal Roads and Parking Areas

Internal roads and parking areas within the communications site are the responsibility of the site users. Interior roads and parking areas shall be planned and approved by the authorized officer in conjunction with establishment of new facilities. Interior roads shall be maintained so as to allow only one entrance to the site. The intent is to discourage off-road vehicle use in and around the site.

3. Road Closures

Forest Service roads are subject to periodic closures to entry during periods of extreme fire danger, inclement weather, or wetness. Site users may access the site during these closures if they have prior, written approval from the authorized officer.

4. Helicopter Access

Helicopter access will be permitted only with prior Forest Service approval. All flights must follow State and Federal regulations.

5. Snow cat/Snowmobile Access

Winter access with snow cats or snowmobiles is allowed.

6. Snow Plowing

Snow plowing of FS roads for site access is not authorized.

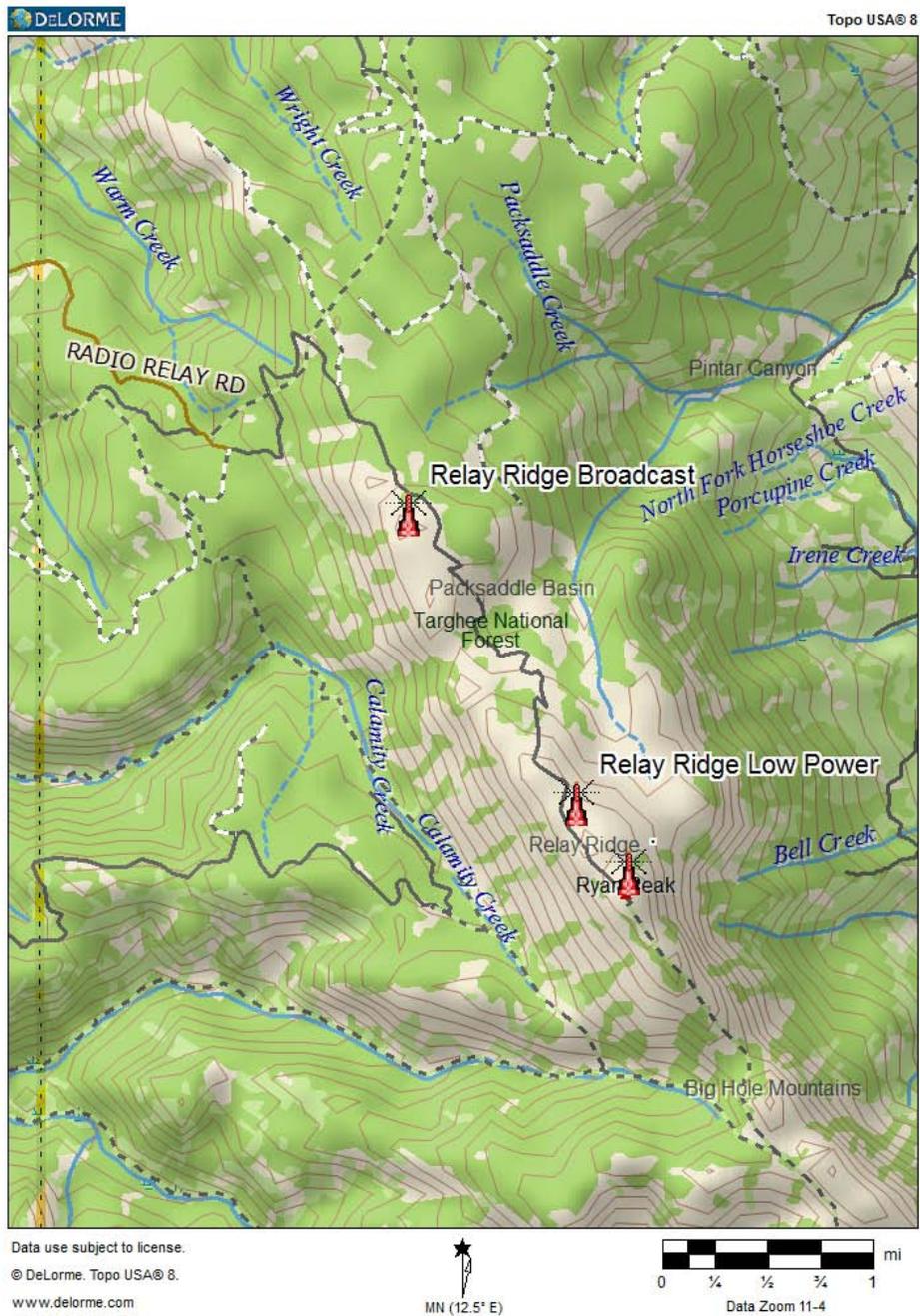
IX. SITE ASSOCIATION AND ADVISORY GROUP

A Site Users' Association is required at this site. When formed in the future, all lease and permit holders would be encouraged to join the association. The goal of the association would be to maximize the effective use of the site, coordinate access and maintenance. The objective of a sanctioned association would also be to represent all site users as a group when dealing with the Teton Basin Ranger District Office on matters relating to the site administration. The association would be able to work in cooperation with the Forest Service to identify problems or opportunities and make recommendations to the Forest Service for any changes in management strategies at the site. The association could also provide input to the Forest Service regarding the future addition of equipment and facilities at the site. While the advice and recommendations of the association would not be binding on the Forest Service, the Forest Service could use the input for administration of the site. The Forest Service would be a member of such a group and would help jointly develop the charter (i.e., the ground rules).

