

CATEGORICAL EXCLUSION

NEPA (CX) NUMBER: DOI-BLM-ID-I020-2013-0009-CX

BLM OFFICE: POCATELLO FIELD OFFICE

Project Name: Curlew Communication Site Assignment Application

APPLICANT: GTP Structures I, LLC

Project/Case File Number: IDI-23213

Project Lead: Danny Miller, Realty Specialist

Date of Preparation: February 13, 2013

PROPOSED ACTION:

On February 16, 2012, GTP Structures I, LLC applied to assign the existing communication use lease that was granted to the Curlew Communication Site, serial number, IDI-23213, located on public land in Oneida County. This authorization will expire on December 31, 2017. The proposed action is to assign communication use lease IDI-23213 for the remainder of the term.

The original authorization, allowing for a communication site lease was originally issued to Western Tele-Communications, Inc., on February 2, 1987. An amendment to the authorization was approved on September 11, 1989 to allow for the installation of a new 65' free standing tower to replace the 13' tower. The amendment also added the SW¹/₄SE¹/₄ of section 14, presumably for the access road.

This communication site lease was assigned to Corban Communications, Inc. on March 14, 2001, then to Pinnacle Towers, Inc. on September 24, 2001, and back to Corban Communications, Inc. on August 18, 2003.

Sometime during 2006 – 2008, Corban Communications was dissolved through bankruptcy court and Bordercomm Partnership LP (dba XC Networks) purchased Corban Communications interests which included IDI-23213 for the Curlew communication site. An assignment for this transfer was never applied for or granted.

On January 14, 2009, Great Western Communications, LLC applied for an assignment of IDI-23213. Filed with their application was an assignment and assumption agreement from XC Networks LTD and Bordercomm Partners LP. This communication site lease was then assigned to Great Western, Inc. on August 17, 2010. Checking the FCC website has confirmed that Great Western is the license holder for the Curlew Communication Site. This communication site lease was authorized under the authority of the Act of October 21, 1976 for communication sites.

The communication site is located on the Curlew Communication Site Facility, encumbering approximately 13.20 acres. It is legally described as:

Boise Meridian, Idaho

T. 13 S., R. 33 E.,
N¹/₂NE¹/₄ of section 22
NW¹/₄NE¹/₄, S¹/₂NE¹/₄, NW¹/₄, NW¹/₄SE¹/₄ of section 23

Other standard stipulations currently used for rights-of-ways would be incorporated into the grant to bring this authorization to current standards.

No additional rights would be granted beyond those of the original grant.

CONSULTATION AND COORDINATION:

On January 22, 2013, this project was brought before an Interdisciplinary Team of BLM Specialists and reviewed. A description of the proposed action was posted to the online NEPA register. This is available to members of the public through the Pocatello Field Office webpage.

FINDING AND RECOMMENDATION:

The proposed action is categorically excluded as outlined in 516 DM 11.9, Appendix 4 E(9) and none of the extraordinary circumstances described in 516 DM 2, Appendix 2 apply. This exclusion states that renewing and assigning permits or rights-of-way where no additional rights are conveyed beyond those granted by the original authorizations may be excluded from further environmental review.

I recommend that the communication site lease, ID-23213 be assigned for remainder of the original 30 years, expiring on December 31, 2017. The grant would be issued with the right to renew, subject to current terms and conditions and the attached stipulations (Exhibit B). The lease would be granted under the authority of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761) and current Bureau regulations found at 43 CFR 2800. Rent would be collected as required in 43 CFR 2806.10.

DECISION AND RATIONALE FOR THE DECISION:

It is my decision to assign communication site lease IDI-23213, allowing the continued use of an existing communication site, powerline, and access road on public land to GTP Structures I, LLC. The lease encumbers approximately 13.20 acres. The grant would be assigned for the remainder of the original grant, expiring on December 31, 2017, with the right to renew, subject to the current terms and conditions found at 43 CFR 2800 and the attached stipulations. Rent would be collected as required in 43 CFR 2806.10.

Issuance of the lease would cause no significant environmental disturbance. The subject action qualifies as a Categorical Exclusion and meets the criteria contained in 516 DM 11.9, Appendix 4 E (9). None of the exceptions found in 516 DM 2, Appendix 2 apply.

