

FORM APPROVED COUNTY COUNSEL
 BY: Synthia M. Gunzel DATE: 5-13-10
 SYNTHIA M. GUNZEL

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

933



FROM: Economic Development Agency

SUBMITTAL DATE:
 May 26, 2010

SUBJECT: Communications Use Lease – U.S. Department of Agriculture, Forest Service, Ranger Peak and Red Mountain Communications Sites

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Leases and authorize the Chairman to execute same on behalf of the County.

BACKGROUND: Riverside County Information Technology (RCIT) operates radio equipment in support of the Public Safety Radio System, whose mission is critical to the County's Sheriff and Fire Department. The Public Safety Enterprise Communication (PSEC) project is responsible not only for upgrading the existing network of communications sites but also for adding approximately fifty new sites to this existing network. Gaps in coverage along Highway 243 between Banning and Idyllwild dictate the need for a new site inside the San Bernardino National Forest. In addition, the existing Red Mountain site must be expanded and upgraded to accommodate the new Motorola equipment.

(Continued on Page 2)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost 09/10:	\$ 0	For Fiscal Year:	09/10

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
 Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: Policy Consent
 Per Exec. Ofc.: Policy Consent

Prev. Agn. Ref.: 3.52 of 9/2/08 | District: 3 | Agenda Number:

ATTACHMENTS FILED
 WITH THE CLERK OF THE BOARD

3.27

BACKGROUND: (Continued)

The proposed site at Ranger Peak has been identified as a suitable location to provide radio coverage improvements to the mountain communities along Highway 243. It is PSEC's desire to construct a new communications site to continue providing critical communications service for public safety.

An existing communication site at Red Mountain must be expanded and upgraded. As the existing land grant expires in a few years, USFS will issue a new thirty year communications site lease that defines the larger footprint along with the lengthier term.

The Economic Development Agency and PSEC have negotiated thirty (30) year Communications Use Leases for both sites. Site development costs will come from PSEC funds that are already budgeted. The sites are rent free unless and until the County allows subleasing to commercial entities, in which case rent would be assessed based on existing federal schedules. At this time, the County has no plans to entertain such arrangements.

The Communication Use Leases is summarized below:

Grantor:	U.S. Department of Agriculture Forest Service San Jacinto Ranger District San Bernardino National Forest Idyllwild Ranger Station P.O. Box 518 54270 Pine Crest Rd. Idyllwild, CA 92549
Premises Location:	Ranger Peak Communication Site Idyllwild, California Red Mountain Communication Site Aguanga, California
Term:	Approximately 30 years expiring December 31, 2040
Rent:	None
Utilities:	Electricity only, paid by County directly

The attached Communications Use Leases have been approved as to form by County Counsel.

Auth ID: SJD000101
Contact ID: RIVERSIDE COUNTY PSEC
Expiration Date: 12/31/2040
Use Code: 806, 804

FS-2700-10b (05/2008)
OMB No. 0596-0082

**U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
COMMUNICATIONS USE LEASE
AUTHORITY:
FEDERAL LAND POLICY AND MGMT ACT, AS AMENDED October 21, 1976**

COUNTY OF RIVERSIDE, 3403 10TH STREET, SUITE 500 RIVERSIDE, CA UNITED STATES 92501

THIS LEASE, dated this _____ day of _____, 2010 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 RIVERSIDE COUNTY, 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 San Bernardino 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 lands in the County of Riverside, State of California, in the Southeast ¼ of the Southeast ¼ section 1 of Township 4 South, Range 1 East, San Bernardino Meridian, at approximately Latitude 33° 50' 39.17" North, Longitude 116° 49' 30.75" West., 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 Public Safety Radio and Microwave communications facility at **Ranger Peak Communication Site**.

Authorized facilities under this lease include:

- One equipment building, 12 feet x 26 feet in size, placed on concrete foundations.
- One 120 foot self-supporting, three-legged, lattice style tower constructed of appropriate colored, LRV 42 or less, galvanized steel, with approximately 30' x 30' footprint.
- One designated temporary staging area for parking and lay down use during initial construction measuring 100' x 100'.
- Fencing: 9' high chain link fencing surrounding the 65' x 65' compound and a 12' wide drive through gate.
- Underground commercial electrical service conduit and cabling.
- Standby generators: One standby generator will be located inside the 12 x 26 equipment shelter
- One 2,000 gallon propane tank(s), white in color

The location of the property is shown generally on the vicinity map attached and made part hereof as **Exhibit A**.

Site Plans provided by Riverside County dated MARCH 9, 2010 for Ranger Peak B, sheet T1 -T3, Sheet LS1, sheets A1-A12, sheet G1, 2, are attached and made part hereof as, **Exhibit B**.

A communication site management plan will become part of this lease once approved and will be identified as **Exhibit C**.

The, previously listed, dated and initialed exhibit(s), attached hereto, are incorporated into and made a part of

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Riverside County Ranger Peak Comm Site Lease

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 12/31/2040. 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 the appended Exhibits, construction is expected to commence on MARCH 8 2010 and be completed by JUNE 30, 2010 unless the parties agree in writing, in advance, to an extension of the commencement and /or end 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. Fees for this use have been exempted or waived in full pursuant to 36 CFR 251.57, or revisions thereto, and direction in FSH 2709.11, chapter 30.

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

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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 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 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 estoppels 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

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Riverside County Ranger Peak Comm Site Lease

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 one (1) year.

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:

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 31 U.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.

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M Gunzel* 5-12-10
SYNTHIA M. GUNZEL DATE

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.

County of Riverside

Marion Ashley, Chairman
Board of Supervisors

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

Department of Agriculture

Forest Service

JEANNE WADE EVANS

Forest Supervisor

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 toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). 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
Auth ID: SJD00010

Expiration Date: 12/31/2040

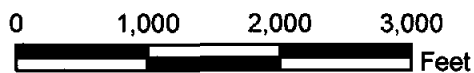
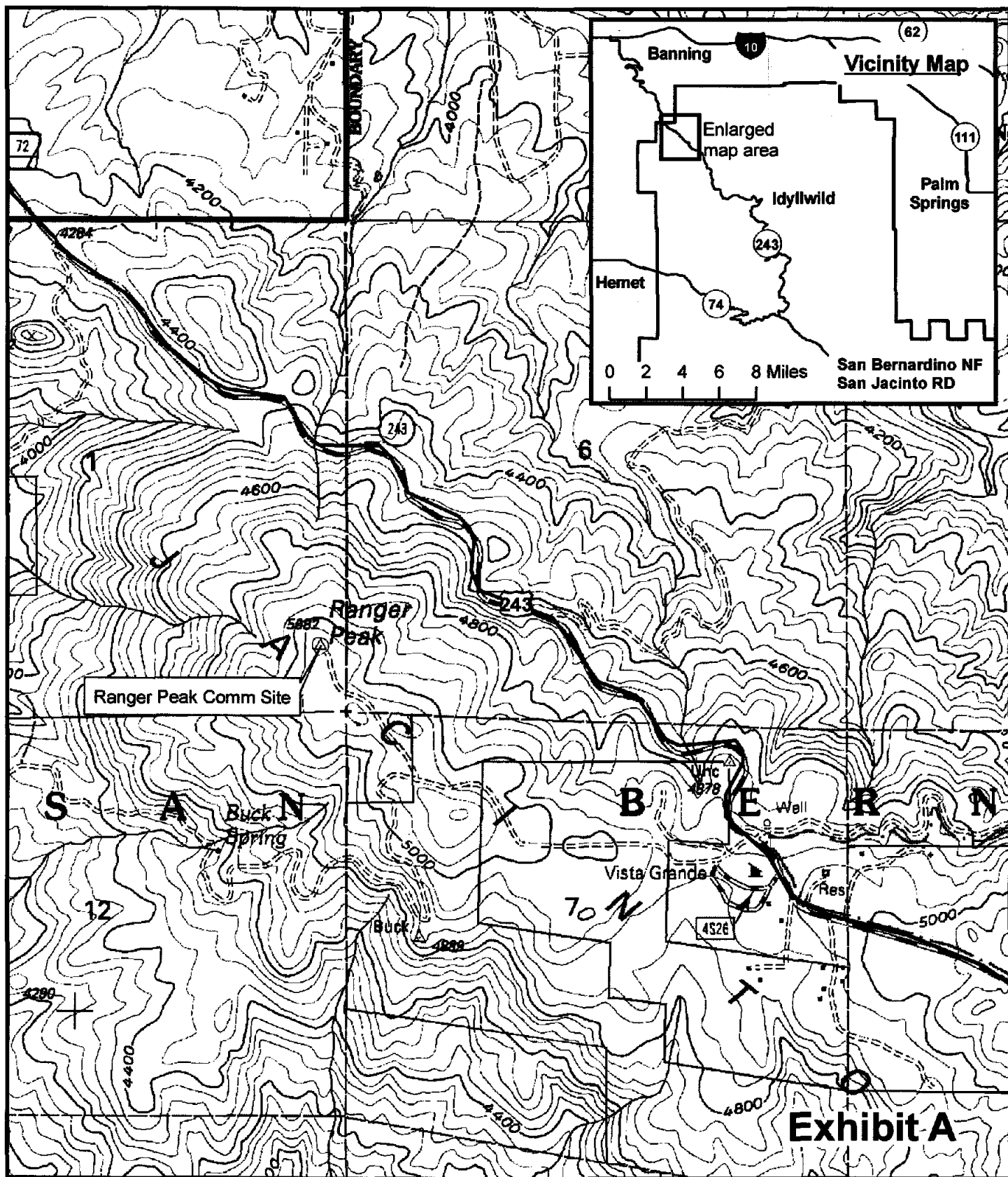
Use Code: 804

Riverside County Ranger Peak Comm Site Lease

information received by the Forest Service.

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Riverside County Ranger Peak Comm Site Lease



MOTOROLA INC.

COUNTY OF RIVERSIDE
PSEC

RANGER PEAK B

SITE ID #: BA180
HIGHWAY 243, IDYLLWILD, CA 92549



7155 ALESSANDRO BLVD., STE. A
RIVERSIDE, CA 92506



DIVISION OF
TELESPAN NETWORK SERVICES
COUNTY OF RIVERSIDE
PROJECT INFORMATION

COUNTY OF RIVERSIDE

RANGER PEAK B

NO.	DATE	DESCRIPTION
1	08/25/09	SITE RELOCATION
2	07/28/09	DESIGN COMMENTS
3	06/16/09	FORMER UPDATE
4	02/17/10	USFS COMMENTS
5	02/26/10	COUNTY COMMENTS
6	02/09/10	COUNTY COMMENTS

PROJECT SUMMARY

SITE ADDRESS: 525-32-015
RANGE 24, SECTION 16, T14S, R14E, S44E
COUNTY OF RIVERSIDE
WASHINGTON, CA 92549

REGULATORY AGENCIES:
USFS
CALIFORNIA DEPARTMENT OF PUBLICATIONS
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS

CONSTRUCTION TYPE: CELL SITES
CONSTRUCTION TYPE: CELL SITES
CONSTRUCTION TYPE: CELL SITES

UTILITY PROVIDER

POWER: CALIFORNIA CALPINE
TELEPHONE: CALIFORNIA CALPINE
TELEPHONE: CALIFORNIA CALPINE

PROJECT DESCRIPTION

PROPOSED CELL SITES (CELL SITES) LOCATED WITHIN THE RANGER PEAK B CELL SITES. THE PROJECT IS A CELL SITE RELOCATION PROJECT. THE PROJECT IS A CELL SITE RELOCATION PROJECT. THE PROJECT IS A CELL SITE RELOCATION PROJECT.

GEODETTIC COORDINATES

LATITUDE: 33° 59' 26.97" NORTH (NAD 83)
LONGITUDE: 116° 49' 20.95" WEST (NAD 83)
ELEVATION: 5648.8 METERS

CONSULTING TEAM

ARCHITECTURAL & ENGINEERING SERVICES:
1714 S. GARDEN AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
TEL: 714-444-2000 FAX: 714-444-2100

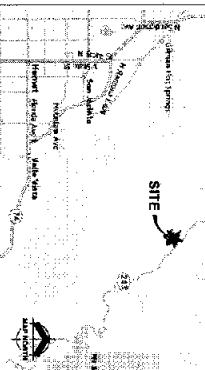
STRUCTURAL ENGINEER:
1111 S. GARDEN AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
TEL: 714-444-2000 FAX: 714-444-2100

METROLOGICAL CONSULTING MANAGER:
1111 S. GARDEN AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
TEL: 714-444-2000 FAX: 714-444-2100

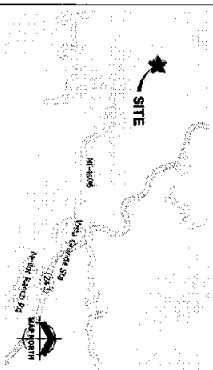
APPLICABLE NOTES & STANDARDS

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

VICINITY MAP



LOCATION MAP



DRAINAGE DIRECTIONS

DRAINAGE DIRECTIONS: THE PROJECT SITE IS LOCATED IN AN AREA WITH A SOUTHWEST TO NORTHEAST DRAINAGE PATTERN. THE PROJECT SITE IS LOCATED IN AN AREA WITH A SOUTHWEST TO NORTHEAST DRAINAGE PATTERN.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
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T-64	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-65	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-66	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-67	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-68	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-69	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-70	APPROXIMATE SITES & UTILITY ALIGNMENTS
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T-91	APPROXIMATE SITES & UTILITY ALIGNMENTS
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T-93	APPROXIMATE SITES & UTILITY ALIGNMENTS
T-94	APPROXIMATE SITES & UTILITY ALIGNMENTS
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T-100	APPROXIMATE SITES & UTILITY ALIGNMENTS

