

# **N-02775 Commnet of Nevada LLC Warm Springs Communications Site Amendment: 2016-0020-CX**

## **A. Background**

**BLM Office:** Tonopah Field Office

**Lease/Serial/Case File No.:** N-02775

**CX Number:** DOI-BLM-NV-B020-2016-0020-CX

**Name of Preparer:** Wendy Seley

**Proposed Action Title/Type:** Amend Title V Right-of-Way (ROW) to Commnet of Nevada LLC for the Warm Springs Communications Site.

**Location of Proposed Action:** T. 4 N., R. 49½ E., section 23, SWNE, Protracted, MDBM, Nye County, Nevada. Location map is attached as Exhibit A.

**Description of Proposed Action:** The Bureau of Land Management (BLM) Tonopah Field Office (TFO) received an amendment request on January 18, 2016, from Commnet of Nevada LLC for their existing Warm Springs Communication Site, located near Warm Springs, Nye County, Nevada. The existing site contains a 70 foot by 100-foot unfenced communications site (0.16 acres); an 8-foot by 10-foot concrete block equipment shelter; a 60-foot steel lattice tower, and road access.

Commnet of Nevada LLC would be replacing the existing tower and foundation “blocks” with a new 60-foot tower and blocks. The site would be designed as a “Lite-Site”, with the new tower being held in place using ready-made concrete ballast blocks (each block is approximately 5’x5’x30”). Some of the equipment upgrades which would be authorized by the amendment are as follows: new ice bridge, 4 new panel antennas at a 56-foot centerline; and one 4-foot microwave at 30-foot centerline. The existing block shelter would remain inside the existing unfenced parameters of the right-of-way. The communications cabinets and the Lite Site modular system would be moved approximately 3-feet to the southeast inside of the existing block shelter. No new temporary work areas are proposed, all activities would be created within a previously disturbed area within the limits of the authorized ROW.

This project has been reviewed and is outside of PHMA, GHMA, and OHMA Greater Sage-Grouse (GRSG) habitat as identified by the GRSG Plan Amendment.

Applicant (if any: Commnet of Nevada LLC

## **B. Land Use Plan Conformance**

**Land Use Plan Name:** Tonopah Resource Management Plan

**Date Approved/Amended:** October 2, 1997

**The proposed action is in conformance with the LUP, even though it is not specifically provided for, because it is clearly consistent with the following LUP decision(s) (objectives, terms, and conditions) :**

Lands and Rights-of-Way Objective, page 18.

“To make lands available for community expansion and private economic development and to increase the potential for economic diversity.”

National Policy - 43 CFR 2801.2 - Rights-of-Way - Objectives (Selected Provisions), Subpart 2801 – General Information

“It is BLM’s objective to grant rights-of-way under the regulations in this part to any qualified individual, business, or governmental entity and to direct and control the use of rights-of-way on public lands in a manner that:

- (a). Protects the natural resources associated with public lands and adjacent lands, whether private or administered by a government entity;
- (b) Prevents unnecessary or undue degradation to public lands;
- (c) Promotes the use of rights-of-way in common considering engineering and technological compatibility, national security, and land use plans; and
- (d) Coordinates, to the fullest extent possible, all BLM actions under the regulations in this part with state and local governments, interested individuals, and appropriate quasi-public entities.”

**C. Compliance with NEPA:**

The Proposed Action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with 516 DM 11.9.

E. Realty. (9) “Amendments to existing rights-of-way, such as the upgrading of existing facilities, which entail no additional disturbances outside the right-of-way boundary.”

This categorical exclusion is appropriate in this situation because there are no extraordinary circumstances potentially having effects that may significantly affect the environment. The proposed action has been reviewed and none of the extraordinary circumstances described in 43 CFR 46.215 apply. However, standard stipulations included in Exhibit B do apply.

I considered all pertinent ecological, social and environmental factors which may be impacted by the project. In addition, I have reviewed the plan conformance statement and have determined that the proposed action is in conformance with the approved land use plan. The facilities already exist and are designed for the intended purpose. This ROW amendment is being granted for administrative purposes and does not authorize additional surface disturbance outside of the existing ROW or change in management. No further environmental analysis is required.

