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Environmental Assessment for Winona Communications Site

Coconino National Forest

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Summary

The Coconino National Forest (CNF) is considering a proposal by DW Tower to construct a communication tower and support facilities to facilitate use by wireless telephone providers. The proposed facility is located east of Flagstaff, Arizona near the Interstate 40 Winona interchange within the Peaks Ranger District.

The proposed project is needed to improve wireless personal communication services in northern Arizona, principally east of Flagstaff along the Interstate 40 (I-40) corridor where such services are not currently available and/or reliable. Communications sites must be designated in the Forest Land Management Plan (LMP) and a communications site plan that provides guidance and limitation on development must be approved before the facilities are constructed. There is a need for site designation through a minor Forest Plan amendment and for a site plan to guide future development and management of the site.

This EA presents the results of an analysis of the direct, indirect, and cumulative environmental consequences of the proposed action and no action. Updating the CNF LRMP with an amendment is an administrative and programmatic action that, itself, has no direct effects on the environment. Implementation of this amendment ─ that is, designating the communications site ─ would likely have minimal impacts to the environment.

Chapter 1 – Purpose and Need

Document Structure

The Forest Service has prepared this Environmental Assessment in compliance with the National Environmental Policy Act (NEPA) and other relevant federal and state laws and regulations. This Environmental Assessment discloses the direct, indirect, and cumulative environmental impacts that would result from the proposed action and alternatives. The document is organized into four parts:

- Introduction: The section includes information on the history of the project proposal, the purpose of and need for the project, and the agency's proposal for achieving that purpose and need. This section also details how the Forest Service informed the public of the proposal and how the public responded.
- Comparison of Alternatives, including the Proposed Action: This section provides a more detailed description of the agency's proposed action as well as alternative methods for achieving the stated purpose. These alternatives were developed based on significant issues raised by the public and other agencies. This discussion also includes possible mitigation measures. Finally, this section provides a summary table of the environmental consequences associated with each alternative.
- Environmental Consequences: This section describes the environmental effects of implementing the proposed action and other alternatives. This analysis is organized by environmental component. Within each section, the affected environment is described first, followed by the effects of the No Action Alternative that provides a baseline for evaluation and comparison of the other alternatives that follow.
- Agencies and Persons Consulted: This section provides a list of preparers and agencies consulted during the development of the environmental assessment.
- Appendices: The appendices provide more detailed information to support the analyses presented in the environmental assessment.

Background

The I-40 corridor, Twin Arrows to Ashfork, currently has several areas where wireless personal communication services are not currently available and/or reliable. DW Tower has proposed to construct a communication tower and support facilities near the I-40 Winona interchange. The proposed communication site is designed to accommodate all of the licensed wireless carriers in the area as well as future technologies that require vertical real estate.

The Forest Service has been given direction from Congress and the President to facilitate implementation of the Nation's strategy for wireless communications. On August 10, 1995, President Clinton released a memorandum entitled "Facilitating Access to Federal Property for the Siting of Mobile Services Antennas." In this memorandum, the following is stated:

> *Upon request, and to the extent permitted by law and where practicable, executive departments and agencies shall make available, Federal Government buildings and lands for the siting of mobile service antennas.*

On February 8, 1996, the Telecommunications Act of 1996 was enacted, giving further direction to Federal agencies. In response to the memorandum and the Telecommunications Act, the General Services Administration released a bulletin listed in the Federal Register on June 16, 1997, titled "Placement of Commercial Antennas on Federal Property." This bulletin provides general guidelines and processes for implementation of President Clinton's memorandum. Regarding granting of siting requests, the bulletin states:

> *Requests for the use of property, right-of-way, and easements by duly authorized telecommunications service providers should be granted unless there are unavoidable conflicts with the department's or agency's mission, or current or planned use of the property or access to that property.*

Communications sites on National Forest lands must be designated in Forest Land Management Plans before development can occur. This EA will analyze the impacts of constructing a wireless telecommunication site near the I-40 Winona interchange east of Flagstaff, Arizona.

According to the Forest Land Management Plan, the proposed action is located within Management Area (MA) 10. MA 10 supports approximately 151,000 acres of grasslands and sparse pinyon-juniper with less than 10% cover above the Mogollon Rim. This MA is largely pinyon-juniper that has been treated and is in the seral grassland stage. Fuel loading and fire danger are low. The area is important wildlife winter range, as well as year long antelope range, and is used primarily as grazing land for both livestock and wildlife.

Purpose and Need for Action

Reliable wireless telephone communication services are currently not available east of Flagstaff along the Interstate 40 corridor near Winona. In response to this situation, DW Tower Inc. has developed a proposal to improve wireless services along this corridor through the construction of a new communications site on National Forest System lands. In response to the this proposal the Forest Service has identified the need for site designation through a minor Forest Land Management Plan amendment (See Appendix D) and for approval of a communications site plan to guide future development and management of the facility. Communications site facilities on National Forest System lands are authorized by issuance of a communications site lease after a decision to authorize a facility is made by the Forest Supervisor through the National Environmental Policy Act process.

Proposed Action

The actions proposed to meet the purpose and need is described and guided by the following documents:

Appendix A - Site Plan
Appendix B - Winona Wireless Communication Site Prospectus
Appendix C - D.W. Holdings, LLC - Response to Prospectus

The proposed action is summarized by the following components:

- Amend the Forest Plan to designate a telecommunication site at the proposed location

- Approve a communications site plan which would consist of the documents making up Appendix A, B, and C.
- Issue a communications site lease to allow:
    - Construction of a 180-foot self-supporting tower
    - Construction of building to house communications equipment

The proposed location has been chosen to: 1) provide wireless communications where service is not currently available and/or reliable; and 2) to utilize existing access roads and utility infrastructure. In addition, the proposed site is located adjacent to the existing Western Area Power Authority's 345 kV high voltage transmission line and will be visually consistent with the power line's existing vertical structures. The new facilities will enable access for the general public to wireless communication services, including the ability to reach emergency response agencies, while minimizing use of Forest lands. The Coconino National Forest will evaluate the environmental consequences of the proposed action and alternatives to the proposed action in an Environmental Assessment. It is important to note that no decision has been made, and the environmental analysis is not a decision document. If the analysis demonstrates there are no significant impacts, a decision will be issued through a Decision Notice.

Decision Framework

Given the purpose and need, the deciding official reviews the proposed action and the other alternatives in order to make the following decisions:

The decision to be made is whether to implement the proposed action, an alternative to the proposed action, or whether further environmental documentation is needed.

Public Involvement and Scoping

The proposal was listed in the Schedule of Proposed Actions from July 1, 2005 to December 31, 2006. The proposal was provided to the public and other agencies for comment during scoping August 22, 2006 to September 30, 2006. A total of 622 scoping letters were mailed out. By October, 21 responses were received.

Using the comments from the public, other agencies, and the Pueblo of Zuni (see *Issues* section), the interdisciplinary team developed a list of issues to address.

Issues Identified from Scoping

The Forest Service when conducting environmental analysis separates issues into two groups: significant and non-significant issues. Significant issues are defined as those directly or indirectly caused by implementing the proposed action and typically can be addressed by alternatives or implementation of mitigation measures. Non-significant issues are identified as those: 1) outside the scope of the proposed action; 2) already decided by law, regulation, Forest Plan, or other higher level decision; 3) irrelevant to the decision to be made; or 4) conjectural and not supported by scientific or factual evidence. The Council for Environmental Quality (CEQ) NEPA

regulations require this delineation in Sec. 1501.7, "…identify and eliminate from detailed study the issues which are not significant or which have been covered by prior environmental review (Sec. 1506.3)…"

Of the 21 responses received, 86% either were in favor or had no comments regarding the communications site. Three responses (14%) were against the proposed wireless site. There were no significant issues identified. All comments and concerns received were determined to be non-significant issues and are summarized in the following section.

The comments received supporting the new communications site include:

Comment #1. It is to the Advantage of All to Have Better Communication. The improved cellular phone coverage will increase the safety factor of the area. Winter storms bring icy roads and accidents. Improved communications will reduce the response time in emergency situations. One response indicated that the communications tower might make fire fighting more successful.

Comment #2. Visual Impacts Will Be Minimized. Locating the proposed communications site near the 345kV corridor will reduce the visual impacts. The proposed site is not located on a hill or prominent viewpoint.

The topics of concern raised during scoping include:

Comment #3. Construct a Smaller Tower (100-foot): One comment received suggested that a shorter tower should be used. The site location was acceptable, but the tower height was too tall.

Response: The proposal was to construct a single tower to accommodate all the licensed users in the area. A shorter tower would not provide the necessary space for multiple users of the communications site. Multiple towers would be required for shorter towers, either at this location or a various locations in the vicinity. Multiple towers would add to environmental impacts and costs without reducing visual impacts.

Comment #4. Concern About the Wireless Site Being an Environmental Electronic Hazard: One comment received stated that wireless sites are electronic hazards to the environment.

Response: Many studies have been conducted on the effects of radio frequency emissions (RF). In a publication by the Federal Communications Commission (FCC), OET Bulletin 56 it was stated:

> *Measurements made near typical cellular and PCS installations, especially those with tower mounted antennas, have shown that ground-level power densities are well below limits recommended by RF/microwave safety standards…Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that in order to be exposed to levels near the FCC's limits for cellular frequencies, an individual would essentially have to remain in the main transmitting beam (at the height of the antenna) and within a few feet from the antenna. Measurements and calculations have verified that the power densities associated with cellular radio cellsite antennas to which the public may be exposed are not significantly different from "RF background" levels in urban areas which are produced from radio and television broadcast stations present in every modern community, are well below the limits recommended by national and international safety standards.*

Low powered cellular and PCS devices must comply with the safety standards for radio frequency emissions issued by the FCC. The FCC requires an evaluation of all wireless devices by the manufacturers for compliance with the Specific Absorption Rate (SAR) prior to receiving FCC approval. These evaluations ensure that wireless telephones operate within the FCC's safe exposure limits. To this date, there is no evidence of bio-effects danger from the use of wireless telephones.

The Telecommunications Act of 1996, states:

> *"No State or local government or instrumentality thereof may regulate the placement, constructions, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."*

Comment #5. Use Private Lands: One comment noted that private land locations should be searched for prior to construction on Forest lands. Response: Private lands were researched prior to this proposal. There were no private lands available that would meet the purpose and need of the proposal.

Chapter 2 - Alternatives

This chapter describes and compares the alternatives considered for the Winona Communications Site project. It includes a description and map of each alternative considered. This section also presents the alternatives in comparative form, sharply defining the differences between each alternative and providing a clear basis for choice among options by the decision maker and the public. Some of the information used to compare the alternatives is based upon the design of the alternative and some of the information is based upon the environmental, social and economic effects of implementing each alternative.

Because there were no significant issues identified during the scoping process an alternatives to the proposed action were not developed or analyzed in detail. During the process to develop the proposed action numerous potential alternatives were studied in concept and eventually dropped from further consideration because they did not meet the purpose and need of the project. The section below describes the two alternatives analyzed in detail and the alternatives considered but eliminated from detailed study.

Alternatives

Alternative 1 - No Action

Under the No Action alternative, current management plans would continue to guide management of the project area. No communications tower would be implemented to accomplish project goals.

Alternative 2 - The Proposed Action

Details of the tower design, equipment shelter design/layout, and location can be found in Appendix C. The proposed facility lies within the northwest one-quarter of Section 13, Township 21 North, Range 6 East, Gila and Salt River Base and Meridian. Access to the proposed site is through the existing Forest Road 775. The site is located adjacent to the existing road so no new access roads are required, and no improvement to the existing road will be needed for construction or operation of the proposed facility.

A single 180-foot solid leg self-supporting lattice type that is structurally designed for seven carriers and their incumbent transmission equipment is proposed. Specific care was taken to locate a flat location so that minimal cut and fill is required to build the site. There will be minimal scaring of the earth and very limited grading.