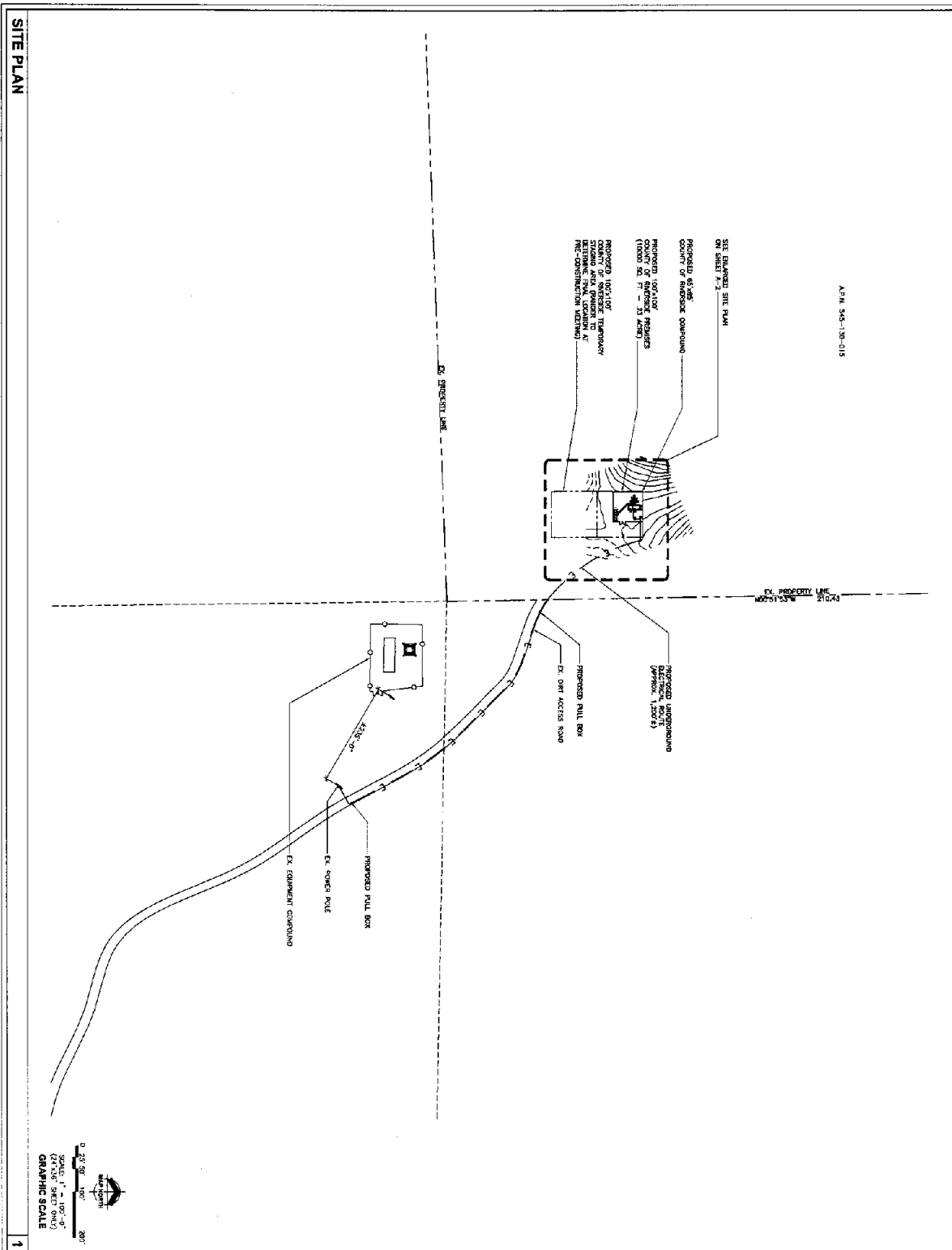
GENERAL CONTRACTOR NOTES

DO NOT SCALE DIMENSIONS IF NOT FULL-SIZE (LARGE). DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF THE OBJECT UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF THE OBJECT UNLESS OTHERWISE NOTED.

DIALERT
1-800-727-7600
1-800-727-7600
1-800-727-7600
1-800-727-7600

SHEET TITLE
TITLE SHEET,
MAPS &
GENERAL
INFORMATION
SHEET NUMBER
T-1

EXHIBIT B



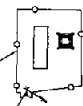
APR. 545-138-018

SEE ENLARGED SITE PLAN ON SHEET A-2.

PROPOSED ANTENNA LOCATION
 PROPOSED EQUIPMENT BUILDING
 PROPOSED FULL BOX
 EXISTING POWER POLE
 EXISTING EQUIPMENT BUILDING
 PROPOSED LINE
 EXISTING LINE

PROPOSED ANTENNA LOCATION
 PROPOSED EQUIPMENT BUILDING
 PROPOSED FULL BOX
 EXISTING POWER POLE
 EXISTING EQUIPMENT BUILDING
 PROPOSED LINE
 EXISTING LINE

PROPOSED FULL BOX
 EXISTING ACCESS ROAD



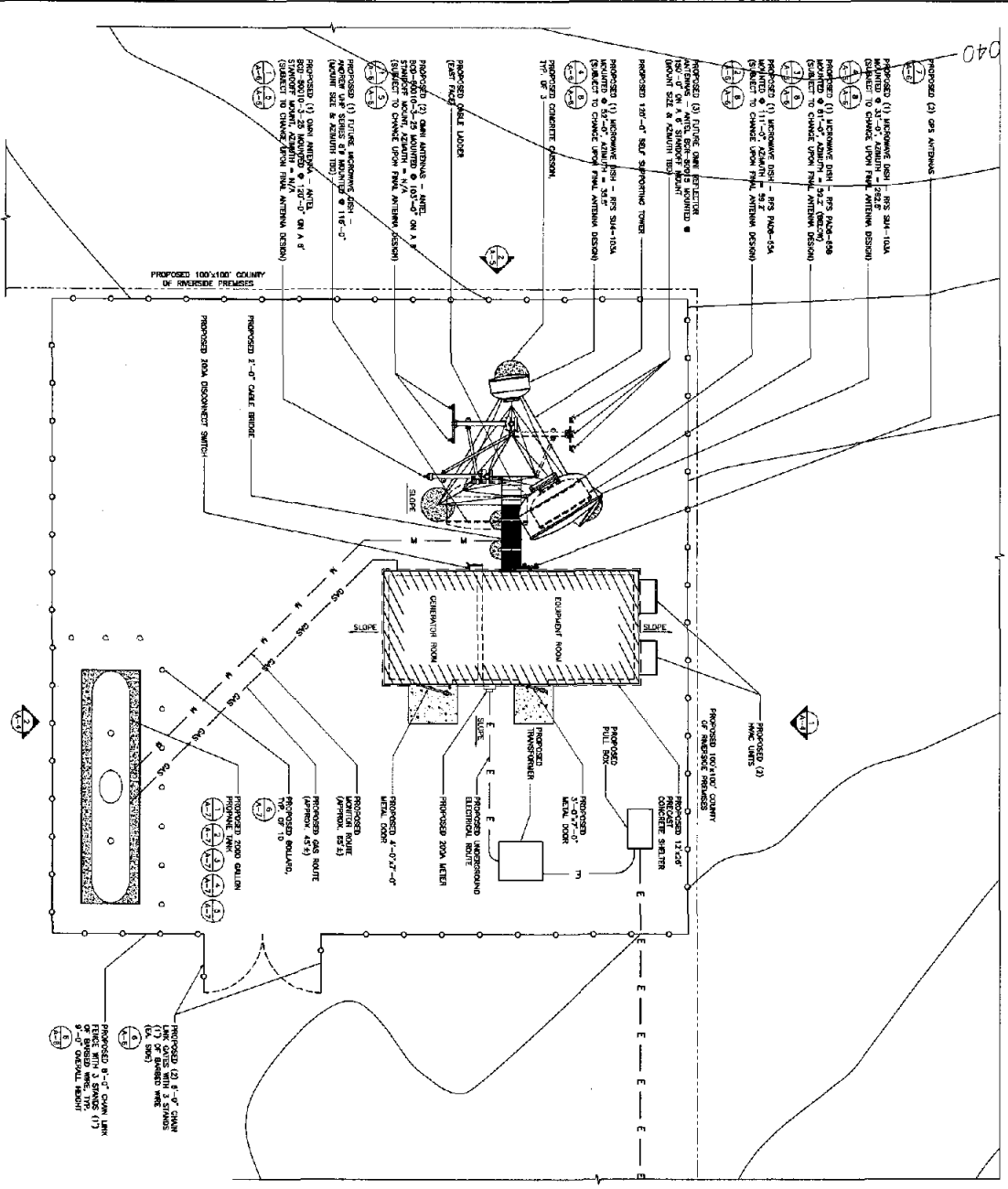
PROPOSED FULL BOX
 EXISTING POWER POLE
 EXISTING EQUIPMENT BUILDING

SITE PLAN

<p>MOTOROLA INC. 440 SEQUENCE DR SAN DIEGO, CA 92131</p>		<p>PSITEC REGISTERED SERVICE CONSULTANT 7195 ALVARADO BLVD, STE A RIVERSIDE, CA 92506</p>		<p>PLANS PREPARED BY:</p> <p>CSI DIVISION OF TELESPAN NETWORK SERVICES 10000 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100 SAN DIEGO, CA 92121</p>																																													
<p>COUNTY OF RIVERSIDE</p> <p>RANGER PEAK B</p>		<p>PROJECT INFORMATION</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/25/01</td> <td>SITE RELOCATION</td> <td>SC</td> </tr> <tr> <td>2</td> <td>07/26/09</td> <td>CLIENT COMMENTS</td> <td>TK</td> </tr> <tr> <td>3</td> <td>08/19/09</td> <td>POWER UPDATE</td> <td>TK</td> </tr> <tr> <td>4</td> <td>02/17/10</td> <td>USFS COMMENTS</td> <td>TK</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	1	06/25/01	SITE RELOCATION	SC	2	07/26/09	CLIENT COMMENTS	TK	3	08/19/09	POWER UPDATE	TK	4	02/17/10	USFS COMMENTS	TK																								
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3	08/19/09	POWER UPDATE	TK																																														
4	02/17/10	USFS COMMENTS	TK																																														
<p>SHEET TITLE: SITE PLAN</p>		<p>SHEET NUMBER: A-1</p>		<p>GRAPHIC SCALE</p> <p>0' 20' 40' 80'</p> <p>SCALE: 1" = 100'-0"</p> <p>(PLEASE SEE SHEET A-1)</p>																																													

EXHIBIT B

ENLARGED SITE PLAN



NOTE:
 1. THIS PLAN IS TO BE 1'-0" HORIZONTAL SCALE.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

NOTE:
 POWER RISE WILL BE DETERMINED BY UTILITY COMPANY.

NOTE:
 EXISTING EXCAVATED UTILITY TRENCHES SHALL BE REGRADED TO ORIGINAL GRADE AND FILL WITH COMPACTED FILL. EXISTING UTILITY TRENCHES SHALL BE REGRADED TO ORIGINAL GRADE AND FILL WITH COMPACTED FILL. EXISTING UTILITY TRENCHES SHALL BE REGRADED TO ORIGINAL GRADE AND FILL WITH COMPACTED FILL.

NOTE:
 FOR THE PROPOSED ANTENNA, THE ANTENNA SHALL BE MOUNTED ON THE ROOF OF THE BUILDING. THE ANTENNA SHALL BE MOUNTED ON THE ROOF OF THE BUILDING. THE ANTENNA SHALL BE MOUNTED ON THE ROOF OF THE BUILDING.

NOTE:
 ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION	BY
1	08/25/09	SITE RELOCATION	SC
2	07/28/09	CLIENT COMMENTS	JK
3	08/16/09	POWER UPDATES	JK
4	02/17/10	USFS COMMENTS	JK

PROJECT INFORMATION

DIVISION OF TELEGRAPH SERVICES
 7155 ALEXANDER BLVD., STE. A
 RIVERSIDE, CA 92506

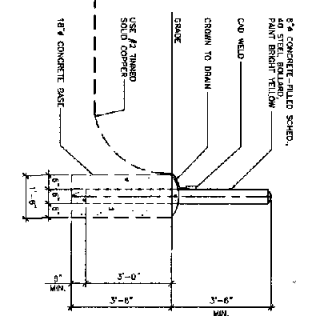
PLANS PREPARED BY:
CSI

COUNTY OF RIVERSIDE

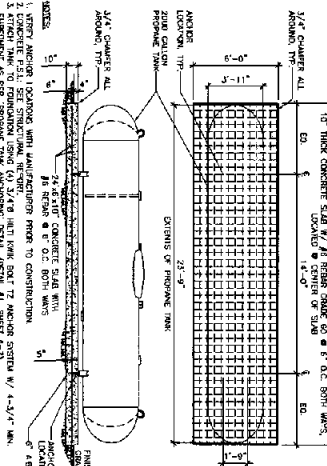
RANGER PEAK B

SHEET NUMBER: A-2

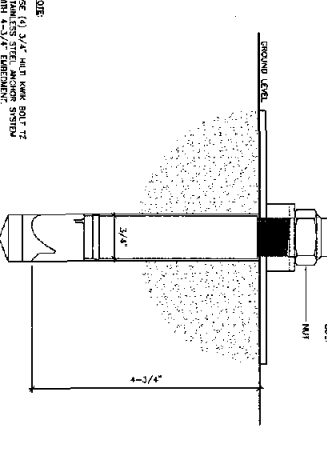
EXHIBIT B



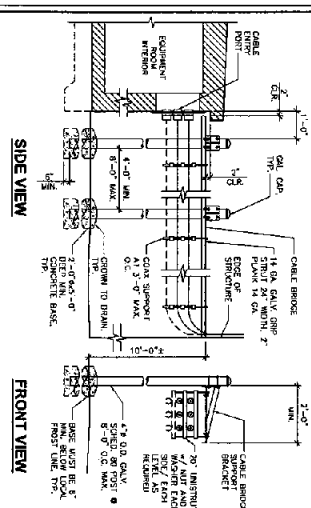
STEEL BOLLARD
SCALE: 1/2" = 1'-0"



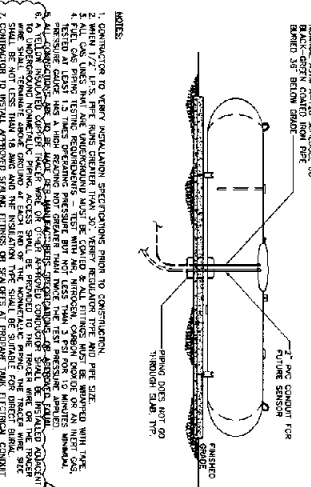
PROPANE TANK FOUNDATION
SCALE: 1/2" = 1'-0"



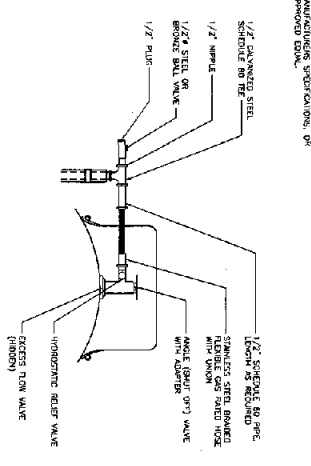
PROPANE TANK ANCHORING
SCALE: 3/8" = 1'-0"



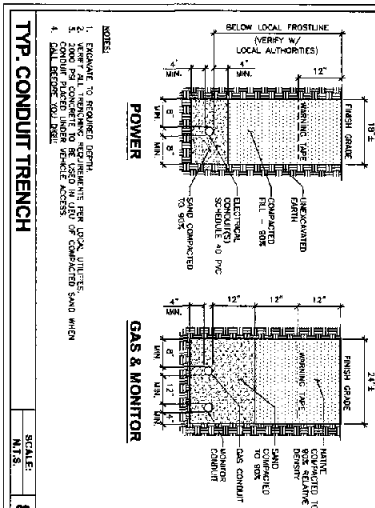
CABLE BRIDGE FROM SHELTER
SCALE: 1/2" = 1'-0"



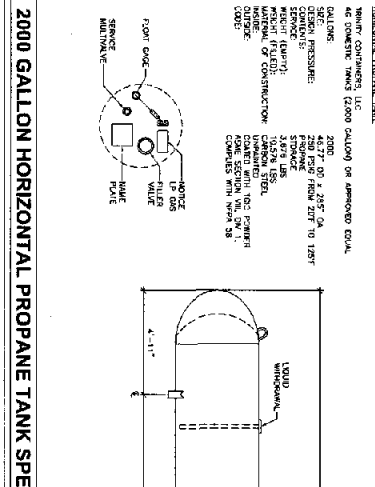
PROPANE TANK PIPING DETAIL
SCALE: 1/2" = 1'-0"



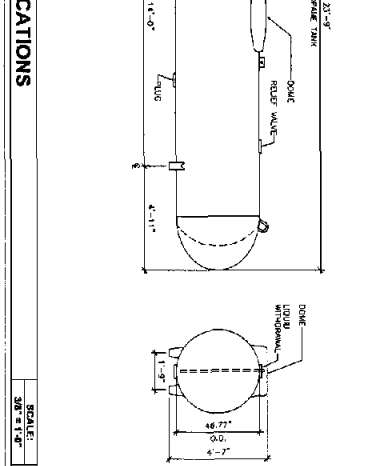
PROPANE TANK VALVE
SCALE: 3/8" = 1'-0"



TYP. CONDUIT TRENCH
SCALE: N.T.S.