**D. Approval and Contact Information**

 Joy Fatooh Environmental Coordinator	<hr/> <i>2016-04-11</i> Date
 Timothy J. Coward Field Manager, Tonopah	<hr/> <i>04/13/16</i> Date

**Contact Person**

For additional information concerning this CX review, contact Wendy Seley, Realty Specialist, Tonopah Field Office, P.O. Box 911, Tonopah, NV 89049, (775)482-7800.

**Note:** A separate decision document must be prepared for the action covered by the CX.

	<b>Screening for Extraordinary Circumstances: Will this project...</b>	Yes	No
1	<p>Have significant adverse effects on public health or safety?</p> <p>Rationale: This right-of-way request is for the amendment of an existing right-of-way to Commnet of Nevada LLC. It is not anticipated that the Proposed Action will have any effects to public health and safety.</p>		X J
2	<p>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?</p> <p>Rationale: There is no ground disturbance associated with this amendment for a new ice bridge, 4 new panel antennas at a 56-foot centerline; one 4-foot microwave at 30-foot centerline. Ground disturbance has occurred in the past at the proposed location, there would be no significant impacts.</p>		X J
3	<p>Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources?</p> <p>Rationale: Based on past experience from these types of activities, there are no predicted environmental effects from the Proposed Action that are considered to be highly controversial nor are there unresolved conflicts concerning alternative uses.</p>		X J
4	<p>Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?</p> <p>Rationale: The activities proposed in this CX are long-standing practices on BLM administered lands. The BLM ID Team of resource specialists reviewed this project and determined there are no highly uncertain, potentially significant, unique, or unknown risks.</p>		X J
5	<p>Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?</p> <p>Rationale: The activities proposed in this CX are addressed and authorized under the 1997 Tonopah ROD/RMP. The proposed activities occur widely on Federal lands throughout NV and there is no evidence this type of activity would establish a precedent or decision for future actions that would have significant environmental effects.</p>		X J
6	<p>Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects?</p> <p>Rationale: The BLM interdisciplinary team reviewed the project and incorporated Project Design Features (PDFs) or stipulations into the project design to minimize any potential impacts to resources and prevent off-site effects that would contribute to the cumulative effects of other projects in the area. The ID Team determined that the project would not result in a cumulative significant effect when added to relevant past, present, and reasonably foreseeable actions in the area.</p>		X J
7	<p>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?</p> <p>Rationale: As this undertaking is an amendment and no new ground disturbance or modifications outside of the existing ROW grant would be authorized.</p>		X Cum
8	<p>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?</p> <p>Rationale: Where appropriate, PDFs/stipulations have been incorporated into the project to protect listed, or proposed to be listed species and their habitats. Appropriate buffers and seasonal restrictions will be implemented to avoid any adverse effects to threatened or endangered species or designated critical habitat.</p>		X US
9	<p>Violate a Federal law, or a State, local, or tribal law or requirement imposed for the protection of the environment?</p> <p>Rationale: The proposed activities conform to the TFO RMP's direction for management of public lands in areas of jurisdiction and comply with applicable laws, rules, and regulations.</p>		X J
10	<p>Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898).</p> <p>Rationale: Similar actions have occurred throughout the BMDO and there is no evidence that this type of project would have a disproportionately high and adverse effect on said populations.</p>		X J

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? Rationale: The BLM field office area archaeologist reviewed the project. No Native American sacred sites were identified. The project does not significantly or adversely affect the physical integrity of any such sacred sites.	X
12	Contribute to the introduction, continued existence, or spread of noxious weeds or non-native species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species? Rationale: The proposed action does not result in measurable changes to the current baseline of the risk, or actual introduction, continued existence, or spread of noxious weeds or nonnative invasive species in or from the project area. The implementation of PDF's or stipulations such as mulching with weed free mulch and seeding exposed soil, will reduce the risk of introduction or spread of noxious weeds.	X EAF

All of the above questions must be answered negatively before the Categorical Exclusion may be approved. This checklist is taken from 43 CFR 46.215.