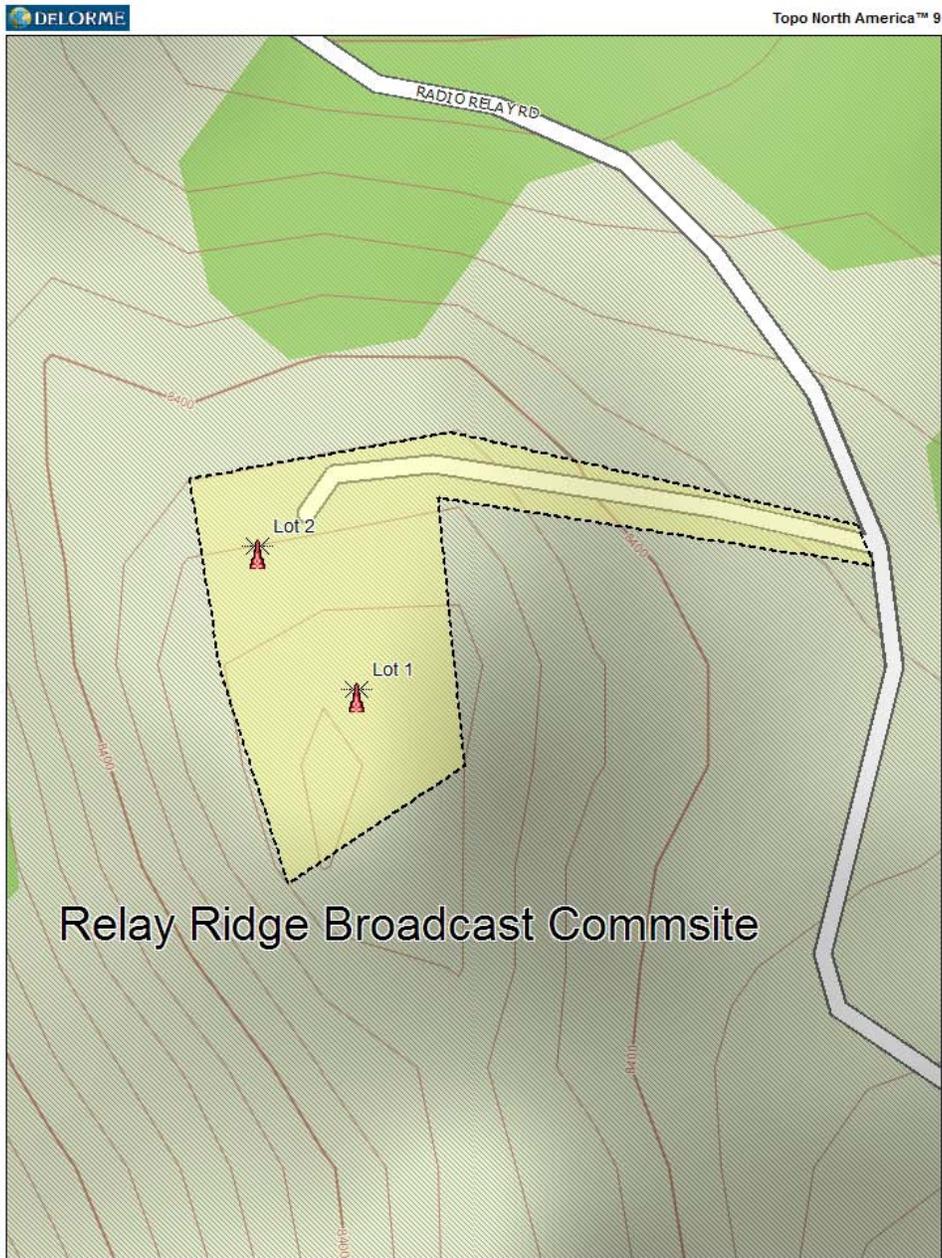
The goal of the Site Association would also be to maximize the effective use of the site. The objective of a sanctioned association will be to represent all site users as a group when dealing with the Teton Basin Ranger District Office on matters relating to the Site administration. The association would be able to work in cooperation with the Forest Service 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 Forest Service would be a member of such a group and would help jointly develop the charter (i.e., the ground rules).

X. APPENDICIES

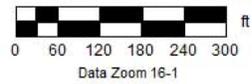
APPENDIX A – Location Map



Site Map



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APPENDIX B – Authorized Facilities

Facility	Auth #	Use	Building	Tower	Other
Facility #1					
Facility #2					

To be completed after facilities are constructed.

APPENDIX C – Facility Photographs

Photos will be added after the facilities are constructed.

APPENDIX D – Inspection Checklist

“Relay Ridge Broadcast 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:

Forest Service Representatives:

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

APPENDIX G

Checklist for Communications Facility Inspection

Communications Site Name: _____ Date: _____

Facility Owner or Facility Manager: _____

Inspectors: _____

Item	Condition Acceptable (yes/no)	Remarks
General Administration:		
Certified inventory matches users present in the facility		
Fire hazard clearance completed		
Overall appearance of the facility		
Other:		
Power Systems:		
Power lines (10ft. clearance from Average snow level)		
Generators and fuel storage		
Batteries (venting, eye wash, goggles)		
Wiring		
Protection (fuses/breakers)		
Grounding:		
Building		
Transmitters		
Tower:		
Grounding clamps, straps, wires		
Lighting rod in place		
Signs of arcing		
Gradual curves in grounding wires		
Condition of antenna ground		
Other:		
Transmitters:		
Installed/maintained to manufacturer's specifications		
FCC license or NTIA authorization posted		

	Condition	
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Relay Ridge High Power Broadcast Site – Prospectus