2000 GALLON HORIZONTAL PROPANE TANK SPECIFICATIONS
SCALE: 3/8" = 1'-0"



2000 GALLON HORIZONTAL PROPANE TANK SPECIFICATIONS
SCALE: 3/8" = 1'-0"

MOTOROLA INC.
4450 SQUANNE DR.
SAN DIEGO, CA 92121

PS&E
PLANNING SERVICES ENGINEERING
745 ALVARADO BLVD. STE. A
RIVERSIDE, CA 92506

GI
DIVISION OF
TELESPAN ENGINEERING SERVICES
11000 AVENUE 158, SUITE 100
SAN DIEGO, CA 92120

COUNTY OF RIVERSIDE
RANGER PEAK B

NO.	DATE	DESCRIPTION	BY
1	06/25/09	SITE REVISION	SC
2	07/28/09	CLEAR COMMENTS	JK
3	08/16/09	POWER UPDATE	JK
4	02/17/10	USFS COMMENTS	JK
5	02/26/10	COUNTY COMMENTS	JK
6	03/09/10	COUNTY COMMENTS	JK

ARCHITECTURAL DETAILS
SHEET NUMBER: **A-7**

EXHIBIT B

MOTOROLA INC.
 4450 SENECA DR
 SAN DIEGO, CA 92121

PS&E
 CONSULTING ENGINEERS
 755 ALVARADO BLVD., STE. A
 RIVERSIDE, CA 92506



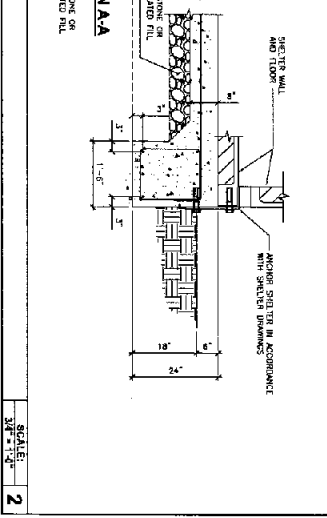
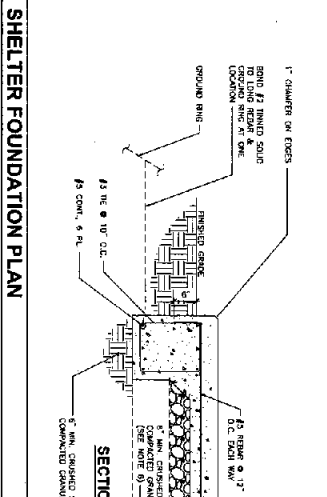
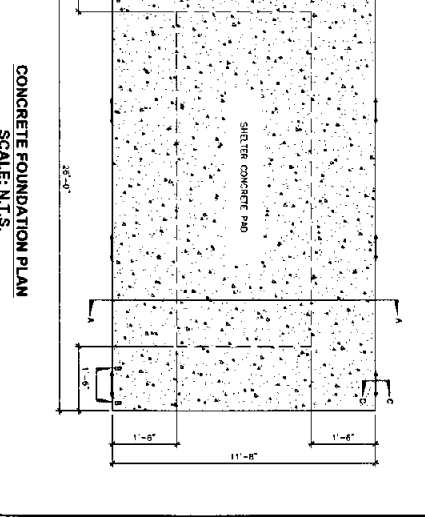
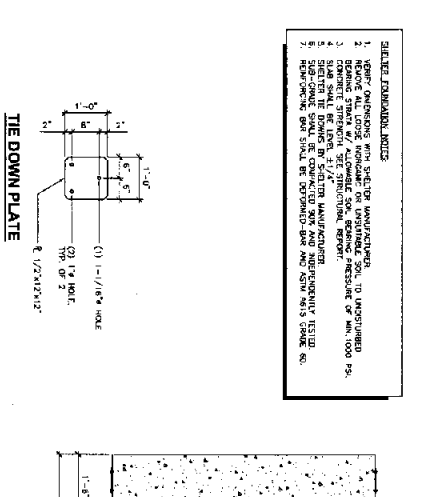
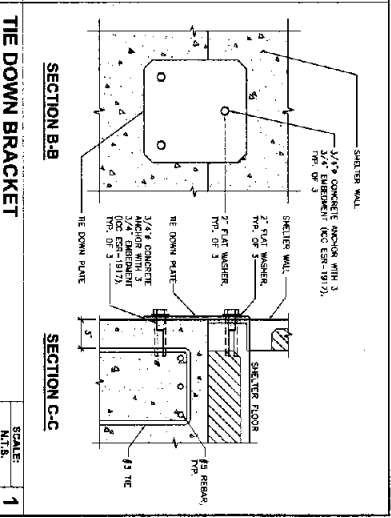
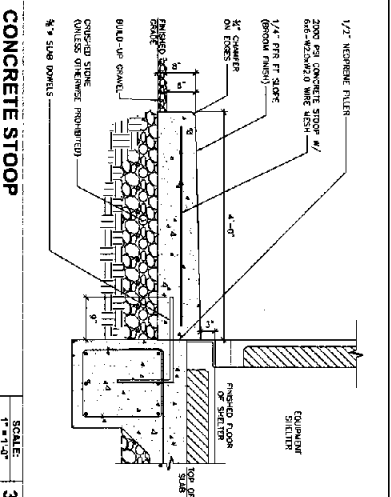
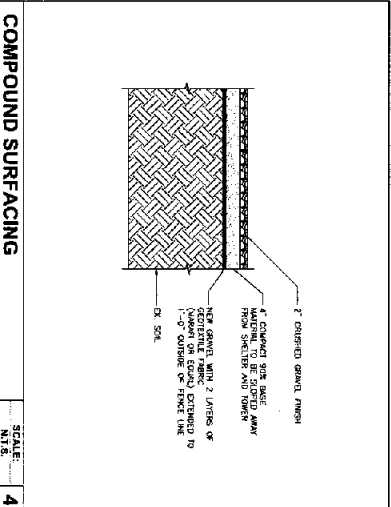
DIVISION OF
 TELEPLAN NETWORK SERVICES
 PROJECT INFORMATION

COUNTY OF
 RIVERSIDE

RANGER PEAK B

NO.	DATE	DESCRIPTION
1	08/29/09	SITE REDUCTION
2	07/28/09	CLIENT COMMENTS
3	08/16/09	POWER UPDATE
4	02/17/10	USFS COMMENTS

SHEET NUMBER
A-8



FOUNDATION
 DETAILS

GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF HAVERTH ORDINANCES, THE GENERAL CONTRACTOR AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.
2. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE GENERAL CONTRACTOR AND COUNTY OF HAVERTH.
3. A PRE-CLEANING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: GENERAL CONTRACTOR, GRADING CONTRACTOR, ARCHITECT AND SOILS ENGINEER.
4. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION THROUGHOUT TO 90% DATE STANDARD 90-1-11, AND CEMENTED BY THE SOILS ENGINEER. PROTECT DEPOSIT TO BE DETERMINED BY THE SOILS ENGINEER.
5. GRADING SHALL BE PROGRESSIVELY PREPARED AND APPROVED BY THE SOILS ENGINEER AND GENERAL CONTRACTOR PRIOR TO PLACING OF ALL UNLESS OTHERWISE SPECIFIED.
6. ALL EXPOSED SOILS SHALL BE COVERED OR ALL WEATHERED SOILS, COVERED TO A DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING OF ALL UNLESS OTHERWISE SPECIFIED.
7. ALL EXPOSED SOILS SHALL BE COVERED OR ALL WEATHERED SOILS, COVERED TO A DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING OF ALL UNLESS OTHERWISE SPECIFIED.
8. ALL EXPOSED SOILS SHALL BE COVERED OR ALL WEATHERED SOILS, COVERED TO A DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING OF ALL UNLESS OTHERWISE SPECIFIED.
9. ALL EXPOSED SOILS SHALL BE COVERED OR ALL WEATHERED SOILS, COVERED TO A DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING OF ALL UNLESS OTHERWISE SPECIFIED.
10. ALL EXPOSED SOILS SHALL BE COVERED OR ALL WEATHERED SOILS, COVERED TO A DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING OF ALL UNLESS OTHERWISE SPECIFIED.
11. IF ANY UNDESIRABLE SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE GENERAL CONTRACTOR.
12. IF ANY OF THE CONSTRUCTION OPERATIONS DISTURBS THE LOCATION OF ALL UTILITIES OR STRUCTURES ADJACENT TO THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR.
13. CUT SLOPES SHALL NOT EXCEED 1:1.75 AND ALL SLOPES SHALL NOT EXCEED 2:1 UNLESS OTHER SLOPE IS SPECIFIED BY THE SOILS ENGINEER. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SPECIFIED BY THE SOILS ENGINEER. SOILS ENGINEER SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR.
14. ADJACENT STRUCTURES SHALL BE PROTECTED BY ALL UTILITIES AND TOWNSHIP PER FOOT MINIMUM PER 4. MINIMUM.
15. CONSTRUCTION OPERATIONS SHALL BE MAINTAINED AWAY FROM STRUCTURES AND TOWNSHIP PER FOOT MINIMUM PER 4. MINIMUM.
16. DUST CONTROL: GENERAL CONTRACTOR TO MAINTAIN DUST CONTROL MEASURES.

NOTE:
EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO GRADING.

GRADING NOTES

SCALE: 1" = 10'

SHEET NUMBER: 2

EROSION CONTROL NOTES

1. NO MATERIAL TO BE STOCKPILED ON SITE.
2. ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PROBLEMS OCCURRING BEFORE FINAL ACCEPTANCE OF THE STRIP SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND/OR THE CONTRACTOR.
3. IN CASE EROSION OR SEDIMENT OCCURS TO ADJACENT PROPERTY, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL AGGRAVATE THE SITUATION MUST CEASE IMMEDIATELY UNTIL THE EROSION OR SEDIMENT IS STOPPED. RESTORATION OF ADJACENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO OR AT THE START OF SITE PREPARATION. STRIPS SHALL BE LEFT ON SITE UNTIL WITH FINAL GRADING.
5. SHOULD THE REQUIREMENT EROSION AND SEDIMENTATION CONTROL MEASURES NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND/OR ENGINEER TO DETERMINE THE MOST APPROPRIATE MEASURES TO BE INSTALLED. THESE MEASURES MAY INCLUDE:
 - IN ANY AREA WHICH HAS BEEN SUBJECT TO VEGETATION OR DISTURBED LAND DESCRIBED ABOVE AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS, THE CONTRACTOR SHALL MAINTAIN VEGETATION OR DISTURBED LAND WITH VEGETATION, GRASS PLANTING, OR OTHER PERMITTED EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN VEGETATION OR DISTURBED LAND WITH VEGETATION, GRASS PLANTING, OR OTHER PERMITTED EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN VEGETATION OR DISTURBED LAND WITH VEGETATION, GRASS PLANTING, OR OTHER PERMITTED EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
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6. THE COUNTY OF HAVERTH CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND ACCEPTANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. THE ARCHITECT AND/OR CONTRACTOR SHALL NOTIFY THE COUNTY OF HAVERTH WITHIN 48 HOURS IN ADVANCE OF EACH REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURE.
7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. THE COUNTY OF HAVERTH CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND ACCEPTANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. THE ARCHITECT AND/OR CONTRACTOR SHALL NOTIFY THE COUNTY OF HAVERTH WITHIN 48 HOURS IN ADVANCE OF EACH REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURE.
9. ALL NECESSARY ACQUIRES SHALL BE MAINTAINED ON SITE TO PREVENT EROSION, DUST AND SOIL FROM ACCUMULATING ON THE PUBLIC RIGHT-OF-WAY.
10. ALL NECESSARY ACQUIRES SHALL BE MAINTAINED ON SITE TO PREVENT EROSION, DUST AND SOIL FROM ACCUMULATING ON THE PUBLIC RIGHT-OF-WAY.
11. DUST CONTROL: GENERAL CONTRACTOR TO MAINTAIN DUST CONTROL MEASURES.
12. STRIP WITH POLLUTION PREVENTION PLAN TO BE IMPLEMENTED PRIOR TO GRADING.

NOTE:
EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO GRADING.