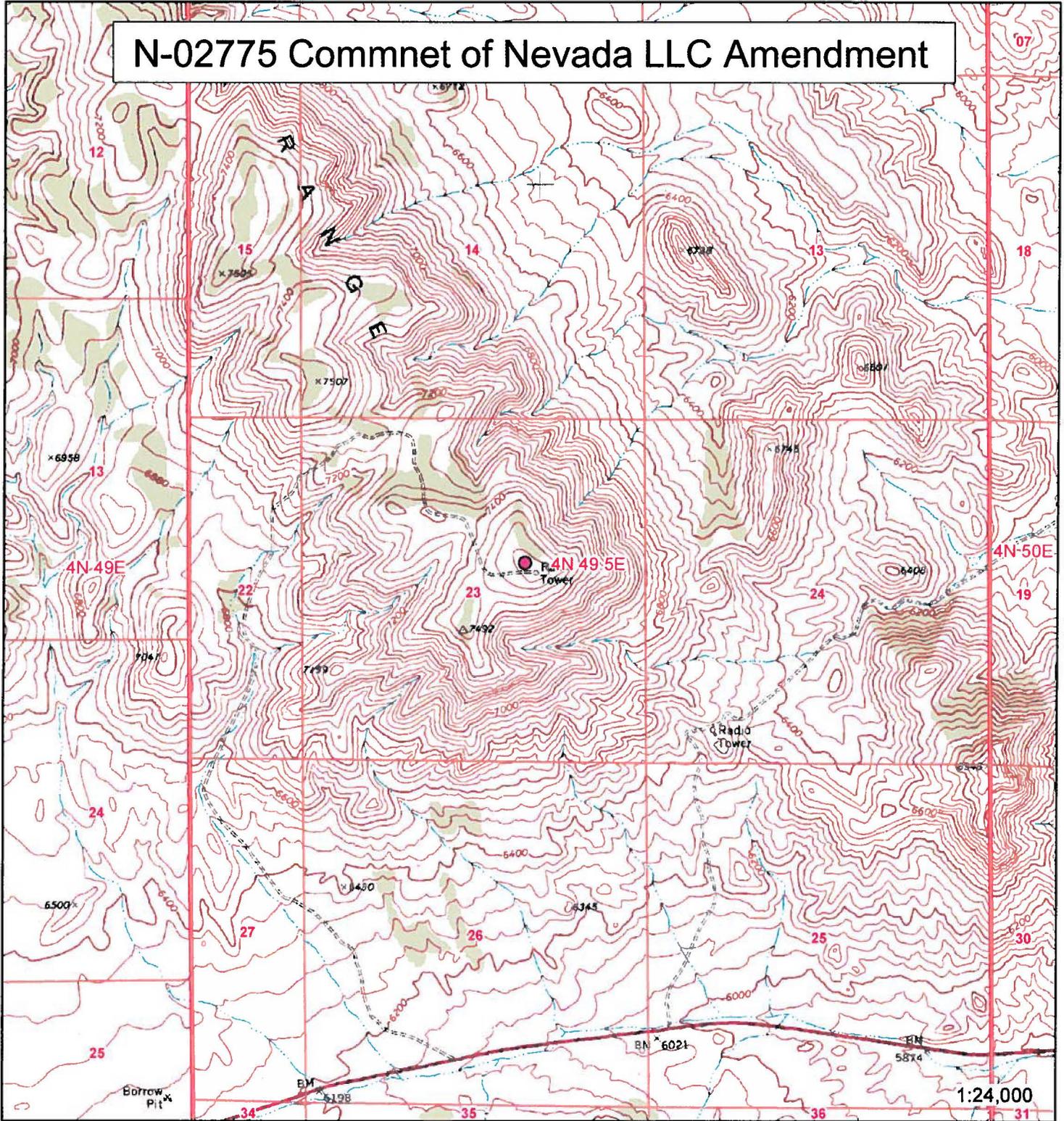
<u>Reviewed by</u>	<u>Initials</u>	<u>Date</u>
Austin Brewer (Biologist)	AB	4/7/16
Elizabeth Friere (Wild Horse and Burro/Rangeland Mgmt)	EAF	4/6/16
Christine McCollum (Archeologist)	CM	4-11-16
Juan Martinez (Native American Coordinator)	JM	4-11-16
Joy Fatooh, Planning and Environmental Coordinator	JF	2016-04-07

