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Use Code: 804

FS-2700-10b (10/09)  
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 Santa Barbara, Information Technology Department, 4568 Calle Real, Bldg C, Santa Barbara, CA 93110.

THIS LEASE, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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 SANTA BARBARA, 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 Los Padres 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 Santa Barbara, State of California, Sec. 30, T. 10 N., R. 31 W., San Bernardino Meridian (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 an Industrial Microwave communications facility. Authorized facilities under this lease include:

Equipment shelter(s): 18 ft.-8 in. by 24 ft.-8 in. concrete block building (includes expansion area)  
Antenna support structure(s): 130 ft. guyed tower with bird flight diverters, and  
60 ft. self-supporting 4-sided lattice tower  
Ancillary structure(s): LPG fuel tank (500 gal.) with concrete block surround, generator,  
PG&E underground utilities, parking, and access from Ruiz Canyon road.  
Santa Barbara County has a separate road permit for use and maintenance  
of final .62 mile x 66 ft. of access road to the north peak.

The location of the property is shown generally on the site management plan and/or map dated October 24, 2012 for the **Tepusquet Peak Communications Site**, which is attached and made part hereof as **Exhibit A**.

**Exhibit B** – Engineering drawings for a building expansion, dated December 12, 2011, approved by County of Santa Barbara Division of Building and Safety on July 5, 2012. Note that the roofline will include anti-perching materials.

**Exhibit C** – Construction and Fire Plan, November 2012 to March 2013. Note that in the event any human remains are unearthed during construction of the building expansion, work will immediately halt and the forest heritage resource manager and tribal liaison will be notified.

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

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

**I. TENURE, RENEWAL AND TRANSFERABILITY**

A. This lease shall terminate at one minute after midnight on 12/31/2042. Termination at the end of the lease term shall occur by operation of law and shall not require any additional notice or documentation by the Authorized Officer. This lease is not renewable; but the Lessee has the right to request a new lease pursuant to Paragraph "C" below.

B. The Lessee shall undertake and pursue with due diligence construction and operation that is authorized by this

lease. To the extent specified in **Exhibit B** operation shall commence on 03/31/2013. This lease shall terminate if operation does not commence by that date, unless the parties agree in writing, in advance, to an extension of the commencement date.

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

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

## II. RENTAL

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

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

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

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

## III. RESPONSIBILITIES OF THE LESSEE

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

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

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

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

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

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

#### **IV. LIABILITIES**

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

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

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

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

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

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

#### **V. OTHER PROVISIONS**

A. Nondiscrimination. The Lessee shall at all times operate the described property and its appurtenant areas and its buildings and facilities, whether or not on the property, in full compliance with Title VI of the Civil Rights Act of 1964 and all requirements imposed by or pursuant to the regulations issued 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 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 180 days, except those owned by the United States, and shall restore the site as nearly as reasonably possible to its original condition unless this requirement is otherwise waived in writing by the Authorized Officer.

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

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

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

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

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

E. Protection of Habitat of Endangered, Threatened, and Sensitive Species. Location of areas needing special measures for protection of plants or animals listed as threatened or endangered under the Endangered Species Act of 1973, as amended, or as sensitive by the Regional Forester under authority of FSM 2670, derived from ESA Section 7 consultation, may be shown on a separate map, hereby made a part of this authorization, or identified on the ground. Protective and mitigative measures specified by the authorized officer shall be the responsibility of the authorization holder.

If protection measures prove inadequate, if other such areas are discovered, or if new species are listed as Federally threatened or endangered or as sensitive by the Regional Forester, the authorized officer may specify additional protection regardless of when such facts become known. Discovery of such areas by either party shall be promptly reported to the other party.

F. Archaeological-Paleontological Discoveries. The holder shall immediately notify the authorized officer of any and all antiquities or other objects of historic or scientific interest. These include, but are not limited to, historic or prehistoric ruins, fossils, or artifacts discovered as the result of operations under this authorization, and shall leave such discoveries intact until authorized to proceed by the authorized officer. Protective and mitigative measures specified by the authorized officer shall be the responsibility of the holder.

G. This lease supersedes and replaces special use permit SLD102006.

ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, I \_\_\_\_\_, the undersigned have read, understand and accept the terms and conditions of this lease.

**COUNTY OF SANTA BARBARA**

ATTEST:  
CHANDRA L. WALLAR  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Doreen Farr, Chair  
Board of Supervisors

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_

U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
COMMUNICATIONS USE LEASE  
TEPUSQUET PEAK

COUNTY OF SANTA BARBARA  
DEPARTMENTAL APPROVALS

APPROVED AS TO FORM:  
DENNIS A. MARSHALL  
COUNTY COUNSEL

By: \_\_\_\_\_

  
Kevin E. Ready, Sr.  
Senior Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:  
ROBERT W. GEIS, CPA  
AUDITOR-CONTROLLER

By: \_\_\_\_\_

  
Deputy Auditor-Controller  
Gregory Eric Levin  
Advanced and Specialty Accounting

APPROVED:

By: \_\_\_\_\_

  
Ronn Carlentine  
Real Property Manager

APPROVED:

By: \_\_\_\_\_

  
Ray Aromarorio, ARM, AIC  
Risk Manager

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**

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KATHLEEN PHELPS  
District Ranger

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 one (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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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 information received by the Forest Service.

**Exhibit A – Tepusquet Peak  
Communications Site Management Plan**

Approved October 24, 2012



TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN




**TEPUSQUET PEAK  
COMMUNICATIONS SITE MANAGEMENT PLAN**

**LOS PADRES NATIONAL FOREST  
SANTA LUCIA RANGER DISTRICT**

**SANTA BARBARA COUNTY, CALIFORNIA**

Submitted By:   
KATHLEEN PHELPS, District Ranger

10/22/2012  
Date

Approved By:   
PEGGY HERNANDEZ, Forest Supervisor

10/24/2012  
Date

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN****I. DEFINITIONS**

Authorization Holder. An individual, business, organization, or an agency that has been issued a Communications Use Lease or Special Use Permit which allows occupancy, use, rights, or privileges of National Forest System (NFS) land.

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 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 an agency that operates telecommunication equipment within a facility, but does not broadcast or resell communications services to others.

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 communications 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 Management Plan.

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

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

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

## TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

This plan supersedes the 1973 communications site management plan and the 1995/1996 Operation and Maintenance Plans. This plan replaces and updates those interim Operation and Maintenance Plans.

### **B. Existing Site Development**

North Peak. In 1968, Santa Barbara County was authorized to construct communication facilities at the north Tepusquet Peak site. The facility houses both two-way radio and microwave communications towers and equipment. Currently only government equipment and users are located at this site.

South Peak. Central Coast Broadcasters first established Tepusquet Peak high power site on the south peak in 1970 with a 140-ft. guyed tower, an 80-ft. lattice tower and a 40-ft. lattice tower. This facility currently supports other broadcast equipment as well as two-way communications equipment and uses. The current owner of this facility is Cowles California Media dba KCOY/KKFX.

In 1983 the Forest Service authorized Comsite Pacific, Inc. to construct a building and 60- ft. lattice tower for two-way communications use. In 1994 Allnet constructed microwave communication facilities, sold to Mountain Union, and the facilities were removed from the south peak in 2005.

The sites currently accommodate one government and two commercial facilities.

See Appendix B for a list of authorized facilities.

### **C. Objectives**

The primary objectives of the Tepusquet Peak 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 the North Peak for low power non-broadcast communications uses only. The maximum power output expressed as Effective Radiated Power (ERP) is typically based on height above average terrain (HAAT) to set the maximum radiated power levels 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, Part 90 levels are limited to 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 of 500 watts ERP. Cellular Mobile Data Service is exempt from this site ERP limitation as long as the use does not exceed the ERP limitations as described in the FCC regulations at Title 47, Code of Federal Regulations, Part 27, Subpart C. In addition, point to point microwave (FCC Part 101) is exempt from this site ERP limitation as long as non-occupational human radiation exposure levels are not exceeded by FCC regulation.

## TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

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, CFR, 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. 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.

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

11. Incident Notification. The holder shall be required to contact the authorized officer as soon as practicable after the following incidents that occur on National Forest System (NFS) lands within the authorized area:
- a. Any incident resulting in death, permanent disability, or personal injuries that are life-threatening or that are likely to cause permanent disability;
  - b. Any failure of a structural, mechanical, electrical component and its primary connection, or operator error, which impairs the operation or function of a passenger ropeway in a way that could affect public safety, or any ropeway incident that requires reporting to State authorities;
  - c. A search and rescue operation to locate a person; or
  - d. Any incident that had or has high potential for serious personal injury, significant property damage, or significant environmental or other natural resource damage, including but not limited to avalanches, landslides, flooding, fire, structural failures or release of hazardous substances.

Method of Notification. Call the authorized officer at Santa Lucia Ranger District, 805-925-9538 or notify the Forest Emergency Communications Center at 805-938-9142, x 0 within 24 hours of the incident.

Contents of Notification. When notifying the authorized officer of an incident, the holder shall be required to specify when, where, and how it occurred, and who was present or affected by the event.

**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. Single-Use Facilities**

There are no single use communications facilities at Tepusquet.

**B. 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.

**TEPUSQUET PEAK COMMUNICATIONS 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 point-to-point microwave 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 point-to-point microwave 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. If there is a reply to the request for comments that suggests that there may be physical interference, electronic incompatibility, or potential radio frequency interference to existing uses, the Facility Owner or Facility Manager must address those concerns with a sufficiently detailed response that the existing use will withdraw its objections to the new use or special terms and conditions must be created to address those concerns. Copies of any response under this paragraph, positive or negative, must be provided to the Forest Service.
7. Meet scenic integrity objectives in the Forest Land Management Plan.

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

10. Remove surplus construction materials and waste debris from the site no later than 30 days after construction has been completed. Remove all surplus foundation material from National Forest System lands.
11. To prevent the spread of noxious weeds into the area, power wash any earth-moving or heavy equipment, such as dozers, graders, cranes, backhoes, and so forth before the equipment is brought onto National Forest System lands.
12. All activities will comply with federal, state and local air quality standards. Minimize smoke and dust during construction.

**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, Occupational Safety & Health Administration (OSHA), National Fire Protection Association (NFPA), National Electrical Code (NEC), Electronic Industries Alliance/Telecommunication Industries Association (EIA/TIA) codes and standards, and state regulations.
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. Building height will be restricted to a single story and have a flat roof unless specifically authorized for two stories or with a snow vestibule. Roofs can be equipped with antenna support structures, such as poles and railings that can extend up to 25 feet above ground level. The roof shall be non-reflective metal or other non-reflective fire resistant material approved by the Forest Service.
3. Facility owners and facility managers are encouraged to construct the interior of their buildings in a modular fashion, so that they can:

## TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

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 140 feet. All new towers shall be self-supporting unless specifically authorized.
5. Follow the guidelines in Appendix F for protection of avian species. 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 the following link: <http://migratorybirds.fws.gov/issues/towers/comtow.html>.
6. Excavations for tower footings shall be conducted in a manner that minimizes or avoids the potential for entrapment of reptiles, amphibians and small mammals. If any excavation is to be left unattended, it must be either covered or have drift fencing installed around the perimeter. Before any excavation is covered or backfilled, it must be checked to ensure that it does not contain any live reptiles, amphibians or mammals. If any live individuals are found, they are to be removed from the excavation prior to placement of a cover or backfilling.
7. 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, brown or green colors will be approved unless the FAA requires red and white tower striping.
8. No lights, beacons, or strobes shall be allowed on new towers unless specifically required by the FCC/FAA.
9. Requests for new towers may be considered after an applicant submits evidence that demonstrates all existing towers are at capacity and full use has been made of combining systems.

### VIII. GENERAL OPERATION AND MAINTENANCE

#### A. Special Environmental and/or Biological Considerations

1. Discouraging Condor/Raptor Use at Communications Sites

Condors naturally seek high points to roost. In order to fly they require favorable winds and perches to help search for food using their keen vision. Communication sites offer elevated peaks with the added attraction of multiple landing perches. When



**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN****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/NTIA requirements and be FCC type accepted for use in the licensed (or license exempt) application.

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 (isolators), and/or 2<sup>nd</sup> 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.

Where duplexing is used, a notch-type filter device by itself shall be avoided. In situations where a notch-type device is used, a bandpass filter shall be used on both the receiver and transmitter. Transmitter multi-channel hybrid combining equipment should be avoided unless additional protection is provided to ensure hybrid balance and minimize the chance for intermodulation products being produced. A post combining bandpass or lowpass filter is required after the basic hybrid combiner to block undesired 2<sup>nd</sup> harmonics from being radiated.

**3. Receiving Equipment**

## TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

equipment until the problem is corrected, or as in the case of a poorly performing senior user receiver, the senior user must formulate an action plan for correcting the deficiency as soon as possible and be acceptable to both parties. 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, whether theoretical, calculated, or measured (before and after licenses are granted) should be coordinated and resolved with the FCC or NTIA, as appropriate.

Interference with Public Safety, Critical Infrastructure, and any other emergency communications facility 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 NFS lands within two miles of the Tassajera Peak 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 (10) 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 authorization holders.

### **D. Cables and Transmission Lines**

All new outdoor cabling shall be jacketed and 100 percent shielded and shall either be flexible or semi-rigid. 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 (including wave guide) 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. Lightning protection ground down conductors on towers shall be insulated from the tower steel and considered no different than transmission lines. Bonding of this down conductor to tower steel shall be done with NEC approved connectors that are also galvanically compatible (bronzed or tin plated) with the structural galvanized steel of the tower.

Double-shielded braided (98 percent or better) or solid-shielded cable shall be used inside of buildings. No RG-8 or RG-58 type class of 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 as allowed for under the NEC when they service common areas and shall be buried where possible.

## TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

non-reflective, Forest Service approved dark gray, brown or green in color or will be surrounded by a low-visibility screening structure. Any screening structure must include an opening for wildlife to escape.

4. If additional service is 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 reasons, overhead utility lines may not be authorized.

### **G. Sanitary Facilities**

No sanitation facilities exist at the 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 Santa Barbara County Sheriff's Department are the principal law enforcement agencies for the area including Tepusquet Communications Site. Generally, the Highway Patrol and County Sheriffs are responsible for civil and criminal law enforcement. Generally, the Forest Service is responsible for enforcing Federal laws applicable to NFS lands, such as resource protection. Patrol and policing for security purposes is the holder's responsibility.