Item	Acceptable (yes/no)	Remarks
Building/Equipment Shelter:		
Lettered or numbered		
Painted in accordance with site plan		
Maintained to standard		
Safety defects		
Interior orderly		
Equipment properly secured		
Other:		
Tower:		
Bent or fractured cross members		
Loose or missing bolts		
Broken or cracked welds		
Signs of unusual stress		
Twisted or distorted tower		
Signs of rust, pitting, or other damage		
Condition of paint (if applicable)		
Condition of galvanizing		
Condition of walks, climbing pegs, steps		
Guy wires:		
Broken strands		
Rust or deterioration		
Connections (preforms and clamps)		
Thimbles and shackles		
Other:		
Miscellaneous:		

APPENDIX H



DECISION NOTICE
And
FINDING OF NO SIGNIFICANT IMPACT
USDA - FOREST SERVICE

Relay Ridge Communications Broadcast Site
Teton County, Idaho
Teton Basin Ranger District
Caribou-Targhee National Forest

Decision and Reasons for the Decision

Background

Relay ridge electronic site is managed as a low power site for two way communications. The site consists of nine lots leased to seven site managers. The electronic site houses communications for federal and state agencies, multiple county and state law enforcement agencies, school districts, search and rescues and various private entities. The majority of the use is two way radio, microwave and cell phone traffic. Recently several commercial broadcasters (FM radio and television) have started to operate in the existing structures permitted on the site. Requests for broadcast uses at the site are increasing as new FCC licenses are issued. The existing noise floor (an accumulation from all uses) at this site is adversely affecting some frequencies. Adding requests for commercial broadcast uses at this site are expected and will most likely further impact existing uses. The FM radio and television broadcasters at the site have to broadcast at lower power than their FCC license permits to stay within the low power designation of the site. This reduces their ability to fully serve their market which is to target Teton Valley Idaho and the Rexburg, Ashton and Island Park areas.

Most two way uses on the site are quite concerned about any increase in broadcast use at the mid to high level on the site. Forest Service communication site experts are concerned that continuing or increasing commercial broadcasters at the site will create the same undesirable situation on Relay Ridge. The Forest is concerned that increasing broadcast services (even low power) at the existing site could hinder or disrupt emergency communication for the current tenants (law enforcement, ambulances, state snow plow drivers, school bus etc).

The broadcasters share the concern for public safety in that they provide free access to the emergency broadcast system, weather alerts and other public information and are committed to minimizing their impacts on the site.

The Teton Basin Ranger District has prepared an Environmental Assessment (EA) for the proposed high power broadcast communication site in the Big Hole Mountain Range. The EA summarizes the proposal, identifies issues, assesses existing environmental

conditions, and discloses expected environmental consequences. The EA is on file at the Teton Basin Ranger District.

Project Purpose:

The purpose of this project is to respond to request for a new site suitable for commercial high power broadcasting while retaining a quality low power site at the existing Relay Ridge communications site.

Need for action:

Action is needed at this time because the current site is designated for low power two-way radio use. Many of the police, highway, fire departments, federal and state agencies, school districts and other two-way radio users are dependent on the existing equipment authorized on Relay Ridge to ensure the health and safety of their employees and the public they serve. Mixing broadcast signals (TV and FM radio) with two way radios increases the background noise at the electronic site and degrades the effectiveness (safety and receiver sensitivity) of the two way site which could create a risk to public safety for all users in the affected areas.

Decision

Based on my review of the EA, specialist reports and comments received during the EA review period and several visits to the site, it is my decision to approve the proposed action with design features as presented in the Environmental Assessment. This decision does not necessitate moving the existing low power broadcast users to the new site unless it is their wish. Any new low, medium or high power broadcast will be located at the new broadcast site. It is also my decision to place boulders, trees or other structures along the road at the top of the hill to prevent illegal motorized use from leaving the established roadway if monitoring shows this to be an issue.

I believe that the proposed action best meets the public safety issue and addresses the broadcast demand when compared to the no action alternative. The proposed action will best meet the purpose and need while minimizing the effects to public safety and existing uses at the Relay Ridge Communications site.

My conclusion is based on a complete review of the project record that shows a thorough review of relevant scientific information, a consideration of responsible opposing views, and the acknowledgement of incomplete or unavailable information, scientific uncertainty and risk.

Other Alternatives Considered

- Due to the ability to resolve all issues and concerns through the development of design features, the EA did not consider other alternatives to the Proposed

Action. A stand alone No Action alternative was not fully described or analyzed in the analysis because since it does not meet the communication site plan or agency direction regarding increased broadcasting levels at this site. Demand for high power and continuous low power broadcast has already been demonstrated in this market and several TV and Radio users have already placed transmitters in existing facilities at Relay Ridge. These uses have powered down their transmitters to comply with the designated power limit at the site. The lower power levels do not meet the broadcast demands of providers and the public they serve and are impacting the noise floor at the site which could adversely affect two way communications for emergency management services and other users. Agency policy requires that high power uses (TV and FM radio) be isolated from low power two-way radio uses to reduce the risk of interference and provide uninterrupted service

Public Involvement

The proposal was listed in the Schedule of Proposed Actions beginning January of 2010. A scoping document was provided to the public and other agencies in February 2010 as part of the public involvement and comment process. The proposed action was also discussed in an open public meeting scheduled by the Teton County Idaho County Commission.

Finding of No Significant Impact

After considering the environmental effects described in the EA, I have determined that these actions will not have a significant effect on the quality of the human environment considering the context and intensity of impacts (40 CFR 1508.27). Thus, an environmental impact statement will not be prepared. This determination was made considering the following factors of context and intensity.