LAND USE PLAN CONFORMANCE:

The Pocatello Field Office Resource Management Plan (RMP), approved on July 10, 2012 has been reviewed to determine if the proposed action conforms to the land use plan terms and conditions as required by 43 CFR 1610.5.

A. Land Use Plan (LUP) Conformance:

The proposed action is in conformance with the Pocatello Field Office Resource Management Plan area. This lease land is managed by the Pocatello Field Office. The controlling Land Use Plan for this public land is the Pocatello Resource Management Plan (RMP) (April, 2012) and was approved on July 10, 2012. The RMP states in part under **Action LR-6.1.6.** (pg. ARMP-84) that,

“For rights-of-ways (ROW’s) which include energy and non-energy related ROW’s and Land Use Authorizations (LUA’s), 590,000 acres will be managed as Open Areas; 21,900 acres will be managed as Avoidance Areas and 1,900 acres will be managed as Exclusion Areas these areas are defined as follows:”

“Open Areas – These are areas not identified as avoidance or exclusion areas and are open to ROWs and land use authorization proposals.”

The ROW, IDI-23213 is located in an Open Area therefore, authorizations can be renewed for all types of Land Use Authorizations and Leases.

APPEALS INFORMATION:

43 CFR 4.21 (58 FR 4939, January 19, 1993) or 43 CFR 2801.10

/s/ Danny Miller _2-26-13_
Danny Miller Date
Realty Specialist

/s/ Blaine Newman _2/26/2013_
Blaine Newman Date
NEPA Reviewer

_/s/ David A Pacioretty _2/26/2013_
David A. Pacioretty Date
Pocatello Field Manager

Extraordinary Circumstances Requiring Preparation of an EA or EIS

(516 DM 2, Appendix 2)

The action described in categorical exclusion # ID- I020-2013-0009-CX (IDI-23213) has been reviewed to determine that none of the extraordinary circumstances listed below pertain to the proposed action.

DM# Extraordinary Circumstance

- 2.1 Have significant impacts on public health or safety
- 2.2 Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas.
- 2.3 Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)].
- 2.4 Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks.
- 2.5 Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects.
- 2.6 Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects.
- 2.7 Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places as determined by either the bureau or office.
- 2.8 Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated critical habitat for these species.
- 2.9 Violate a Federal law, or a State, local, or tribal law or requirement imposed for the protection of the environment.
- 2.10 Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898).
- 2.11 Limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007).
- 2.12 Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112).