None of the facilities at Tepusquet Peak Communications Site are fenced, as access to the site is limited. If fencing is ever deemed necessary for security purposes, it must meet the following criteria:

1. All fences must meet health and safety requirements.
2. All fence locations and design require Forest Service pre-approval.
3. The standard fencing height and type will be eight (8) feet and chain-link (i.e. cyclone).
4. Fencing will be designed, maintained, and of a type to minimize interference issues. All fencing materials shall be hot-dip galvanized coated to minimize corrosion and dissimilar metal contacts.
5. Fencing shall be grounded at regular intervals not to exceed 20 feet to the station ground mat. The purpose of this requirement is to lower its conductivity to RF signals and shunt those RF signals to ground and prevent re-radiation.
6. Fences will be signed with RFR notices if RFR is above public levels.
7. Gates shall be adequate for Forest Service and other fire department access needs.

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

Grass and other vegetation located more than 50 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. Identified threatened, endangered, or sensitive plant species must remain within the clearance areas. Facility owners and managers will coordinate annual hazard reduction plans with the authorized officer.

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.

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 diesel tank installations.

Any fire will be immediately reported to "911" (Santa Barbara County Sheriff).

**L. Access****1. Road**

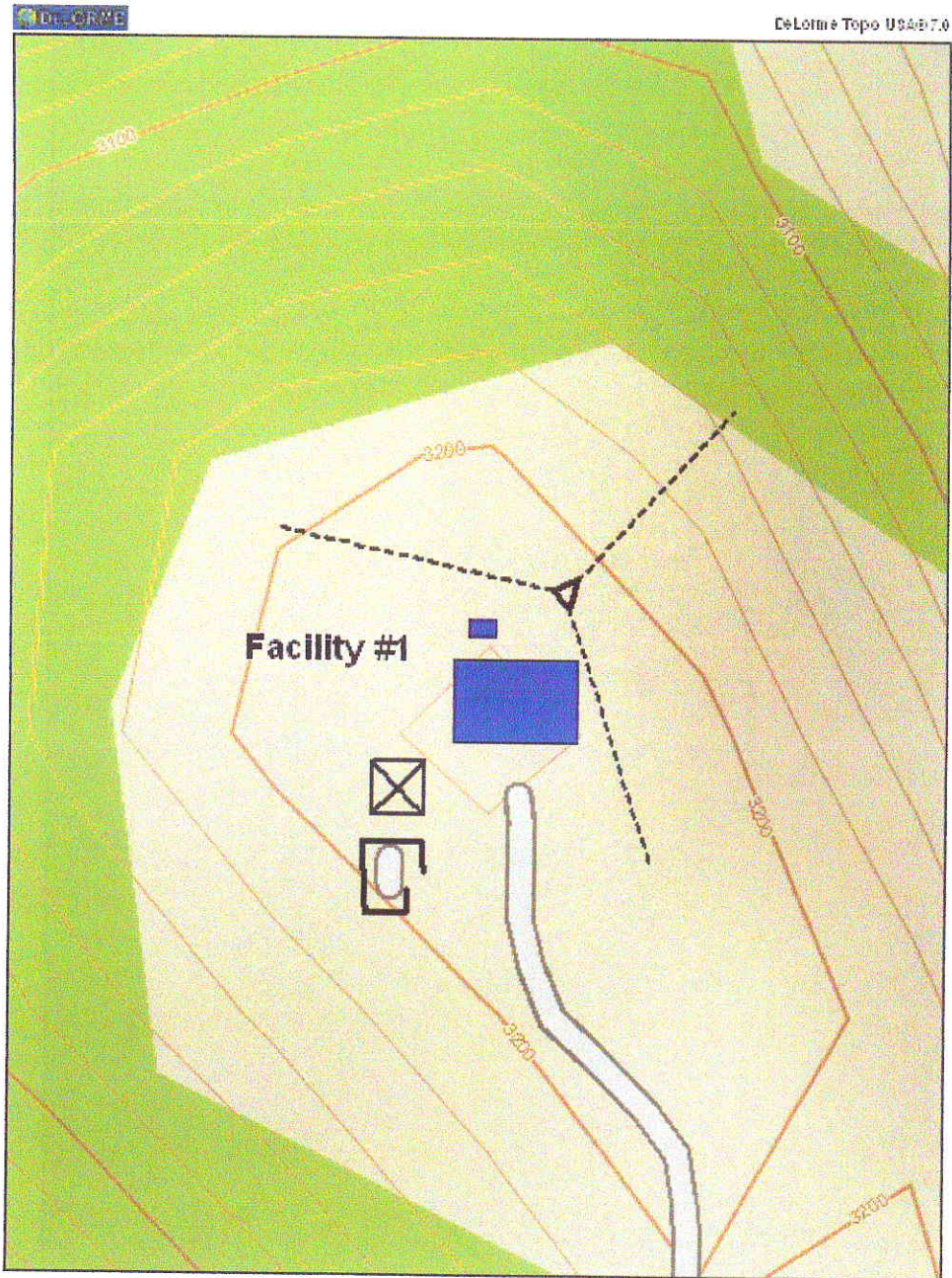
- a. Holders who damage the access road, or any of its associated improvements, such as ditches, culverts, roadside vegetation, signs, and underground utilities and facilities, shall be required to repair the road to conditions equal to or superior to those prior to any damage or disturbance.
- b. Access to Tepusquet Peak is via an all-weather road crossing private land in Ruiz Canyon. This road is closed to the public and does not have administrative access established. The road is gated at three locations on the private lands and crosses six separate landowners. Private land owners control use of the road and gates and

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

fair share of the maintenance costs of an improvement the user association is responsible for, the association may deny them use of that improvement, whether or not they are a member of that association. For example, an authorization holder who did not pay their share of the maintenance costs of an access road to the site can be denied vehicle use of that road. However, the user association cannot deny them access to the site.

# TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

## APPENDIX A – Tepusquet Peak Communications Site North



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Data Zoom 17-0

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

**APPENDIX B – Tepusquet Communications Site Authorized Facilities**

Facility	Auth. No.	Use	Building	Tower	Other
Facility 1 (north) County of Santa Barbara (low power)	SLD1301	PMRS	18' 8"x 12' Concrete block  Proposed building expansion to 18' 8" x 24' 8" (2012)	130' Guyed 60' Lattice	Generator Propane tank (500 Gal.) with block surround
Facility 2 (south) Cowles California Media dba KCOY/KKFX (broadcast)	SLD608101	FAM	20' x 60' Concrete block	140' Guyed 80' Lattice 40' Lattice	Generator w/ attached diesel tank
Facility 3 (south) Comsite Pacific (broadcast)	SLD423101	FAM	Two 10' x 12' Fiberglass Modular units on pilings	60' Lattice 60' Lattice	Generator Propane tank (300 Gal.)

\*New towers and replacement towers will be self-supporting lattice style, see Appendix F. Existing guyed towers are required to have bird flight diverters on guy wires, using products and spacing approved in advance by the Authorized Officer.

TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN



Facility 2 south - Cowles California Media



Facility 3 south - Comsite Pacific



Tepusquet Peak South overview 07/29/2010



**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN****APPENDIX E – Fire Plan****1. SCOPE**

The provisions set forth below outline the channels of responsibility for fire prevention and suppression activities and establish an attack procedure for fires within the special use site. The authorized area is delineated by a map in the permit/lease. The provisions set forth below also specify conditions under which activities under authorization will be curtailed or shut down. See Section 5, Report All Wild Fires below, should a fire occur. All fire protection standards must be accomplished by the beginning of fire season unless otherwise agreed to, and then maintained throughout the fire season.

**2. RESPONSIBILITIES****A. Holder**

(1) Shall abide by the requirements of this Fire Plan.

(2) Shall take all steps necessary to prevent his/her employees, subcontractors and their employees from starting fires, and shall be responsible for preventing the escape of fires, and shall make every attempt to extinguish all such fires which may escape.

B. Forest Service will monitor Holder's compliance with this Plan.

**3. TOOLS AND EQUIPMENT**

The Holder shall comply with the following requirements:

A. Shall equip all diesel and/or gasoline-operated engines, both stationary and mobile, with spark arresters that meet Forest Service standards set forth in the National Coordinating Group publication for Multi-position Small Engines, #430-4, or General Purpose and Locomotive, #430-2. Spark arresters are not required on equipment powered by exhaust-driven turbo-charged engines or motor vehicles equipped with a maintained muffler as defined in California Public Resources Code (CPRC), Section 4442 and 4443.

B. Shall furnish and have available within each building hand tools and/or equipment as follows (CPRC 4427 and 4431) for emergency use:

(1) One shovel, one axe (or pulaski) and a fully charged fire extinguisher U.L. rated at 4 B:C or more.

(2) One shovel and one backpack 5 gallon water-filled tank with pump with each welder.

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

shall be cleared of flammable material for a radius of at least 15 feet from such engine. Areas of the type described above must be approved in writing by the authorized officer.

E. Welding. Holder shall confine welding activity to cleared areas having a minimum radius of ten feet measured from place of welding. All terms of the welding permit must be met.

F. Oil Filter and Glass Jugs. Holder shall remove from National Forest System lands all oily rags and used oil filters. Holder shall prohibit use of glass bottles and jugs at the site during all operations.

G. Communications. When Holder, or any of its contractors, is working at the site, workers shall have a serviceable telephone, radio-telephone, or radio system connecting site with Holder's headquarters. When such headquarters is at a location which makes communication to it clearly impractical, the Forest Service will accept a reasonable alternative location. The communication system shall provide prompt and reliable communications between Holder's headquarters (or above stated alternative) and Forest Service via commercial telephone or radio system.

## 5. REPORT ALL WILDFIRES

Holder and/or his/her employees shall report all fires to 911 or the Los Padres National Forest Emergency Communication Center at (805) 938-9142.

## 6. CALIFORNIA PUBLIC RESOURCE CODES

A. CPRC 4291 as amended and approved by the Governor on September 23, 2004, states: A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:

- (1) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
- (2) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN**

(2) Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.

This section does not apply to portable power saws and other portable tools powered by a gasoline-fueled internal combustion engine. (See Sec. 4431 re power saws).

D. PRC 4431 states: During any time of the year when burning permits are required in an area pursuant to this article, no person shall use or operate or cause to be operated in the area any portable saw, auger, drill, tamper, or other portable tool powered by a gasoline-fueled internal combustion engine on or near any forest-covered land, within 25 feet of any flammable material, without providing and maintaining at the immediate locations of use or operation of the saw or tool, for firefighting purposes one serviceable round point shovel, with an overall length of not less than 46 inches, or one serviceable fire extinguisher. The Director of Forestry shall by administrative regulation specify the type and size of fire extinguisher necessary to provide at least minimum assurance of controlling fire caused by use of portable power tools under various climatic and fuel conditions. The required fire tools shall at no time be farther from the point of operation of the power saw or tool than 25 feet with unrestricted access for the operator from the point of operation.

E. PRC 4446 states: Every person shall exercise reasonable care in the disposal of flammable material so that the material does not cause the inception of or spread of uncontrolled fire. A person shall not burn any flammable material in any incinerator within any state responsibility area, area receiving fire protection by the State Forester by contract, or upon federal lands administered by the United States Department of Agriculture or Department of the Interior, unless the following minimum requirements are complied with:

(1) The area within 10 feet of the exterior of the incinerator is maintained free and clear of all flammable material and vegetation.

(2) A screen constructed of a nonflammable material, with no greater than 1/4 inch mesh, or metal doors, close or cover each opening in the exterior of an incinerator to prevent the escape of flames, sparks, ashes or other burning material which might cause an uncontrolled fire.

(3) A permit is obtained prior to burning for the use of the incinerator pursuant to Section 1123 and all other applicable provisions of law.

**NO INCINERATORS ARE PERMITTED AT TEPUSQUET**

**TEPUSQUET PEAK COMMUNICATIONS SITE MANAGEMENT PLAN****II: Additional Guidelines for Other Structures Associated with Communication Towers and Sites**

Place anti-perching materials along the top of open horizontal surfaces at tower tops or protruding arms of other tall vertical structures.

Place anti-perching materials or devices along the top edge of flat rooftops or roof ridges of equipment buildings or other similar structures located within the communication site.

Cover all microwave dishes with radome covers and place anti-perching materials or devices along the top quarter-arch of the front edge of dishes capable of supporting a perching condor (approximately 20 pounds per bird).

Place anti-perching materials or devices along the top surface of horizontal coverings or tracks holding wave-guides capable of supporting a condor.

Keep all trash, garbage or excess scrap materials removed from the communication site, or placed in enclosed structures not accessible to condors or other large bird species.

Secure all loose wires or netting to prevent accidental entrapment of large birds. Placement of wires in conduit is also recommended where feasible.

Cover or otherwise protect external fiberglass type insulation or other soft materials, which could be ripped apart or ingested by condors or other large birds.

Cover all spill retention or catchment basins or other open structures that may collect and hold water or other liquids, which condors or other birds may attempt to drink.

Cover or screen all large drains, conduits or other similar openings, which are large enough for a condor to walk into to prevent potential entrapment.

All doors and windows on buildings or other structures shall be designed to ensure they remain closed when not occupied by personnel to prevent accidental entry and entrapment of condors or other species.

Cyclone type fencing or other similar security fencing or walls surrounding equipment or other structures should be designed and located to avoid the potential for accidental entrapment of condors or eagles.

Place raptor guards or other anti-perching materials or devices along the upper surface of the horizontal cross arms of electrical power poles at communication facilities, which could serve as perches for larger birds.

Fuel storage tanks associated with generators and other facilities shall meet current fire department, federal, state, and local safety and hazardous materials requirements. Fuel

## **Exhibit B – Engineering Drawings**

County of Santa Barbara at Tepusquet Peak Communications Site

Communications Use Lease SLD1301

Drawings approved by County of Santa Barbara Division of Building and Safety July, 5, 2012

TEPESQUET PEAK COMMUNICATIONS SITE 3860 TEPESQUET CANYON ROAD SANTA MARIA, CA 93454 SANTA BARBARA COUNTY CALIFORNIA

SANTA BARBARA COUNTY COMMUNICATIONS & TELEPHONE DEPARTMENT

12/12/11

Construction

Table with columns: REV. NO., DESCRIPTION, DATE, BY. Includes revision history for the drawing.

IDEAS Architecture, Interior & Construction 10200 South Seaward Avenue Ventura, California 93003 phone (805) 553-580

Form with fields for DATE, REVISION, SHEET NO., SHEET TOTAL, and PROJECT NO.

COUNTY OF SANTA BARBARA TEPESQUET PEAK COMMUNICATIONS SITE 3860 TEPESQUET CANYON ROAD SANTA MARIA, CA 93454

COMMUNICATIONS SITE 3860 TEPESQUET CANYON ROAD SANTA MARIA, CA 93454

Table with columns: ITEM, DESCRIPTION, QUANTITY, UNIT, AREA, VOLUME. Lists construction items like foundation, walls, and roof.