Given the natural topography of the area, the location will hide the base of the tower along with the compound and walls. The ground elevation at the tower is 6325'. The ground elevation along I-40 ranges from 6279' at the Winona Exit, to 6189' at its closest point to the tower. There is a slight ridge that shields the tower from the population to the west in Flagstaff and along Townsend-Winona Road north of I-40.

To minimize the visual impact, the tower will be located near existing Western Area Power Authority's (WAPA's) 345 kV high voltage transmission line and will be visually consistent with the power line's existing vertical structures, therefore not significantly changing the visual character of the area. No shelters or equipment will be visible from I-40.

Electrical power from an existing distribution line is within 20 feet of the proposed location.

The proposed communication site is designed to accommodate all of the licensed wireless carriers in the area as well as future technologies that require vertical real estate. The equipment compound and lease area will be shielded by a 6 foot tall block concrete wall. Inside of the compound, three separate buildings would be constructed. These buildings will be of similar concrete block construction and are designed to accommodate all present and future tenants inside of the buildings.

All vegetation within 20 feet of fenced area will be cleared and treated annually between May 1st and September 30th to keep all live and dead material to a maximum height of 6 inches. An area of 130-feet around fenced area will also be treated to reduce any ladder fuel, material on or near the ground that will carry fire to the crown of a tree, specified by Forest Service. Maintaining the fire break will provide an additional opportunity to monitor and control noxious weeds that may be present at the site.

Alternatives Considered and Eliminated From Detailed Study

Alternative 3 - Private Land

On February 21, 2001, a preliminary meeting was held regarding the I-40 Wireless Corridor. In attendance were representatives from the Coconino National Forest, Coconino County, Kaibab National Forest, and several wireless communication companies (Industry). The County and Forest Service agreed that they both want to avoid tower proliferation, and want to see towers located in area that have the least visual and environmental impacts.

During the preliminary meetings regarding the I-40 Wireless Corridor, the Coconino Community Development Director noted that there were several proposals submitted to the County for wireless sites on private land along the corridor. The County found six of the seven proposals were not acceptable. The one acceptable site was located within an industrial zone and the towers were projected to be 200 to 250 feet, in view of the San Francisco Peaks. The County suggested that other locations on Forest Service land appear to be more appropriate visually and environmentally.

Alternative 4 – East of 345 kV High Voltage Line

During the preliminary scoping process, the proposed wireless tower was sited on the eastern side of the Western Area Power Authority's 345 kV high voltage transmission line. As part of the preliminary process, an archaeological study was required to be conducted on the proposed site location. Upon completion of the survey, the proposed location was moved to the west side of the 345kV line in order to avoid archaeological resources in the area.

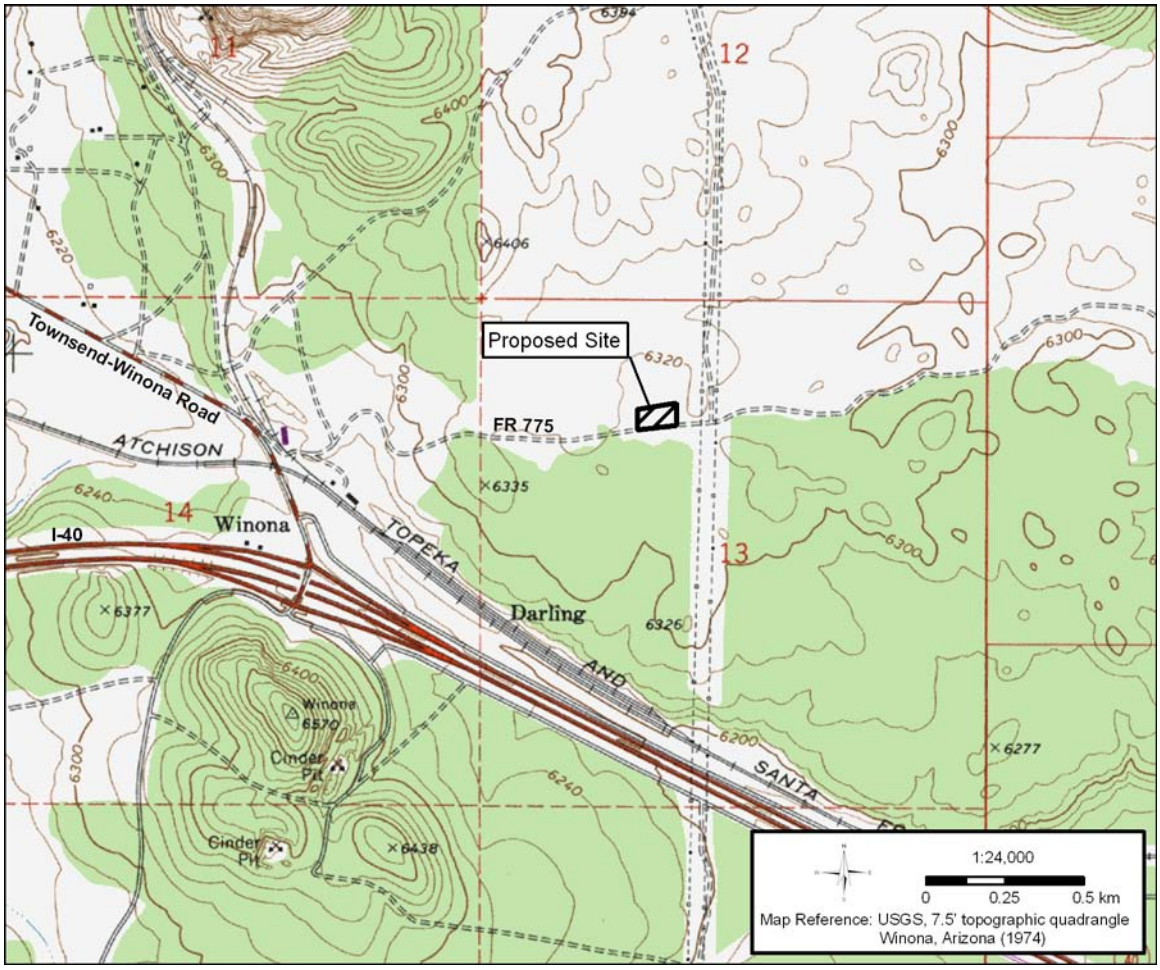

Figure 1. Proposed Communications Site Location.

Mitigation Measures

Mitigation measures would be implemented to reduce or avoid potential impacts to resources that could result from construction of the proposed project. In general, the project, including all construction-related activities, is required to comply with federal, state, and local laws, guidelines, or standards specific to each resource (i.e. water quality, soils, cultural or biological resources, etc.). D.W. Tower would obtain any necessary project permits as required by these laws. The project is also required to comply with the Forest Plan Standards and Guidelines, best management practices.

Examples of the types of measures to be employed by D.W. Tower during or after construction are noted below by resource. All laws and existing guidance that the project must comply with are not summarized below, and in some instances the existing requirements may provide sufficient mitigation without the development of project-specific measures. The application of resource-specific mitigation measures at the proposed site is described in the analysis sections of Chapter 3, as appropriate.

Soil and Water

Specific care was taken to locate a flat location so that minimal cut and fill will be required to build the site. There will be minimal scaring of the earth and very limited grading. Furthermore, the chosen location is immediately adjacent to Forest Road 775 so that no new access roads are required.

The proposed location was initially selected to minimize ground disturbance. DW Tower will minimize travel on the road during wet periods and will go back to repair and upgrade the road as needed throughout the life of the project.

- Haul oils or chemicals to an approved site for disposal to address the prevention of oil products from entering into groundwater or navigable water of the United States. Spills are not expected, but should they occur would likely be minimal and would be immediately addressed. Any spills, exceeding standard levels, would warrant the notification of the appropriate agency.
- If soil moisture will cause rutting by construction equipment (greater that 2 inches in depth for a length greater that 25 feet), movement of construction equipment will not be allowed on the right-of-way, access roads, or other areas for a period of 48 hours or as directed by the Forest Service.
- Restrict construction movement outside the right-of-way to predesignated access areas, existing roads, or as approved by the Forest Service.
- Leave existing roads in a condition equal to or better than their condition prior to project construction.
- Construction no new access roads on Forest Service land and restrict overland travel to only rubber-tired vehicles.

Forest Noxious Weed Management Practices

All operations associated with the communications site lease shall be consistent the Forest Plan by following the Best Management Practices identified in Appendix B, and with the Northern Arizona Weed Management Practices Guide. Integrated weed management "is a system for the planning and implementation of a program, using an interdisciplinary approach, to select a method for containing or controlling an undesirable plant species or group of species using all available methods, "(Food, Agriculture, Conservation, and Trade Act of 1990).

Include a weed prevention and control provision in all special-use permits, authorizations, or other grants involving ground-disturbing activities. Include this provision in existing ground-disturbing authorizations that are being amended for other reasons; consider including this provision by amending existing ground-disturbing authorizations as necessary.

Require weed prevention and control in operating and maintenance plans when authorized activities present a high risk for weed infestation or the location of the activity is vulnerable to weed introduction or spread.

Visual Resources

The tower will be a solid leg tower painted dark grey to blend into the background. All antennas will be mounted to the tower on the same style of mounts to maintain a consistent look for the

tower. The tower style was selected to look similar to the existing high-tension utility lines. In addition to tower style and color, the height of the tower will be limited to 180 feet. This height restriction will avoid the need for FAA lighting requirements.

There will be three buildings constructed. The structures will maintain a low profile and be painted to match the surroundings. The site will be secured by a block wall, which will be painted dark brown to match the natural surroundings. A slight jog will be added to the wall to break up the long lines of the wall. Electric and telephone will require 50 to 100 feet of underground lines.

Chapter 3 – Affected Environment and Environmental Consequences

This section summarizes the physical, biological, social and economic environments of the affected project area and the potential changes to those environments due to implementation of the alternatives. It also presents the scientific and analytical basis for the comparison of alternatives presented in the chart above.

This chapter summarizes the existing environmental conditions found within the affected project area and potential changes that may occur from implementing the Proposed Action. Development occurring on non-Forest Service lands and, therefore, not within the scope of the Proposed Action and the Forest Service decision are discussed in the cumulative impacts sections for each resource. Resources associated with the natural, human, and cultural environment were studied.

Environmental conditions were assessed for the following resource categories:

- Earth and Water Resources
- Biological Resources
- Land Use and Recreation
- Socioeconomic and Environmental Justice
- Visual Resources
- Cultural Resources
- Air Quality
- Noise

The affected environment for the proposed project is referred to as the "study area" unless a resource is known to be affected beyond the limits of the study area. The study area includes all areas within a mile radius of the proposed wireless site.

Past, Present, and Reasonably Foreseeable Future Activities

For the cumulative effects analysis the impacts of the Proposed Action, when added to other past, present, and reasonably foreseeable future actions, were considered within the study area boundary. Depending on the resource, activities considered in this analysis may vary.

Earth and Water Resources

Affected Environment

General Geology

The project area occurs at an approximate elevation of 6,330 feet above mean sea level. Surface geology is Quaternary basalt (Moore et al. 1960).

Soils

Soils are classified as Winona-Boysag-Rock Outcrop Association, described as "shallow, medium and fine-textured, undulating to rolling soils and rock outcrop on plateaus and plains" (Hendricks 1985). Soils consist of cindery-loams with scattered basalt rock.

Water

There are no naturally occurring perennial surface water resources in the study area.

Environmental Consequences

Alternative 1 – No Action

Under the No Action Alternative, the current soil and water conditions associated with the project area would remain unchanged, and no impacts would occur.

Alternative 2 – Proposed Action

The effects of the proposed activities would be localized, and there would be minimal effects to soil and water resources.