EROSION CONTROL NOTES

SCALE: 1" = 10'

SHEET NUMBER: 1



440 SERRANO DR
SAN DIEGO, CA 92121



7165 ALVARADO BLVD, STE. A
PUEBLO, CO 81008



TELESPAN NETWORK SERVICES
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

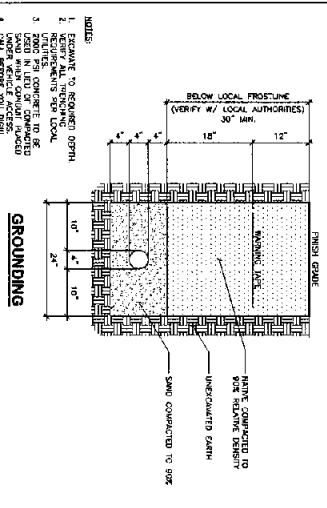
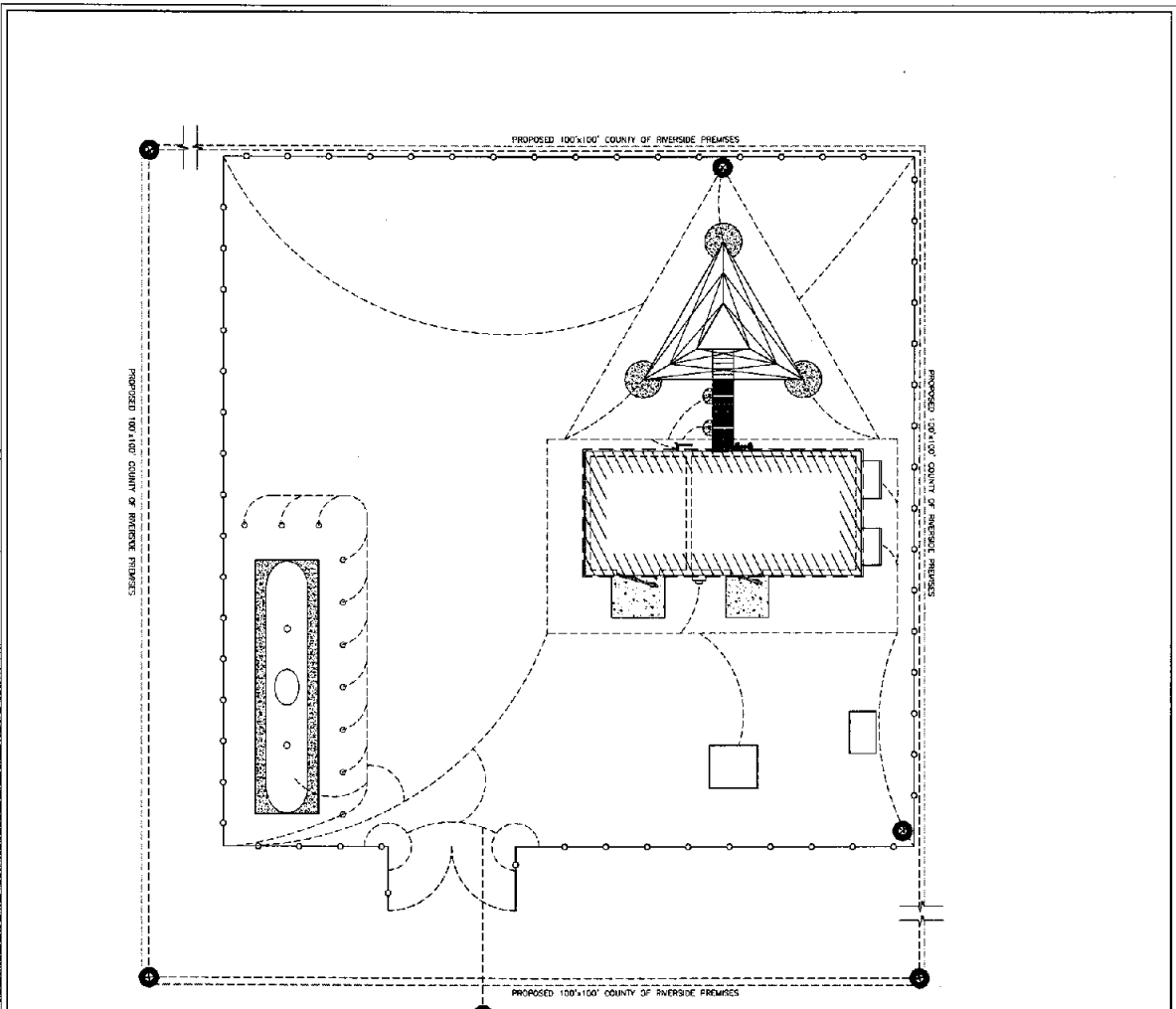
COUNTY OF RIVERSIDE

RANGER PEAK B

NO.	DATE	DESCRIPTION	BY
1	06/26/09	SITE RELOCATION	SC
2	07/26/09	CLIENT COMMENTS	JK
3	08/16/09	POWER UPDATE	JK
4	02/17/10	USFS COMMENTS	JK

SHEET TITLE: EROSION CONTROL & GRADING NOTES
SHEET NUMBER: A-9

EXHIBIT 33

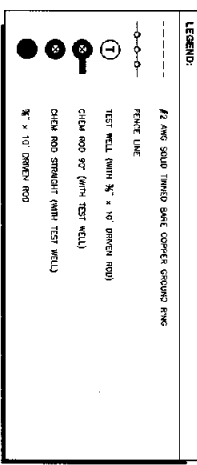


- NOTES:**
1. EQUIPMENT TO BE GROUNDED TO THIS SYSTEM.
 2. REQUIREMENTS FOR LOCAL AGENCIES.
 3. TRENCH TO BE CONCRETE TO BE 30\"/>

GROUNDING TRENCH

SCALE: 1" = 1'-0"

- *NOTES:**
1. SOIL CONDITIONS AND RESISTIVITY TESTING REQUIRED IN A VALUE EXCEEDING 5 OHMS.
 2. THE USE OF ADDITIONAL AIR AND/OR RODS INCLUDED IN RESIDUAL MEASUREMENT.
 3. COLOR APPROVED DESIGN 33 SHIMS.



- NOTES:**
1. AFTER FINISHING OF GROUND RING, ALL SPACED CONDUCTORS SHALL BE RETURNED TO ORIGINAL CONDITION.
 2. PRIOR TO CONSTRUCTION, ALL UNDESIRABLE CONDUITS AND UTILITIES WILL BE LOCATED.
 3. ALL EXISTING GROUNDING AND USE OF EXISTING RODS SHALL BE BUNDLED TO A MINIMUM OF 12" FROM ALL CONDUITS AND UTILITIES.
 4. EXISTING GROUNDING SHALL BE SET CHD ROD OR APPROVED EQUIV. WHEN REQUIRED AND ALL UNDESIRABLE GROUNDING CONNECTIONS ARE TO BE EVALUATED AND REWORKED AS NECESSARY.
 5. ALL UNDESIRABLE GROUNDING CONNECTIONS ARE TO BE EVALUATED AND REWORKED AS NECESSARY.
 6. CONDUCTORS SHALL BE EITHER COPPER OR ALUMINUM, 5/8" DIAMETER OR LARGER.
 7. ALL RODS IN ROUND CONDUITS TO BE 1/2" DIA. RODS.
 8. ALL RODS IN SQUARE CONDUITS TO BE 1/2" DIA. RODS.
 9. TOWER GROUNDING ROD SHOULD BE INSTALLED WITH 2 FT. FROM TOWER FOUNDATION.
 10. ALL GROUNDING RODS SHALL BE INSTALLED WITH 2 FT. FROM TOWER FOUNDATION.
 11. TO BE REWORKED IN GROUND CHANGING SCHEDULE.

LYNCOLE

TECHNICAL SERVICES

3547 YONKERS STREET, SUITE 204
 RIVERSIDE, CA 92503
 (951)582-2810 FAX (951)224-1114
 ENGINEERING@LYNCOLE.COM

PROJECT NUMBER: 072189

DATE: 02/17/10

SCALE: 1" = 1'-0"

PROJECT NAME: RANGER PEAK B

CITY: RIVERSIDE, CA

COUNTY: RIVERSIDE

CLIENT: MOTOROLA

MOTOROLA INC.
 640 SERRANO DR
 SAN DIEGO, CA 92121

PS&E
 REGISTERED ENGINEERING FIRM
 7155 ALVARADO BLVD, STE. A
 RIVERSIDE, CA 92506

LYNCOLE
 TECHNICAL SERVICES
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COUNTY OF RIVERSIDE

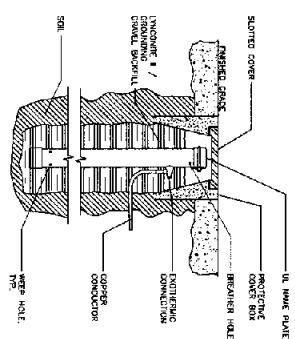
RANGER PEAK B

GROUNDING PLAN

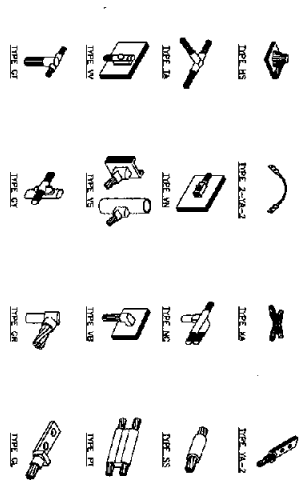
G-1

NO.	DATE	DESCRIPTION
1	08/25/09	SITE RELOCATION
2	07/26/09	CLIENT COMMENTS
3	08/18/09	OWNER UPDATE
4	02/17/10	USFS COMMENTS

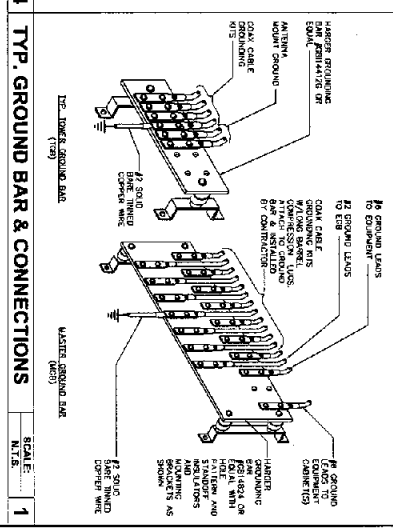
EXHIBIT B



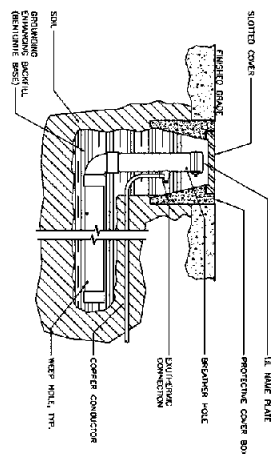
TYP. STRAIGHT-SHAPE XIT GROUNDING SCALE: N.T.S.



TYP. EXOTHERMIC CONNECTIONS TYPE SCALE: N.T.S.



TYP. GROUND BAR & CONNECTIONS SCALE: N.T.S.



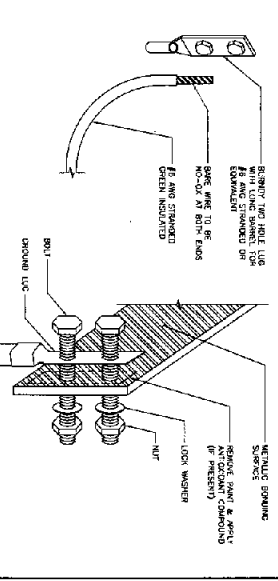
TYP. L-SHAPE XIT GROUNDING SCALE: N.T.S.

NOTE:

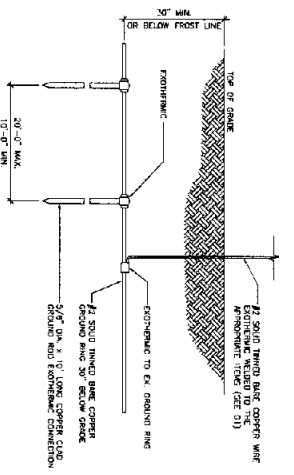
- ALL DIMENSIONS ARE TO BE AS SHOWN. BOLT, GROUND LUG, GROUND BAR, LOCK WASHER AND NUT SHALL BE AS SHOWN OR NO-OK OR EQUIVALENT SHALL BE PLACED WHERE ALL.
- ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WIRE SIZE	GROUND LUG	BOLT SIZE
#6 AWG COILS INSULATED	WAL-DC125	3/8" - 16 NC 3 2 BOLT
#2 AWG SOLID THREADED	WAL-DC125	3/8" - 16 NC 3 2 BOLT
#2 AWG SOLID INSULATED	WAL-DC125	3/8" - 16 NC 3 2 BOLT
#2 AWG AWG COILS INSULATED	WAL-DC125	3/8" - 16 NC 3 2 BOLT
#2 AWG AWG COILS INSULATED	WAL-DC125	3/8" - 16 NC 3 2 BOLT

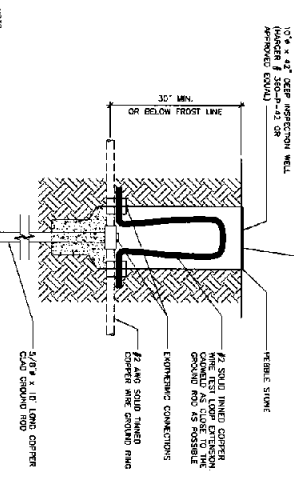
GROUND LUG TO GROUND BAR - INTERIOR SCALE: N.T.S.



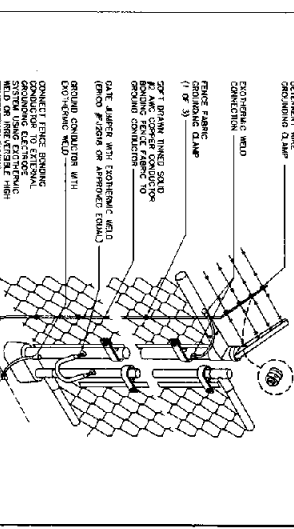
TYP. FENCE, POST & GATE BONDING SCALE: N.T.S.



GROUND RING SECTION SCALE: N.T.S.



TYP. GROUND TEST WELL SCALE: N.T.S.



TYPICAL GROUNDING DETAILS SCALE: N.T.S.

MOTOROLA INC.
6450 SERRANO DR.
SAN DIEGO, CA 92121

POST E&E
ELECTRICAL ENGINEERING CONSULTANTS
7155 ALEXANDER BLVD., STE. A
AMERISBURG, CA 95855

SI
DIVISION OF TELESPAN NETWORK SERVICES
PROJECT INFORMATION

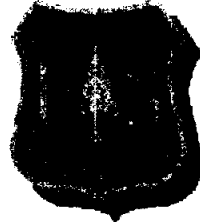
COUNTY OF RIVERSIDE
RANGER PEAK B

NO.	DATE	DESCRIPTION	BY
1	06/26/08	SITE RELOCATION	KK
2	07/26/08	CLIENT COMMENTS	KK
3	08/16/08	POWER UPDATE	KK
4	02/17/10	USFS COMMENTS	KK

SHEET TITLE: **TYPICAL GROUNDING DETAILS**
SHEET NUMBER: **G-2**

EXHIBIT B

RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN



**RANGER PEAK COMMUNICATIONS SITE
MANAGEMENT PLAN**

**SAN BERNARDINO NATIONAL FOREST
SAN JACINTO RANGER DISTRICT
IDYLLWILD, CALIFORNIA**

Submitted By: /s/ Laurie Rosenthal 4/12/10
District Ranger Date

Approved By: /s/ Tom Gillett for Jeanne Wade Evans 4/26/10
Forest Supervisor Date

EXHIBIT "C"

RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

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EXHIBIT "C"

RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN**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.