1. Context of the Proposed Project. The project will occur on a local level. No significant effects are expected to occur within or outside of this area, as defined in 40 CFR 1508.27. The actions are specific to meeting the stated purpose and need. They are not part of any larger decisions at the Regional or National level.

2. Intensity of the Proposed Project. "Intensity" refers to the severity of impact. The following factors were evaluated in determining the intensity of the effects of the proposed project:

1. My finding of no significant environmental effects is not biased by the beneficial effects of the action.
2. There will be no significant effects on public health and safety. Standard timber sale contract provisions will include signing and hauling limitations that provide for public safety.

3. There will be no significant effects on unique characteristics of the area because there are no unique characteristics in the project area or ecologically critical areas.
4. The effects on the quality of the human environment are not highly controversial because there is no known scientific controversy over the impacts of the project.
5. We have considerable experience with the types of activities (timber harvest and fuel reduction) to be implemented. The effects analysis shows the effects are not uncertain, and do not involve unique or unknown risk. This action does not establish precedent for future actions with significant effects.
6. The cumulative impacts for all resource areas analyzed are not significant.
7. The action will have no significant adverse effect on sites listed or eligible for listing in the National Register of Historic Places.
8. The action will not adversely affect any endangered or threatened species or its habitat that has been determined to be critical under the Endangered Species act of 1973.

The action will not violate Federal, State, or local laws or requirements for the protection of the environment. Applicable laws and regulations were considered in the EA. The action is consistent with the goals, objectives, and standards as described in the Revised Forest Plan (1997).

I appreciate the efforts of the ID team who took this project seriously and professionally considered the effects of implementing this project when considering their area of expertise. I trust their professionalism, candor and judgment when making these decisions.

Findings Required by Other Laws and Regulations

Other Laws

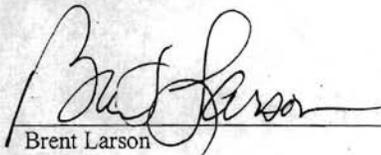
My decision is consistent with Federal, State and local laws or requirements imposed for the protection of the environment.

Implementation Date

This decision is subject to appeal pursuant to Forest Service regulations at 36 CFR 215. Appeals must meet the content requirements of 36 CFR 215.14. Only individuals or organizations who submitted comments or otherwise expressed interest in the project during the comment period may appeal. Appeals must be postmarked or received by the Appeal Deciding Officer within 45 days of the publication of this notice in the Post Register. This date is the exclusive means for calculating the time to file an appeal.

Timeframe information from other sources should not be relied on. The Appeal Deciding Officer is Brent Larson, Forest Supervisor. Appeals must be sent to: Appeal Deciding Officer, Intermountain Region USFS, 324 25th Street, Ogden, Utah 84401; or by fax to 801-625-5277; or by email to: appeals-intermtn-regional-office@fs.fed.us. Emailed appeals must be submitted in rich text (rtf) or Word (doc) and must include the project name in the subject line. Appeals may also be hand delivered to the above address, during regular business hours of 8:00 a.m. to 4:30 p.m. Monday through Friday.

For additional information concerning this decision, contact Jay Pence, 515 S. Main St, Driggs, ID 83422. 208-354-2312.



Brent Larson
Forest Supervisor
Caribou-Targhee National Forest

7/28/2010

Date

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APPENDIX I

Engineering Requirements for Roads, Parking Areas, Disturbed Areas

1. All roads and parking areas will be constructed to provide drainage and control storm water with the use of temporary-construction and permanent BMPs, minimize erosion, and accommodate usage. Culverts shall be installed, if deemed necessary by the FS, to maintain drainage. The road grade shall be built not to exceed 15% without the Forest Engineer's written approval and the width shall be between 12 to 14 feet for construction and be retained at 8 to 10 feet for permanent access. Road cut banks slope shall not exceed a 1:1 slope.
2. Any topsoil excavated during construction will be stockpiled and replaced as cover on disturbed areas to facilitate regrowth of vegetation where appropriate.
3. All disturbed areas will be seeded in a manner and with a seed mixture specified by the FS, unless otherwise waived. However, areas within 20 feet of site facilities will be managed in a manner specified in Section III. F. part 1.
4. All waste material resulting from constructing or using the site shall be removed from the site as soon as reasonable and as specified by the FS. Disposing of such material on FS lands will be done only with the Forest Service Authorized Officer's approval.
5. The Forest Service estimates the road construction cost to be \$35,500. The selected applicant(s) may elect to enter into a collection agreement for the estimated road cost with the Forest Service to have the Forest Service construct the road instead of the select applicant(s).

Forest Service - Region 4

SECTION 02201
TRENCHING, BEDDING, AND BACKFILL

PART I - GENERAL

- 1.1 This item shall consist of excavating and backfilling trenches in accordance with these specifications and details shown on the drawings, to the lines and grades established. This specification covers clearing and grubbing, conserving topsoil, excavation, safety, shoring and protection, removal of water, bedding, backfill, compaction of material, marking tape, waste material disposal, trench resurfacing, finishing and area cleanup. All utility installation in the trenches will be covered under separate sections.
- 1.2 **Method of Measurement** - There will be no separate measurement for trenching or placing and compacting backfill; rather, trenching shall be included in the measurement of the utility lines contained within the trench. Special bedding and imported backfill shall be measured as follows:
- A. **Special Bedding - Imported** - The quantity measured shall be the number of cubic yards of special bedding excavated, processed, and hauled to the site measured in the truck. The price shall include placing the material in the trench to the required depth. Any material lost between truck measurement and final placement in the trench due to stockpiling, etc., shall be deducted from the measurement. Special bedding material from trench excavation will not be considered a part of this item.
 - B. **Imported Backfill - Pipe Zone** - The quantity measured shall be the volume of selected backfill material excavated, processed, and hauled to the site. The number of cubic yards shall be calculated using the trench configuration shown on the drawings. A deduction for the volume of pipes greater than 8 inches in nominal diameter will be made. If the trench is excavated deeper, as noted in Paragraph 3.3B, the measured depth will be computed to include the increased depth to a point 12 inches above the top of the pipe.
 - C. **Imported Backfill - Above-Pipe-Zone** - The quantity measured shall be the volume of selected backfill material excavated, processed, and hauled to the site. The number of cubic yards shall be calculated using the trench configuration shown on the drawings.
- 1.3 **Reference Specifications** - The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only.