Soils

Impacts to soil resources from the Proposed Action are expected to be minimal. Soil disturbance will be kept to a minimum by using existing access roads. During construction and maintenance, soil erosion would be minimized by implementing standard construction erosion-control measures and mitigation measures.

Water

No impacts to water resources are anticipated from the proposed project because there are no naturally occurring perennial surface water resources in the study area.

Cumulative Effects

Alternative 1 – No Action

Implementation of Alternative 1, along with past, present, and reasonably foreseeable actions, would have no cumulative effects to soil and water resources.

Alternative 2 – Proposed Action

Implementation of best management practices and other construction planning activities will effectively reduce the potential negative effects from construction of the proposed action. There are no other earth-moving related developments being planned in the project vicinity, in the foreseeable future that would result in cumulative effects to soil and water resources. Therefore, implementation of Alternative 2, along with past, present, and reasonably foreseeable actions, would have minimal cumulative effects to soil and water resources.

Biological Resources

This section provides a general description of the existing environment with respect to vegetation; riparian habitat; invasive plant species; and threatened, endangered, and sensitive species for the Peaks Ranger District on the CNF. Information on biological resources was obtained from a Biological Assessment and Evaluation conducted in June 2006.

Affected Environment

Vegetation

Vegetation type in the project area is described as Great Basin Conifer Woodland, Pinyon-Juniper Series, *Juniperus monosperma* (one-seed juniper) Association. The site supports a relatively open woodland dominated by one-seed juniper, with snakeweed (*Gutierrezia sarothrae*), rabbitbrush *Chrysothamnus naeseosus*), and blue grama (*Bouteloua gracilis*) forming shrub and ground-layer vegetation. Species that represent a minor component of the overall plant community include pinyon pine (*Pinus edulis*), skunkbush (*Rhus trilobata*), gooseberry (*Ribes* sp.), blazing star (*Mentzelia* sp.), narrow-leaf yucca (*Yucca angustifolia*), and twistspine prickly pear (*Opuntia macrorhiza*).

Riparian Habitat

The project area represents an upland site, with no discernible drainages. There are no aquatic, wetland, or riparian area on or near the site.

Invasive Plants

No invasive plants were identified within the project area.

Threatened/Endangered Wildlife and Plant Species

A list of threatened and endangered species that have the potential of occurring on the Peaks Ranger District was obtained and reviewed by a qualified biologist.

Other Special Status Species

The CNF Land Management Plan (LMP), as amended, identifies 17 Management Indicator Species (MIS), which are defined as "…a plant or animal whose population changes reflect a population change in other species within a group. Indicator species respond to habitat changes early or at low levels of stress and, therefore, are sensors of the effect of management activities that occur in various habitats" (USDA Forest Service 1987).

The project area supports sparse, early seral pinyon-juniper woodland and grasslands. The LMP classifies this area as Management Area 10 and identifies the following species as MIS: mule deer, elk, and pronghorn. The latter two species are analyzed because the project area supports substantial grassland component with less than 10% estimated tree cover and is located adjacent to extensive Plains Grassland (Grama "short-grass" Series) areas to the north and east.

MA 10 supports approximately 151,000 acres of grasslands and sparse pinyon-juniper with less than 10% cover above the Mogollon Rim. This MA is largely pinyon-juniper that has been treated and is in the seral grassland stage, but includes some non-treated grasslands with less than 10% pinyon-juniper canopy cover. Grasslands have been negatively affected by encroachment of pine and juniper, overgrazing, and drought. Fires, improved grazing management, and fuelwood

cutting have helped maintain or improve grasslands in some areas. Fuel loading and fire danger are low. The area is important wildlife winter range, as well as year long antelope range, and is used primarily as grazing land for both livestock and wildlife.

Mule Deer (*Odocoileus hemionus*)

Mule deer is an indicator species of early-seral stage aspen and pinyon-juniper woodlands. Early-seral stages of ponderosa pine, mixed-conifer, and chaparral habitats are also important for this species. Mule deer are primarily browsers on green shoots and fruits of shrubs and trees, but also feed on grasses and forbs. Mule deer populations have not done well on the CNF since plan implementation, possibly due to many factors, such as disease, poaching, climatic conditions, and habitat changes. Creation of early seral aspen and pinyon-juniper has not occurred as a sufficient scale to positively influence browse production that would benefit mule deer (USDA Forest Service 2002).

The project area is located within Game Management Unit (GMU) 7. Mule deer populations in Unit 7 have declined as a result of severe drought over the last nine years, although fawn production and survival improved due to summer moisture in 2004 (Arizona Game and Fish Department [AGFD] 2006).

The project area supports sparse pinyon-juniper habitat and is expected to be used primarily as wintering habitat. Pellets found during the survey indicate occasional use of the project area by mule deer.

Elk (*Cervus elaphus*)

Elk are indicators of early seral stage ponderosa pine, mixed conifer, and spruce-fir forest. Grasslands are also important to elk. Elk are associated with deciduous thickets and early seral forest with interspersed grasses and forbs. They typically summer in mountain meadows and conifer forests and winter in pinyon-juniper woodlands and grasslands at lower elevations. Elk feed mainly on grasses, but will also feed on forbs and browse species. Population trends for the three main elk herds on the CNF are relatively stable, although overall numbers have been reduced since the early to mid- 1990s. Despite reductions in the number of elk forest-wide since 1993, impacts to riparian areas and meadows are still substantial.

GMU 7 provides both summer and winter range for elk. Elk occur throughout Unit 7 except in open, extensive grasslands. Prior to significant snowfall, elk occupy summer range. With heavy snow, elk will leave the higher elevations and congregate on winter ranges. Winter ranges for elk in the unit include the ecotone between ponderosa pine and the pinyon-juniper woodland and the pinyon-juniper woodland. In Unit 7, these habitat types occur north of the three major topographic features: the San Francisco Peaks (Unit 7 East) and Kendrick Mountain and Sitgreaves Mountain (Unit 7 West; AGFD 2006). This unit shows a generally increasing trend in population size since 1986 (USDA Forest Service 2002).

The project area supports marginal winter range for elk. The site is located near the edge of extensive grassland area and is therefore expected to receive relatively little use. No evidence of elk use was found during the field survey.

Pronghorn Antelope (*Antilocapra americana*)

Pronghorn antelope is an indicator species for mountain grassland, grassland, and sparse pinyon-juniper. Populations are declining on the CNF, although not equally. AGFD surveys of GMUs suggest declining trends in number of observed animals in most areas of the CNF and most area

have remained below the break even point of 20 to 35 fawns per 100 does in many years. Since the implementation of the Forest Plan, the amount of grassland Forest-wide has generally remained stable, with the exception of about a 4% increase in seral grasslands due to fuelwood treatments and fire. The Forest-wide habitat trend is stable to declining due to tree encroachment, fire suppression, long- and short-term climate and ungulate grazing. Establishment of woodland and pine seedlings and saplings in meadows and previously treated openings decreases habitat quality (USDA Forest Service 2002).

Forest-wide grassland condition trends vary from downward to upward and the overall trend is stable to declining. Cool season grasses and species diversity have increased since the 1950's in probable response to climate change and a recovery from land abuses near the turn of the century. Tree encroachment, increasing canopy cover, fire suppression, long-term climatic changes, drought, and ungulate grazing are mainly responsible for downward trends. GMU 7 shows the most stable population of pronghorn (USDA Forest Service 2002). The last nine years of drought have reduced pronghorn recruitment in Unit 7. However, pronghorn adults are generally long-lived and the drought has killed few adult antelope in the Unit. High survival rates of adult animals are likely tied to wildfires that have removed ponderosa pine overstory and increased forage abundance across 35,000 acres north of the San Francisco Peaks and in the Kendrick Mountain area over the last eight years (AGFD 2006).

The project area supports sparse pinyon-juniper woodland and is located at the edge of more extensive, open grasslands. As such, pronghorn may move through the area occasionally.

Migratory Birds

President Clinton signed Executive Order 13186 on January 10, 2001, placing emphasis on conservation of migratory birds. This order requires that an analysis be made of the effects of Forest Service actions on Species of Concern listed by Partners in Flight, the effects on Important Bird Areas (IBA's) identified by Partners in Flight (Latta, et al. 1999), and the effects to important overwintering areas. No IBA's occur in or near the project area. The nearest IBA is located at Mormon Lake.

The habitats in the project area that correspond to those identified in the Arizona Partners in Flight Conservation Plan (Latta, et al. 1999) are *pinyon-juniper* and *high elevation grassland*.

- Pinyon-Juniper Habitat Type – The project supports sparse, early seral juniper woodland that lacks a significant snag component. The site is located at lower elevation near the grassland ecotone and therefore supports few pinions. The small number of pinyons that occur have been negatively affected by recent drought conditions.

  Because of its early seral state, the project area provides relatively poor breeding habitat for the Gray Flycatcher (*Emidonax wrightii*). Due to the general lack of pinyon and other pines, the project area does not represent preferred nesting habitat for the Pinyon Jay (*Gymnorhinus cyanocephalus*), although the area may be encompassed within flock home ranges. There is no habitat for the Gray Vireo (*Vireo vicinior*), which prefers mature pinyon-juniper stands with a broadleaf understory component. The project area supports potential habitat for the Black-throated Gray Warbler (*Dendroica negrescens*) and the Juniper Titmouse (*Baeolophus griseus*), although only foraging habitat occurs for the latter.

- High Elevation Grassland Habitat Type – The project area represents sparse woodland, but is adjacent to more extensive open Plains Grassland areas.

Ferruginous Hawks (*Buteo regalis*) prefer open grasslands and occur only infrequently in pinyon-juniper woodlands across their range (Glinski 1998). The site is generally outside the breeding range for Swainson's Hawk (*Buteo swainsoni*) (which also prefers open grasslands) and Grasshopper Sparrow (*Ammodramus savannarum*), and provides no nesting habitat for the Burrowing Owl (*Athene cunicularia*) (i.e. prairie dog towns or ground-squirrel populations).

Environmental Consequences

Alternative 1 – No Action

Implementation of the No-Action Alternative will result in the project area remaining in its current condition and will result in no impacts to vegetation or wildlife. No federally listed threatened, endangered, Forest Service sensitive species, MIS, or birds protected by the Migratory Bird Treaty Act (MBTA) will be affected.

Alternative 2 – Proposed Action

As a result of the proximity and ease of access from I-40 and existing roads, disturbance to plants and wildlife is anticipated to be minimal. The use of existing access, combined with mitigation measures, will minimize clearing and loss of vegetation at the proposed location.

Vegetation

The proposed action will have little impact on vegetation.

Riparian Habitat

There is no riparian habitat within the project area; therefore, the proposed action would not impact riparian areas.

Invasive Plants and Noxious Weeds

The proposed action would not contribute to the spread of invasive species and/or noxious weeds in the project area. Best Management Practices, as listed in the final environmental impact statement (EIS) for the Integrated Treatment of Noxious or Invasive Weeds on Forest Service land, would be implemented (USDA 2005).

Threatened, Endangered, and Sensitive Wildlife and Plant Species

The Threatened, Endangered and Sensitive Species (TES) List for the Mormon Lake and Peaks Ranger District was reviewed and a specific TES list for this project was created on February 14, 2006. There are five species with potential habitat in the project area or vicinity. These are: Black-footed Ferret (*Mustela nigripes*), Wupatki Arizona Pocket Mouse (*Perognathus amplus cineris*), Sunset Crater Beardtougue (*Penstemon clutei*), Disturbed Rabbitbrush (*Chrysothamnus molestus*), and Early Elfin (*Incisalia fotis*).

Other Special Status Species

- Mule Deer (*Odocoileus hemionus*) - The proposed project would result in the direct removal of about ¼-acre of wintering habitat for mule deer. Indirect effects would include potential disturbance of wintering mule deer in the immediate project vicinity during infrequent facility and access road maintenance activities.