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

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

Ranger Peak Communication Site is located on San Jacinto Ranger District, San Bernardino National Forest, Riverside County, State of California in Section 1, T. 4 S. R. 1 E., San Bernardino Meridian at approximately 33° 50' 39.17" North, Longitude 116° 49' 30.75" West. The elevation at Ranger Peak communications site is approximately 5082 feet above mean sea level (msl). The area for development is approximately .23 acres in size. Ranger Peak Communication Site is road accessible.

This site does serve Hemet Ranally Metro Area (RMA). The population is currently between 100,000 and 299,999 and is therefore Zone 6. 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 two-way radio and the site is designated as Government Only. This designation was established in a San Bernardino National Forest Land and Resource Management Plan approved in 2005 within prescriptions which allow electronic sites. The maximum power output for the Ranger Peak Communication Site is based on the maximum output allowed for two-way radio under the Federal Communications Commission's rules at Title 47, Code of Federal Regulations, Part 90.

B. Existing Site Development

Ranger Peak was first developed when the Forest Service established a lookout tower for fire detection. The lookout tower structure is no longer present. The site was first developed for communications purposes in 2010. There was one commercial electronic

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site operation in this area prior to this facility and it still stands approximately 500 feet to the south on privately held land. The San Bernardino NF amended the Land Management Plan to include this site in 2010 when the County of Riverside was permitted to construct and operate a steel 120' three legged lattice tower and prefab equipment shelter.

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

C. Objectives

The primary objectives of the Sample 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 low power communications uses only. The maximum power output expressed as ERP is based on the maximum output allowed for two-way radio under the Federal Communications Commission's rules at Title 47, Code of Federal Regulations, Part 90. As of the 2003 regulation, that is 500 watts ERP. Each use must operate at or below the power level authorized by their respective FCC license as long as it does not exceed the site limitation.
3. No continuously transmitting uses are authorized at this site, excluding microwave and controller channels used in support of mobile radio equipment.
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.

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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**

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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 San Bernardino 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.

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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;

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

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 extremely limited 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:

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

- 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, omni-directional broadcast 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.

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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.

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.

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

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 low profile sloped roof. The roof shall be non-reflective metal or other non-reflective fire resistant material approved by the Forest Service. Roofs can be equipped with antenna support structures, such as poles and railings that can extend up to 25 feet above ground level.
3. Facility owners and facility managers are encouraged to construct the interior of their buildings in a modular fashion, so that they can:
 - a. Sublease sections to others;
 - b. Provide tenants and customers with internal separation and security;
 - c. Reduce physical interference; and
 - d. Increase management effectiveness.
4. The following materials are approved for construction of new 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.

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

- 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 120 feet. All new towers shall be self-supporting unless specifically authorized.
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,

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

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**

There are no 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 shall be installed in accordance with accepted practices and standards, such as Motorola specification R-56 and the NEC. Grounding using bentonitic clays is currently the only approved method for chemical grounding. Other types of chemical grounding shall require completion of

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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.

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4. Antennas

- a. Microwave (dish) antennas other than ground-mounted satellite dishes shall not exceed 10 feet in diameter.
- 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 or on the ground.

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.

If 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

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in existence on National Forest System lands within two miles of the Sample 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.

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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 Southern California Edison. Riverside County operates backup power propane generators.

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.

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN**H. Security and Law Enforcement**

The California Highway Patrol and Riverside County Sheriff's Department are the principal law enforcement agencies for the area in which the Ranger Peak Communications Site is located. Generally, the Highway Patrol and County Sheriff's 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.

All of the facilities at Ranger Peak Communication Site are fenced. If additional fencing is ever deemed necessary for security purposes at other facilities on the site, it must meet the following criteria:

1. All fences must meet health and safety requirements.
2. All fence locations and design require 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

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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.

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. Extent of vegetation removal will be agreed to by the authorizing official. 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.

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Any fire will be immediately reported to "911", the nearest Forest Service office and/or Riverside County Sheriff's Office.

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.

Access to Ranger Peak Communications Site is from State Hwy 243 just north of Vista Grande Fire Station via Forest Service Route 4S06. 4S06 goes west approximately .9 of a mile, where 4S06A splits to the northwest and continues approximately .3 mile to the site. The County of Riverside maintains the road commensurate with use. The Ranger Peak Communication Site is located approximately 8 air miles northwest of the town of Idyllwild and driving time is approximately .5 hour.

In Section 7, T. 4 S., R. 2 E. route 4S06 leaves Hwy 243 on Forest System lands for ~ .4 miles, thence west and north over private lands with easements to the Forest Service for ~.5 miles, thence across Forest System lands for ~ .1 miles till the junction with 4S06A. 4S06A heads northwest across private land for ~ .1 mile with an admin only easement to the Forest Service, then returns to Forest System lands crossing the tip of the SW corner of Section 6 and continuing ~ .1 mile to Ranger Peak in the SE ¼ of Section 1, T. 4 S. R. 1 E. One gate exists on private land in the NW ¼ of the SE ¼ of the NW ¼ of Sec 7.

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

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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.

IX. SITE ASSOCIATION AND ADVISORY GROUP

A site association is probably not needed at this time. If development were to increase either on the Forest Service or the private lands adjacent to this Communications Site, a users association may become desirable. Leadership would need to come from one of the users. As needed in the future, the site association would be responsible for obtaining and maintenance of an administrative access and upkeep of internal roads and parking areas. The site association would also be responsible for ensuring cooperation between users for on-tower access. A site safety officer would be identified within the site association. The site association would be expected to develop a Radio Frequency Radiation Plan/Agreement and recommend measures to reduce interference issues (e.g., through use of filters).

The goal of the site association would also be to maximize the effective use of the site. The objective of a sanctioned association will be to represent all site users as a group when dealing with the San Jacinto Ranger District on matters relating to the site administration. The association would be able to work in cooperation with the Forest Service and private land administrators to identify problems or opportunities and make recommendations to the Forest Service and the private land owner for any changes in management strategies at the site. The association could also provide input to the Forest Service and private land owner 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 nor the private land owner, they could use the input for administration of the site. The Forest Service and a representative from the private land owner would be members of such a group and would help jointly develop the charter (i.e., the ground rules).

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

X. APPENDICES

APPENDIX A – Location Map

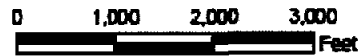
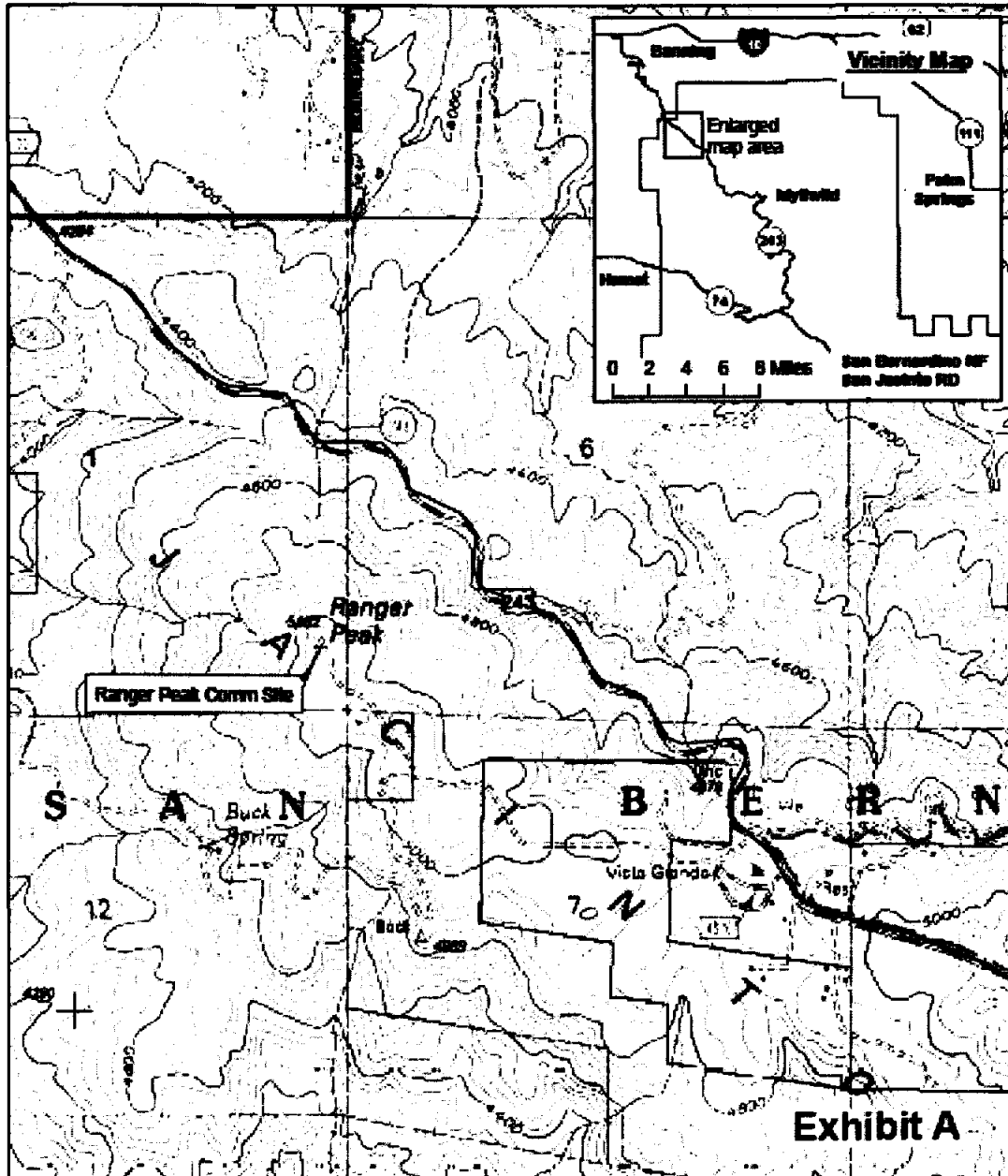


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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN**APPENDIX B – Authorized Facilities**

Facility	Auth #	Use	Building	Tower	Other
Facility #1 Riverside County	SJD000101	PMRS	Pre-fabricated 12' x 26' on concrete pad	120' 3 legged lattice	Propane Tank (2000 gal.); standby generator; 9 foot high chain link fence (65' x 65')

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APPENDIX C – Facility Photographs
Facility 1 – Riverside County, PSEC

EXHIBIT "C"

RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

Facility 1 – Riverside County, PSEC

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RANGER PEAK COMMUNICATION SITE MANAGEMENT PLAN

APPENDIX D – Inspection Checklist

“Ranger Peak 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.*

EXHIBIT "C"

Auth ID: SJD818102
Contact ID: COUNTY OF RIVERSIDE PSEC
Expiration Date: 12/31/2040
Use Code: 818

FS-2700-10b (05/2008)
OMB No. 0596-0082

**U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
COMMUNICATIONS USE LEASE
AUTHORITY:
FEDERAL LAND POLICY AND MGMT ACT, AS AMENDED October 21, 1976**

COUNTY of RIVERSIDE, 3403 10TH STREET SUITE 500 RIVERSIDE, CA UNITED STATES 92501.

THIS LEASE, dated this ___ day of _____, 2010 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 COUNTY OF RIVERSIDE, 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 San Bernardino 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 Riverside, State of California, Section 23 of Township 6 South and Range 1 East, on the Blackburn Canyon, California USGS topographic quadrangle, at approximately Latitude 33° 37' 48.4" North, Longitude 116° 50' 52.6" West, (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 **microwave repeater** communications facility. The area is identified as the **Red Mountain Communication Site**. Authorized structures under this lease include:

- One equipment building, 12 feet x 36 feet in size, placed on concrete foundations.
- One 80 foot self-supporting, three-legged, lattice style tower constructed of appropriate colored, LRV 42 or less, galvanized steel, with approximately 30' x 30' footprint.
- One designated temporary staging area for parking and laydown use during initial construction measuring 100' x 100' .
- Fencing: 9' high chain link fencing surrounding the 65' x 65' compound and a 12' wide drive through gate.
- Underground electrical cable.
- Standby generators: One standby generator will be located inside the 12 x 36 shelter
- One 2,000 gallon propane tank(s), white in color

The location of the property is shown generally on the vicinity map attached and made part hereof as **Exhibit A**.

Site Plans provided by **Riverside County** dated SEPTEMBER 10, 2009 for Red Mountain, sheets A-1 – A-5, are attached and made part hereof as, **Exhibit B**.

A communication site management plan will become part of this lease once approved and will be identified as

Auth ID: SJD818102
Expiration Date: 12/31/2040
Use Code: 818

Riverside County Red Mountain Comm Site Lease

Exhibit C.

The, previously listed, 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 12/31/2040. 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 the appended Exhibits, construction is expected to commence on JULY 2010 and be completed by OCTOBER 2010 unless the parties agree in writing, in advance, to an extension of the commencement and /or end 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.

Auth ID: SJD818102
Expiration Date: 12/31/2040
Use Code: 818

Riverside County Red Mountain Comm Site Lease

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 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 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 thereunder 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 one (1) year.

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:

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 31 U.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.

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 5-12-10
DATE
SYNTHIA M. GUNZEL

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.

County of Riverside

Marion Ashley, Chairman
Board of Supervisors

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
Department of Agriculture
Forest Service

JEANNE WADE EVANS
Forest Supervisor

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.

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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.