Exhibit A - Geographic Map Page 1 of 3

IDI-23213

Right-of-Way IDI-23213
Curlew Communication Site

Exhibit A, Page 1 of 3
June 28, 2010

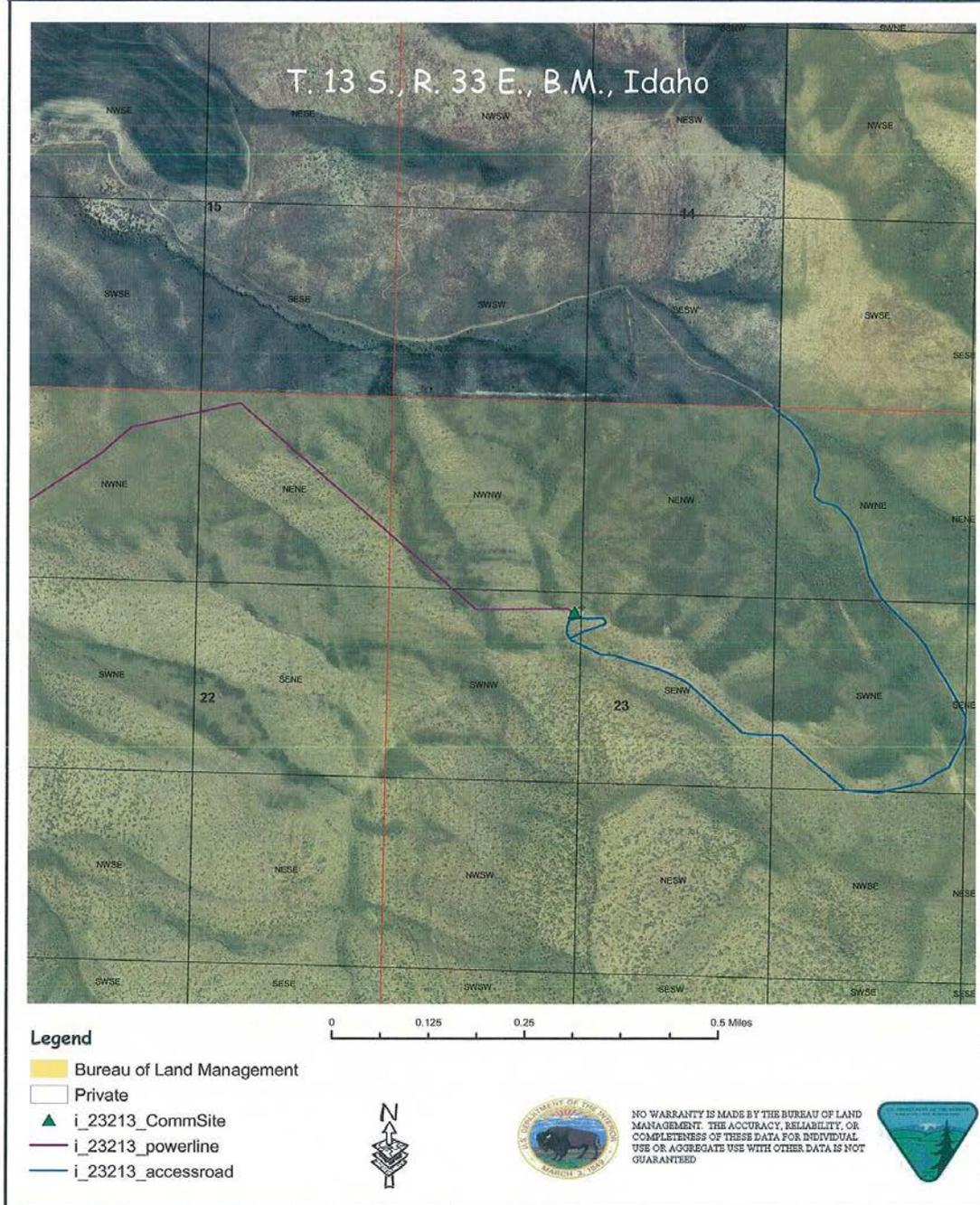


Exhibit B - Stipulations

IDI-23213

Operation and Maintenance

1. The Lessee shall notify the authorized officer of any change of mailing address within 30 days.
2. The Lessee shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.
4. The holder shall conduct all activities associated with the construction, operation, and termination of the lease within the authorized limits of the lease.
5. No routine maintenance activities shall be performed during periods when the soil is too wet to adequately support construction equipment. If such equipment creates ruts in excess of 3 inches deep, the soil shall be deemed too wet to adequately support construction equipment.
6. Lease shall be maintained in a sanitary condition at all times; waste materials at those sites shall be disposed of promptly at an appropriate waste disposal site. 'Waste' means all discarded matter including, but not limited to, human waste, trash, garbage, refuse, oil drums, petroleum products, ashes, and equipment.
7. The holder of lease No. IDI-23213 agrees to indemnify the United States against any liability arising from the release of any hazardous substance or hazardous waste (as these terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq. or the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901 et seq.) on the lease (unless the release or threatened release is wholly unrelated to the lease holder's activity on the lease.) This agreement applies without regard to whether a release is caused by the holder, its agent, or unrelated third parties.
8. There is reserved to the Authorized Officer, the right to grant additional rights-of-way or permits for compatible use on, over, under, or adjacent to the land involved in this grant.
9. Ninety (90) days prior to termination of the lease, the holder shall contact the authorized officer to arrange a joint inspection of the lease. This inspection will be held to agree to an acceptable termination (and rehabilitation) plan. This plan shall include, but is not limited to, removal of facilities, drainage structures, or surface material, recontouring, topsoiling, or seeding. The authorized officer must approve the plan in writing prior to the holder's commencement of any termination activities.

Weed Control

10. The holder shall be responsible for weed control on disturbed areas within the limits of the lease. The holder is responsible for consultation with the authorized officer and/or local authorities for acceptable weed control methods (within limits imposed in the grant stipulations).