29 CFR	Safety and Health Regulations for Construction
AASHTO T 99	The Moisture-Density Relations of Soils Using a 5.5-lb Rammer and a 12-in. Drop

AASHTO T 191	Density of Soil In-Place by the Sand-Cone Method
AASHTO T 205	Density of Soil In-Place by the Rubber-Balloon Method
ASTM C 117	Materials Finer than μm (No. 200) Sieve in Mineral Aggregates by Washing
ASTM C 136	Sieve Analysis of Fine and Coarse Aggregates
ASTM D 698	Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft ³)
ASTM D 1556	Density and Unit Weight of Soil In-Place by the Sand-Cone Method
ASTM D 2167	Density and Unit Weight of Soil In-Place by the Rubber-Balloon Method
ASTM D 2922	Density of Soil and Soil-Aggregate In-Place by Nuclear Methods (Shallow Depth)

- 1.4 **Related Work** - The work shall be in accordance with the following subsidiary specifications. The subsidiary specifications are referred to in the text by the Section designation only.

Section 02130	Clearing and Grubbing
Section 02135	Waste Material Disposal
Section 02614	Hot Bituminous Plant Mix for Repairs
Section 02801	Seeding
Section 02805	Topsoil

PART II - PRODUCTS

- 2.1 **Marking Tape** - Three-inch wide marking tape shall be required as indicated below when shown on the trench cross-sectional drawings. If not shown, it is not required.
- A. Over Metallic Utility - Marking tape in trenches over metallic utilities shall be a 4-mil thickness of inert plastic film. The tape shall be brightly colored to contrast with soil and shall bear an imprint identifying the type of line buried below. Marking tape shall be Standard Terra Tape as manufactured by Reef Industries, 9209 Almeda Genoa Rd, Houston, TX 77075, 1-800-231-6074, www.reefindustries.com, or Identoline as manufactured by the Brady Worldwide, Inc., Signmark Division, P.O. Box 2999, Milwaukee, WI 53201-2999, (414) 228-1411, or an approved equal.
- B. Over Non-Metallic Utility - Marking tape in trenches over non-metallic utilities shall be an inert plastic film as described above bonded to a 1-1/2 mil metallic backing. Marking tape shall be Terra Tape - Detectible as manufactured by Reef Industries, 9209 Almeda Genoa Rd, Houston, TX 77075, 1-800-231-6074, www.reefindustries.com, or an approved equal.

- 2.2 **Pipe Zone Material** - Backfill material for electrical cable and all types of pipe, except ductile iron pipe and galvanized steel pipe, shall consist of soil, sand, or fine granular material free of ¾ inch or larger stones, and free of organic material.

Backfill material for all ductile iron or galvanized steel pipe shall consist of soil, sand, or rock smaller than two inches in largest dimension and free of organic material.

Frozen material will not be allowed.

Backfill material shall be trench-excavated material whenever it meets specification requirements. Whenever material meeting the requirements for pipe zone backfill is not readily available from trench excavation, the Contractor will be required to import pipe zone material from a designated or approved source. Imported pipe zone material shall be paid for as such.

- 2.3 **Above-Pipe-Zone Material** - Backfill material shall be free from brush, perishable material, trash, rocks, or boulders larger than 6 inches in greatest dimension, or frozen material.

Backfill material shall be trench-excavated material whenever it meets specification requirements. Whenever trench excavated material contains less than 10 percent of oversized material, the Contractor will be required to remove rocks larger than 6 inches from the trench excavated material at no additional compensation and utilize it as backfill material. If, after all suitable trench excavated material has been used as backfill, the trench is not filled to the required grade, the Contractor shall delay his backfill operations until the Contracting Officer can obtain profile elevations of the top of the partially filled trench. These elevations shall be used in computing the cubic yards for which payment will be made for imported material. Whenever material meeting the specification requirements for backfill above the pipe zone is not available from trench excavation, the Contractor will be required to import material from a designated or approved source. Imported above-pipe-zone material shall be paid for as such.

- 2.4 **Special Bedding - Imported** - Special bedding material shall consist of rounded river gravel or crushed, free-draining material, meeting the following gradation, as determined by ASTM C 136 and ASTM C 117.

SPECIAL BEDDING GRADATION	
Sieve Designation Square Openings	Percentage by Weight Passing Sieve
1"	100
¾"	90 – 100
½"	20 – 55
⅜"	0 – 15
No. 4	0 - 5

PART III -EXECUTION

3.1 **Clearing and Grubbing** - Before starting any excavation or trenching operation, the Contractor shall have completed all necessary clearing and grubbing within the specified working limits in accordance with Section 02130.

3.2 **Conserving Topsoil** - When shown on the drawings that it is necessary to conserve topsoil, the following will apply:

Topsoil shall be removed from the area to be excavated and from the area where trench excavated material will be piled, prior to excavating the trench. Topsoil shall be kept separate from trench-excavated material by either stockpiling or by windrowing on the opposite side of the trench from which the trench excavated material will be placed. Topsoil will be reused after backfilling on those areas from which it came.