Auth ID: SJD818102
Expiration Date: 12/31/2040
Use Code: 818

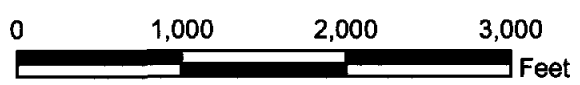
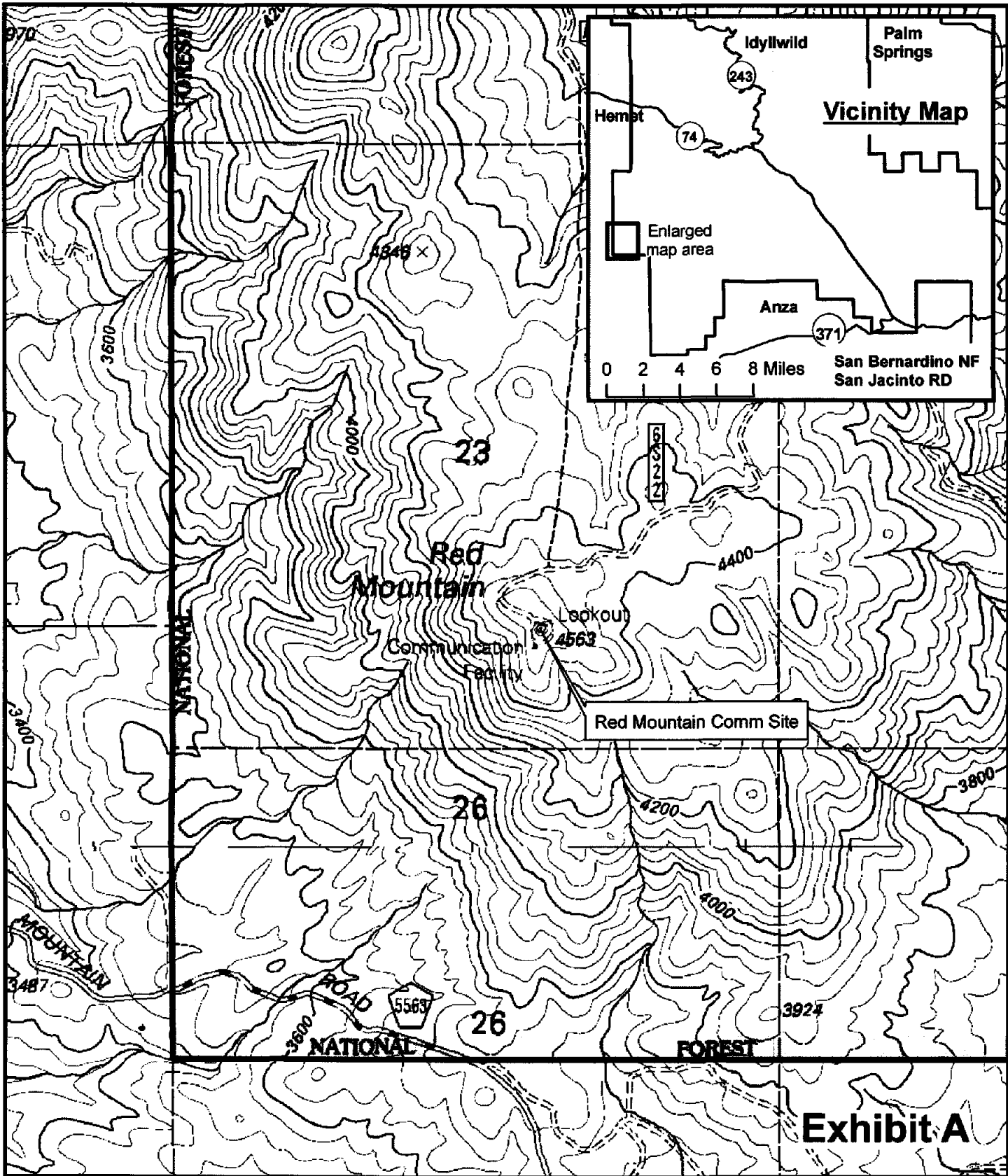
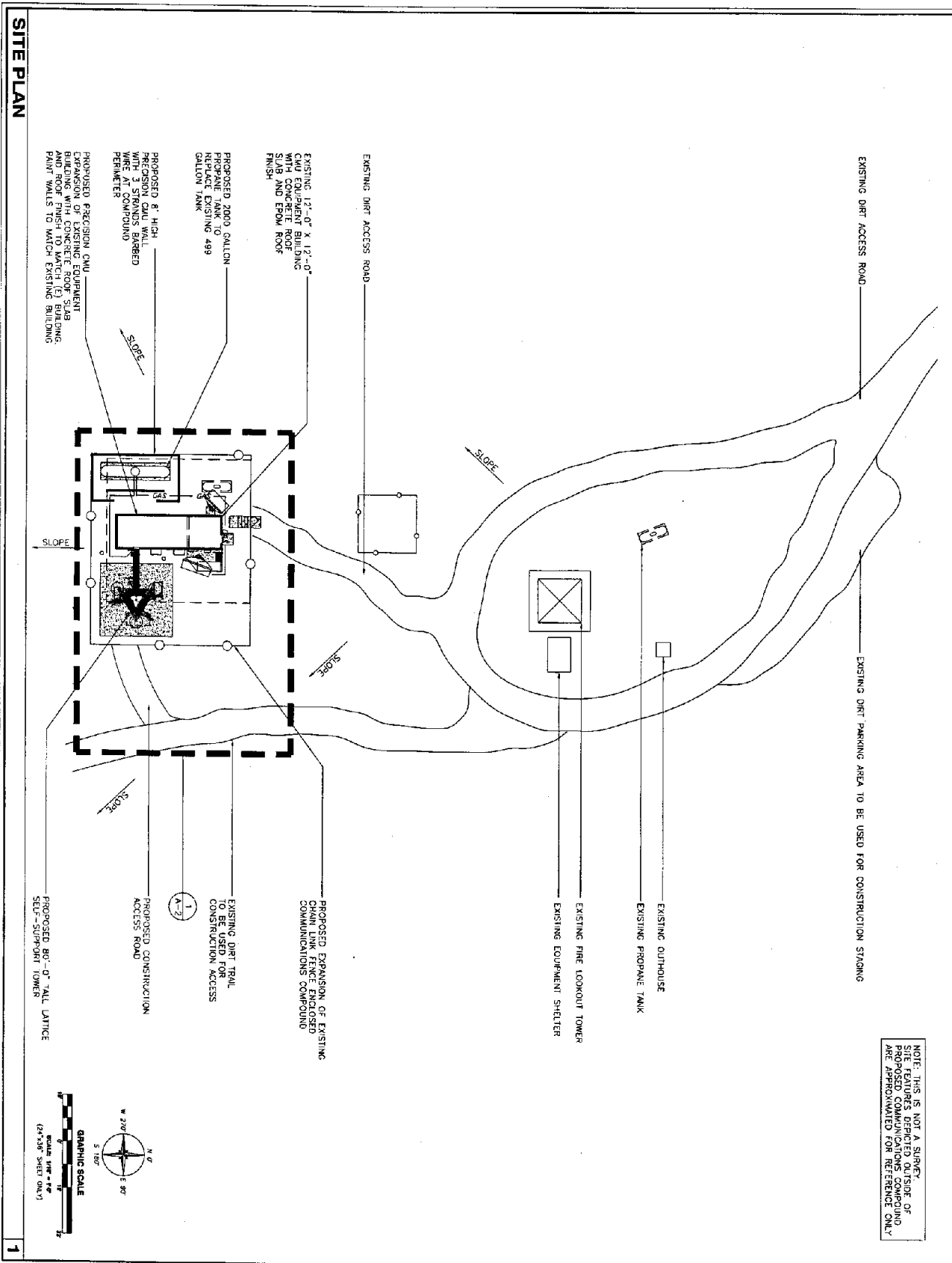


Exhibit A



NOTE: THIS IS NOT A SURVEY. THE FEATURES INDICATED OUTSIDE OF PROPOSED COMMUNICATIONS COMPOUND ARE APPROXIMATED FOR REFERENCE ONLY.

M MOTOROLA INC.
640 SEQUENCE DR
SAN DIEGO, CA 92131

PS&E
ENGINEERING CONSULTANTS
185 CHICAGO AVE
RIVERSIDE, CA 92507

PLANS PREPARED BY
**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
2002 MC CRAW, AVE
RIVERSIDE, CA 92506
TEL: 949-622-0333
FAX: 949-417-2663

PROJECT INFORMATION
**COUNTY OF
RIVERSIDE**
RED MOUNTAIN

NO.	DATE	DESCRIPTION	BY
1	8/13/08	PRELIMINARY	TT
2	8/19/08	PRELIMINARY	TT
3	8/25/08	PRELIMINARY	TT
4	9/10/08	PRELIMINARY	WJD

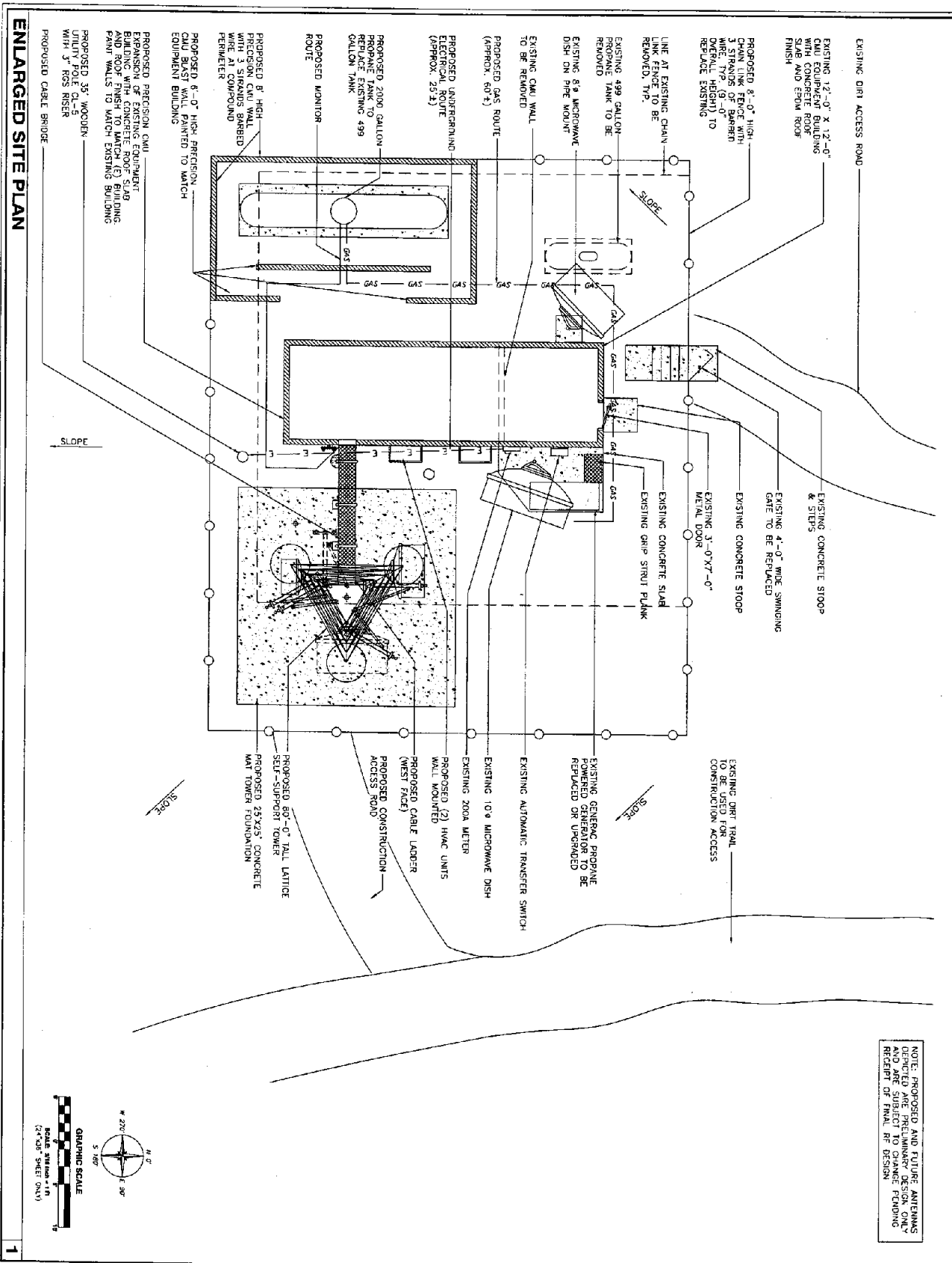
SHEET NUMBER
A-1

SHEET TITLE
SITE PLAN

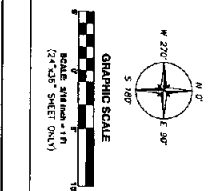
EXHIBIT

SITE PLAN

1



NOTE: PROPOSED AND FUTURE ANTENNAS
 DEVELOPED AND PRELIMINARY DESIGN ONLY.
 THIS PLAN IS FOR PRELIMINARY FUNDING
 RECEIPT OF FINAL RF DESIGN.



MOTOROLA INC.
 6450 SERRANO DR
 SAN DIEGO, CA 92121

PS&EP
 PROFESSIONAL ENGINEERING CONSULTANTS
 1885 CHICAGO AVE.
 RIVERSIDE, CA 92504

PLANS PREPARED BY:
DELTA GROUPS
 ENGINEERING, INC.
 CONSULTING ENGINEERS
 2362 McCaw Ave.
 Irvine, CA 92614
 Phone: 949-452-6111
 Fax: 949-417-2663

PROJECT INFORMATION

NO.	DATE	DESCRIPTION	BY
1	8/13/08	PRELIMINARY	TT
2	8/19/08	PRELIMINARY	TT
3	8/25/08	PRELIMINARY	TT
4	9/10/08	PRELIMINARY	WJD

PLANS PREPARED BY:
DELTA GROUPS
 ENGINEERING, INC.
 CONSULTING ENGINEERS

PROJECT INFORMATION

2362 McCaw Ave.
 Irvine, CA 92614
 Phone: 949-452-6111
 Fax: 949-417-2663

RED MOUNTAIN

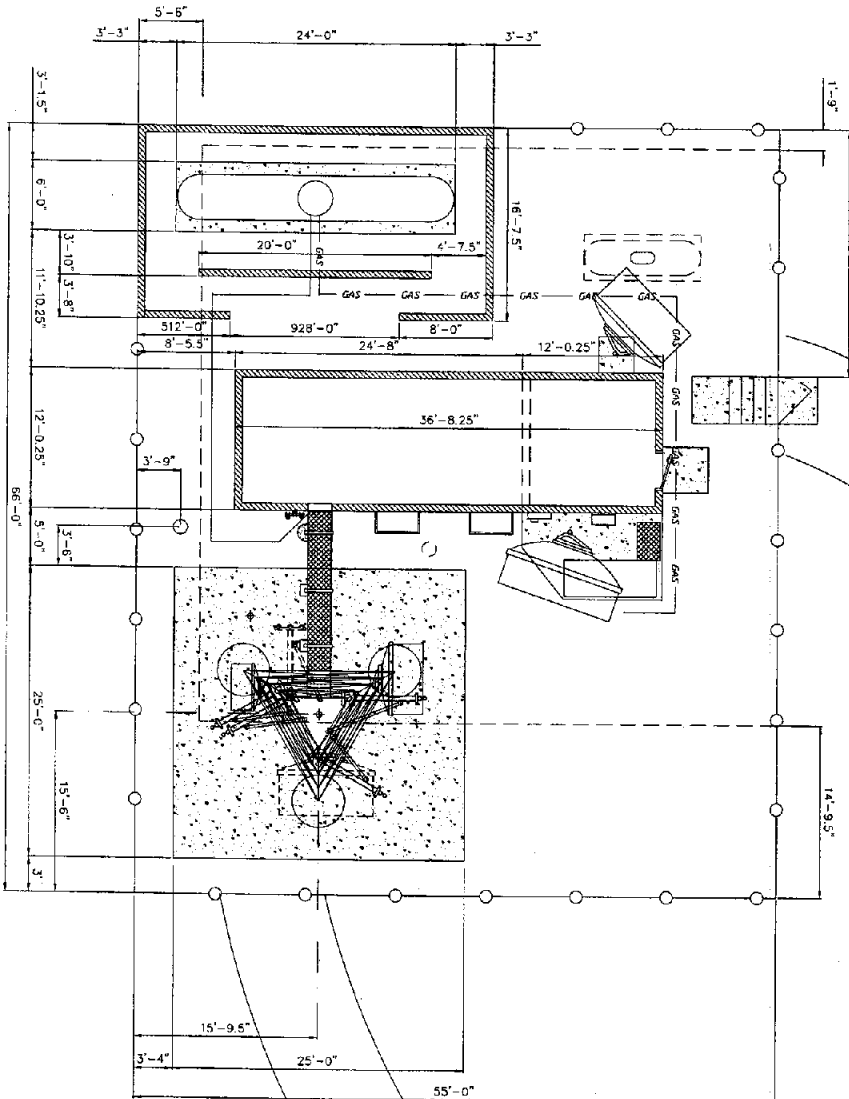
NO.	DATE	DESCRIPTION	BY
1	8/13/08	PRELIMINARY	TT
2	8/19/08	PRELIMINARY	TT
3	8/25/08	PRELIMINARY	TT
4	9/10/08	PRELIMINARY	WJD