REPRESENTATIVES CLIENT: SANTA BARBARA COUNTY OF SANTA BARBARA, CALIFORNIA ARCHITECT: IDEAS

Professional stamps and signatures for the architect and county official.

PROJECT DATA PERMITS: 91-00-015 ADDRESS: 3860 TEPESQUET CANYON ROAD SANTA MARIA, CA 93454

OWNER: COUNTY OF SANTA BARBARA GENERAL SERVICES DEPARTMENT

Table with columns: LOCATION, COUNT, TYPE, AREA, VOLUME. Lists specific construction items.

COPE COMPLIANCE ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES:

CONSTRUCTION MATRIX table with columns: ITEM, FURNISHED, INSTALLED, CONTRACTOR.

PROJECT DESCRIPTION COMMUNICATIONS SITE UTILITIES FOR LICENSED FREQUENCY BANDS FOR THE SANTA BARBARA COUNTY AND SANTA LUIS CRISTO COUNTY COMMUNICATIONS DEPARTMENTS.

SCOPE OF WORK IN ADDITION TO AN EXISTING CONCRETE RADIO EQUIPMENT BUILDING, INSTALLATION OF NEW FRONT DOOR AND STAIRS, NEW ELECTRICAL, PLUMBING, AND MECHANICAL WORK.

SPECIAL INSPECTIONS SPECIAL INSPECTIONS BY APPROVED INSPECTION SERVICE SHALL BE REQUIRED FOR THE FOLLOWING WORK:

- 1. FIELD HOLDING OF FOUNDATIONS, PER C.B.C. 1704.1 AND 1704.2.
2. REPAVING OF EXPOSED OR DEPRESSION TYPE ASPHALT SHALL REQUIRE A CONTINUOUS INSPECTION PER C.B.C. 1704.1 AND 1704.2.

STATEMENT OF SPECIAL INSPECTION PER C.B.C. 1704.1.1. NOTES: THE CONSTRUCTION INSPECTORS LISTED HEREIN ARE IN ADDITION TO THE LOCAL INSPECTORS...

GENERAL NOTES 1. GENERAL CONTRACTORS SHALL OBTAIN ALL PERMITS REQUIRED FOR THIS PROJECT AND BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

GENERAL NOTES 2. CONTRACTORS SHALL OBTAIN ALL PERMITS REQUIRED FOR THIS PROJECT AND BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

VICINITY MAP - NO SCALE SANTA MARIA













TEPESQUET PEAK

COMMUNICATIONS SITE  
3500 TEPESQUET CANYON RD  
SANTA BARBARA, CA 93145  
SANTA BARBARA COUNTY  
CALIFORNIA

PROJECT INFORMATION:  
SANTA BARBARA COUNTY  
GENERAL SERVICES  
&  
COMMUNICATIONS &  
TELEPHONE DEPARTMENT

ISSUE DATE: 12/12/11

Construction

Table with columns for revision number and description. Includes entries for 'REVISION', 'DESCRIPTION', and 'DATE'.

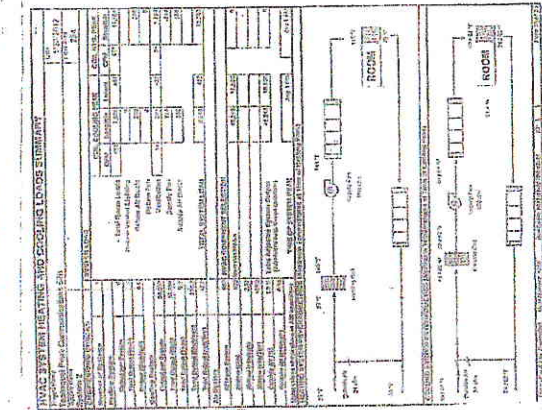
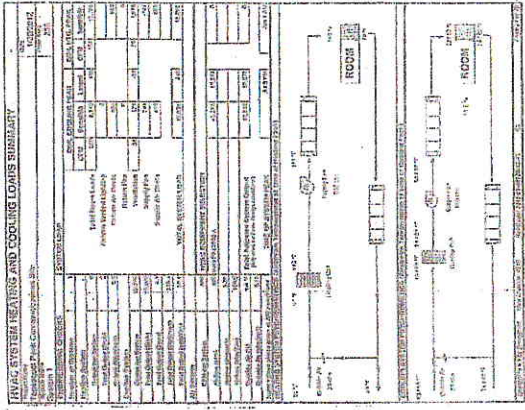
IDEAS

Application: Real Estate & Consulting  
1000 South Shawward Avenue  
Ventura, California 93001  
email: ideasc@ideasgroup.com  
phone (805) 653-5561

Table with columns for revision number and description. Includes entries for 'REVISION', 'DESCRIPTION', and 'DATE'.

TITLE 24  
ENERGY

PROJECT NUMBER: T-24.3  
SHEET: 0



MECHANICAL MANDATORY REQUIREMENTS, RESIDENTIAL  
1. The mechanical system shall be designed to provide adequate heating and cooling for the building under all conditions of use.  
2. The mechanical system shall be designed to provide adequate ventilation for the building under all conditions of use.  
3. The mechanical system shall be designed to provide adequate humidity control for the building under all conditions of use.  
4. The mechanical system shall be designed to provide adequate air filtration for the building under all conditions of use.  
5. The mechanical system shall be designed to provide adequate noise control for the building under all conditions of use.

MECHANICAL MANDATORY REQUIREMENTS, RESIDENTIAL  
1. The mechanical system shall be designed to provide adequate heating and cooling for the building under all conditions of use.  
2. The mechanical system shall be designed to provide adequate ventilation for the building under all conditions of use.  
3. The mechanical system shall be designed to provide adequate humidity control for the building under all conditions of use.  
4. The mechanical system shall be designed to provide adequate air filtration for the building under all conditions of use.  
5. The mechanical system shall be designed to provide adequate noise control for the building under all conditions of use.

MECHANICAL MANDATORY REQUIREMENTS, COMMERCIAL  
1. The mechanical system shall be designed to provide adequate heating and cooling for the building under all conditions of use.  
2. The mechanical system shall be designed to provide adequate ventilation for the building under all conditions of use.  
3. The mechanical system shall be designed to provide adequate humidity control for the building under all conditions of use.  
4. The mechanical system shall be designed to provide adequate air filtration for the building under all conditions of use.  
5. The mechanical system shall be designed to provide adequate noise control for the building under all conditions of use.

Table with columns for equipment type, model, and specifications. Includes entries for 'EQUIPMENT', 'MODEL', and 'SPECIFICATIONS'.

Table with columns for equipment type, model, and specifications. Includes entries for 'EQUIPMENT', 'MODEL', and 'SPECIFICATIONS'.

Table with columns for equipment type, model, and specifications. Includes entries for 'EQUIPMENT', 'MODEL', and 'SPECIFICATIONS'.

**TEPESQUET PEAK**

COMMUNICATIONS SITE  
 3660 TEPESQUET CANYON ROAD  
 SANTA BARBARA, CA 93105  
 SANTA BARBARA COUNTY  
 CALIFORNIA

PROJECT INFORMATION  
 SANTA BARBARA COUNTY  
 GENERAL SERVICES  
 COMMUNICATIONS &  
 TELEPHONE DEPARTMENT

CURRENT SHEET DATE: 12/12/11  
 PREVIOUS: Construction

REVISIONS  
 1. DATE: 12/12/11  
 2. DESCRIPTION: Construction

NO.	REVISION	DATE

PLANS PREPARED BY:  
**IDEAS**  
 Architecture, Real Estate & Construction  
 10122 South Stearns Avenue  
 Ventura, California 93003  
 email: ideasarc@ideasrc.com  
 phone (805) 653-5800

FORMING BLOCKS

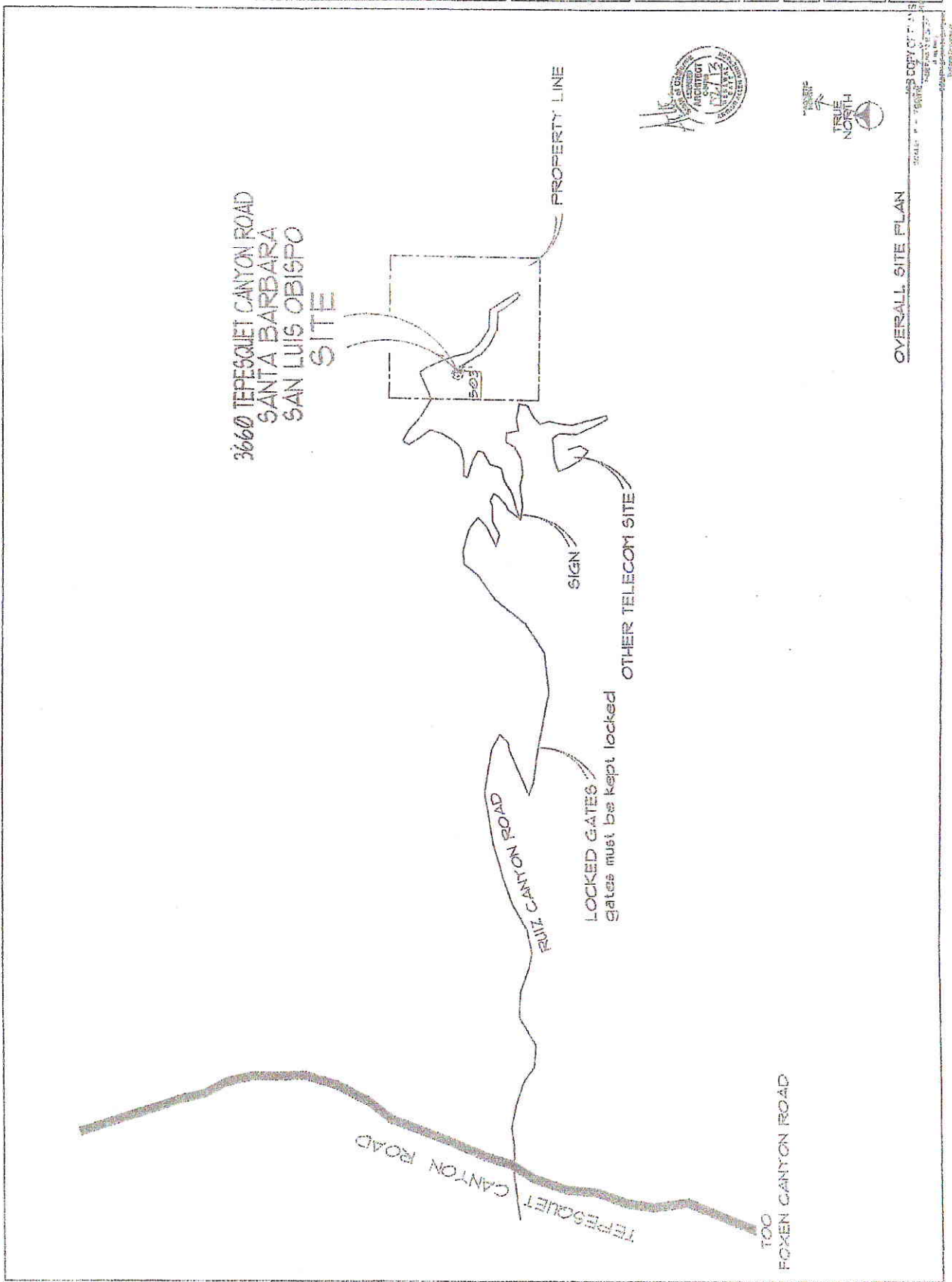
NO.	DESCRIPTION	DATE

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: A-1.1  
 CIVIL

SCALE: 1" = 100'

**OVERALL SITE PLAN**



**TEPESQUET PEAK**  
 COMMUNICATIONS SITE  
 3560 TEPESQUET CANYON RD.  
 SANTA MARIA, CA 93455  
 SANTA BARBARA COUNTY  
 CALIFORNIA

PROJECT INFORMATION  
**SANTA BARBARA COUNTY**  
 GENERAL SERVICES &  
 COMMUNICATIONS &  
 TELEPHONE DEPARTMENT  
 CURRENT ISSUE DATE:  
 12/12/11

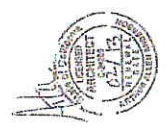
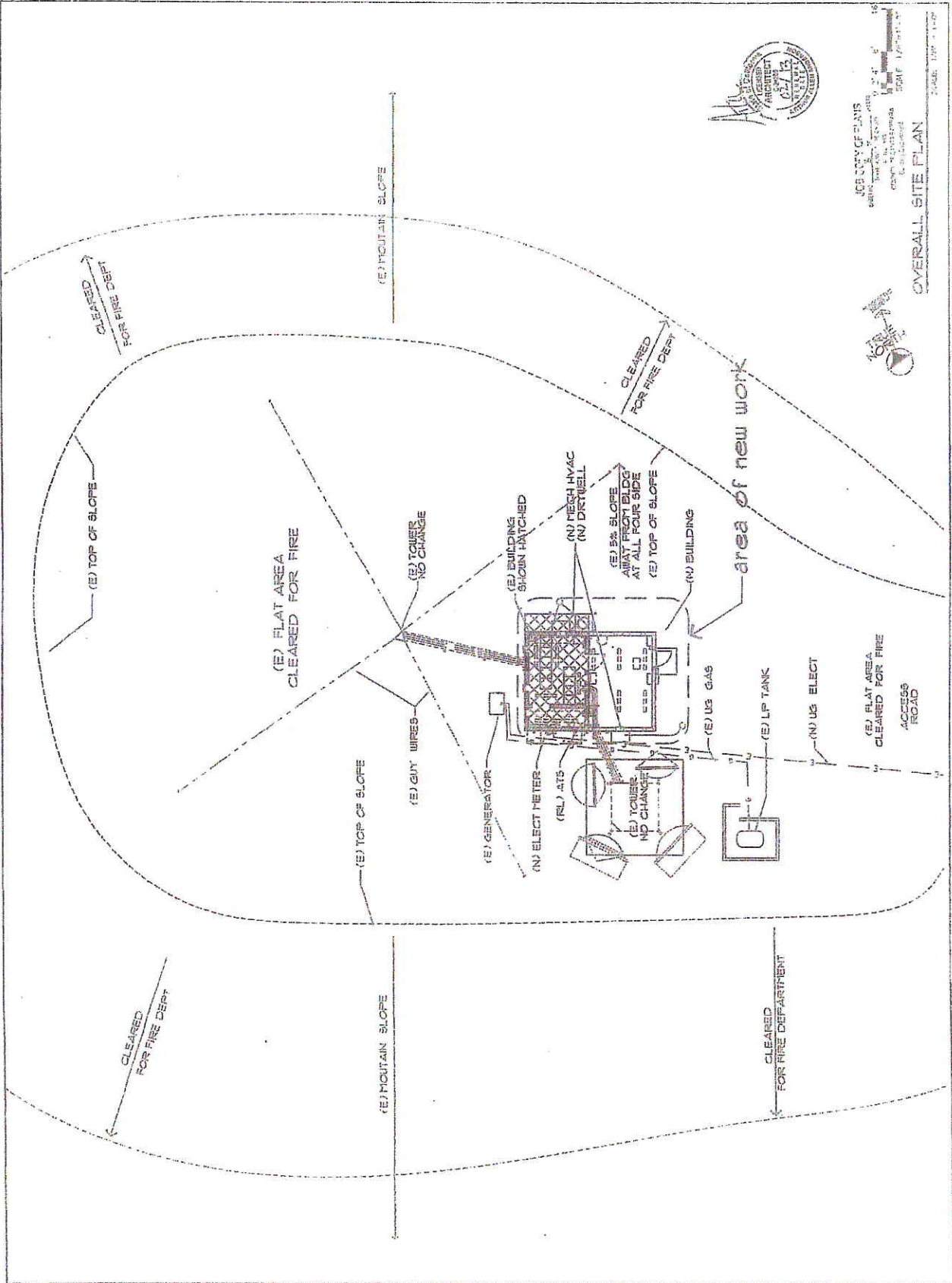
ISSUED FOR:  
 Construction