When topsoil is shown on the drawings to be kept separate and respread over the backfilled trench, it shall not be measured or paid for separately.

Imported topsoil, if required, shall be handled as a separate item and be governed by Section 02805.

3.3 **Trench Excavation** - All trench excavation shall conform, as near as possible, to the lines and grades illustrated on the drawings.

- A. **Classification of Excavation Material** - Excavation will be unclassified as to materials and shall include all materials which are encountered in the required excavation. Any information that has been obtained by the USDA Forest Service concerning possible ground conditions is available at the Supervisor's Office for the Forest where the project is located to interested parties upon request.
- B. **Unsatisfactory Material** - During excavation, if material which does not meet the backfill requirements of Paragraph 2.2 (such as structurally unstable material, solid rock, over-sized rock, angular or sharp rock), as determined by the Contracting Officer, is encountered at the grade line for the pipe or cable, the unsatisfactory material shall be removed to a minimum depth of 6 inches below the utility line. Trenching shall be performed by any acceptable method, including the use of explosives, as permitted by the Contract General Provisions. In addition to the General Provisions, the Contractor shall provide skilled blasting operators and precautions shall be taken to avoid damage to adjacent property.
- C. **Trenching by Machine or by Hand** - The use of trench digging machines will be permitted except in places where machines may cause damage to existing structures, utilities, or trees, in which case hand methods shall be employed. Areas specifically to be trenched by hand will be as indicated on the drawings and paid for separately. Machines shall be of the proper size to operate within the specified working limits. In areas being excavated by machine, any hand digging necessary to locate or cross utilities will not be paid for as hand trenching.

- D. Depth - Trench excavation shall provide a uniform (for all utilities) or gently changing (for all utilities except gravity flow sewer lines) flow line.
- E. Width of Trenches - The bottom width that will be used in arriving at pay quantities that are paid on the basis of volume shall be the design bottom width, as shown on the Schedule of Items, or as shown on the trench cross-section detail on the drawings. The width of trench allowed when computing excavation and/or backfill quantities shall be vertical lines for trenches less than 4 feet and for trenches greater than 4 feet shall be computed on 1/2 to 1 side slopes. In circumstances where trench sides will not stand or are not considered safe when sloped at 1/2 to 1, a slope will be determined in the field by the Contracting Officer for which pay quantities will be computed, and the slopes shall be laid back to the stable slope determined.

The Contractor may excavate the trench narrower or wider than the design width shown on the drawings; however, the design width of the trench will be used to calculate the number of cubic yards of all excavated volume and volume of imported material that is paid for by unit volume.

Any over excavation (width) performed by the Contractor for his convenience shall be at his own expense.

- F. Alignment and Grade - The location of all pipelines and structures will be staked out and grades established by the Contracting Officer before excavation is started. All trenches shall conform to the lines and grades illustrated on the drawings or staked on the ground. The Contractor shall set batter boards and shall establish grade lines and levels necessary for the work from dimensions and elevations shown on the drawings and as established in the field. Any shifting or change from the indicated alignment and grade must receive prior approval by the Contracting Officer in writing. Alignment and grade shall also meet the requirements of Sections governing the utilities that are being installed in the trench.

- 3.4 **Safety, Shoring, and Protection** - The Contractor shall meet the General Safety Orders of the State encompassing this project and the provisions of the Occupational Safety and Health Administration (OSHA): 29 CFR Part 1926.650-652. Walls of trenches, 4 feet or more in depth, shall be supported by bracing, shoring, or other methods, unless the sides of the trench are sloped to a safe angle, from the bottom of the trench or from the top edge of a steel cage when same is used. If trenches are shored, the trench shall be of proper width to accommodate shoring and bracing, to keep trench walls from caving, and to allow for proper installation of the work. All existing improvements will be fully protected from damage.

All supports shall be removed after construction is completed and shall be withdrawn in a manner that will prevent the caving of the sides of the excavation. All openings in the

ground, caused by the removal of supports, shall be filled with suitable material and properly compacted.

3.5 **Removal of Water** - The Contractor shall provide and maintain, at all times during construction, ample means and devices with which to promptly remove and properly dispose of all water entering the excavations or other parts of the work without damage to adjacent property. All excavations shall be kept free from standing water. Any damage caused by water in the trench shall be repaired by the Contractor at his expense.

3.6 **Backfill Operations** - Backfilling will be permitted only after all inspections of piping and/or cable have been performed and tests completed and the work to be covered has been approved by the Contracting Officer. Backfill that has been improperly placed and/or compacted shall be corrected, if directed by the Contracting Officer, by reopening the trench to the depth required to obtain proper compaction. Then the trench shall be refilled and compacted according to specifications.

A. **Backfill at Pipe Zone** - Any backfill in trench bottom where over excavation was performed by the Contractor for his convenience, shall be brought back to the pipe grade indicated at his own expense. If the trench bottom is prepared in wet conditions, special bedding conforming to Paragraph 2.4 shall be used if determined necessary by the Contracting Officer.

The bottom of trenches shall be accurately graded to provide uniform bearing and support for each section of the pipe along its entire length, except for portions of the pipe sections where it is necessary to excavate for pipe joints. Depressions for joints shall be made in accordance with the recommendations of the manufacturers for the particular joint used. The bedding shall be a minimum of 4 inches in depth under the pipe and be of either special bedding or pipe zone material as conditions dictate. Trench bottom preparation shall be such that when final placement of pipe has been made, pipe will be true to line and grade. All adjustment to line and grade shall be made by scraping away or filling in with pipe zone material or special bedding material, as conditions dictate, under the body of the pipe and not by wedging or blocking.