- Elk (*Cervus elaphus*) – The proposed action would result in the direct removal of about ¼-acre of winter range for elk. Indirect effects would include potential disturbance of wintering elk in the immediate project vicinity during infrequent facility and access road maintenance activities.

- Pronghorn Antelope (*Antilocapra americana*) – The proposed action would not directly affect preferred pronghorn habitat (open grasslands). Infrequent maintenance of the constructed facilities and access road may shift pronghorn movement patterns away from the site, but would not affect the overall movement pattern or ability. No cumulative effects on Forest-wide population or habitat trends are anticipated as a result of the proposed action.

Migratory Birds

- Pinyon-Juniper Habitat Type – The proposed action would result in the direct removal of about ¼-acre of potential foraging and/or nesting habitat for the Black-throated Gray Warbler and foraging habitat for the Juniper Titmouse. Potential home range use by Pinyon Jays would not be affected, except by infrequent facilities and road access maintenance activities.

- High Elevation Grassland Habitat Types – The project are represents sparse woodland, but is adjacent to more extensive open Plains Grassland areas.

Cumulative Effects

Alternative 1 – No Action

Implementation of Alternative 1, along with past, present, and reasonably foreseeable actions, would have no cumulative effects to vegetation, wildlife, and invasive or sensitive species.

Alternative 2 – Proposed Action

The proposed action would have no direct, indirect, or cumulative effects on potential habitat for the black-footed ferret. There are no prairie dog towns or burrows in or near the project area.

The proposed action would have no direct, indirect, or cumulative effects on the Wupatki Arizona pocket mouse. The project area is outside the documented geographic range and above the known elevational range of this subspecies. Wupatki Arizona pocket mouse is not expected to occur in the project area.

The proposed action would have no direct, indirect, or cumulative effects on the Sunset Crater beardtongue. The project area is outside the documented geographic range of this species and does not support suitable soil substrates.

The proposed action would have no direct, indirect, or cumulative effects on the disturbed rabbitbrush. The site currently does not support this species and is outside is known geographic range.

The proposed action would have no direct, indirect, or cumulative effects on the early elfin. The site does not support any cliffrose, which is the primary larval food plant for this species.

No cumulative effects on Forest-wide population or habitat trends on the mule deer are anticipated as a result of the proposed action.

No cumulative effects on Forest-wide population or habitat trends on the elk are anticipated as a result of the proposed action.

No cumulative effects on Forest-wide population or habitat trends on the pronghorn antelope are anticipated as a result of the proposed action.

No cumulative effects on the Gray Flycatcher, Pinyon Jay, Gray Vireo, Black-throated Gray Warbler, or Juniper Titmouse are expected as a result of the proposed action

The proposed action would have no direct, indirect, or cumulative effects on the Ferruginous Hawk, Swainson's Hawk, Grasshopper Sparrow, or Burrowing Owl.

Land Use and Recreation

The project area represents undeveloped open space. There is evidence of livestock grazing and examination of aerial photography suggests the area was chained in the past (1960's) to remove juniper. The site is located within one mile of I-40, the Burlington-Northern Santa Fe Railway is located to the south and Winona to the southwest. Forest Road 775 is an unimproved dirt road. A high voltage overhead transmission line corridor occurs about 250 feet east of the site and a small power line forms the north site boundary.

Affected Environment

Land Jurisdiction and Ownership

The study area contains land under the jurisdiction of the Coconino National Forest, Peaks Ranger District.

Residences, Businesses, and Churches

The study area is largely low-density rural residential and many residents own large parcels of land. The closest private landowners to the proposed wireless communications site are located over 4000 feet to the west. The nearest business is located approximately 3500 feet to the west of the proposed site. This is a gas station with a convenience store and residence located at the northwest corner of Interstate 40 and Townsend Winona Road. There is also a cinder pit owned by the railroad located approximately 1 mile northwest of the proposed site. The nearest church is over one mile away.

Utilities

The Western Area Power Authority's 345 kV high voltage transmission line is located approximately 250 feet to the east of the proposed wireless communications site. There is a small power line which forms the northern boundary of the site.

Transportation

The intersection between Interstate 40 and Townsend Winona Road is approximately 3500 feet to the southwest. Forest Road 775 (FR 775) is an unimproved road located along the southern boundary of the proposed site. FR 775 will provide access to the proposed site.

Recreation

The adjacent Forest Service land provides opportunities for all-terrain vehicle use, camping, picnicking, hiking, horseback riding, mountain biking, hunting, and scenery viewing. Current recreation use is light.

Range Resources

Grazing allotments are administered by the CNF, and were identified during land use studies. The proposed wireless communications site is located within the Angell Grazing Allotment of the Walking Cane Ranch.

Future Land Use

The proposed wireless communications site is located in and surrounded by the Coconino National Forest. Known or planned future projects in the area include grazing and dispersed recreation.

Agency Plans

According to the CNF Land and Resource Management Plan (1987), the study area is in the Management Area (MA) 10. Management emphasis is range management, watershed condition, and wildlife habitat. Other resources are managed to improve outputs and quality. Emphasis is on prescribed burning to achieve management objectives.

Environmental Consequences

Alternative 1 – No Action

No direct impacts on existing or planned land used, or recreation opportunities, will result through implementation of the No Action Alternative.

Alternative 2 – Proposed Action

Impacts to land uses and recreation resources under this alternative are anticipated to be minimal. Existing access and overland travel will be used during project construction. No new access roads will be developed and existing access will not be upgraded nor impeded by the Proposed Action on Forest Service land.

No future land use impacts would result based on known future conditions. Less than one acre will be removed from grazing, therefore there will be no change to the number of livestock permitted in the area.

Cumulative Effects

Alternative 1 – No Action

Implementation of Alternative 1, along with past, present, and reasonably foreseeable actions, would have no cumulative effects to land use and recreation resources.

Alternative 2 – Proposed Action

Implementation of Alternative 2, along with past, present, and reasonably foreseeable actions, would have no cumulative effects to land use and recreation resources.

Socioeconomics

This section describes the demographic and economic characteristics found in the study area, potential changes that could result from the proposed project, and if the Proposed Action would potentially affect any low-income or minority populations, or American Indian tribes.

Affected Environment

Local economic and employment opportunities are primarily found in Flagstaff, located approximately 9 miles west of Winona. The primary economic activities of Flagstaff are government, education, transportation, cultural, and commercial. Tourism is a major source of employment. The population of Flagstaff in 2005 was 57,391.

Environmental Consequences

Alternative 1 – No Action

For the No Action Alternative, impacts are anticipated to be associated with problems related to communication along the I-40 corridor. Wireless personal communication services east of Flagstaff along the I-40 corridor are not currently available and/or reliable. Implementing the No Action Alternative will result in continued poor communication services in the area.

Alternative 2 – Proposed Action

Implementing the Proposed Action will improve the wireless personal communication services east of Flagstaff along the I-40 corridor. The Proposed Action responds to the goals and objectives outlined in the Coconino National Forest Plan as amended, and helps move the project area towards desired conditions.

Cumulative Effects

Alternative 1 – No Action

Implementation of the No Action Alternative will result in continued poor wireless communication services along the I-40 corridor east of Flagstaff.

Alternative 2 – Proposed Action

Implementation of the Proposed Action will result in an increase in wireless personal communication services, increased safety, and quicker emergency response times. The proposed site is designed to accommodate all of the licensed wireless carriers in the area as well as future technologies that require vertical real estate.

Environmental Justice

Pursuant to Executive Order 12898 on Environmental Justice, Federal agencies are to make the achievement of environmental justice part of their mission by identifying and addressing, as

appropriate, disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority populations, low-income populations, and Indian tribes and allowing all portions of the population a meaningful opportunity to participate in the development of, compliance with, and enforcement of Federal law, regulations, and policies affecting human health or the environment regardless of race, color, national origin, or income.

The proposed alternatives do not result in disproportionate impacts to low-income populations, nor do they impact minority populations. The Flagstaff area, including its low income and minority populations is strongly tied to the tourism industry, with cellular companies having a very small percentage of the overall economy.

Visual Quality

Affected Environment

During the process of site selection, special consideration was taken to minimize the visual impacts of the tower. Specific care was taken to locate a flat site so that minimal cut and fill will be required to build the site. The site was also located near the existing Western Area Power Authority's 345 kV high voltage transmission line and will be consistent with the power line's existing vertical structures, therefore not significantly changing the visual character of the area.

The compound will be a concrete wall painted to match the existing tones of the desert foliage. It will not be visible from I-40.

Environmental Consequences

Alternative 1 – No Action

No changes in the current visual quality of the project area will immediately result from the No Action Alternative.

Alternative 2 – Proposed Action

Given that the location would be more than 1/2 mile from Interstate 40; the cell tower would be outside the 1/2 mile "Retention" zone buffer prescribed in the Coconino NF Plan. The tower would fall within the "Modification" visual quality objective (vqo) prescribed in the Forest Plan. "Under the modification vqo, management activities may visually dominate the original characteristic landscape.....Activities, which are predominately introduction of facilities such as buildings.....should borrow naturally established form, line, color, and texture so completely and at such a scale that its visual characteristics are compatible with the natural surroundings." (from Ag. handbook 462) So the tower as seen from the highway (the determinant viewing perspective in this instance) would technically meet the intent of the Forest Plan and fall within the parameters of a "modification" vqo.

However; the height of the tower, and the indication from the simulation that it is visible from the highway would introduce an additional vertical element to the view of the San Francisco Peaks as seen by people traveling west on I-40. The additional element would be dwarfed by the towering mass of the Peaks, but it would add yet another "unnatural" element to the scenery as seen from this major travel route. The addition of the cell tower in this location adds a small, but incremental vertical element to the view of an iconic regional landmark; adding to the impact of the existing clutter of power lines and poles visible from a major travel route.

Cultural Resources

In support of the EA and the CNF's compliance with Section 106 of the National Historic Preservation Act a cultural resource survey was conducted in May 2006 on the property within a mile radius of the proposed action. Cultural resources clearance was recommended and accepted by the U.S. Forest Service for the proposed construction of this facility.

Affected Environment

The cultural resource survey determined that no previously known or unknown archaeological sites or other cultural properties occur within the study area. Forest records also indicate that no known archaeological sites or other cultural resources occur at this specific location. Proper management practices will be maintained during construction should any archaeological or cultural material be found. No improvements will be made to the existing Forest Service Road 775.

Environmental Consequences

Alternative 1 – No Action

No impacts to cultural resources will result from implementation of Alternative 1.

Alternative 2 – Proposed Action

The Proposed Action will have no impact on cultural resources at the proposed site. No improvements will be made to the existing Forest Service Road 775.

Cumulative Effects

Alternative 1 – No Action

Implementation of Alternative 1, along with past, present, and reasonably foreseeable actions, would have no cumulative effects to cultural resources.

Alternative 2 – Proposed Action

Implementation of the Proposed Action, along with past, present, and reasonably foreseeable actions, would have no cumulative effects to cultural resources.

Air Quality

Affected Environment

The U.S. Environmental Protection Agency (EPA) established National Ambient Air Quality Standards (NAAQS) for six criteria pollutants (ground level ozone [O_3], carbon monoxide [CO], nitrogen dioxide [NO_2], sulfur dioxide [SO_2], particulate matter, and lead). According to the EPA website (http://www.epa.gov/region9/air/), northern Arizona meets all NAAQS; therefore, air quality in the project area is good.

Environmental Consequences

Alternative 1 – No Action

Under the No Action Alternative, no construction would occur on the project, and no impacts to air quality would result from the alternative.

Alternative 2 – Proposed Action

Short-term and temporary air quality impacts would result from construction-related activities and would include fugitive dust and exhaust emissions from construction equipment. Construction would be of relatively short duration and the air-pollutant emissions would be dispersed relatively quickly; therefore, air quality standards would not be approached or exceeded. The proposed project would not generate any air pollutants after completion of the construction activities.