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Elizabeth Freniere (Wild Horse and Burro/Rangeland Mgmt)	<i>CAF</i>	4/6/16
Christine McCollum (Archeologist)		
Juan Martinez (Native American Coordinator)		
Joy Fatooh, Planning and Environmental Coordinator	<i>JF</i>	2016-04-07

# N-02775 Commnet of Nevada LLC Amendment



## N-02775 Commnet Wireless LLC Amendment Warm Springs Communications Site

**Legend**  
 N-02775\_Commnet



### United States Department Of The Interior

Bureau of Land Management  
 Tonopah Field Office  
 1553 S. Main Street/P.O. Box 911  
 Tonopah, NV 89049



Map Date: 2/4/2016  
 NAD 83 UTM Zone 11N 550925mE 422790mN  
 No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual or aggregate use with other data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notification.

**EXHIBIT B**

**Right-of-Way Stipulations**

1. In accordance with Federal regulations in 43 CFR 2807.21, any proposed transfer of any right or interest in the right-of-way grant shall be filed with the BLM Authorized Officer. An application for assignment shall be accompanied by a showing of qualifications of the Assignee. The assignment shall be supported by a stipulation that the Assignee agrees to comply with and to be bound by the terms and conditions of the grant to be assigned. No assignment shall be recognized unless and until it is approved in writing by the Authorized Officer.
2. This grant is subject to all valid rights existing on the effective date of this grant.
3. The Holder shall comply with all applicable Federal, State, and local laws and regulations, existing or thereafter enacted or promulgated.
4. In case of change of address, the Holder shall immediately notify the BLM Authorized Officer.
5. In the event that the public land underlying the right-of-way (ROW) encompassed in this grant, or a portion thereof, is conveyed out of Federal ownership and administration of the ROW or the land underlying the ROW is not being reserved to the United States in the patent/deed and/or the ROW is not within a ROW corridor being reserved to the United States in the patent/deed, the United States waives any right it has to administer the right-of-way, or portion thereof, within the conveyed land under Federal laws, statutes, and regulations, including the regulations at 43 CFR Part [2800][2880], including any rights to have the Holder apply to BLM for amendments, modifications, or assignments and for BLM to approve or recognize such amendments, modifications, or assignments. At the time of conveyance, the patentee/grantee, and their successors and assigns, shall succeed to the interests of the United States in all matters relating to the right-of-way, or portion thereof, within the conveyed land and shall be subject to applicable State and local government laws, statutes, and ordinances. After conveyance, any disputes concerning compliance with the use and the terms and conditions of the ROW shall be considered a civil matter between the patentee/grantee and the ROW Holder.
6. Future modifications, construction of improvements, or major maintenance operations involving disturbance of the land, shall not occur until plans for such actions have been submitted and approved in writing by the Authorized Officer. Any proposals involving new surface disturbance shall require a cultural inventory and may require completion of an environmental assessment.
7. The Holder shall permit free and unrestricted public access to and upon the right-of-way for all lawful purposes, except for those specific areas designated as restricted by the Authorized Officer to protect the public, wildlife, livestock, or facilities constructed within the right-of-way.