REV. NO.	DATE	DESCRIPTION
1	04/12/12	R/S DISK
2	04/17/12	R/S DISK

**IDEAS**  
 ARCHITECTURE, REAL ESTATE & CONSTRUCTION  
 1022 SOUTH SEWARD AVENUE  
 VENTURA, CALIFORNIA 93003  
 email: ideasarc@bigidea.net  
 phone: (805) 653-5600

NO.	REVISION	DATE

**OVERALL SITE PLAN**  
 SHEET NO. **A-12**  
 OF 12



IDEAS ARCHITECTURE, REAL ESTATE & CONSTRUCTION  
 ARCHITECT  
 1022 SOUTH SEWARD AVENUE  
 VENTURA, CALIFORNIA 93003  
 (805) 653-5600  
 OVERALL SITE PLAN  
 SHEET NO. A-12 OF 12

**TEPEQUET PEAK**  
 COMMUNICATIONS SITE  
 3600 TEPEQUET CANYON RD  
 SANTA MARIA, CA 93452  
 SANTA BARBARA COUNTY  
 CALIFORNIA

PROJECT INFORMATION:  
**SANTA BARBARA COUNTY**  
 GENERAL SERVICES &  
 COMMUNICATIONS &  
 TELEPHONE DEPARTMENT  
 PROJECT ISSUE DATE:  
 12/12/11

Construction

NO.	DATE	DESCRIPTION
1	12/12/11	CONSTRUCTION

**IDEAS**  
 Architecture, Real Estate & Consulting  
 1022 South Stearns Avenue  
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 phone: (805) 653-5811

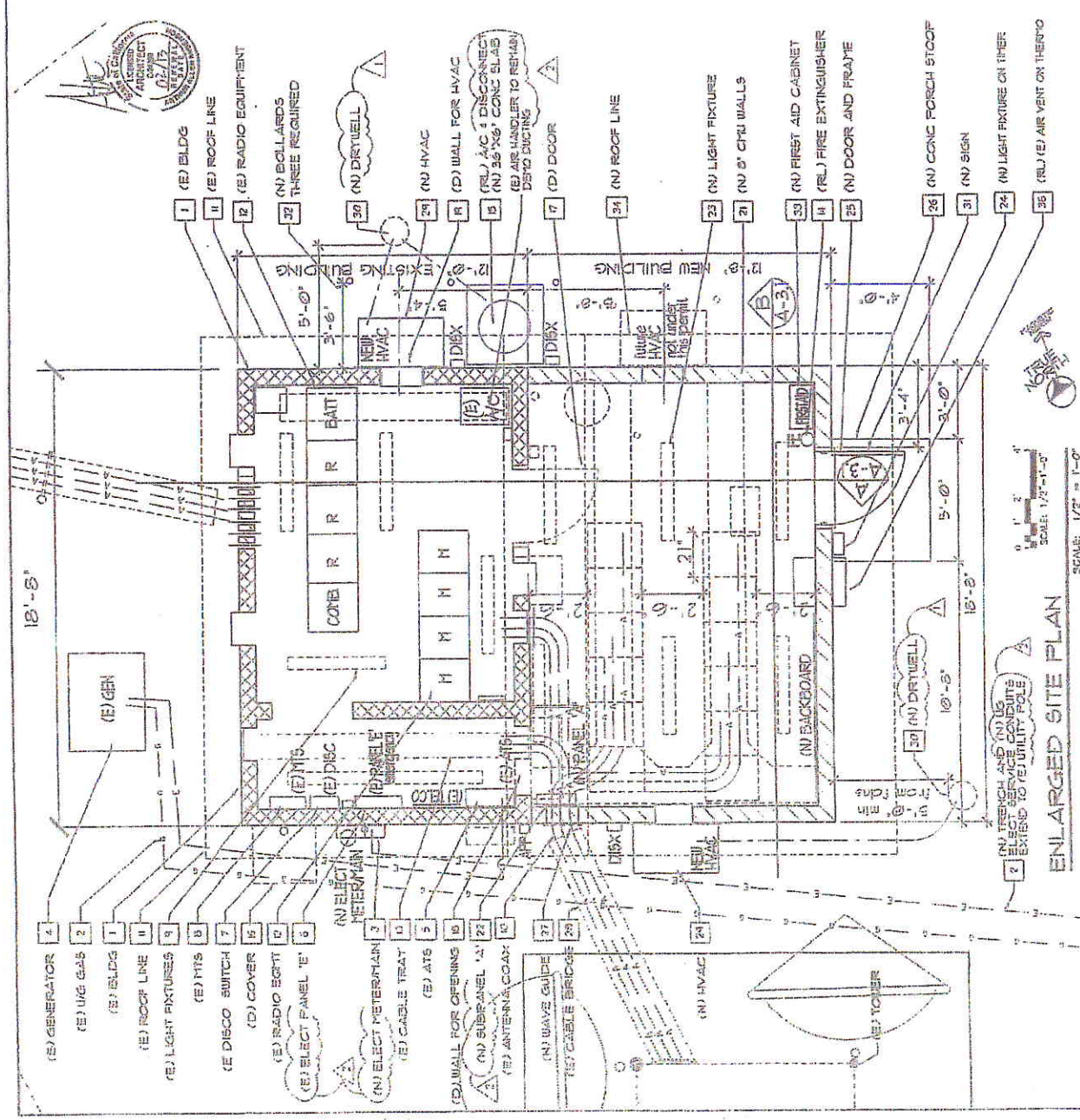
Sheet Index

NO.	DATE	DESCRIPTION
1	12/12/11	CONSTRUCTION

**ENLARGED FLOOR PLAN**  
 JOB NO. 11565  
 DATE: 12/12/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
**A-13**  
 C005

**REFERENCE NOTES**

- (N) NEW CONCRETE EQUIPMENT BUILDING WITH (E) CONCRETE ROOF-ELASTIC COATING
- (N) US ELECTRICAL UTILITY COMPANY SERVICE TRENCH FOR CONDUITS - SEE DETAIL 4/A-31 AND REFER TO THE ELECTRICAL DRAWINGS
- (N) ELECTRICAL METER MAIN - 4025A, 120/240 (FH)
- (E) ELECTRICAL 2000 GENERATOR ON CONCRETE SLAB TO REMAIN
- (E) AUTOMATIC TRANSFER SWITCH
- (E) ELECTRIC SUB-PANEL 1 - 40000V TO REMAIN REFER TO ELECTRICAL FOR CIRCUITS
- (E) DISCONNECT SWITCH TO REMAIN
- (E) MANUAL TRANSFER SWITCH TO REMAIN
- (E) LIGHT FIXTURES TO REMAIN
- (E) ANTENNA COAXIAL CABLE - 4 - RESERVE AS REQUIRED TO GET THROUGH NEW WAVE GUIDE ENTRY PORT
- (E) ROOF LINE ABOVE SHOWN DASHED
- (E) SHED GUARD BIRD-9-ZONE
- (E) RADIO EQUIPMENT TO REMAIN
- (E) CABLE TRAY 7/16AVE GUIDE ENTRY TO REMAIN
- (E) FIRE EXTINGUISHER 4 RECHARGE CERT
- (E) EXISTING HVAC CONDENSER / DISCONNECT SWITCH PROVIDES (N) 24" X 6" X 6" CONC SLAB (3) 5 BARS EUP
- (E) HVAC AIR HANDLER TO REMAIN SERVICE REPAIR REQUIRED PROVIDE NEW SUPPLY GRILL DIRECTLY TO ROOM
- (E) EXISTING SHEET METAL COVER
- (E) EXISTING FRONT DOOR
- (E) EXISTING WALL AND VENT FOR NEW 24" X 24" OPENING REMOVE EXISTING SHEET METAL COVER/COVERING
- (E) EXISTING WALL FOR NEW HVAC UNIT AND ELECTRICAL
- (N) FIRE EXTINGUISHER 2ABC6 - ATTACH TO WALL
- (N) CHU BUILDING WITH CONCRETE ROOF
- (N) ELECT SUB-PANEL 'A' 200 AMP 120/240
- (N) LIGHT FIXTURE ON CEILING, REFER TO ELECTRICAL
- (N) LIGHT FIXTURE ON EXTERIOR WALL WITH HOOD ON 120" HIGH TRUSS REFER TO ELECTRICAL
- (N) DOOR 24" X 64" INSULATED HOLLOW METAL AND FRAME WITH LOCKING HARDWARE AND DOOR LATCH
- (N) PORCH SLAB 48" X 66" CONC. REFER TO SHEET 4-14
- (N) WAVE GUIDE ENTRY PORT AND GRID SUB BARS REFER TO DETAIL 1/A-11
- (E) 18" CABLE BRIDGE FOR ANTENNA COAX CHOP BACK AND REATTACH TO THE (E) CONC. ROOF WITH MECHANICAL 3 TON BARS HVAC UNITS, NO HEAT STRIP WITH DISCONNECT SWITCH, INSTALL PER (E) REC (MECHANICAL)
- PROVIDE NEW BIRD MODEL M20000 LEAD-LAG CONTROLLER INSTALL ON NEW FLYWOOD BACK EDGED WITH NEW ALUMINUM FOR PORTION, STAKE DOOR TEMP EACH HVAC GENERATOR, POWER LOSS PROVIDE OPENING FOR EACH TRUSS CH WALL PER PAGE
- (N) DRIBBLE 12" DIA. X 24" DEEP CRACKED ROCK REFER TO DETAIL 6/A-11
- (N) NEW 24" CARTRON STAIRS PLACED ON DOOR TO SHELTER REFER TO DETAIL 3/A-11
- (N) STEEL BOLLARDS, REFER TO DETAIL SHEET 3/A-41
- (N) NEW ROOF LINE CONCRETE CONSTRUCTION WITH (N) CESS POOL APPROVED ELASTIC/EMERIC COOL ROOF REFER TO DETAIL 1/A-11
- (N) BIRD GUARD TYPE AS REQD BY 11565 JOB CODE 11565 REFER TO DETAIL 1/A-11
- (N) BIRD GUARD SINKS (1000) 33" REFER TO DETAIL 1/A-11
- (N) RELOCATE EXISTING AIR VENT THERMO STATION TO EXISTING BUILDING AND SWITCH FROM EXISTING BUILDING



1 (E) GENERATOR  
 2 (E) 1/4" GAS  
 3 (E) BLDG  
 4 (E) ROOF LINE  
 5 (E) LIGHT FIXTURES  
 6 (E) MTS  
 7 (E) DISCO SWITCH  
 8 (D) COVER  
 9 (E) RADIO EQMT  
 10 (E) ELECT PANEL 'E'  
 11 (N) ELECT METER MAIN  
 12 (E) CABLE TRAY  
 13 (E) ATS  
 14 (E) WALL FOR OPENING  
 15 (N) SUB-PANEL 'A'  
 16 (E) ANTENNA COAX  
 17 (N) WAVE GUIDE  
 18 (E) CABLE BRIDGE  
 19 (N) HVAC  
 20 (E) TORNER  
 21 (E) BLDG  
 22 (E) ROOF LINE  
 23 (N) LIGHT FIXTURE  
 24 (N) 8" CHU WALLS  
 25 (N) FIRST AID CABINET  
 26 (E) FIRE EXTINGUISHER  
 27 (N) DOOR AND FRAME  
 28 (N) CONC PORCH STOOD  
 29 (N) SIGN  
 30 (N) LIGHT FIXTURE ON TRUSS  
 31 (E) AIR VENT ON THERMO

**TEPESQUET PEAK**  
COMMUNICATIONS SITE  
3660 TEPESQUET CANYON RD  
SANTA MARIA, CA 93455  
SANTA BARBARA COUNTY  
CALIFORNIA