Cumulative Effects

Alternative 1 – No Action

Implementation of the No Action Alternative, along with past, present and reasonably foreseeable actions, would have no cumulative effects on air quality.

Alternative 2 – Proposed Action

Cumulative impacts on air as a result of the Proposed Action are expected to be directly related to the short-term construction. However, the incremental effects that result from the Proposed Action's short-term impacts, along with past, present, and reasonably foreseeable actions, would have minimal cumulative effects on air quality.

Noise

Affected Environment

The Proposed Action is located on the Coconino National Forest. The closest private landowners are located over 4000 feet to the west. The nearest business is located approximately 3500 feet to the west of the proposed site. Interstate 40 (I-40) is located approximately 2500 feet south and is paralleled by the Burlington Northern Santa Fe (BNSF) railway. There is a cinder pit located approximately 1 mile northwest of the proposed site.

Environmental Consequences

Alternative 1 – No Action

Under the No Action Alternative, no construction would occur on the project, and no impacts from noise would result from the alternative.

Alternative 2 – Proposed Action

Noise levels resulting from the proposed project would be almost entirely due to construction related activities, which would result in a temporary increase in noise levels during daytime hours. The cinder pit, I-40, and the railway are all closer to the private land than the proposed

project location. The temporary increase in noise levels due to construction will be minimal compared to the existing commercial noise already present.

Cumulative Effects

Alternative 1 – No Action

Implementation of the No Action Alternative, along with past, present, and reasonably foreseeable actions, would have no cumulative effects from noise.

Alternative 2 – Proposed Action

Cumulative impacts from noise, as a result of the Proposed Action, are expected to be directly related to the short-term construction period. Implementation of the Proposed Action, along with past, present, and reasonably foreseeable actions, would have minimal cumulative effects from noise.

Chapter 4 - Consultation and Coordination

The Forest Service consulted the following individuals, Federal, state and local agencies, tribes and non-Forest Service persons during the development of this environmental assessment:

Federal and State Officials and Agencies

Tribes

The Scoping Letter was sent out to the following tribes: the Navajo Nation, the Yavapai-Apache Nation, Hualapai Tribe, the Zuni Heritage and Historic Preservation Office, the Pueblo of Zuni, the Tonto Apache Tribe, the Yavapai-Prescott Indian Tribe, the Hope Cultural Preservation Office, the San Juan Southern Paiute Tribe, the Havasupai Tribe, the White Mountain Apache Tribe, the Fort McDowell Yavapai Nation, the Hopi Tribe, and the San Carlos Apache Tribe. As of October 5, 2006, only the Pueblo of Zuni responded with no comments.

Others

On August 22, 2006, scoping letters were mailed out to 622 recipients. As of October 2006, 21 responses were received either via mail or e-mail.

Chapter 5 - References

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Chapter 6 – List of Preparers

USDA Forest Service, Coconino National Forest

Ken Jacobs	ID Team Leader
Sandra Nagiller	Forest NEPA Coordinator
Jim Beard	Landscape Architect
Cary Thompson	Wildlife Biologist
John Nelson	Recreation Specialist
Jeff Hink	Program Manager — Soils, Water, Air, and Forestry
Buck Wickham	Fire and Fuels Planner
Peter Pilles	Archaeologist

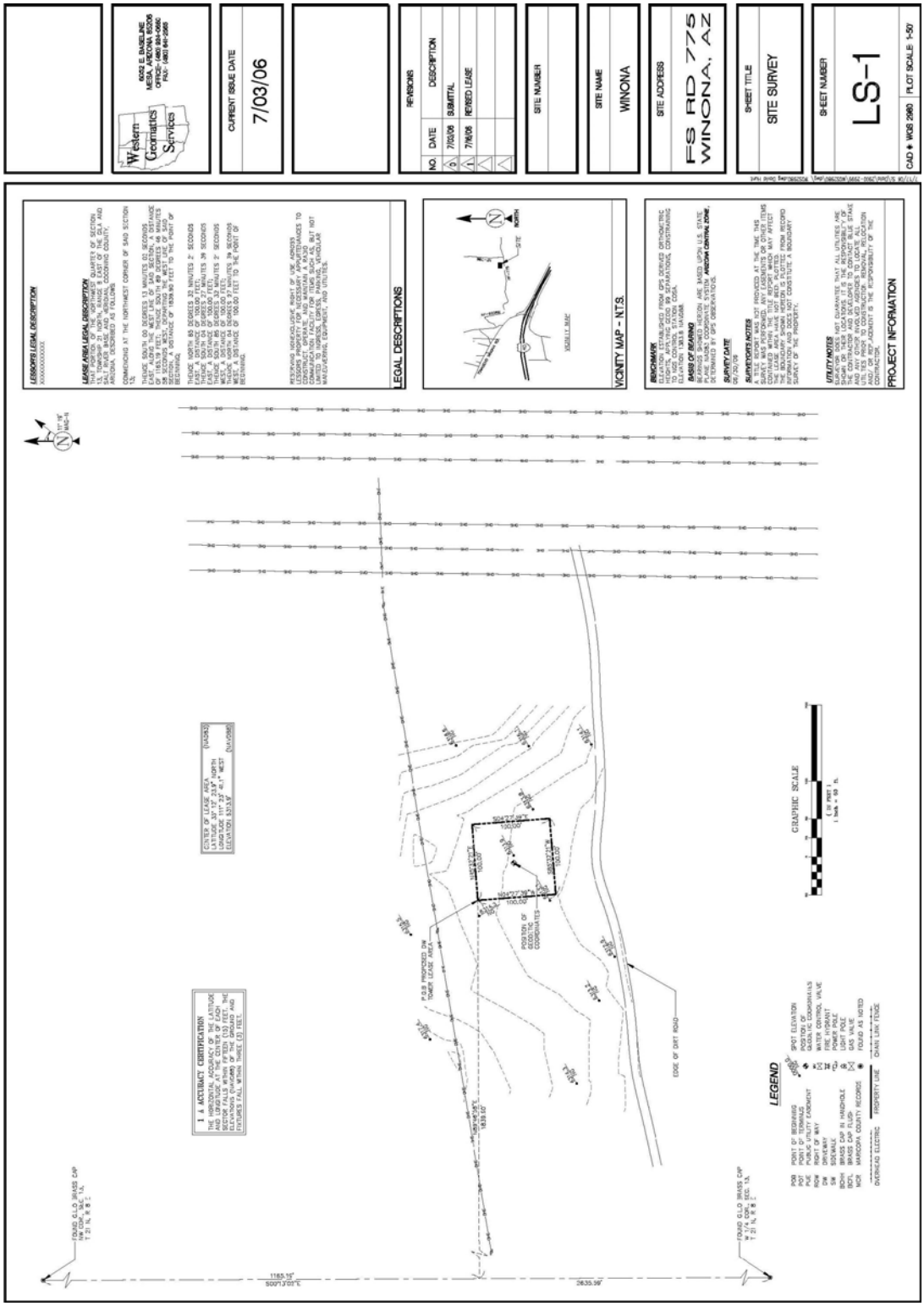
Others

David J. Dechambre	Northland Research, Inc.
Ami S. Barrera	Northland Research, Inc.
Dale Wilson	DW Holdings, LLC

Appendices

Appendix A - Site Plan
Appendix B - Winona Wireless Communication Site Prospectus
Appendix C - D.W. Holdings, LLC - Response to Prospectus
Appendix D – Coconino National Forest Plan – Replacement Pages

Appendix A – Site Plan



Appendix B – Winona Wireless Communication Site Prospectus

PROSPECTUS – WIRELESS COMMUNICATION SITE FOR THE INTERSTATE 40 CORRIDOR – WINONA SITE

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PROSPECTUS – WIRELESS COMMUNICATION SITE FOR THE INTERSTATE 40 CORRIDOR – WINONA SITE

I. BACKGROUND

The Coconino National Forest and the wireless telephone industry (Industry) have recently identified the need to improve wireless coverage on Interstate 40 east of Flagstaff Arizona near the Winona Exit.

II. OVERVIEW OF THE OPPORTUNITY

This prospectus offers the successful applicant rights to pursue development of one communication site lease, hereby referred to as the Winona Lease. The lease area is expected to be near the Winona Exit on Interstate 40 in the vicinity of Section 13, T.21N. R.9E., G&SRBM, Coconino County, Arizona (see Appendix B). The exact location is to be determined by the bidder. Communication site leases are authorized under the Act of October 21, 1976 (43 U.S.C. 1761), and the implementing regulations at 36 C.F.R. Part 251.

The Forest Service (FS) has made every effort to present the information completely and correctly, but no warranty as to its accuracy is made. Each applicant is expected to make his/her own assessment of the business opportunity offered in this prospectus.

All interested parties have an equal opportunity to apply. With the exception of Members of Congress, Resident Commissioners, and current FS employees, any individual or entity may apply.

The FS does not guarantee a profitable operation; rather, applicants are responsible for reviewing the prospectus and making their own determination concerning business viability.

The FS is not obligated to accept the application with the highest return to the Government. The FS reserves the right to issue the leases on the basis of the proposal that best meets the overall Forest Service goals and objectives. The FS reserves the right to issue a permit based solely on initial applications, without oral or written discussions.

The FS reserves the right to reject any or all applications, and to rescind the prospectus at any time before a lease is issued.

The FS does not guarantee issuance of the lease to the successful bidder. Issuance of the lease to the successful bidder is contingent upon completion of the National Environmental Policy Act (NEPA) process and a subsequent decision by the Forest Supervisor to designate the site and issue the lease. The NEPA process may identify mitigation measures and adjustments to the selected applicant's proposal that will be required and made a part of the terms and conditions of the issued lease.

III. DEVELOPMENT STIPULATIONS

The selected applicant will be awarded the right to apply for a Forest Service communication site lease for the listed offering. Upon completion of the NEPA process and favorable decision by the

Forest Supervisor, a communication site lease may be issued to the selected applicant for a twenty (20) year period. A sample lease (Appendix A) (Note: the version in Appendix A is outdated – current version is dated 05/03) is attached for the prospective holders review. Main points to note are:

a. Communication site development and technical requirements for the site shall be in conformance the standard Forest Service Communications Site Lease (Appendix A), Basic Site Plan (Appendix G), the completed NEPA documents, the prospectus, and the selected applicant's proposal.

b. The fee to the Government for use of the land will be based on competitive bidding. The Lessee must pay, in advance, an annual rental based on the amount bid plus an annual inflation adjustment. The initial fee established by competitive bidding will be adjusted annually by using the same process that is used to make annual adjustments to the Rental Fee Schedule for Communications Uses, which is posted in the Forest Service Special Uses handbook – FSH 2709.11 (Appendix D).

c. The holder of the lease is required to provide tower and equipment space at fair and comparable rates to all FCC licensed wireless carriers in the project area in accordance with the terms and conditions of the awarded communications site lease.

d. The selected applicant will be required to hire a qualified environmental consultant to complete the environmental analysis as directed by the Forest Service.

e. The Forest Service will be designating cellular radiotelephone use as the senior use for the site that will be developed. Such use must conform to the Federal Communications Commission (FCC) rules at Title 47, Code of Federal Regulations, and Chapter I - - Federal Communications Commission, part 22 - - Public Radio Services, 22.913 - Effective radiated power (ERP) limits. Operations must stay within safe radiation hazard levels. Effective ERP, as defined by the FCC, for base transmitters and cellular repeaters must not exceed 500 watts. The ERP of mobile transmitters and auxiliary test transmitters must not exceed 7 watts.

f. The Winona Lease consists of one site authorized under one lease. The lease can be assigned.

g. The selected applicant will be expected to enter into a collection agreement to reimburse the Forest Service for management and review of the National Environmental Policy Act process and for construction monitoring and administration. The estimated costs to the successful applicant for Forest Service environmental review, lease preparation, and construction monitoring are $12,000. Failure to enter into a collection agreement will result in extended delays in processing by the FS because of lack of appropriated funds for this type of activity.

h. The selected applicant (lease holder) must post a performance bond before starting construction that will cover removal costs of partially competed improvements and rehabilitation of disturbed ground if the project is abandoned by the holder. The performance bond will be $15,000.