8. The Holder shall construct, operate, and maintain the facilities, improvements, and structures within this grant in strict conformity with the plan of development that accompanied the Application and was approved and made part of the grant. Any relocation, additional construction, or use that is not in accord with the approved plan of development, shall not be initiated without the prior written approval of the authorized officer. A copy of the complete grant, including all stipulations and approved plans of development, shall be made available on the grant area during construction, operation, and termination to the authorized officer. Noncompliance with the above will be grounds for an immediate temporary suspension of activities if it constitutes a threat to public health and safety or the environment.
9. Upon the discovery of any cultural resource(s) (historic or prehistoric site or object) by the permit Holder (or any person working on their behalf) during the course of activities on federal land, all operations shall be immediately suspended within 50 feet of the discovery. The permit Holder shall protect the discovery from any disturbance and immediately report the discovery to the authorized officer by telephone, followed by written confirmation of the discovery to the authorized officer. Following the discovery, the authorized officer shall conduct an evaluation to determine the significance of the discovery and consult with the permit Holder regarding any mitigation and/or treatment measure(s) necessary before operations may resume. The Holder shall be responsible for all costs of evaluation and any mitigation and/or treatment measures(s). Operations may resume with the written consent of the authorized officer.
10. Upon the discovery of any Native American human remains, funerary item(s), sacred objects(s), or object(s) of cultural patrimony by the permit Holder (or any person working on their behalf) during the course of activities on federal land, all operations shall be immediately suspended within 50 feet of the discovery. The permit Holder shall protect the discovery from any disturbance and immediately report the discovery to the authorized officer by telephone, followed by written confirmation of the discovery to the authorized officer. Operations may resume with the written consent of the authorized officer.
11. Upon the discovery of any faunal (animal) bones or remains that are indeterminate (not clearly human or non-human) by the permit Holder (or any person working on their behalf) during the course of activities on federal land, all operations shall be immediately suspended within 50 feet of the discovery. The permit Holder shall protect the discovery from any disturbance and immediately report the discovery to the authorized officer by telephone, followed by written confirmation of the discovery to the authorized officer. Following the discovery the authorized officer shall conduct an evaluation to determine the significance of the discovery and consult with the permit Holder regarding any mitigation and/or treatment measure(s) necessary before operations may resume. The Holder shall be responsible for all costs of evaluation and any mitigation and/or treatment measures(s). Operations may resume with the written consent of the authorized officer.
12. Upon the discovery of any paleontological (fossil) resource(s) by the permit Holder (or any person working on their behalf) during the course of activities on federal land, all operations shall be immediately suspended within 50 feet of the discovery. The permit Holder shall

protect the discovery from any disturbance and immediately report the discovery to the authorized officer by telephone, followed by written confirmation of the discovery to the authorized officer. Following the discovery the authorized officer shall conduct an evaluation to determine the significance of the discovery and consult with the permit Holder regarding any mitigation and/or treatment measure(s) necessary before operations may resume. The Holder shall be responsible for all costs of evaluation and any mitigation and/or treatment measures(s). Operations may resume with the written consent of the authorized officer.

13. The permit Holder (or any person working on their behalf) is prohibited from moving, disturbing, and sharing the location of any cultural resource(s); Native American human remains, funerary item(s), sacred objects(s), or object(s) of cultural patrimony; faunal (animal) bones or remains that are indeterminate (not clearly human or non-human); or paleontological resource(s), discovered during the course of activities on federal land, unless authorized to do so by the authorized officer.
14. The Holder shall protect all survey monuments found within the grant. 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 grant 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.
15. Holder shall remove only the minimum amount of vegetation necessary for the construction of structures and facilities. Where possible and if needed, topsoil shall be conserved during excavation and reused as cover on disturbed areas to facilitate regrowth of vegetation.
16. The Holder shall construct, operate, and maintain the facilities, improvements, and structures within this right-of-way in strict conformity with the plan of development that accompanied the Application and was approved and made part of this grant. Any relocation, additional construction, or use that is not in accord with the approved plan of development, shall not be initiated without the prior written approval of the Authorized Officer. A copy of the complete right-of-way grant, including all stipulations and approved plan of development, shall be made available on the right-of-way during construction, operation, and termination to the Authorized Officer. Noncompliance with the above will be grounds for immediate temporary suspension of activities if it constitutes a threat to public health and safety or the environment.