PROJECT INFORMATION:  
**SANTA BARBARA COUNTY**  
GENERAL SERVICES &  
COMMUNICATIONS &  
TELEPHONE DEPARTMENT

ISSUED FOR: Construction  
DATE: 12/12/11

12/12/11

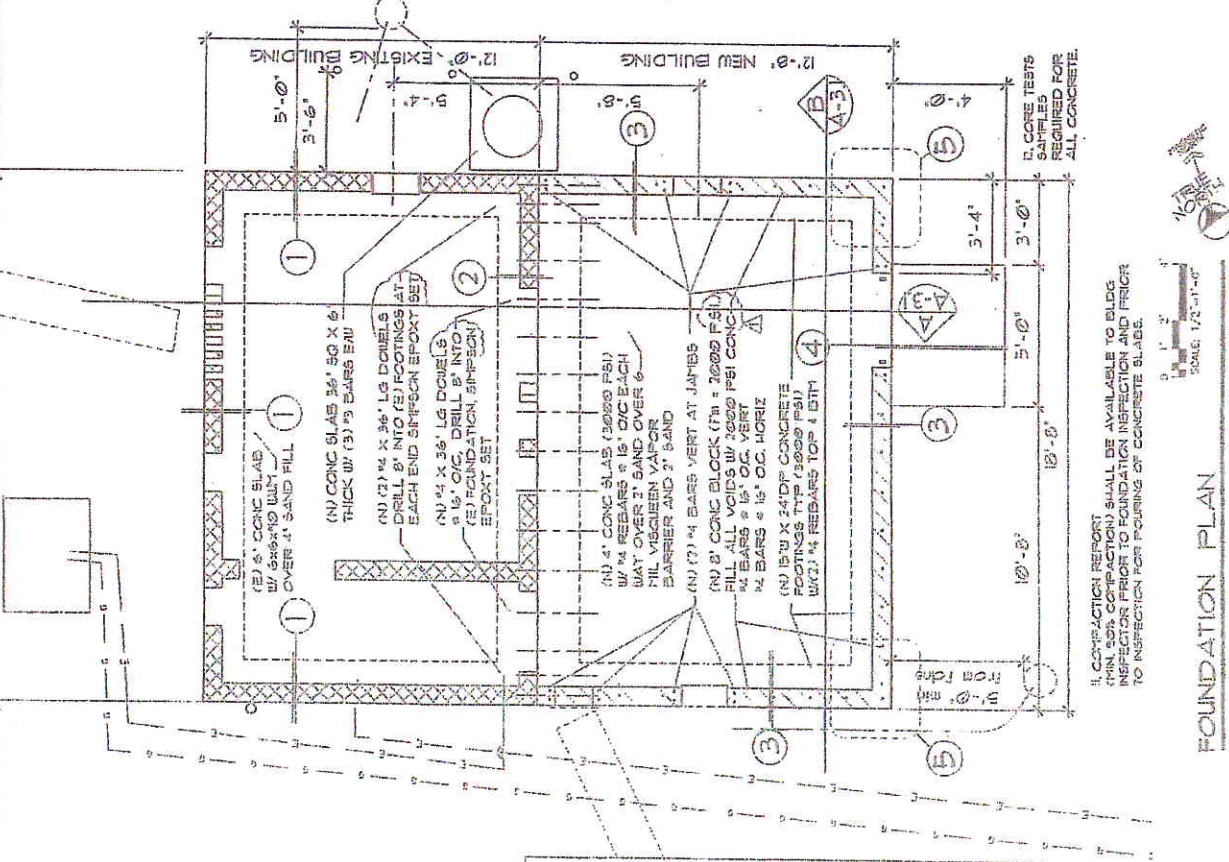
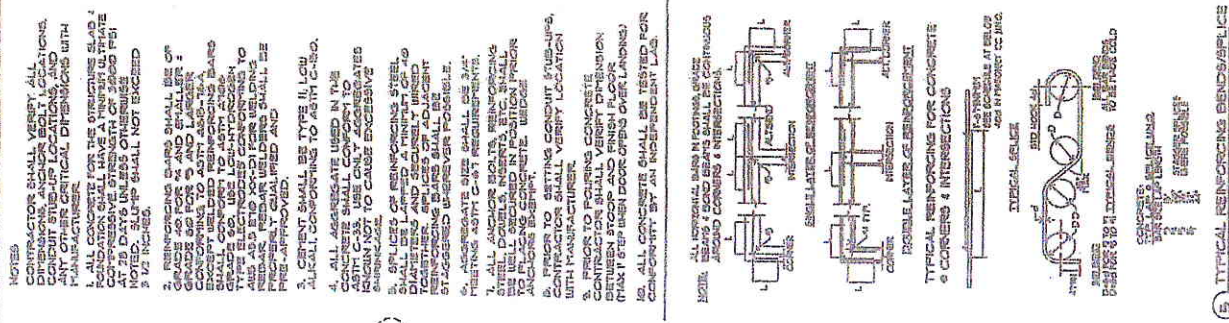
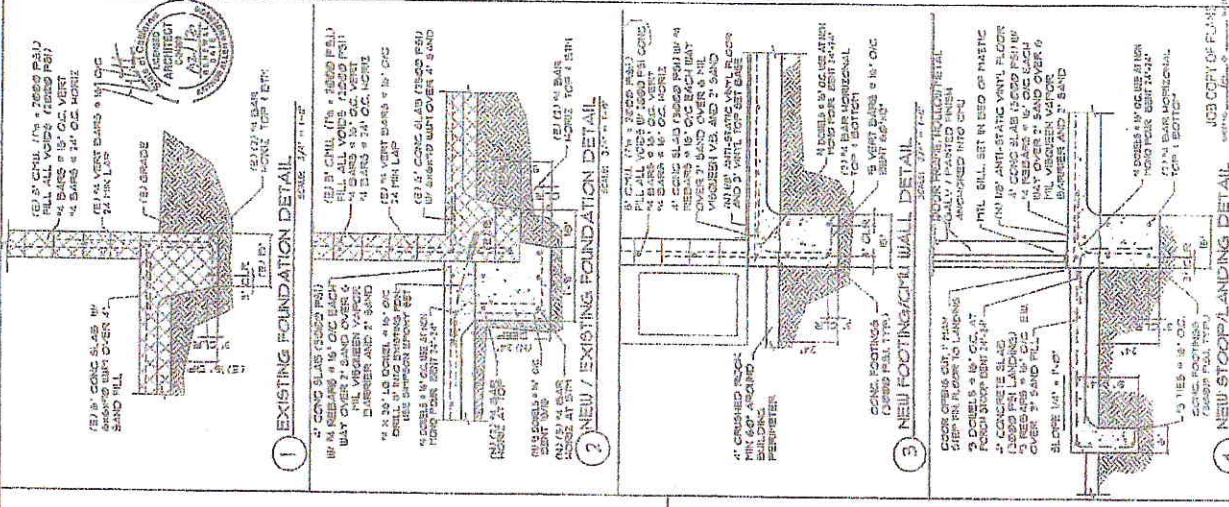
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B	04/17/12	REV DECK

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REVISIONS:	DATE	DESCRIPTION

**FOUNDATION  
PLAN & DTLS**

DRAWING NO: A-1.4  
CONST: 2



**TEPESQUET PEAK**  
 COMMUNICATIONS SITE  
 3680 TEPESQUET CANYON RD  
 SANTA BARBARA, CA 93105  
 SANTA BARBARA, CALIFORNIA

PROJECT INFORMATION  
**SANTA BARBARA COLIUM**  
 GENERAL SERVICES &  
 COMMUNICATIONS  
 TELEPHONE DEPARTMENT

DATE: 12/12/11

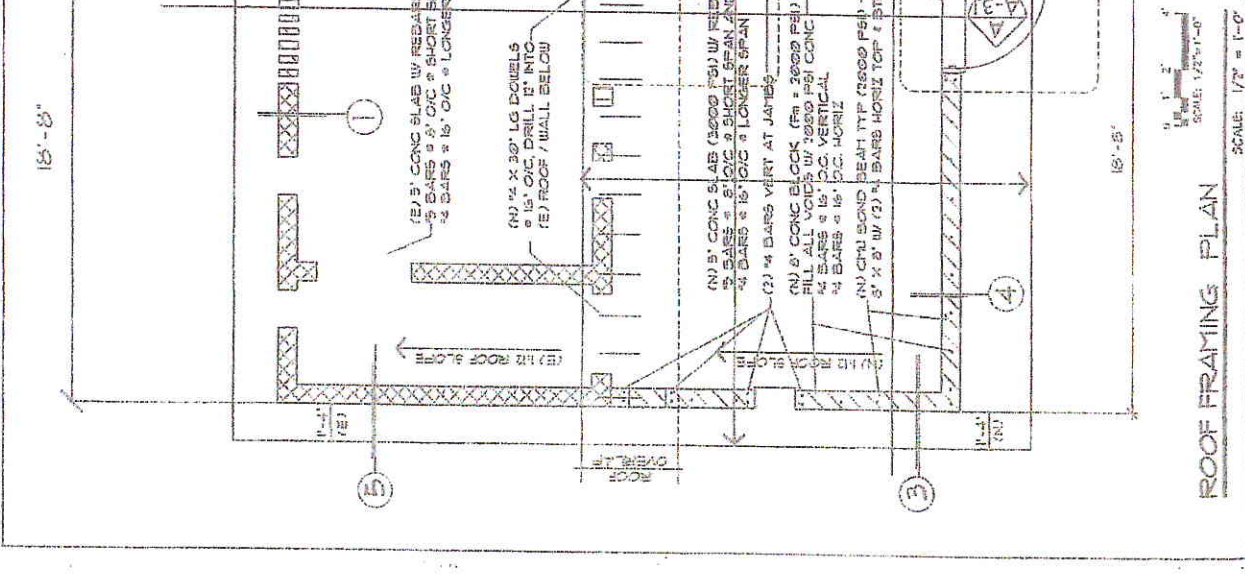
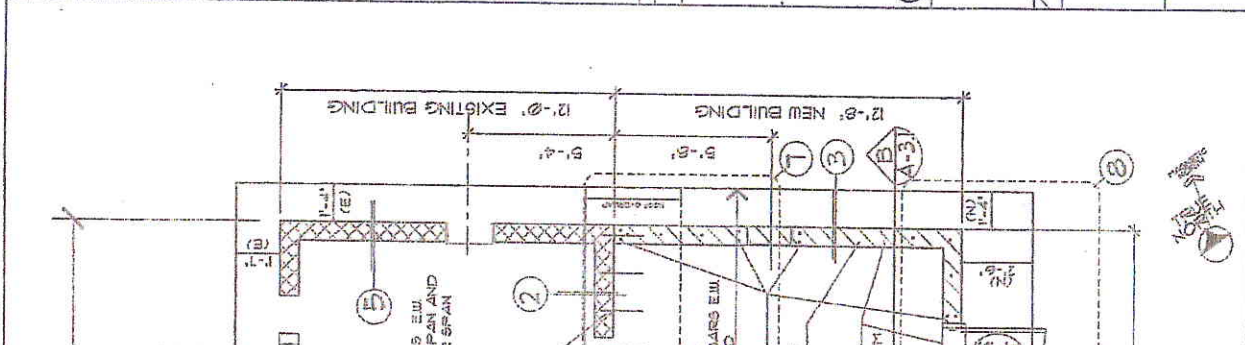
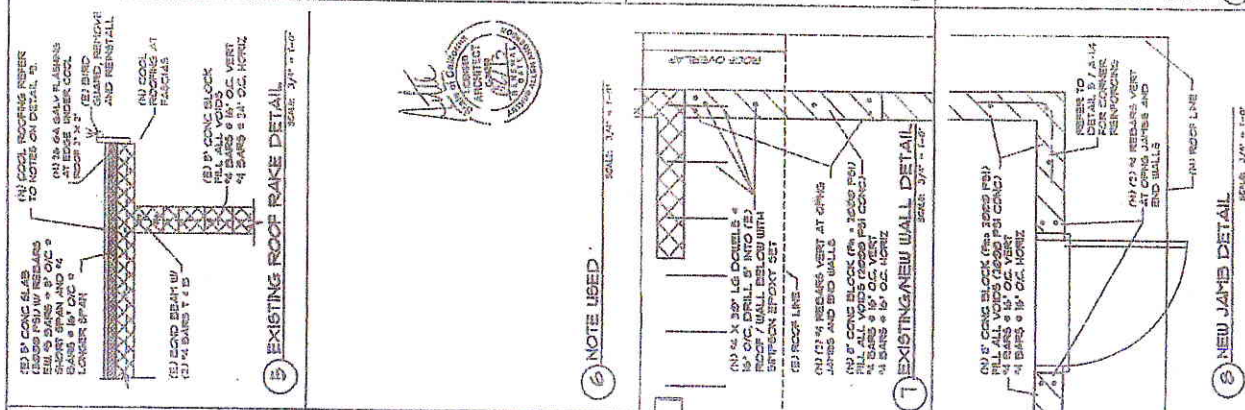
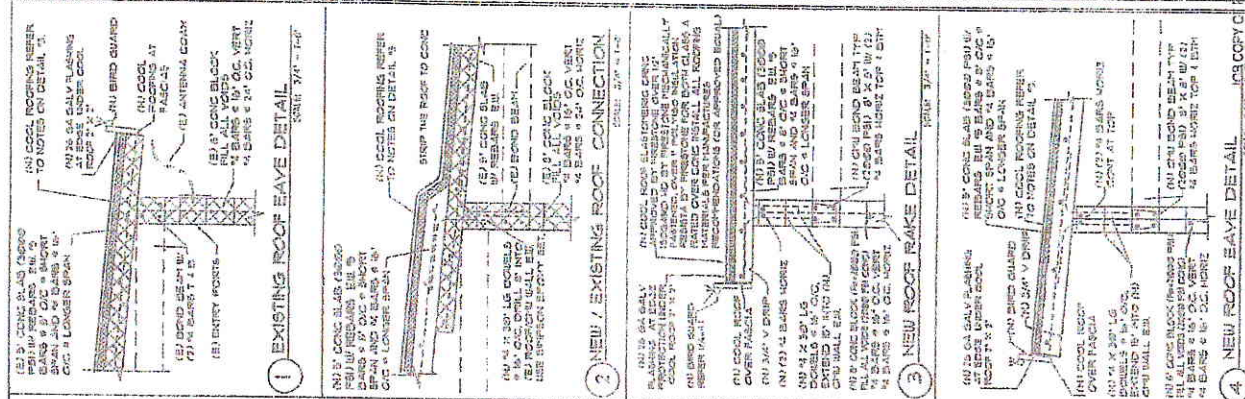
CONSTRUCTION

NO.	REVISIONS/DESCRIPTIONS	DATE

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NO.	REVISIONS	DATE

**ROOF FRMG PLAN & DTLs**  
 SHEET NO. **A-15**  
 CONS.



**ROOF FRAMING PLAN**  
 SCALE: 1/2" = 1'-0"



**TEPESQUET PEAK**

COMMUNICATIONS SITE  
 2660 TEPESQUET CANYON RD.  
 SANTA BARBARA, CA 93101  
 SANTA BARBARA COUNTY  
 CALIFORNIA

PROJECT INFORMATION:  
 SANTA BARBARA COUNTY  
 GENERAL SERVICES  
 COMMUNICATIONS &  
 TELEPHONE DEPARTMENT

CURRENT ISSUE DATE:

12/12/11

ISSUED FOR:

Construction

REVISIONS:

NO. DATE DESCRIPTION

1 12/12/11 FOR PERMITS

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 Phone (805) 653-361

DESIGNED BY:

CHECKED BY:

DATE:

SCALE:

PROJECT NO.:

SHEET NO.:

TOTAL SHEETS:

DATE:

SCALE:

PROJECT NO.:

SHEET NO.:

TOTAL SHEETS:

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SCALE:

PROJECT NO.:

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DATE:

SCALE:

PROJECT NO.:

SHEET NO.:

TOTAL SHEETS:

DATE:

SCALE:

**ROOF PLAN**

SHEET NUMBER: **A-1.6**

DATE:

SCALE:

PROJECT NO.:

SHEET NO.:

TOTAL SHEETS:

DATE:

SCALE:

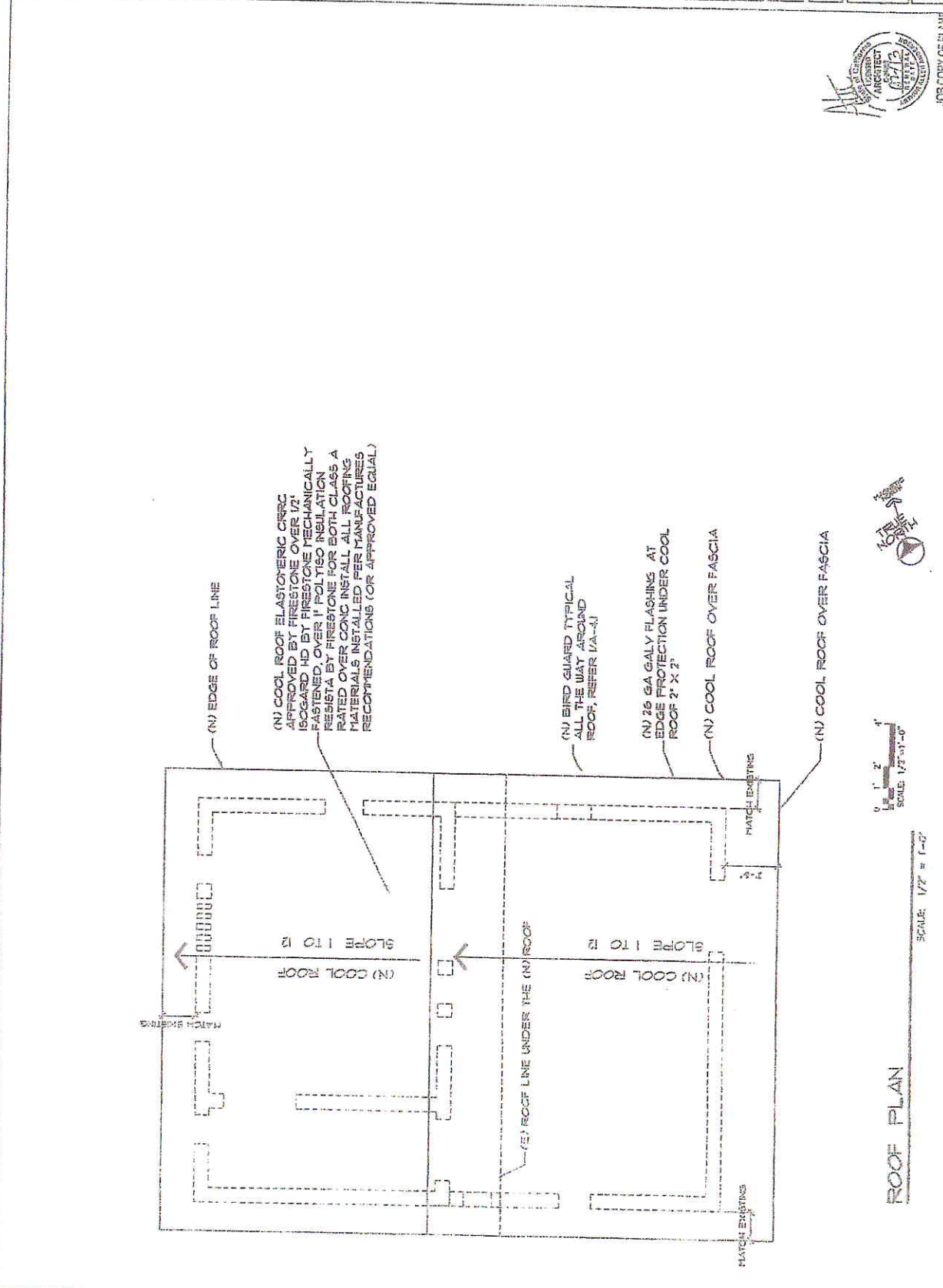
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SHEET NO.:

TOTAL SHEETS:

DATE:

SCALE:



JOB COPY OF PLANS  
 PRINTED AND PLOTTED BY: [Name]  
 DATE: [Date]  
 SCALE: 1/2" = 1'-0"



SCALE 1/2" = 1'-0"

SCALE 1/2" = 1'-0"

**ROOF PLAN**

DATE	DESCRIPTION
12/12/11	Construction
11/17/11	FOR DECK
11/17/11	FOR DECK

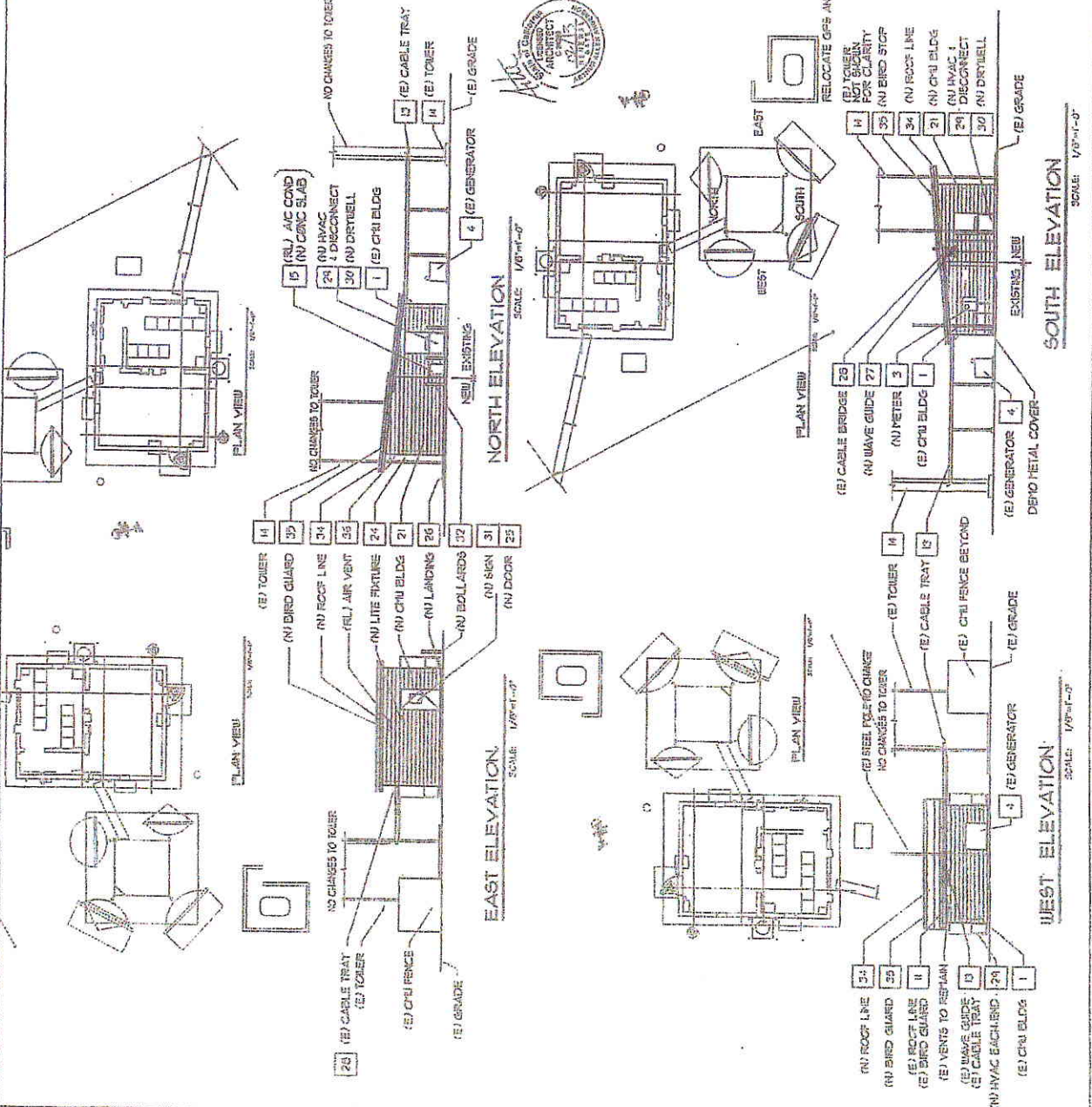
**IDEAS**  
 Architecture, Real Estate & Construction  
 1000 South Stearns Avenue  
 Ventura, California 93003  
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 phone: (805) 653-5800

PROJECT NO.	
PROPOSAL NO.	
SHEET NO.	
DATE	
BY	
CHECKED	
APPROVED	
PROJECT NO.	
PROPOSAL NO.	
SHEET NO.	
DATE	
BY	
CHECKED	
APPROVED	

**EXTERIOR ELEVATIONS**  
 A-2.1  
 CONSTRUCTION

**REFERENCE NOTES**

- (N) NEW (E) EXISTING (D) DEMO (R) RELOCATE
- (1) CONCRETE EQUIPMENT BUILDING WITH (E) CONCRETE ROOF ELASTOMERIC COATING
- (2) (N) 1/2" X 1/2" ELECTRICAL UTILITY COMPANY SERVICE AND NUTS FOR CONDUITS - SEE DETAIL 24-A-31 AND REFER TO THE ELECTRICAL DRAWINGS
- (3) (N) ELECTRICAL METER MAIN - 400A 120/240 FKH
- (4) (E) ELECTRICAL 200A GENERATOR ON CONCRETE SLAB TO REMAIN
- (5) (E) AUTOMATIC TRANSFER SWITCH
- (6) (E) ELECTRIC SUB PANEL "E" (CONDUITS TO REMAIN) REFER TO ELECTRICAL FOR CIRCUITS
- (7) (E) DISCONNECT SWITCH TO REMAIN
- (8) (E) MANUAL TRANSFER SWITCH TO REMAIN
- (9) (E) LIGHT FIXTURES TO REMAIN
- (10) (E) ANTENNA COAXIAL CABLES - RE-RATE AS REQUIRED TO GET THROUGH NEW WAVE GUIDE ENTRY POINT
- (11) (E) ROOF LINE ABOVE BUSHING ASHED (E) BIRD GUARD 2" X 2" X 1/2"
- (12) (E) RADIO EQUIPMENT TO REMAIN
- (13) (E) CABLE TRAY 7 WAVE GUIDE ENTRY TO REMAIN
- (14) (E) FIRE EXTINGUISHER & RECHARGE CABINET
- (15) (E) EXISTING HVAC CONDENSER & DISCONNECT SWITCH PROVIDE (N) 3/4" X 1/2" COPIC BLADE (3) 3/4" BARS IN (E) HVAC AIR HANDLER TO REMAIN SERVICE REPAIR REMOVE EXISTING PROVIDE NEW SUPPLY GRILL DIRECTLY TO ROOF
- (16) (E) EXISTING SHEET METAL COVER
- (17) (D) EXISTING FRONT DOOR
- (18) (D) EXISTING WALL AND VENT FOR NEW 3/4" X 1/2" OPENING REMOVE EXISTING SHEET METAL COVER/COVERERS
- (19) (D) EXISTING WALL FOR NEW HVAC UNIT AND ELECTRICAL
- (20) (N) FIRE EXTINGUISHER 2A5BC. ATTACH TO WALL
- (21) (N) CPU BUILDING WITH CONCRETE ROOF
- (22) (N) ELECT SHEET METAL PANEL 1" X 20" X 1/2" (E) 1/2" X 1/2" X 1/2" LIGHT FIXTURE ON CEILING. REFER TO ELECTRICAL
- (23) (N) LIGHT FIXTURE ON EXTERIOR WALL WITH HOOD ON 1/2" HOUR TRIP. REFER TO ELECTRICAL
- (24) (N) DOOR 26" X 64" INSULATED HOLLOW METAL AND FRAME WITH LOCKING HARDWARE AND DOOR LATCH AND PORCH SLAB 48" X 60" COPIC. REFER TO SHEET 24-A
- (25) (N) WAVE GUIDE ENTRY POINT AND GRID BUS BARS REFER TO DETAIL 24-A-41
- (26) (E) BY CABLE BRIDGE FOR INTERNAL COAX CATCH BACK AND REATTACH TO THE (E) CONCRETE ROOF (N) DISCONNECT SWITCH. INSTALL PER PER RECOMMENDATION PROVIDE NEW 3/4" X 1/2" COPIC BLADE (3) 3/4" BARS IN (E) HVAC AIR HANDLER TO REMAIN SERVICE REPAIR REMOVE EXISTING PROVIDE NEW SUPPLY GRILL DIRECTLY TO ROOF
- (27) (E) CABLE BRIDGE 20"
- (28) (N) WAVE GUIDE 27"
- (29) (N) METER 3"
- (30) (E) CPU BLDG 1"
- (31) (E) TOWER 14"
- (32) (E) CABLE TRAY 12"
- (33) (E) CPU FENCE BEYOND (E) GRADE
- (34) (E) GENERATOR 4"
- (35) (E) BIRD GUARD 15"
- (36) (N) HVAC 24"
- (37) (N) DRYWELL 30"
- (38) (E) CPU BLDG 1"
- (39) (E) TOWER 14"
- (40) (E) GENERATOR 4"
- (41) (E) BIRD GUARD 15"
- (42) (E) CPU BLDG 1"
- (43) (E) TOWER 14"
- (44) (E) GENERATOR 4"
- (45) (E) BIRD GUARD 15"
- (46) (N) HVAC 24"
- (47) (N) DRYWELL 30"
- (48) (E) CPU BLDG 1"
- (49) (E) TOWER 14"
- (50) (E) GENERATOR 4"
- (51) (E) BIRD GUARD 15"
- (52) (E) CPU BLDG 1"
- (53) (E) TOWER 14"
- (54) (E) GENERATOR 4"
- (55) (E) BIRD GUARD 15"
- (56) (N) HVAC 24"
- (57) (N) DRYWELL 30"
- (58) (E) CPU BLDG 1"
- (59) (E) TOWER 14"
- (60) (E) GENERATOR 4"
- (61) (E) BIRD GUARD 15"
- (62) (E) CPU BLDG 1"
- (63) (E) TOWER 14"
- (64) (E) GENERATOR 4"
- (65) (E) BIRD GUARD 15"
- (66) (N) HVAC 24"
- (67) (N) DRYWELL 30"
- (68) (E) CPU BLDG 1"
- (69) (E) TOWER 14"
- (70) (E) GENERATOR 4"
- (71) (E) BIRD GUARD 15"
- (72) (E) CPU BLDG 1"
- (73) (E) TOWER 14"
- (74) (E) GENERATOR 4"
- (75) (E) BIRD GUARD 15"
- (76) (N) HVAC 24"
- (77) (N) DRYWELL 30"
- (78) (E) CPU BLDG 1"
- (79) (E) TOWER 14"
- (80) (E) GENERATOR 4"
- (81) (E) BIRD GUARD 15"
- (82) (E) CPU BLDG 1"
- (83) (E) TOWER 14"
- (84) (E) GENERATOR 4"
- (85) (E) BIRD GUARD 15"
- (86) (N) HVAC 24"
- (87) (N) DRYWELL 30"
- (88) (E) CPU BLDG 1"
- (89) (E) TOWER 14"
- (90) (E) GENERATOR 4"
- (91) (E) BIRD GUARD 15"
- (92) (E) CPU BLDG 1"
- (93) (E) TOWER 14"
- (94) (E) GENERATOR 4"
- (95) (E) BIRD GUARD 15"
- (96) (N) HVAC 24"
- (97) (N) DRYWELL 30"
- (98) (E) CPU BLDG 1"
- (99) (E) TOWER 14"
- (100) (E) GENERATOR 4"