11. Use of all pesticides (including fungicides, herbicides, insecticides, etc.) shall comply with the applicable Federal and State laws. Pesticides shall be used only in accordance with their registered uses and within limitations imposed by the Secretary of the Interior. Prior to the use of pesticides, the holder shall obtain from the authorized officer written approval of a plan showing the type and quantity of material to be used, pest(s) to be controlled, method of application, location of storage and disposal of containers, and any other information deemed necessary by the authorized officer. Emergency use of pesticides shall be approved in writing by the authorized officer prior to such use.
12. During surface disturbing construction and maintenance activities, the holder shall ensure that all construction equipment and vehicles are cleaned of all vegetation (stems, leaves, seeds, and all other vegetative parts) prior to entering public lands in order to minimize the transport and spread of noxious weeds. During surface disturbing construction and maintenance activities, the holder shall ensure that all construction equipment and vehicles are cleaned of all vegetation (stems, leaves, seeds, and all other vegetative parts) prior to leaving public lands in areas that are known by the authorized officer of the BLM to be infested with noxious weeds.

Cadastral

13. The holder shall protect all survey monuments found within the lease. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coastal and Geodetic benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. In the event of obliteration or disturbance of any of the above, the holder shall immediately report the incident, in writing, to the authorized officer and the respective installing authority if known. Where General Land Office or Bureau of Land Management lease monuments or references are obliterated during operations, the holder shall secure the services of a registered land surveyor or a Bureau cadastral surveyor to restore the disturbed monuments and references using surveying procedures found in the Manual of Surveying Instructions for the Survey of the Public Lands in the United States, latest edition. The holder shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monument, the holder shall be responsible for the survey cost.

Environmental Protection

14. The holder(s) shall comply with all applicable Federal, State and local laws and regulations, existing or hereafter enacted or promulgated, with regard to any Hazardous Materials (HazMat), as defined in this paragraph, that will be used, produced, transported or stored on or within the ROW or any of the ROW facilities, or used in the construction, operation, maintenance or termination of the ROW or any of its facilities. "Hazardous material" means any substance, pollutant or contaminant that is listed as hazardous under the CERCLA of 1980, as amended, 42 U.S.C. 9601 et seq., and its regulations. The definition of hazardous substances under CERCLA includes any "hazardous waste" as defined in the RCRA of 1976, as amended, 42 U.S.C. 6901 et seq. and its regulations. The term hazardous materials also includes any nuclear or byproduct material as defined by the Atomic Energy Act of

1954, as amended, 42 U.S.C. 2011 et seq. The term does not include petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under CERCLA section 101(14), 42 U.S.C. 9601(14), nor does the term include natural gas.

Cultural

15. Any cultural and/or paleontological resource (historic or prehistoric site or object) discovered by the holder, or any person working on his behalf, on public or Federal land shall be immediately reported to the authorized officer. Holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the authorized officer. An evaluation of the discovery will be made by the authorized officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The holder will be responsible for the cost of evaluation and any decision as to proper mitigation measures will be made by the authorized officer after consulting with the holder.
16. Pursuant to 43 CFR 10.4(g), the holder of this authorization must immediately notify the authorized officer by telephone, with written confirmation, upon the discovery of human remains, funerary items, sacred objects, or objects of cultural patrimony. Further, pursuant to 43 CFR 10.4(c) and (d), the holder must stop activities in the vicinity of the discovery and protect it for 30 days or until notified to proceed by the authorized officer. The BLM Authorized Officer will determine avoidance, protection or mitigation measures in consultation with the Holder, Idaho SHPO, and affected Tribes. Costs associated with the discovery, evaluation, protection or mitigation of the discovery shall be the responsibility of the holder.
17. The holder shall notify the Authorized Officer at least 90 days prior to any non-emergency activities that would cause surface disturbance in the lease. The Authorized Officer will determine if a cultural resource inventory, treatment or mitigation is required for the activity. The holder will be responsible for the cost of inventory, avoidance, treatment or mitigation; including any maintenance-caused damage. The Authorized Officer will determine avoidance, treatment and mitigation measures that are necessary after consulting with the holder and under Section 106 of the National Historic Preservation Act.