SHEET TITLE: ENLARGED SITE PLAN

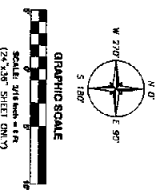
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EXHIBIT B

DIMENSIONED SITE PLAN



NOTE: PROPOSED AND FUTURE ANTENNAS
 AND UTILITY LINES ARE SUBJECT TO CHANGE PENDING
 RECEIPT OF FINAL RF DESIGN



1

MOTOROLA INC.
 6490 SQUANNE DR
 SAN DIEGO, CA 92124

PS&EB
 PUBLIC SAFETY ENGINEERING CONSULTANTS
 1855 CHICAGO AVE
 IRVINE, CA 92617

PLANS PREPARED BY
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 ENGINEERING, INC.
 CONSULTING ENGINEERS
 2382 MCCAW AVE
 CHICAGO, IL 60614
 TEL: 949-422-0315
 FAX: 949-417-2665

PROJECT INFORMATION
COUNTY OF RIVERSIDE
RED MOUNTAIN

NO.	DATE	DESCRIPTION	BY
1	8/13/08	PRELIMINARY	TT
2	8/19/08	PRELIMINARY	TT
3	8/25/08	PRELIMINARY	TT
4	9/10/08	PRELIMINARY	WJD

SHEET TITLE
DIMENSIONED SITE PLAN

SHEET NUMBER
A-3

EXHIBIT B

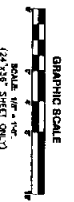
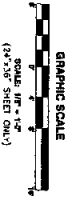
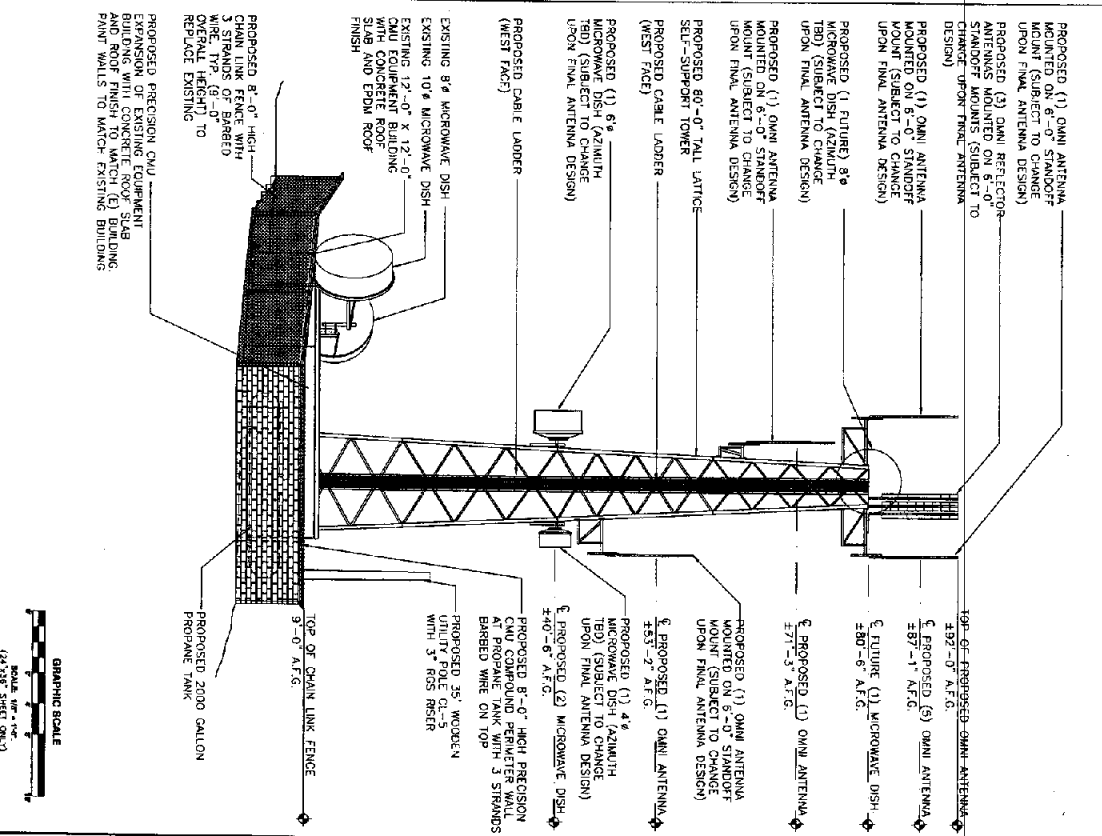
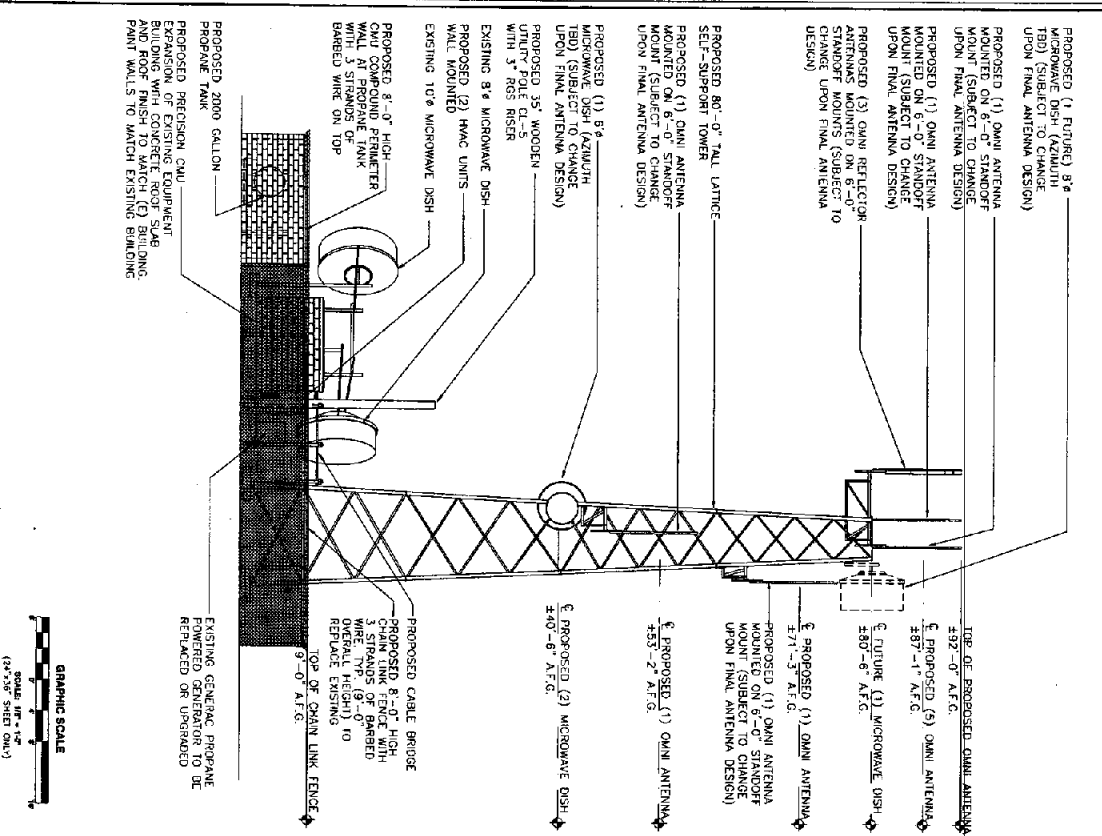
NOTES:
 1. ATTACH ANTENNAS AND MOUNTS PER MANUFACTURER'S SPECIFICATIONS
 2. TOWER HEIGHT SUBJECT TO CHANGE PENDING FINAL RF DESIGN.

NOTES:
 1. ATTACH ANTENNAS AND MOUNTS PER MANUFACTURER'S SPECIFICATIONS
 2. TOWER HEIGHT SUBJECT TO CHANGE PENDING FINAL RF DESIGN.

SOUTH ELEVATION

2 WEST ELEVATION

1



MOTOROLA INC.
 6440 SQUACRE DR
 SAN DIEGO, CA 92131

PS&EG
 PLANNING SERVICES ENGINEERING ARCHITECTURE
 1862 ONCHAGO AVE
 RIVERSIDE, CA 92507

DATA GROUPS
 ENGINEERING, INC.
 CONSULTING ARCHITECTS
 2382 MCGRAW AVE
 RIVERSIDE, CA 92504
 TEL: 949-422-0113
 FAX: 949-417-2665

COUNTY OF RIVERSIDE

PLANS PREPARED BY:
RED MOUNTAIN

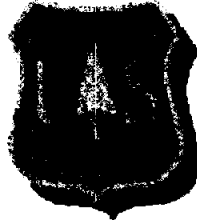
NO.	DATE	DESCRIPTION	BY
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2	6/19/08	PRELIMINARY	TI
3	6/25/08	PRELIMINARY	TI
4	9/10/08	PRELIMINARY	WIO

SHEET TITLE:
SOUTH & WEST ELEVATIONS

SHEET NUMBER:
A-5

EXHIBIT B

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN



**RED MOUNTAIN COMMUNICATIONS SITE
MANAGEMENT PLAN**

**SAN BERNARDINO NATIONAL FOREST
SAN JACINTO RANGER DISTRICT
IDYLLWILD, CALIFORNIA**

Submitted By: /s/ *Laurie Rosenthal* 4/12/10
District Ranger Date

Approved By: /s/ *Tom Gillett* for Jeanne Wade Evans 4/26/10
Forest Supervisor Date

EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN**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.

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RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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

Red Mountain Communication Site is located on San Jacinto Ranger District, San Bernardino National Forest, riverside, State of California in Section 23, T.6S., R2E., San Bernardino Meridian at approximately Latitude 33° 37' 48.4" North, Longitude 116° 50' 52.6" West. The elevation at Red mountain communications site is approximately 4545 feet above mea sea level (msl). The area for development is approximately 5 acres in size. Red Mountain Communication Site is road accessible.

The site does serve the Hemet Ranally Metro Area (RMA) Zone 6. The population for this zone is updated annually by the Forest Service, Washington Office, Director of lands, and is used to determine the annual rental fee to the Forest Service.

The most senior sue at the site is the Forest Service two-way radio and the site is designated as low power non-broadcast. This designation was established in a San Bernardino National Forest land and resource management plan revised in April 2006 within prescriptions which allow electronic sites. The maximum power output for the Communication Site is based on the maximum output allowed for two-way radio under the Federal Communications Commission's rules at title 47, Code of Federal regulation, Part 90.

B. Existing Site Development

The Red Mountain Communication Site is located approximately 12 miles south of the city of Hemet, California. Red mountain was first developed when the US Forest Service established a lookout tower for fire detection in southwest Riverside County. The Forest Service maintains two-way radio repeaters which were originally placed on the lookout. In

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RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

the early 1970's, GTE installed communication facilities for commercial use at this site. Additionally, in 1993, the County of Riverside acquired permission to place a small prefab equipment shelter adjacent to the lookout and utilize the lookout for antennae placement.

The purpose of this facility is for public safety two-way radio operation. Due to increasing demand for public safety communications equipment, the County of Riverside studied and proposed expanding the size of the facilities on Red Mountain. The plans were approved in 2008 and the facilities constructed in 2010. The antennae and repeaters on the lookout and prefab equipment shelter were relocated to these new facilities.

Scripts College has a small equipment shelter and antenna at this site.

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

C. Objectives

The primary objectives of the Sample 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 low power communications uses only. The maximum power output expressed as ERP is based on the maximum output allowed for two-way radio under the Federal Communications Commission's rules at Title 47, Code of Federal Regulations, Part 90. As of the 2003 regulation, that is 500 watts ERP. Each use must operate at or below the power level authorized by their respective FCC license as long as it does not exceed the site limitation.
3. No continuously transmitting uses are authorized at this site, excluding microwave and controller channels used in support of mobile radio equipment.
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.

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RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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

EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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 San Bernardino 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

EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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.

EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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 and new uses may not be authorized. If new facilities are proposed or if existing facilities need modification, the following guidelines shall apply.

EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

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, omni-directional broadcast 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.

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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.

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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.

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 low profile sloped roof. The roof shall be non-reflective metal or other non-reflective fire resistant material approved by the Forest Service. Roofs can be equipped with antenna support structures, such as poles and railings that can extend up to 25 feet above ground level.
3. Facility owners and facility managers are encouraged to construct the interior of their buildings in a modular fashion, so that they can:
 - a. Sublease sections to others;
 - b. Provide tenants and customers with internal separation and security;
 - c. Reduce physical interference; and
 - d. Increase management effectiveness.
4. The following materials are approved for construction of new buildings:

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- 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

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be designed using maximum wind, snow, and tower loading anticipated for the site.

4. All new towers (including antennas) shall not exceed 120 feet. All new towers shall be self-supporting unless specifically authorized.
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**

This area is suitable habitat for Federally-listed Quino Checkerspot butterfly, therefore certain construction activities will occur outside the flight season for the Quino Checkerspot butterfly, specifically: vegetation clearing, grading or leveling of the site. The flight season at that elevation can range annually from March 1 – June 1, but does not officially begin each year until US Fish and Wildlife Service announces that the species is active. If ground disturbing activities are required during this period they may occur with coordination of a Forest Service wildlife biologist.

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

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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 shall be installed in accordance with accepted practices and standards, such as Motorola specification R-56 and the NEC. Grounding using bentonitic clays 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.

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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 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 or on the ground.

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

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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.

If 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 Sample 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.