JOB COPY OF PLANS  
 DATE: 12/12/11  
 DRAWING NO. A-2.1  
 SHEET NO. 2

**TEPESQUET PEAK**

COMMUNICATIONS SITE  
3600 TEPESQUET CANYON RD.  
SANTA MARIA, CA 93455  
SANTA BARBARA COUNTY  
CALIFORNIA

PROJECT INFORMATION:

SANTA BARBARA COUNTY  
GENERAL SERVICES &  
COMMUNICATIONS &  
TELEPHONE DEPARTMENT

CONTRACT ISSUE DATE:

12/12/11

ISSUED FOR:

Construction

REVISIONS:

DATE DESCRIPTION

1 06/17/11 PAR RISE

2 06/17/11 PAR RISE

3 06/17/11 PAR RISE

4 06/17/11 PAR RISE

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36 06/17/11 PAR RISE

37 06/17/11 PAR RISE

38 06/17/11 PAR RISE

39 06/17/11 PAR RISE

40 06/17/11 PAR RISE

**IDEAS**

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1022 South Stearns Avenue  
Ventura, California 93003  
email: ideas@ideasglobal.com  
phone (805) 653-581

DATE PREPARED BY:

DATE CHECKED BY:

DATE APPROVED BY:

DATE REVISION BY:

DATE REVISION BY:

DATE REVISION BY:

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DATE REVISION BY:

DATE REVISION BY:

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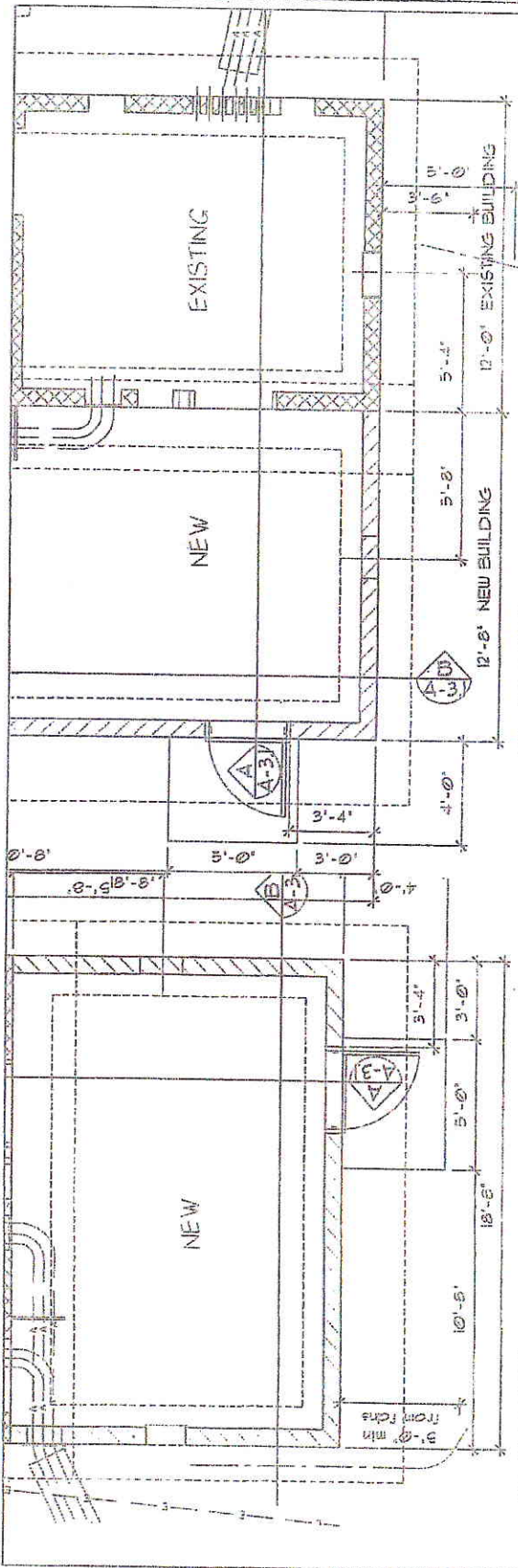
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DATE REVISION BY:

DATE REVISION BY:

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ELEVATION:  
SHEET NUMBER: REVISED:  
A-3.1

1/2" = 1'-0"



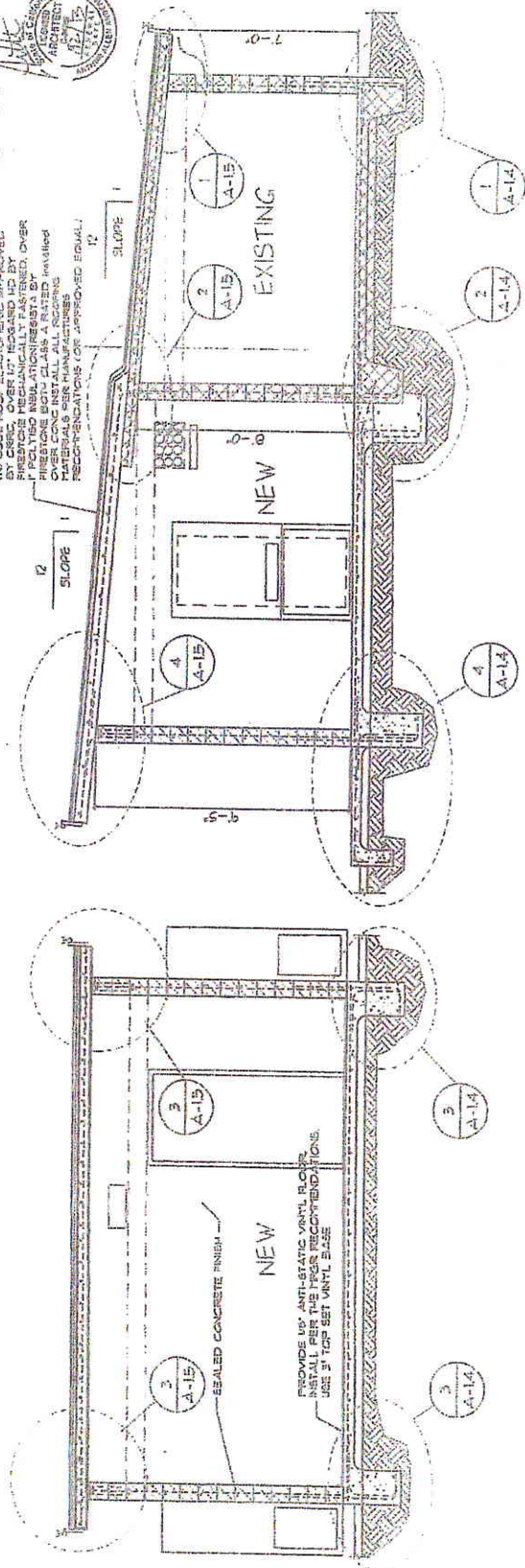
PLAN VIEW

PLAN VIEW

1/2" = 1'-0"

1/2" = 1'-0"

ALL COOL ROOF ELASTOMERIC APPROVED  
BY THE STATE OF CALIFORNIA  
SHOULD BE MECHANICALLY FASTENED OVER  
A POLYURETHANE INSULATION RESISTING TO  
PUNCTURE BY AT LEAST CLASS A RATED INSULATED  
CONCRETE OR CLASS A RATED INSULATED  
MATERIALS PER MANUFACTURER'S  
RECOMMENDATIONS (OR APPROVED EQUAL)



B CROSS SECTION

A CROSS SECTION

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0" (SEE COPY OF PLAN)  
DATE: 12/12/11  
SCALE: 1/2" = 1'-0"

**TEPESQUET PEAK**  
**COMMUNICATIONS SITE**  
 5860 TEPESQUET CANYON RD  
 SANTA BARBARA, CA 93103  
 SANTA BARBARA COUNTY

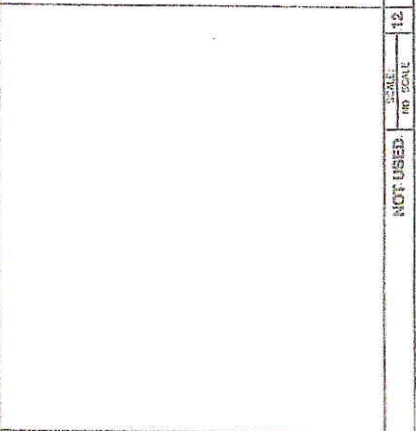
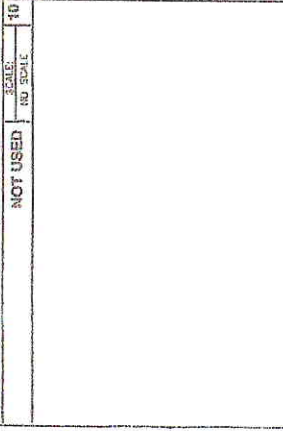
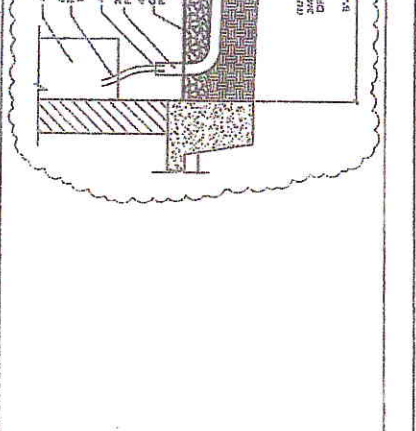
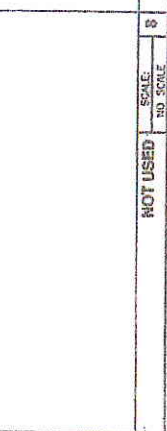
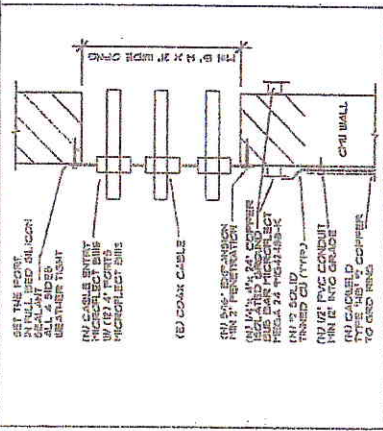
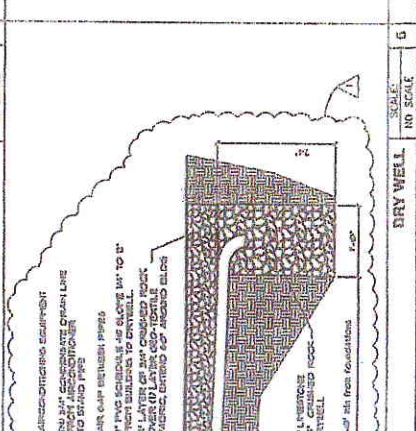
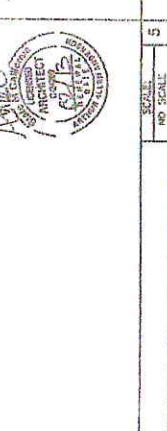
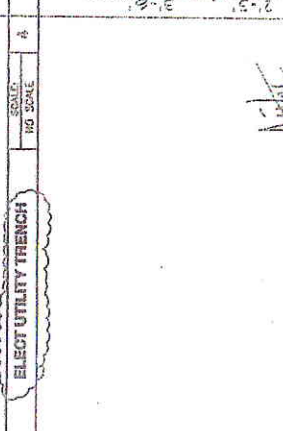
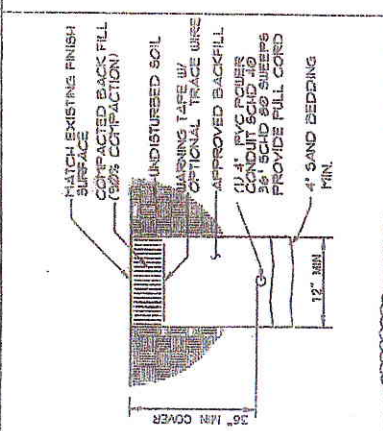
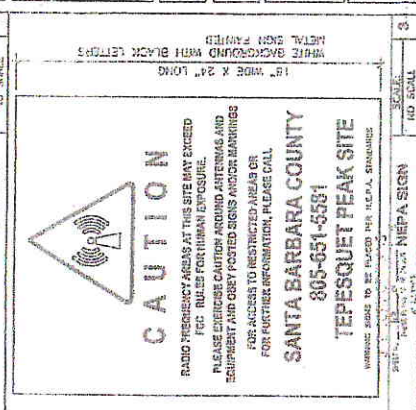
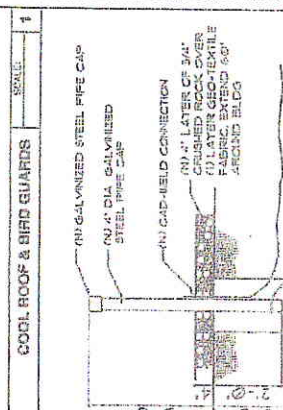
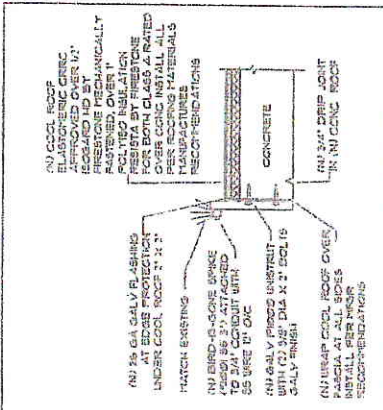
PROJECT INFORMATION:  
**SANTA BARBARA COUNTY**  
**GENERAL SERVICES &**  
**COMMUNICATIONS &**  
**TELEPHONE DEPARTMENT**