IV. INSTRUCTIONS FOR SUBMITTING A BID

All written-proposal packages must be submitted to the Coconino National Forest, 4373 South Lake Mary Road, Flagstaff, AZ 86001 *attention: Ken Jacobs.* The proposal packages must be received no later than 4:30 P.M. Mountain Standard Time on [date], 2006.

Applicants must submit two **(2)** copies of their proposal and supporting documents. Unless requested in writing to return proposals, all unsuccessful applicants' proposals and supporting documents will be destroyed after the appropriate appeal period.

If information is missing or incomplete, the result will be a lower score with respect to the evaluation criteria to which the information pertains. Please ensure that all requested items are submitted. Companies or corporations submitting an application must sign using the name of the appropriate executive officer, together with the official address. Signing authority must be proved in accordance with 36 CFR 251.54 subpart (d) (2) (E) (ii).

Any oral statement made by a representative of the United States Department of Agriculture, Forest Service, shall not modify the requirements of this prospectus. If it is determined that an error or omission has been made, or additional information is required, a written amendment will be sent to each person receiving a copy of this prospectus.

The applicant's submission should consist of four separate documents**: TECHNICAL AND OPERATING PLAN; ENVIRONMENTAL PLAN; PROPOSED FEE TO THE GOVERNMENT, and the BUSINESS PLAN.** More explanation of the applications process is forthcoming in the following section.

A. Technical and Operating Plan - This Plan is a written document that provides technical information to demonstrate that the applicant's proposal will meet the technical and operational needs of the FCC licensed wireless carriers for this geographic location. The plan must include the following:

1. A signature page that provides a place for the FCC licensed carriers to acknowledge and document that the proposal meets their technical and operational needs.
2. Description of how future (next10 years) wireless communications needs will be accommodated within the proposed site for all FCC licensed wireless providers.

B. Environmental Plan - The Environmental Plan must be a written document with appropriate drawings that addresses and describes in detail, the applicants proposed facilities in conjunction with the entire offered communication site, including tower design, exterior building design, access plans, and off-site electrical/telco plans. The Environmental Plan should describe how the applicant would mitigate the environmental effects. The Environmental Plan must address all of the items below; however, please feel free to include further information that might be helpful to analyze your proposal.

1. Tower design plans for each tower that depicts construction and design details. The drawings must depict, to scale, the size and shape of the towers in relation to the surroundings (average existing tree heights and other topographical features etc), as well as exact measurements of the girth (width) of the tower at the top and bottom as well as at least two other intermediate points. Tower drawings must depict, to scale, the antenna

arrays for full build out including microwave dish location and dimensions and must include visual simulations as viewed from I-40.

2. Preliminary equipment housing structure plans, drawings, and or pictures that detail exterior design in relation to surrounding features.

3. Electric plans that detail specifics for underground and overhead structures to deliver electrical power on a 1:24,000 scale topography map.

4. Access plans that detail, access control (gates), and road location specifics (temporary and permanent) on a 1: 24,000 scale topography map.

5. A site layout drawing that depicts the proposed facilities in relation to each other and the exact configuration of the proposed lease area. The plans must show the proposed location of all facilities on the site including security fence, propane tank or any other proposed improvements, and possible expansion to meet predicted future needs.
6. Archaeological Survey Report completed by a FS permitted consultant.

C. Proposed Fee to the Government - This section consists of the offered fees to the Government for use of the land. Annual rental fees payable to the government for multiple-occupant communications facilities are calculated by using a formula established in Chapter 90 of FSH 2709.11. That reference also contains a rental fee schedule organized by communication use categories. If approved, a lease will be issued with the use category of "Cellular Telephone and PCS" designated as the primary use for the site. For this offering, bidders are being asked to bid on the rental fee amount that will be used in the annual rental fee calculation for cellular telephone and PCS uses. The minimum bid is the amount shown in the Forest Service rental fee schedule for the population strata of "Less Than 25,000" people in the "Cellular Telephone and PCS" category. The bid amount will replace the amount shown in the Forest Service rental fee schedule for calculation of the annual rental fee. A copy of the current fee schedule is shown in Appendix D.

D. Business Plan - Applicants are required to submit a Business Plan. The plan will be used by the Forest Service to evaluate the applicant's financial and managerial ability. The Business Plan and all financial information and projections are confidential information, and will be protected by the FS, to the extent allowed in the Freedom of Information and privacy Act, 2U.s.c. 552 and 552a respectively. If you have any questions concerning Freedom of Information and Privacy Act issues, contact Sandra Nagiller, Coconino National Forest FOIA Coordinator, 928-527-3411. In general the Business Plan needs to depict your company's history and experience in construction and operation of communications facilities, corporate structure, as well as financial capabilities.

V. SELECTION PROCESS

The Forest Service selection committee made up of Forest Service employees will make a recommendation to the Forest Supervisor regarding to whom the rights to pursue development of the site should be awarded. The Forest Supervisor will make the final selection decision. During the evaluation process, the Forest Service Selection Committee may contact any references listed by the applicant, including all local, state, or Federal entities that have issued the applicant a current or past permit. All applicants will be notified of the selection within 30 days of the application submission deadline, via Certified Return Registered Receipt letter. The FS reserves the right to decline to issue a decision regarding rights to pursue issuance of a communication site

lease as a result of this prospectus if, in the opinion of the Forest Supervisor, none of the proposals receives a high enough rating to assure environmental compatibility and quality customer service. The FS is not obligated to accept the application with the highest return to the Government. The FS reserves the right to reject any and all applications.

A. Evaluation Criteria: The FS Selection Committee will evaluate the submitted documents listed in section IV. The four documents which are listed in order of their relative importance will be used to compare and rate the proposals. Scores based on relative importance of criteria and professional judgment will determine the applicant best suited to provide the highest level of environmental compatibility and overall customer service. In general terms the evaluators will be comparing the proposals from all the different bidders to each other using the criteria listed.

1. **TECHNICAL AND OPERATIONAL FEASIBILITY (*Section IV – Technical and Operating Plan*)** – Consideration will be given to written documentation attached to bids in the Technical and Operating Plan section from licensed carriers that state technical and operational feasibility. It is the responsibility of the bidders to obtain such documentation from the carriers licensed by the FCC to operate in this area. Generally, the more FCC licensed wireless carriers that acknowledge technical and operational feasibility by completing the signature page in the Technical Plan, the higher the rating will be. In addition favorable consideration will be given to proposals that address future or predicted wireless communications needs.

2. **ENVIRONMENTAL COMPATIBILITY (*Section IV – Environmental Plan*)** – Overall quality, thoroughness, and completeness of the Environmental Plan submitted as part of the proposal, describing how each of the facilities will be constructed to minimize environmental impacts will be evaluated and rated. The Forest Service Evaluation Team will use the Environmental Checklist (Appendix F) to rate proposals.

3. **FEES (*Section IV –Proposed Fees to the Government*)** – Proposed fees to the government will be evaluated, compared, and rated. The Forest Service Evaluation Team will use Appendix C to evaluate and compare proposed fees to the government.

4. **BUSINESS PERFORMANCE (*Section IV – Business Plan*) –** The applicant's business experience, performance, and financial resources will be evaluated. Bidders will be evaluated on a pass or fail basis.

VI. APPEAL PROCESS

All applicants will be notified of the selected applicant. The decisions by the FS associated with this prospectus are subject to appeal by those applicants who submitted a proposal in response to this prospectus in accordance with 36 CFR 251, Subpart C. A notice of appeal must be in writing and clearly state that this is a Notice of Appeal being filed pursuant to 36 CFR 251, Subpart C. Appeals must be filed with the Regional Forester, Southwestern Region, 333 Broadway Blvd SE, Albuquerque, NM, 87102-3426, within 45 days of the date the legal notice of the decision is published in the ***Arizona Daily Sun.***

VII. CONTACT FOR INFORMATION

Prospective applicants are urged to consult with Ken Jacobs, Coconino National Forest, Flagstaff Center, 4373 South Lake Mary Road, Flagstaff, AZ, 86001, (928) 214-2464, regarding questions related to the offering(s) in this prospectus, permit conditions, operations of the communication sites, or other related submittal requirements.

Appendix C – D.W. Holdings, LLC – Response to Prospectus

D.W. Holdings, L.L.C.

Background, Overview and Development

In
Response to
Prospectus
Wireless Communication Site for the
Interstate 40 Corridor
Winona Site

Coconino County, Arizona
Forest Service

Winona Proposal

➢ BACKGROUND

D.W. Holdings, LLC (DW Holdings) is pleased to provide this bid to the Prospectus for the Wireless Communication Site for the I-40 Corridor - Winona. DW Holdings has worked successfully with the National Forest Service in the past on the I-17 corridor prospectus. Further details about the success of this project will be provided further into this proposal. D. W. Holdings possesses an experienced management team, not only regarding building and developing multi-tenant communication sites, but in making the communication sites process on NFS lands as invisible as possible. We are pleased to emphasize the benefits of working with the experienced tower development and the tower construction management teams of DW Holdings.

➢ OVERVIEW OF THE OPPORTUNITY

The Coconino National Forest and the wireless telephone industry have recently identified the need to improve wireless coverage on Interstate 40 east of Flagstaff Arizona near the Winona Exit. The primary purpose of this facility will be to accommodate Cellular, Personal Communications Services, (PCS), and enhanced specialized mobile radio (EMSR) licensees. Further emphasis has been placed on accommodating both known and unknown future licensed and unlicensed users to minimize the need for additional telecommunication structures in the vicinity.

In this case, DW Holdings has confirmed the need for this facility with at least three licensed wireless carriers. Copies of letters of intent have been provided in Exhibit 6a, 6b, 6c. It is DW Holding's intent to provide antenna mounting space and equipment ground space on the tower to all current and prospective users who might identify a need to provide coverage in this area.

Through its experience with working with NFS staff on the I-17 prospectus, the management team of DW Holdings is well equipped to minimize the impact of the facility while maximizing compliance with federal regulations regarding National Environmental Policy Act compliance and National Forest Service guidelines and regulations. Furthermore, this proposal will indicate how DW Holdings intends to make the construction and operational process virtually transparent to the NFS and their staff.

DW Holdings also maintains and owns other towers within a 30 mile radius, some on Forest Service land. The first of these is located in Winslow, AZ, the second at Snowbowl Ski Resort. Accordingly, DW Holdings is well prepared to maintain and operate all of these facilities. DW Holdings has a staffed office in Phoenix and will be immediately available should any issues arise, not that any are expected to.

Lastly, DW Holdings is uniquely prepared to make this process as financially advantageous to the National Forest Service as possible due to its internal capacity to self-perform the construction and operation of the facility.

Overview General Exhibits:

Exhibit 1.a- Survey
Exhibit 2.a - Site Information
Exhibit 3.a - Satellite Photo of Area
Exhibit 3.b – Satellite Photo of Area
Exhibit 4.a - D.W. Holdings Inventory

➢ DEVELOPMENT STIPULATIONS

DW Holdings will meet or exceed all development stipulations provided in the Prospectus.

A. In addition to the self imposed requirements in this proposal, DW Holdings will comply with the requirements in the standard Forest Service Communications Site Lease, the Basic Site Plan, NEPA, and the prospectus.

B. DW Holdings will pay in advance, an annual rental fee as provided in the environmental plan, attached hereto. (Also see Exhibit # 5.a – Fee Schedule)

C. DW Holdings agrees to lease tower and equipment space to all present and future FCC licensed wireless carriers in the project area, at fair and comparable rates and in accordance with the terms and conditions of the awarded communications site lease.