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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 Anza Electric Corporation (AEC). Riverside County operates backup power propane generators. Installation of powerlines will be authorized by permit or permit amendment to AEC. Powerlines placed underground, wherever possible, at least 24 " deep, and will be posted. All wiring shall conform to the National Electrical Safety Code. Every effort should be made to protect equipment from lightning damage.

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.

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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 California Highway Patrol and Riverside County Sheriff's Department are the principal law enforcement agencies for the area in which the Red Mountain Communications Site is located. Generally, the Highway Patrol and County Sheriff's 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.

Several of the facilities at Red Mountain Communication Site are fenced. If additional fencing is ever deemed necessary for security purposes at other facilities on the site, it must meet the following criteria:

1. All fences must meet health and safety requirements.
2. All fence locations and design require 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.

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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.

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. Extent of vegetation removal will be agreed to by the authorizing official. Identified threatened, endangered, or sensitive plant species must remain within the minimum clearance areas.

Facility owners and facility managers will be required to control vegetation within the fenced or immediate area around their facilities. Extent of vegetation removal will be agreed to by the authorizing official. Identified threatened, endangered, or sensitive plant species must remain within the minimum clearance areas.

Smoking is prohibited in flammable vegetation areas.

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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 and/or Riverside County Sheriff's Office.

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.

Access to Red Mountain Communications site is from State Highway 371 about 3 ½ miles west of Anza to Carey Road, a County Road. The road goes north and west and becomes Tripp Flats Road. Just prior to the Tripp Flats station, take Forest Road 6S22 towards Red Mountain. The Access road to the lookout and Red Mountain Communications Site has a gate at the road junction approximately ½ mile from the site. The County of Riverside maintains the

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road commensurate with use. The Red Mountain Communication Site is located approximately 12 air miles southwest of the town of Idyllwild and driving time is approximately 1 hour.

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.

IX. SITE ASSOCIATION AND ADVISORY GROUP

A Site Users' Association is recommended at this site. If 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 San Jacinto 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).

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X. APPENDICES

APPENDIX A – Location Map

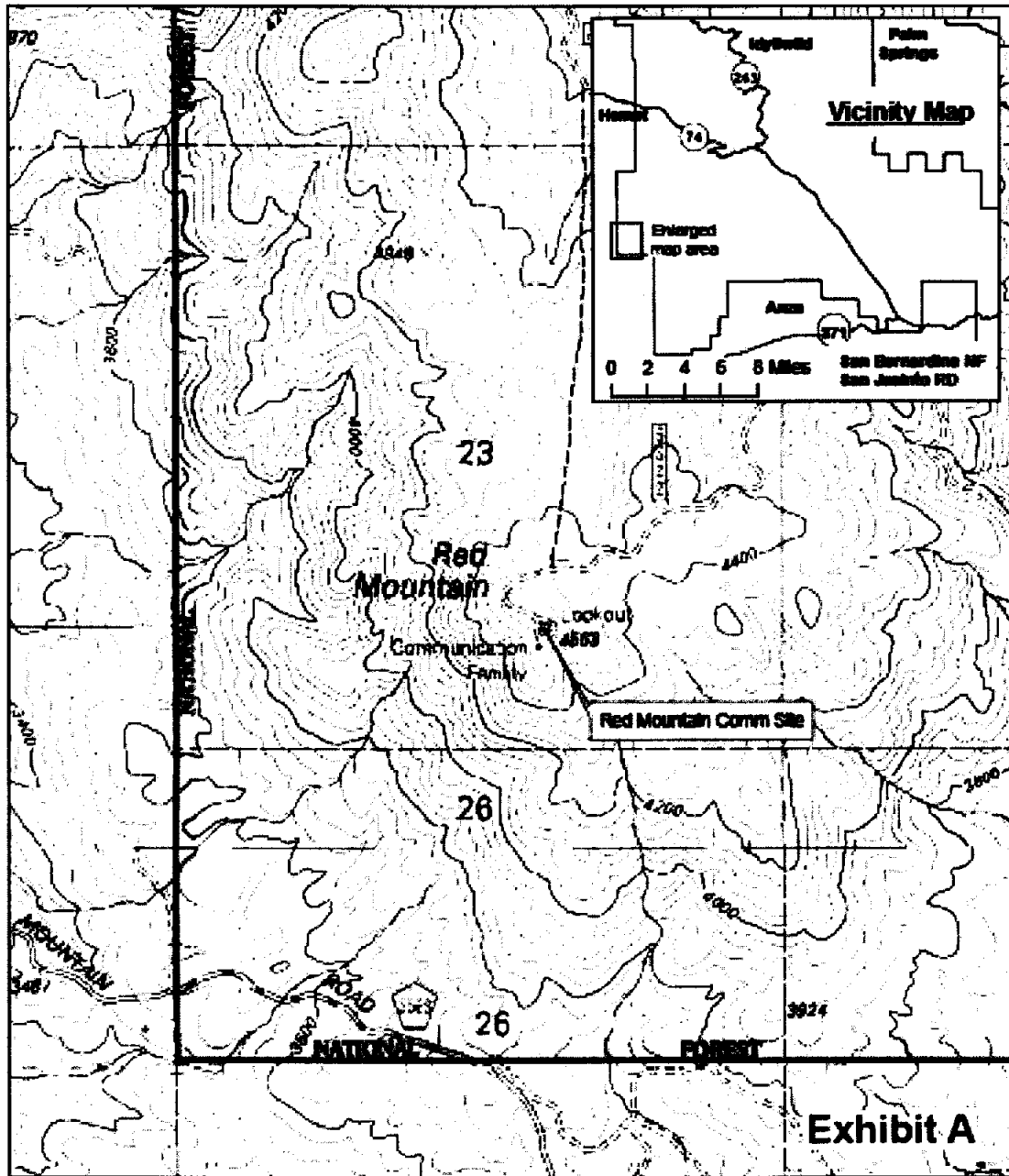
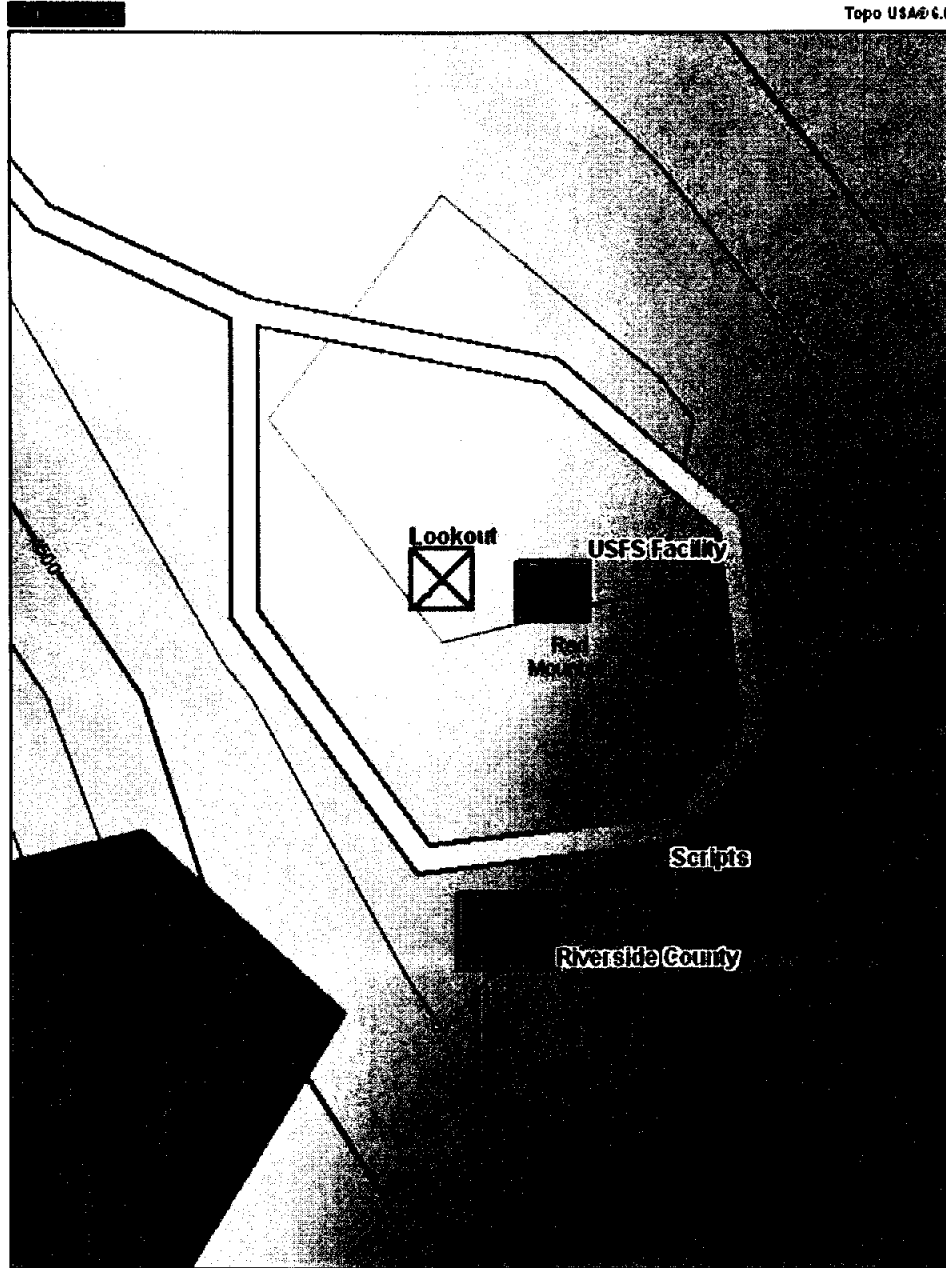


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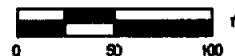
Site maps



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Data Zoom 17-0

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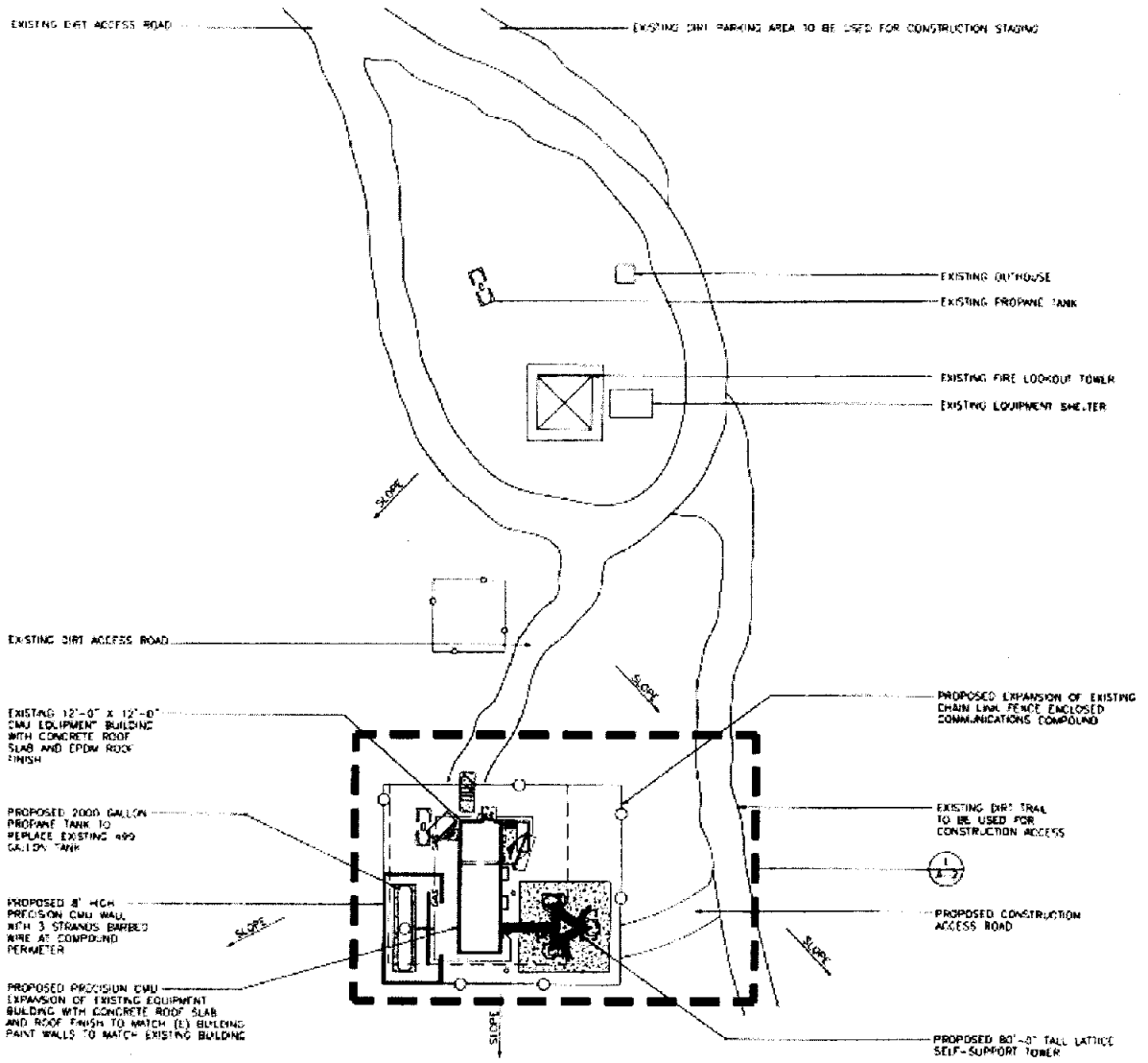


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APPENDIX B – Authorized Facilities

Facility	Auth #	Use	Building	Tower	Other
#1 Forest Service	-----	PMRS	On county of riverside tower	On county of riverside tower	Lookout tower
		Air Quality monitoring	On county of riverside tower	On county of riverside tower	Camera Ozone sampler Metrologic station
#2 Scripts		other	3'x3' metal cabinet	20' mast	
#3 County of Riverside	SJD818102	PMRS	12x 36 block on concrete foundation	Steel, self supporting 80 foot, 3 legged lattice	Propane Tank, Generator, chain link fence

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APPENDIX C – Facility Photographs

Facility 1 - FS Lookout



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Facility 2 – Scripts



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Facility 3 - Riverside County PSEC

Photos will be added upon construction completion

EXHIBIT "C"

RED MOUNTAIN COMMUNICATION SITE MANAGEMENT PLAN

Facility 3 - Riverside County PSEC

Photos will be added upon construction completion

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APPENDIX D – Inspection Checklist

“Red Mountain Annual Technical Inspection”

Date Inspected: _____ Time Inspection: _____

Permit Holder: _____ Authorization # _____

Site Technician : _____ Phone # _____

Number of Transmitters _____ License Posted _____

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

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

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

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

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

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

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

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

Comments:

Recommended Corrective Action:

Required Corrective Action To Be Taken:

Committee Representatives:

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.*

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