ISSUED FOR: Construction  
 PROJECT ISSUE DATE: 12/12/11

NO.	DATE	DESCRIPTION
1	12/12/11	Construction

**IDEAS**  
 Architecture, Real Estate & Construction  
 1022 South Beverly Avenue  
 Ventura, California 93001  
 email: ideasarc@ideasarc.com  
 phone: (805) 653-560

NO.	DATE	DESCRIPTION
1	12/12/11	Construction



NO.	SCALE	NO. SCALE	NO. SCALE	NO. SCALE	NO. SCALE	NO. SCALE	NO. SCALE	NO. SCALE	NO. SCALE
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NOT USED

NO.	DATE	DESCRIPTION
1	12/12/11	Construction

**IDEAS**  
 Architects, Real Estate & Construction  
 1422 South Broadway Avenue  
 Ventura, California 93001  
 email: ideas@ideasgroup.com  
 phone: (805) 653-5800

DESIGNED BY	DATE	SCALE
CHECKED BY	DATE	SCALE
APPROVED BY	DATE	SCALE

**ELECTRICAL**  
**GROUNDING**  
 SHEET NO. E-1  
 CON'T

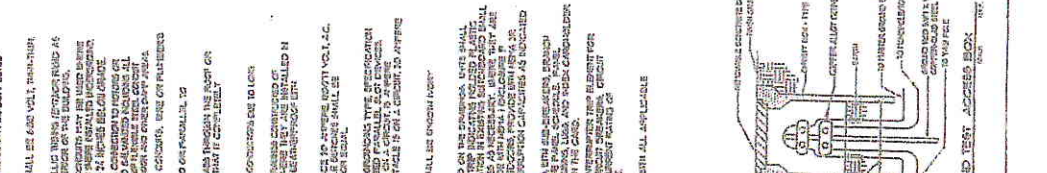
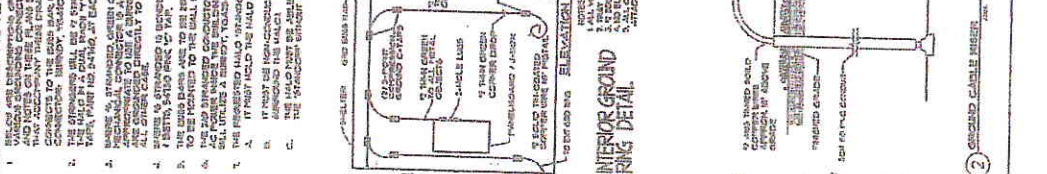
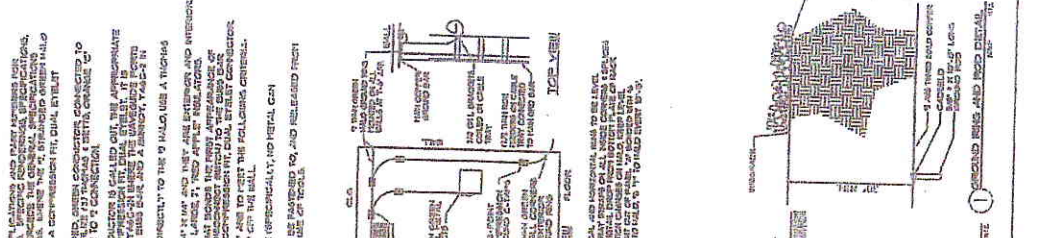
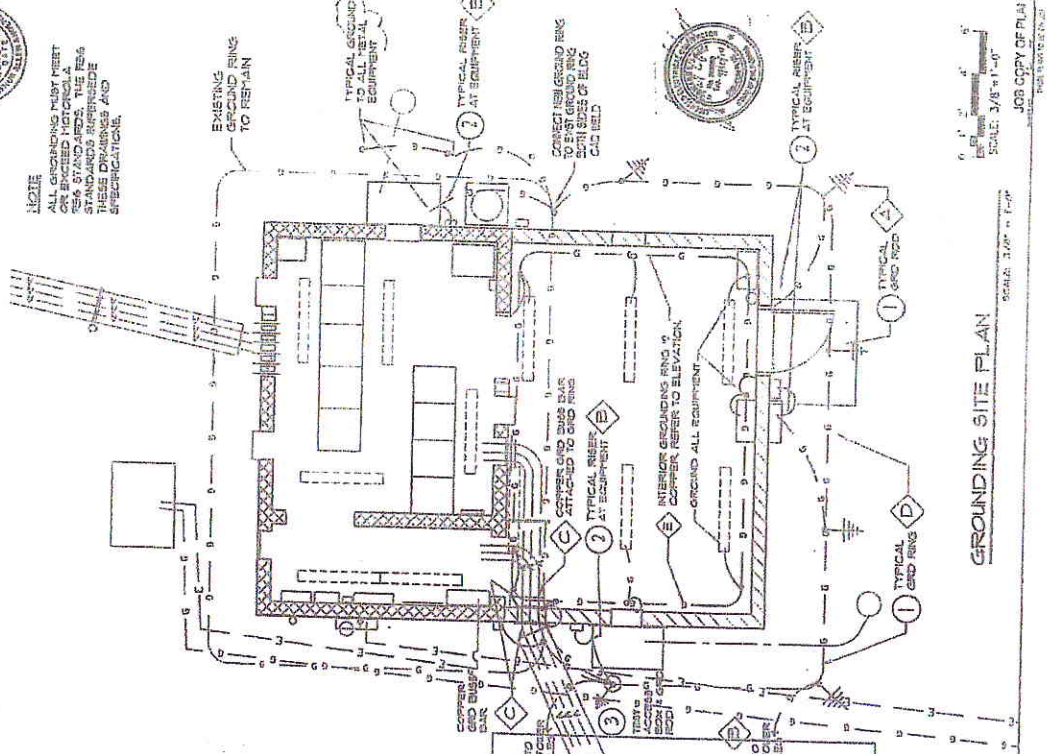


**REFERENCE NOTES**

1. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE ENGINEER:
  - a. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - b. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - c. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
2. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE ENGINEER:
  - a. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - b. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - c. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.

**ELECTRICAL SPECIFICATIONS**

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.



**NOTES**

1. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE ENGINEER:
  - a. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - b. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - c. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
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  - b. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.
  - c. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED AT THE SITE.



**GROUNDING SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 JOB COPY OF PLAN IS  
 SCALE: 1/8" = 1'-0"  
 JOB COPY OF PLAN IS



**Exhibit C – Construction and Fire Plan**

**County of Santa Barbara at Tepusquet Peak Communications Site**

**November 2012 – March 2013**

**1. Los Padres National Forest contacts**

Santa Lucia Ranger District: Forest Supervisor's Office LPNF Emergency Communication Center (ECC): Forest ECC emergency: Emergency contact:	805-925-9538 805-968-6640 805-938-9142, 0 for dispatcher 805-961-5727 911
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The point of contact is District Ranger Kathleen Phelps, who is assisted by the Fire Division Chief Jim Smith, Lands Officer Donna Toth, or Assistant Forest Lands & Minerals Staff Vicki Collins.

**2. Santa Barbara County and contractor contacts**

County of Santa Barbara:

Carl Thornton, Communications Manager County of Santa Barbara 4568 Calle Real, Bldg. "C" Santa Barbara, Ca. 93110 Office: 805-681-5581 Fax: 805-681-5610 <a href="mailto:cthornton@co.santa-barbara.ca.us">cthornton@co.santa-barbara.ca.us</a>	Tony Gamblin, Project Manager County of Santa Barbara 912 West Foster Road Santa Maria, CA 93454 <a href="mailto:gamblin@co.santa-barbara.ca.us">gamblin@co.santa-barbara.ca.us</a> Office: (805) 934-6130 Cell: (805) 878-0500
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Contractor:

Edward E. Sogge, Com Plus, Inc PO Box 6656 2316 Cedarwood Drive Frazier Park, CA 93222-6656 661-242-1410 office 661-242-1407 fax 805-895-5278 mobile email: <a href="mailto:complus@frazmtn.com">complus@frazmtn.com</a>	Marco Bucio, Com Plus, Inc <a href="mailto:marco@frazmtn.com">marco@frazmtn.com</a>
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**3. Incident Notification:**

A. Incident Notification. The holder shall be required to contact the authorized officer as soon as practicable after the following incidents that occur on National Forest System (NFS) lands within the authorized area:

- 1) Any incident resulting in death, permanent disability, or personal injuries that are life-threatening or that are likely to cause permanent disability;
- 2) Any failure of a structural, mechanical, electrical component and its primary connection, or operator error, which impairs the operation or function of a passenger ropeway in a way that could affect public safety, or any ropeway incident that requires reporting to State authorities;
- 3) A search and rescue operation to locate a person; or

- 4) Any incident that had or has high potential for serious personal injury, significant property damage, or significant environmental or other natural resource damage, including but not limited to avalanches, landslides, flooding, fire, structural failures or release of hazardous substances.
- B. Method of Notification. Contact the authorized officer or Forest Emergency Communication Center as soon as possible, but no later than 24 hrs. after the incident is discovered.
- C. Contents of Notification. When notifying the authorized officer of an incident, the holder shall be required to specify when, where, and how it occurred, and who was present or affected by the event.
4. **Period of Construction:** Construction is estimated to require **3.5 months** and will be completed no later than **03/31/2013**. Holder will notify the Authorized Officer of the construction start date and the completion date.
5. **Duration of Plan:** This plan will be in effect for the duration of the construction activities outlined in Exhibit B, engineering drawings, attached to the communications use lease.
6. **Inspections:** Holder will provide copies of inspection reports relevant to the construction, i.e. fire department, building, and electrical, within two weeks of project completion.
7. **Additional Permits:** If holder or holder's contractor proposes to do any welding, the Forest Service requires the holder to obtain a separate permit from the Santa Lucia Ranger District in advance of the work. If welding occurs, the holder will need to provide appropriate fire prevention/response equipment as required by District fire personnel.
8. **Access:** The access road to the County of Santa Barbara facility is a gated private asphalt road for about 2 miles, then becomes gravel and enters National Forest System land. After the junction where the spur roads accessing the north and south peaks split, the County has a separate special use road permit for use and maintenance of .62 mile x 66 ft. wide access road. This road ends at the north Tepusquet Peak at the County's communication facility. The County maintains license agreements with the private property owners for use of their portion of the lower access road.
- A. Vehicles will not be driven off the private access road or spur road to North Tepusquet Peak Communications Site.
- B. Holder will immediately repair any damage done to roads by holder's and holder's contractor's activities and heavy equipment.
- C. Holder will provide notice to communications use lease holders at South Tepusquet Peak when construction activities will occur and when heavy equipment will be on the road to Tepusquet Peak Communications Site.
9. **Fire Prevention:**
- A. Follow all requirements in Appendix E – Fire Plan in the Tepusquet Peak Communications Site Management Plan, attached to the lease as Exhibit A.
- B. Prior to operation, written authorization must be obtained for the use of any fire-related activities including use of welding or cutting equipment. During periods of high fire danger, these activities may be prohibited.
- C. All portions of the operation will conform to all current Fire Restrictions. The Forest Service Emergency Communication Center is the contact for daily information on fire danger and restrictions. Holder and holder's contractor will follow all requirements of the FS Emergency Communication Center, which may include limits or prohibitions on construction activities in severe fire conditions.
- D. The holder may be required to provide, at the holder's expense, a water truck capable of transporting and pumping water during construction activity for fire prevention and dust abatement. The holder is not authorized to use Forest Service water sources.
- E. All internal combustion engines will be equipped with Forest Service approved spark arresters and all vehicles must be equipped with mufflers. Vehicles may not be driven over or parked on roads or turnouts containing vegetation due to ignition potential by the catalytic converter.
- F. The holder will furnish one fire extinguisher for each piece of motorized equipment. Fire extinguishers will be Marine Type, dry chemical, rated at 10 BC or better and UL approved.



- G. Prior to operation, written authorization must be obtained for the use of any fire-related activities including use of welding or cutting equipment. During periods of high fire danger, these activities may be prohibited.
- H. Vegetation clearing – The entire construction area and area around the building, towers and fuel tank will remain free of vegetation. Vegetation trimming and removal will be accomplished with hand tools, not chemical treatment. The facility is at the top of a flattened peak and the holder is required to prevent any soil erosion that could be caused from vegetation management.
- I. Holder will schedule vegetation removal outside the bird breeding season (March through August) unless authorized in writing by the Forest Service authorized officer. No active bird nests will be disturbed.
- J. Arc lights are not to be used in areas of combustible materials such as grass or brush, or under high to extreme fire danger.
- K. Smoking is permitted in a designated smoking area within the roadway or in enclosed vehicles while stopped in an area cleared or barren of flammable vegetation for a distance of three (3) feet in diameter. At no time is smoking permitted while walking in grass, brush or timber. A can filled with sand will be provided and used to extinguish and dispose of cigarette butts.
- L. Smoking may be prohibited during periods of very high fire to extreme fire danger.

**10. Resource Protection Measures:**

- A. Follow all requirements in section VII. Conditions for New Construction and Modification or Expansion of a Facility, section VIII. General Operation and Maintenance, and Appendix F - Avian Considerations at Communication Sites included in the Tepusquet Peak Communications Site Management Plan, attached to the lease as Exhibit A.
- B. Holder will maintain lease area and facilities at all times in a clean and orderly condition, minimizing litter, construction debris, loose wires, metal objects, or microtrash during construction. The California condor, an endangered species, is attracted to microtrash and may ingest any substances left on site. Debris can also cause interference or intermodulation problems.
- C. In the event any human remains are unearthed during construction of the building expansion, work will immediately halt and the forest heritage resource manager and tribal liaison will be notified.
- D. Holder and holder's contractors will power wash any heavy equipment before entering National Forest System lands to prevent the introduction and spread of noxious weeds and seeds.
- E. If holder desires to spread any ground cover material such as gravel in the permit area, holder will seek authorization from the Forest Service authorized officer prior to installation. Imported material is required to be free of invasive species/noxious weeds and match or be darker than native soil color.
- F. Best Management Practices will be used to prevent any soil erosion during or post-construction. No side casting of excess soil is allowed.