17. The Holder shall conduct all activities associated with the construction, operation, and termination of the grant within the authorized limits of the grant.
18. All design, material, and construction, operation, maintenance, and termination practices shall be in accordance with safe and proven engineering practices.
19. Construction sites 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.
20. Prior to any planned disturbance in potential migratory bird nesting habitat from March 1 to July 31<sup>st</sup> (the approximate nesting season), a field survey for migratory birds, their nests, eggs or young should be performed, in order to prevent violation of the Migratory Bird Treaty Act (MBTA). If any nests, eggs or young are found either (1) the project should be delayed until the birds have completed their nesting and brood rearing activities; (2) a protective buffer zone around any nests, eggs or young migratory birds should be established on a site and species specific basis by a qualified biologist (to the approval of the BLM) allowing work to proceed outside of the buffer zone, or (3) the project should be designed as to not harm the migratory birds, their nests, eggs or young. A migratory bird is any species of bird except upland game species, feral pigeons, European starlings and English house sparrows. Potential migratory bird nesting habitat is any habitat that may provide nesting opportunities of any species or migratory bird. Any violation of the MBTA can incur penalties up to \$15,000 or 6 months imprisonment, or both per individual offense. Any questions about the Migratory Bird Treaty Act should be referred to the Reno Office of the U.S. Fish and Wildlife Service at (775) 861-6300, or e-mail at [asknevada@fws.gov](mailto:asknevada@fws.gov).
21. Holder shall be responsible for weed control on disturbed areas within the limits of the grant. 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).
22. The Holder of right-of-way N-02275 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 (RCRA) of 1976, as amended, 42 U.S.C. 6901 et seq.) on the right-of-way (unless the release or threatened release is wholly unrelated to the right-of-way Holder's activity on the right-of-way). This agreement applies without regard to whether a release is caused by the Holder, its agent, or unrelated third parties.
23. The Holder(s) shall comply with all applicable Federal laws and regulations existing or hereafter enacted or promulgated. In any event, the Holder(s) shall comply with the Toxic Substances Control Act of 1976, as amended (15 U.S.C. 2601, et seq.) with regard to any toxic substances that are used, generated by or stored on the lease or on facilities authorized under this communications site lease. (See 40 CFR, Part 702-799 and especially, provisions

on polychlorinated biphenyls, 40 CFR 761.1-761.193.) Additionally, any release of toxic substances (leaks, spills, etc.) in excess of the reportable quantity established by 40 CFR, Part 117 shall be reported as required by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, Section 102b. A copy of any report required or requested by any Federal agency or State government as a result of a reportable release or spill of any toxic substances shall be furnished to the authorized officer concurrent with the filing of the reports to the involved Federal agency or State government.

24. During the period of May 1 through October 1 of each year, Holder should consider using spark arresters on vehicles and equipment in the project area, due to the potential for fire ignition from project related activities. This includes emission of hot carbon particles from diesel powered equipment, improperly equipped or poorly operating exhaust systems on gas powered vehicles and direct contact of wildland fuels with catalytic converters. Individuals, groups, businesses or corporations found responsible for the ignition of a wild fire may be held liable for the costs associated with the suppression of that fire.
25. The Holder shall prevent any activities which may cause erosion. Where erosion has resulted, the Holder shall re-vegetate and re-habilitate the location. The Holder is responsible for consultation with the Authorized Officer for an acceptable proposal.
26. The Holder shall seed disturbed areas outside of the authorized ROW resulting from grading, staging areas, stockpiles, and other activities. The Holder shall coordinate with the BLM for seeding method, seed mix, and planting season.
27. Use of pesticides 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.
28. All towers shall meet Electronics Industries Associates Standard RS-222-C, Structural Standards for Steel Antenna Towers.
29. The Holder shall at all times operate its radio-electronic equipment in such a manner so as not to cause interference with radio-electronic operations of existing users in the vicinity. If such interference results from the Holder's operations, the Holder will promptly, at its own expense, modify the equipment and operations, or shut down if necessary to eliminate or reduce the interference to the satisfaction of the Federal Communications Commission and/or the Authorized Officer.
30. All equipment that is installed within existing buildings and on equipment racks **shall** be grounded and shielded. Grounding is to be installed in accordance with accepted standards (e.g., Motorola R56, Polyohaser, or equivalent). Any new equipment or buildings that will

be installed and/or constructed in the future *shall* be operated and maintained in accordance with the Motorola R56 Standards and/or other applicable recognized industry standards.

31. Prior to termination of the right-of-way, the Holder shall contact the Authorized Officer to arrange a pretermination conference. This conference will be held to review the termination provisions of the grant.

### **SPECIAL STIPULATION**

This stipulation is taken from the Warm Springs Communications Site Plan, dated May 29, 2013.

#### **32. Use by Multiple Users:**

The capacity of the current facilities is adequate on both the towers and within the existing buildings for future tenants/customers. Any future proposals must be designed to include multiple users. This includes multiple use of building, tower, back-up generator, grounding system, fuel container, access way, and parking area.

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

1. Space is not available;
2. The use is incompatible with the existing facilities;
3. Additional space is needed by the facility owner/manager;
4. Additional users would violate system security needs; or,
5. Potential interference is not resolvable.