After pipe is placed as called for in applicable Sections governing the utilities being placed in the trench, pipe zone material shall be deposited in the trench uniformly on both sides of the pipe for the full width of the trench in 6-inch horizontal layers (loose measurement) and compacted from the bottom of the trench to a depth of 1 foot over the top of the pipe.

An exception to this is on water lines and sewer lines where the Contractor elects to hydrostatically pressure test the pipe. Joints, couplings, fittings, and valves shall then be left uncovered until after the pipe has been tested. After testing proves the pipe installation to be satisfactory, pipe zone material shall then be placed carefully and compacted around the joints, couplings, fittings, and valves to a depth of 1 foot above the pipe, after which the remainder of the trench shall

be backfilled in accordance with Paragraph 3.6B. On gravity flow sewer lines, the Contractor may elect to pressure test the pipe with air. In this case, the entire trench is to be properly backfilled prior to the acceptance test.

Where electrical conduit is buried in the same trench as the waterline or sewer line, the backfill procedure for the conduit shall be performed as outlined in the preceding paragraphs. Location with respect to other utilities in a trench shall be as indicated on the trench cross-section detail as shown on the drawings.

When an electrical conduit is buried singly in a trench, or if only conduit is buried in a trench, the bedding shall be a minimum of 2 inches in depth under the conduit. After the conduit is placed, pipe zone material shall be deposited in the trench uniformly for the full width of the trench and compacted from the bottom of the trench to a depth of 4 inches over the top of the conduit.

All compaction within the pipe zone (electrical conduit area is considered as pipe zone), shall meet the following: Material shall be compacted to not less than 95 percent of the maximum dry unit weight, as determined by AASHTO T 99, Method D, or ASTM D 698, Method D. Ascertain adequate compaction during the backfill operation by performing in-place density tests in accordance with one or more of the following standard test procedures: ASTM D 1556, D 2167, or D 2922, or AASHTO T 191, or T 205.

- B. Backfill Above-Pipe-Zone - When shown on the drawings as being required, marking tape shall be installed eight inches below the ground surface and shall run the full length of the trenches.

Backfill in trenches in areas other than under roadways and parking areas shall be placed in horizontal layers 12 inches thick or less (loose measurement). Layers shall be compacted before the succeeding lift is placed with at least three passes of an approved mechanical compaction device.

Backfill in trenches under roadways and parking areas shall be maintained, wetted, or dried to optimum moisture for maximum compaction, placed in the trench in horizontal layers not to exceed 6 inches in thickness (loose measurement), and compacted to not less than 95 percent of maximum dry unit weight, as determined by AASHTO T 99, Method D, of ASTM D 698, Method D. Ascertain adequate compaction during the backfill operation by performing in-place density tests in accordance with one or more of the following standard test procedures: ASTM D 1556, D 2167, or D 2922, or AASHTO T 191, or T 205.

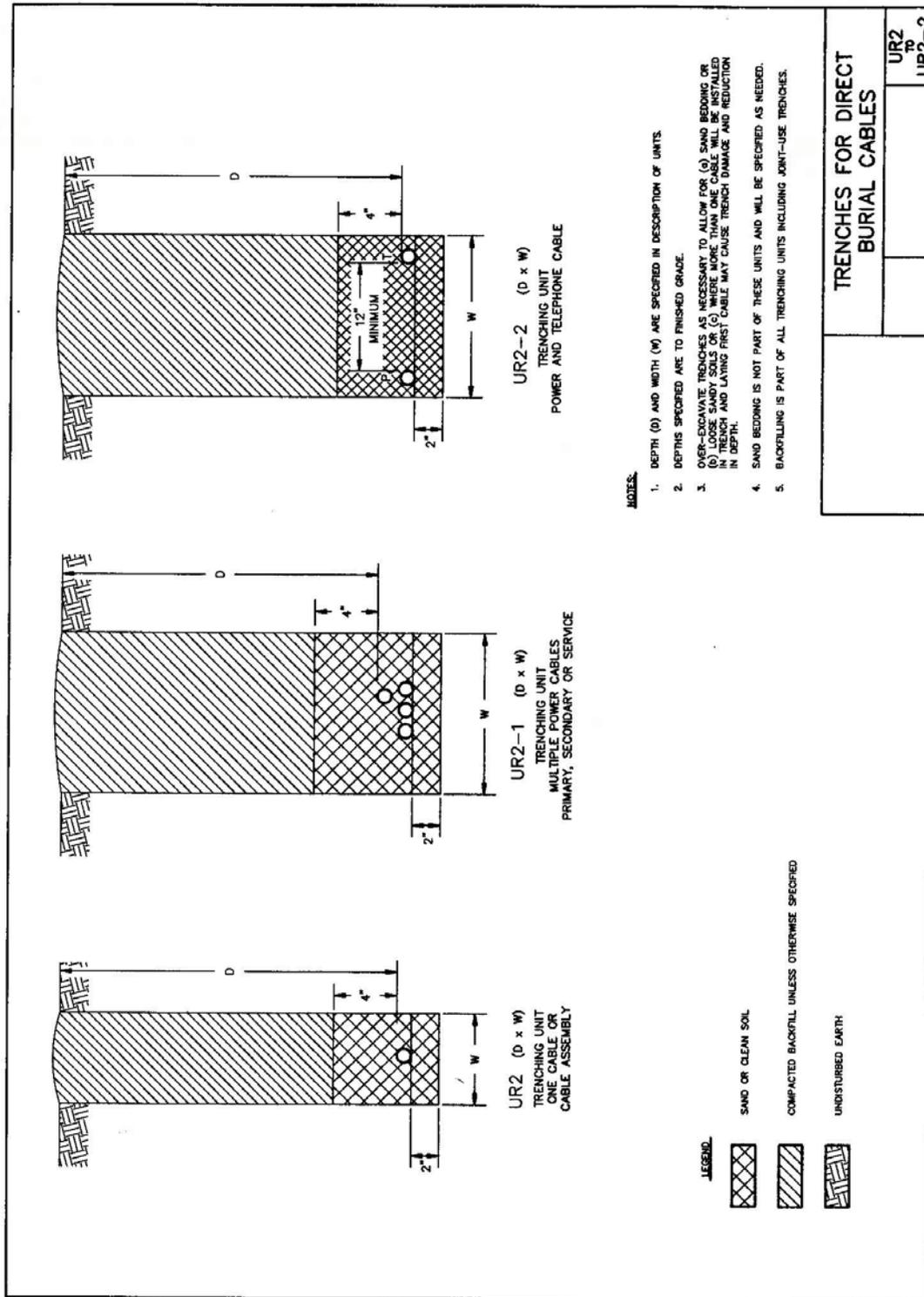
- C. Special Bedding - Imported - Special bedding shall be placed, as directed by the Contracting Officer, in trenches, as necessary, to provide a minimum of 4 inches firm bedding on which to set the pipe in areas where relatively unstable conditions exist, due to seeping ground water or mud caused by ground water, or by water from any other source which cannot be diverted. After the material is

