

**APPLICATION FOR TRANSPORTATION AND UTILITY  
SYSTEMS AND FACILITIES ON FEDERAL LANDS**

**LOCATION:**

**HIGHLAND BUTTE, BEAVERCREEK, OREGON  
TOWNSHIP 4 SOUTH, RANGE 3 EAST, SECTION 9,  
TAX LOT 800**

**SUBMITTED TO:**

**BUREAU OF LAND MANAGEMENT  
SALEM DISTRICT OFFICE  
1717 FABRY ROAD, SALEM, OR 97306**

**APPLICANT:**

**CLACKAMAS 800 RADIO GROUP (C800)**

**PREPARED BY:**

**SECURASITE LLC, BJORN MORFIN  
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**AS AGENT FOR:**

**CLACKAMAS RADIO GROUP (C800)  
11300 SE FULLER ROAD  
MILWAUKIE, OR 97222**

## **APPENDIX**

**EXHIBIT A: SF 299 APPLICATION**

**EXHIBIT B: SUPPLEMENTAL INFORMATION**

**EXHIBIT C: RADIO FREQUENCY COVERAGE PLOTS**

**EXHIBIT E: TAX MAP**

**EXHIBIT F: AERIAL PHOTO**

**EXHIBIT G: PHOTO SIMULATIONS**

**EXHIBIT H: PROJECT DRAWINGS**

**EXHIBIT I: C800'S STATUTORY AUTHORITY**

**EXHIBIT B:**  
**SUPPLEMENTAL INFORMATION**

## SUPPLEMENTAL INFORMATION

The following information is intended provide detailed information as required by Standard Form 299 (SF 299). For quick reference, this information is provided in numerical reference as provided in the SF 299. Any responses not provided specifically on the SF 299 are addressed below.

### SF 299 #7: PROJECT DESCRIPTION

**7(a) Type of system or facility:** This proposal is for a new communications tower and supporting equipment for use by numerous governmental emergency service providers. The proposed location of this facility is in Township 4 South, Range 3 East, and Section 9 on Tax Lot 800. Topographical maps refer to this area as Highland Butte, which is located in Clackamas County. Emergency communication services in this area are currently substandard and the primary purpose of this facility is to improve and expand 911 services in the immediate and surrounding areas of the proposed location. The proposed location of this facility is intended to improve emergency communication services for multiple agencies in the Central portions of Clackamas County including the communities of Central Point, Carus, Upper Highland, Massinger Corner, Fallsvew, Mulino and Union Mills. Secondary target is to fill in the uncovered areas along Highways 213 and 211.

**7(b) Related structures and facilities:** Related structures and facilities are covered in response to 7(c) below.

**7(c) Physical specifications:** The proposed location is atop Highland Butte off South Butte Road in Beavercreek, Oregon. The existing access road up to the top of the butte begins off South Butte Road and has a BLM marker (4-3E-9) on the northerly side of South Butte Road. For traffic safety and in order to provide a better site distance for ingress and egress, the Applicant is proposing to re-route the initial access point off South Butte Road. The new proposed access point is just West of the existing access drive and is shown on the drawings provided with this application. The existing access road to the proposed site location is approximately one-half mile long and will require some improvements due to erosion and other normal wear and tear related issues. Abutting the proposed lease area, the Applicant proposes to install a new 12' x 15' access drive into the compound, of which both the new access drive and lease area will be graveled.

The lease area is proposed within is a 40' x 60' compound that will be enclosed by a 6' tall security fence. Within the fenced area the compound will

consist of the following primary structures and related equipment (more accurately depicted on the provided drawings):

- ◆ One 180' freestanding lattice communications galvanized steel tower. The height of the tower is required to achieve maximum performance levels and also to project above existing tree lines that could interfere with microwave interconnect.
- ◆ One 12' x 20' bullet resistant shelter, purpose of which is to house the electronics that will run the facility.
- ◆ One 10' x 12' bullet resistant shelter to contain a backup generator.
- ◆ One 1000-gallon propane tank, to be buried underground to avoid vandalism and prevent bullet damage.
- ◆ One power transformer. Power will be drawn to this transformer as depicted on the drawings enclosed with this application; in the existing access road.

**7(d) Term of years needed:** The Applicant requests a term of Twenty-Five years.

**7(e) Time of year of use or operation:** This facility will operate 365 days and year and 24 hours a day.

**7(f) Volume or amount of product to be transported:** No product other than those needed to build and operate the facility will be transported, excepting the routine refueling of the propane tank.

**7(g) Duration and timing of construction:** The construction of the project is projected to take 6-8 weeks. The timing of the construction will depend on weather conditions.

**7(h) Temporary work areas needed for construction:** Outside the potential need for a "staging" area adjacent to the project location, there is no plan for a temporary work area.

## **SF 299 #8: MAP OF AREA:**

See attached Exhibits D & E

## **SF 299 #13: ALTERNATIVES AND WHY USE OF FEDERAL LANDS**

**13(a): Describe other reasonable alternative routes and modes considered:**

**The following alternative location was investigated and reviewed by the Applicant, and, determined as unacceptable for the reasons stated:**

1. The only other potentially viable location reviewed for this project was a privately owned parcel located at 25071 S. Beeson Road in Beaver Creek, Oregon.

**13(b) Why were these alternatives not selected:** The radio frequency team of C800 rejected the alternative location reviewed, as it would not provide the coverage essential to this emergency services facility.

**13(c) Give an explanation as to why it is necessary to cross Federal Lands:** The only acceptable and adequate candidate for this application is located on Federal Lands. The surrounding and neighboring properties would not provide the appropriate elevation required to provide essential coverage in this area.

### **SF 299 #15: STATEMENT OF NEED:**

This project is essential in order to improve, enhance and expand public safety communication services in this area. The proposed location is required to allow public safety agencies to send and receive vital communication for emergent situations via the use of portable communication devices. The proposed location of this facility is intended to improve emergency communication services for multiple agencies in the Central portions of Clackamas County including the communities of Central Point, Carus, Upper Highland, Massinger Corner, Fallsview, Mulino and Union Mills. Secondary target is to fill in the uncovered areas along Highways 213 and 211.

**15(a) Cost of proposal (construction, operation, and maintenance):** Construction costs including due diligence efforts are estimated at \$750,000.00. Operational and maintenance costs will vary and are unknown, but routine site maintenance visits typically occur once per month.

**15(b) Estimated cost of best alternative:** No viable alternatives have been identified for this project; so cost estimations are not relevant.

**15(c) Expected public benefits:** Overall public benefits are substantial as it relates to emergency situations. This proposed emergency services communication facility would improve, enhance and expand communication services to public safety agencies and first responders to allow shorter and better response times in the area this project is to serve. This proposed facility would allow emergency services agencies to use the most current communication devices and data management tools.