D. A qualified environmental consultant will be retained by and paid for by DW Holdings to complete the environmental analysis/assessment as directed by the Forest Service. The environmental assessment will be attached and made part of the lease.

E. The facility is designated for cellular radiotelephone use as the senior use. To this end, DW Holdings has contacted all PCS and Cellular licensees in the area to offer space on the facility. Please note that the tower is being designed to accommodate all PCS and Cellular licenses even if they are not expressing interest now.

The operation of the tower facility and all users will conform to the Title 47, part 22.913 on Effective Radiated Power (ERP) limits. No base station transmitter or cellular repeater will exceed 500 watts; nor exceed 7 watts for any mobile transmitter or auxiliary test transmitter.

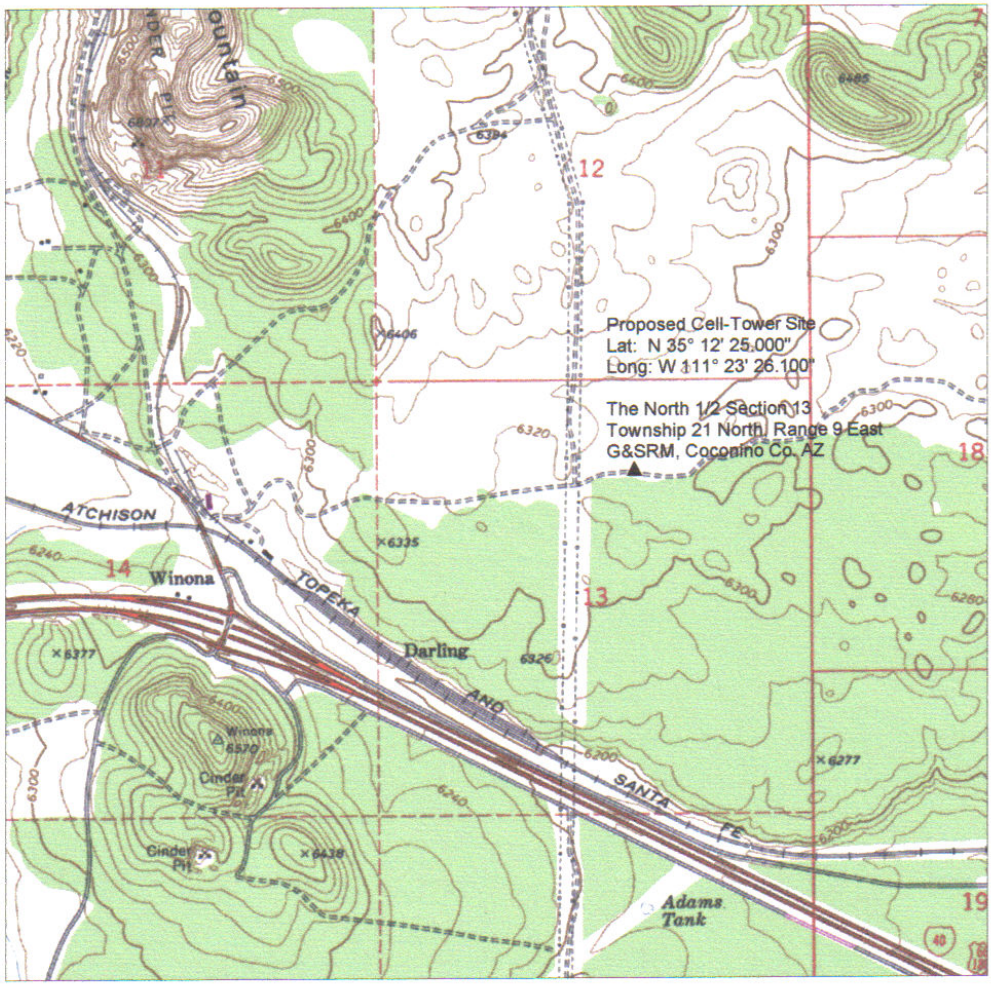
F. Agreed.

G. DW Holdings will enter into a collection agreement to reimburse the NFS for management and review of the NEPA process, lease preparation, and construction monitoring. The estimated costs for these tasks are $12,000.

H. D.W. Holdings L.L.C. will post a performance bond before starting construction that will cover removal costs of partially completed improvements and rehabilitation of disturbed ground. The performance bond for the Coconino lease is $15,000.00. The performance bond will be released upon completion of construction and final approval by the Forest Service.

Northland Exploration Surveys, Inc.

EXHIBIT "A"



0' 2000' 4000' 6000'

Scale: 1" = 2000'

NES #04-113

P.O. Box 1401 / Flagstaff, Arizona 86002 / (928) 774-5058 / FAX (928) 774-3089

1

Site Name	Winona
Lats	N 35° 11’ 57.8”
Longs	W 111° 23’ 35.2”
Power	N = 20’
Telco	Unknown
Constructability	Good
Material Ease	Good
Access	Excellent on existing dirt roads
General Surroundings	Flat fields – Some shrub and bush
Other Towers w/in 1 mile	None

East

North

South

West

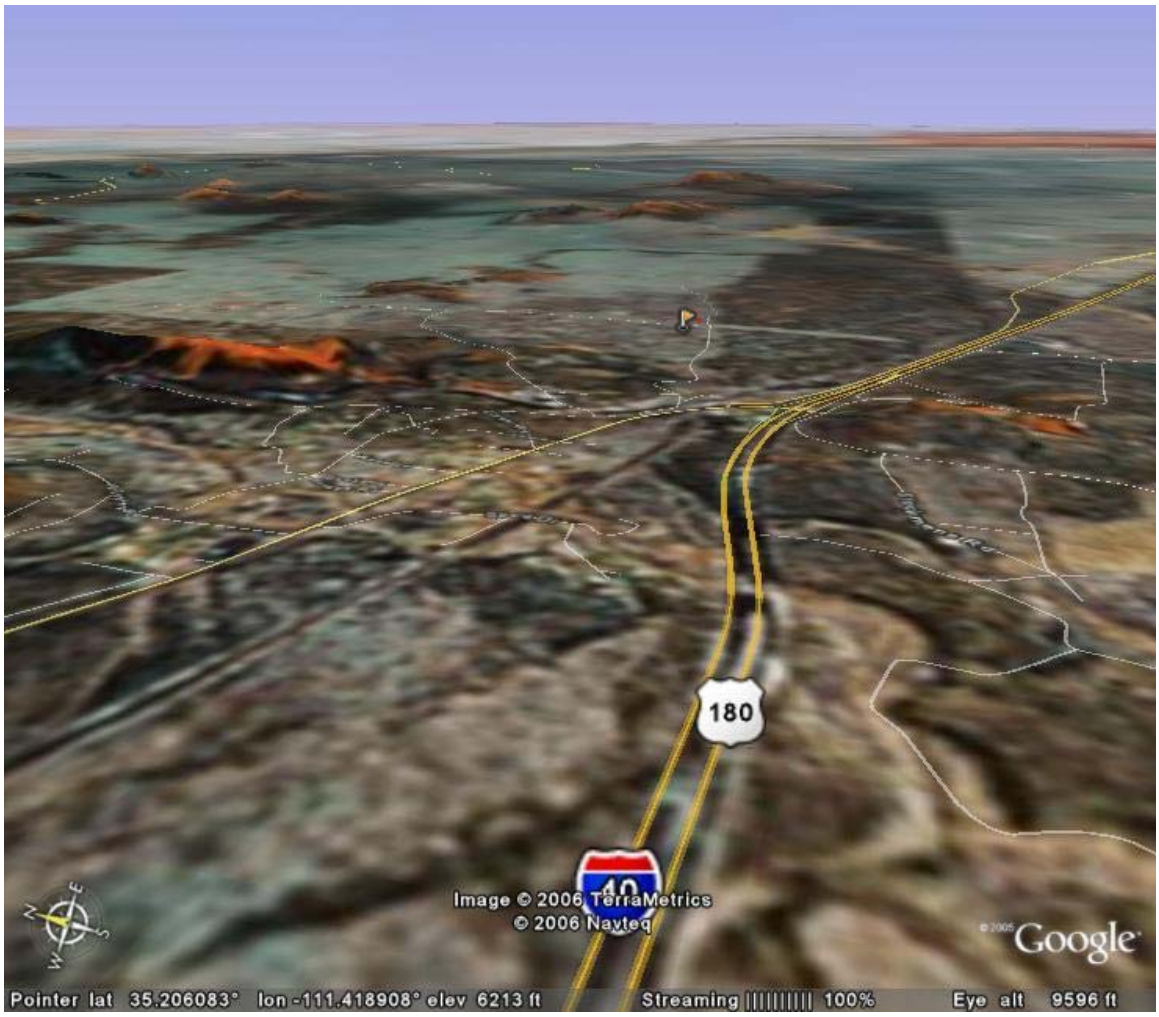
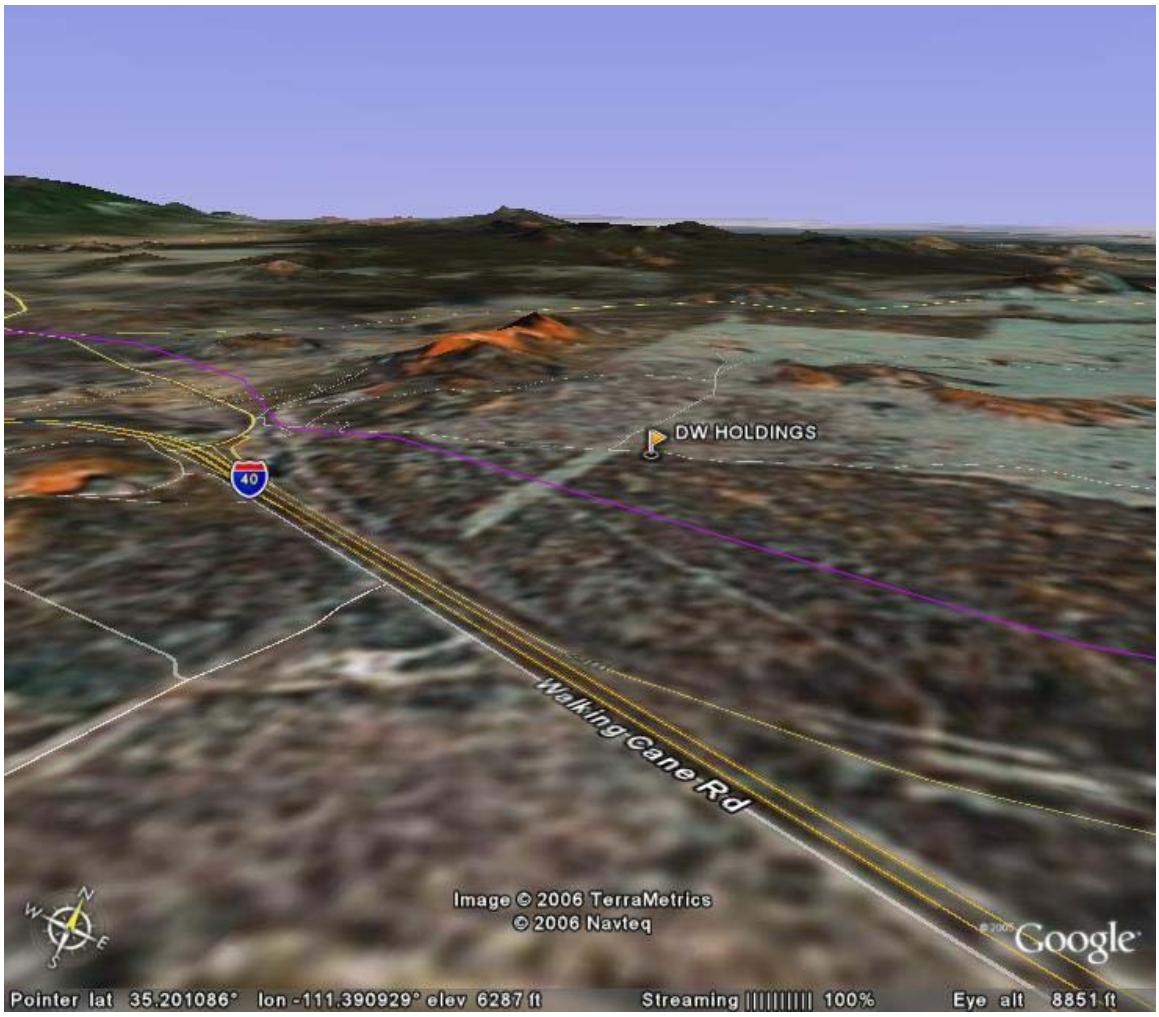