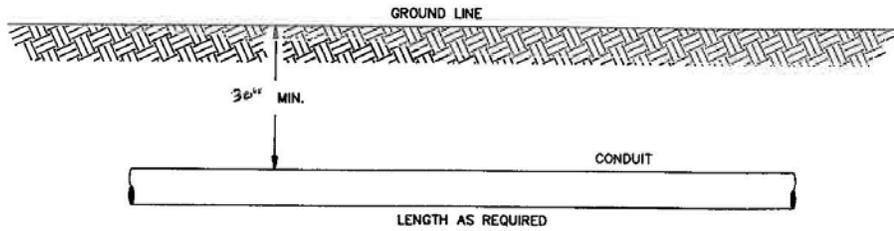
placed in the trench, leveled, and consolidated, it shall be trimmed to proper sub grade and shaped to receive the pipe.

The Contractor shall construct restrictive sections (dams) in the special bedding material at least every 200 feet to minimize the possibility of excessive ground water flows undercutting the pipe. The dam shall extend across the entire width of the trench, be a minimum of 3 feet long, and shall extend to the top of the pipe zone material.

- D. Imported Material - Any trench excavated material that can be transported less than 300 feet to other areas along the trench and used, in accordance with specifications, shall not be considered as imported material. When the Contractor is required to import material, it shall be from a designated or approved source.
 - E. Trenches in Embankments - When pipelines are to be placed in trenches excavated in embankments, the excavation of each trench shall be performed after the embankment has been constructed to an elevation at least 3 feet over the pipe or to finish grade, whichever is least.
 - F. Surface Restoration in Areas Other Than Roads - All surfaces shall be restored to the required grade (usually original ground line), mounded over or smoothed off as directed, and left in a uniform and neat condition, to the satisfaction of the Contracting Officer. Surface drainage shall be diverted so that it will not flow along a trench. In areas where natural revegetation is designated (no planting to be done), the Contractor shall scarify all disturbed or compacted areas and right-of-ways such that the surface of the ground is loose to a depth of at least one inch. In areas to be seeded, the area shall be prepared in accordance with the Section 02801.
- 3.7 **Waste Material Disposal** - Any excess excavated material that can be transported less than 300 feet within the total project area and used in accordance with other project specifications will not be paid for separately. For disposal of excavated material in excess of total project needs or material not meeting backfill or other specifications, the Contractor shall see Section 02130 and Section 02135 as applicable.
- 3.8 **Surface Restoration in (Paved) Road Areas** - Trenches to be excavated in existing paved roads, except roads that are to be closed or abandoned, will require re- surfacing after backfilling. Resurfacing shall be with bituminous surfacing material, according to Section 02614. The thickness shall be as indicated on the drawings.
- 3.9 **Finishing and Cleanup** - After the pipeline installation and backfill has been completed, the disturbed area along the pipeline shall be finish graded to present as near a natural appearance as possible and cleaned up by removing all debris and materials not utilized. Stockpiled topsoil shall be smoothly distributed over disturbed areas and prepared for seeding when required on the drawings.

END OF SECTION





SPECIFICATION NUMBER CODES:
UM50-(P or S)-(DIAMETER)

EXAMPLE: UM50-S-3
IS 3" STEEL CONDUIT

MATERIAL	-P-2	-P-3	-P-4	-P-5	-P-6
1-2" P.V.C. Conduit	1				
1-3" P.V.C. Conduit		1			
1-4" P.V.C. Conduit			1		
1-5" P.V.C. Conduit				1	
1-6" P.V.C. Conduit					1
	-S-2	-S-3	-S-4	-S-5	-S-6
1-2" Steel Conduit	1				
1-3" Steel Conduit		1			
1-4" Steel Conduit			1		
1-5" Steel Conduit				1	
1-6" Steel Conduit					1

NOTE:
SPECIFY TRENCH UNIT SEPARATELY.

MISCELLANEOUS CONDUIT
INSTALLATION

UM50-P-3