180
40
Image © 2006 TerraMetrics
© 2006 Navteq
Google
Pointer lat 35.206083° lon -111.418908° elev 6213 ft
Streaming 100%
Eye alt 9596 ft

EXHIBIT 3.b


DW HOLDINGS
40
Walking Cane Rd
Image © 2006 TerraMetrics
© 2006 Navteq
Google
Pointer lat 35.201086° lon -111.390929° elev 6287 ft
Streaming 100%
Eye alt 8851 ft

D.W. Holdings, LLC
Inventory

Site Name	NAD	Address	Latitude	Longitude	Tower Type	Tower Height	Tenants
Winslow	83	3000 East Highway 66 Winslow, AZ 86047	N 34° 58' 12.80"	W 110° 24' 37.08"	Self Support	195'	2 Nextel Alamosa / Sprint
Snowbowl	83	Forest Road 516 Flagstaff, AZ 86004	N 35° 19' 28.5"	W 111° 42' 38.4"	Self Support	125'	3 - Pending project completion
Smelter Mountain	83	3000 CR 212, E6A Durango, CO 81301	N 37° 15' 41.44"	W 107° 54' 13.38"	Self Support	180'	4 T-Mobile Comnet Nextel Durango Fire Dept.
Missionary	83	5000 Silver Mesa Drive, # E2 Durango, CO 81301	N 37° 21' 49.107"	W 107° 46' 58.944"	Self Support	140'	2 T-Mobile Comnet
Cortez	83	10400 Road 25 Cortez, CO 81321	N 37° 22' 00.771"	W 108° 35' 22.060"	Self Support	120'	3 T-Mobile Alltel Nextel
Crossroads	83	2331 Kellogg Ave. Corona, CA 92881	N 33° 51' 14.7"	W 117° 33' 21"	Self Support	82'	2 Cross Church Metro PCS

LAND USE FEE SCHEDULE

WINONA LEASE

The fees to the government are based on the Rental Fee Schedule For Communication Site Uses for calendar year 2006 as provided in Appendix D of this prospectus. The minimum base rent for use of the site will be no less than the fee for wireless uses depicted in Appendix D for a population of 25,000 or less. Fees will be indexed annually for inflation using the CPI-U. The minimum fees to the Government are as follows:

MINIMUM BASE RENT / YEAR = $3,202.70
MINIMUM ANNUAL FEE PER TENANT = $727.00
(Cellular, PCS, ESMR)

MINIMUM ANNUAL FEE PER TENANT = $102.00
(Other mobile radio, PMRS)

PROPOSED ANNUAL BASE RENT = $6,405.40

PROPOSED ANNUAL FEE PER TENANT = $727.00
(Cellular, PCS, ESMR)

PROPOSED ANNUAL FEE PER TENANT = $102.00
(Other mobile radio, PMRS)

Signature_____

Date_____

TECHNICAL / OPERATING PLAN

CURRENT WIRELESS USERS

All bidders were asked to ascertain which location would best meet the joint goals of this prospectus of minimizing environmental impacts while maximizing "full development" for all FCC- licensed wireless communications providers. To accomplish this goal, DW Holdings worked closely with the wireless carriers radio frequency engineers to exhaust a good number of potential locations that DW Holdings believed were far enough from the traffic corridors including I-40 and Townsend Winona Road to minimize the visual impact of the facility while still meeting the carrier's coverage objectives.

The location chosen best met the divergent needs of those carriers who expressed a need for a site location in the general area. Located 6/10ths of a mile at its closest point to I-40, the tower will provide necessary coverage for the 18,000 to 20,000* average daily commuters that drive I-40 near exit 211 as well as those individuals who use Townsend Winona Road. (*From the 2004 Arizona DOT Adjusted Average Daily Traffic Counts). It will accomplish this while being mostly hidden from those commuters. This is due to both the natural topography and the presence of multiple electric transmission towers located within 200 feet of the proposed tower location. More detail on the environmental aspect of the location will be provided in the Environmental Plan, attached hereto.

One of the stated goals of this Prospectus is to provide for "full development, meaning that all FCC-licensed communications providers for telephone could use the site. Below is a list of the Cellular and PCS licenses issued by the FCC for the Metropolitan Trading Area (MTA027), Business Trading Area (BTA144) and Cellular Market Area (CMA319) in which this site is located. We have indicated whether the licensees have been contacted and what their level of interest is in the location chosen by DW Holdings.

LICENSEE	FCC LICENSE	CONTACTED	INTEREST	COMMENTS
Alltel	Cellular A Block	YES	NO	Alltel has indicated that they have no present plans for a site in the area.
Verizon	Cellular B Block	YES	Letter of Intent	
Cingular	PCS A Block- 5	YES	NO	Cingular has indicated that they have no present plans for a site in the area.
T-Mobile	PCS A Block- 2	YES	YES	
Gila River County	PCS A Block- 6	YES	YES	Partners with Verizon
Sprint PCS	PCS B Block	YES	Letter of Intent	(Sprint/Nextel)
T-Mobile	PCS C Block	YES	Letter of Intent	
Verizon	PCS D Block	YES	YES	
T-Mobile	PCS E Block	YES	Letter of Intent	
Cellular One	PCS F Block	YES	YES	Operated by Verizon
Webtel Wireless	PCS F Block- 1	NO RESPONSE	NO RESPONSE	
Nextel	SMR	YES	Letter of Intent	(With Sprint)

Letters of intent and/or communication stating otherwise have been included for those carriers willing to sign them. (Please see Exhibits 6.a, 6.b, 6.c and 6.d)

FUTURE WIRELESS USES

DW Holdings consulted with Rick Edwards of Cityscape Consultants regarding future potential users at this location. Mr. Edwards is a telecommunications radio frequency expert, has acted as the frequency coordinator for numerous sporting events including the Superbowl, is licensed to practice before the FCC, and assists communities with evaluating the technical aspects of wireless proposals. Mr. Edwards reviewed the subject location, the topography, and projected what other users might be potentially interested in this facility. Mr. Edwards believes that in addition to the PCS and Cellular users, this location is suitable to accommodate the following future uses as well:

Licensed Wi-MAX services
Mobile Television
Packet Based Data Services
Future Smart Sampling Radio Services

Based on the surrounding topography and location, Mr. Edwards does not believe that any long distance providers such as broadcast (TV, FM, AM) or microwave providers will need to be allocated space on this tower. These uses can be accommodated on higher terrain to the north. (See Exhibit # 7.a and 7.b)

TOWER DESIGN TO ACCOMMODATE CURRENT AND FUTURE USERS

To accommodate both present and future wireless needs as discussed above, DW Holdings is proposing a 180’ solid leg self supporting lattice type tower that is structurally designed for seven carriers and their incumbent transmission equipment. The tower will support up to seven PCS/Cellular tenants with full loadings of nine antennas up to 8” wide and 6’ tall along with nine 1 5/8” coaxial cables per tenant. Please note that DW Holdings has specifically specified a higher than normal antenna width (normal is 6” wide) to guarantee that the tower has sufficient capacity to accommodate all current and future users. The tower is also structurally designed to accommodate four 8’ foot microwave dishes.

Additionally, the tower is designed so that it can be extended to a height not to exceed 199’, so as not to require lighting. DW Holdings will not build the upper 19’ until a potential tenant cannot use the lower section of the tower due to vertical spacing issues or their need for a higher radiation center. DW Holdings will receive approval from the NFS prior to any extension of the tower. Greater detail on the technical aspects of the tower are provided in the Tower Detail and Sabre Tower Design- (attached as Exhibits 8.a, and 9.a)

COMPOUND DESIGN TO ACCOMMODATE CURRENT AND FUTURE USERS

DW Holdings is proposing to provide over 1200 square feet of interior building space for placement of the carrier’s base transmitter stations and other necessary equipment or cabinets. Based on the attached design, DW Holdings believes that such space will accommodate all current and future wireless carriers should they decide to provide coverage in this area. Each space will be separated by an interior wall from the adjacent carrier space with the exception of a common shelter for Paging and other non-cellular/PCS uses. A 6’ tall block construction wall will surround the entire 100’x100’ area proposed as well as the buildings. (See Exhibits 10.a, 10.b and 10.c)

COMMERCIAL POWER AND TELCO SURVICES TO ACCOMMODATE CURRENT AND FUTURE USERS

Commercial power will be brought on site to a utility backboard from an existing power pole less than 20' from the proposed location. On site power will be provided from the utility backboard through conduits run underground to the individual carrier spaces. Telecommunications services will be provided in one of two methods. DW Holdings would prefer to use T-1 service from the incumbent exchange carrier, Qwest. Should this service not be available at this location or prove too costly, a microwave backhaul link will be established with sufficient capacity to handle all prospective users' needs. Further detail regarding this backhaul is provided in Exhibits 7.a and 7.b.

March 13, 2006

D. W. HOLDINGS, L.L.C.

T-Mobile
Attn: Darcy Rushing-Estes
Area Development Manager
2601 West Broadway Rd.
Tempe, AZ 85282
Phone # 602-643-3562
Fax # 602-643-3503
e-mail darcey.rushing-estes@t-mobile.com
Subject: Winona Site

To Whom It May Concern:

D.W. Holdings is in the process of submitting a proposal in answer to the Forest Service's prospectus (Wireless Communication site for the Interstate 40 corridor – Winona site).

This letter is to confirm that T-Mobile is interested in locating on the proposed structure as per tower information provided and/or discussed.

Discussion Points:

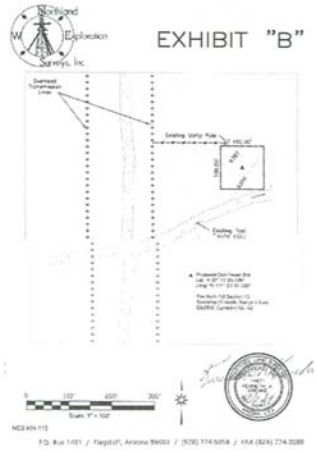
- Latitude, N35° 12′ 129″
- Longitude, W111° 23′ 31.723″
- Type, SSV
- Height, 180′
- Power
- Telco via Microwave
- Space Needed
- Number of Antennas

After review it has been determined that the structure meets our technical and operational requirements.

Sincerely,

Darcey Rushing-Estes
Area Development Manager
T-Mobile

EXHIBIT "B"



April 4th, 2006

D. W. Holdings, L.L.C.

Verizon Wireless
Attn: Robert A. Van Buhler, CPBE
Sr. Network Engineer, Microwave
Verizon Wireless, Southwest Region
126 West Gemini Dr.
Tempe, Arizona 85283
Phone: 480-777-4366
Mobile: 602-320-0017
Fax: 480-777-4395
Robert.vanbuhler@verizonwireless.com

Subject: Winona Site

Mr. Robert Van Buhler

D.W. Holdings is in the process of submitting a proposal in answer to the Forest Service's prospectus (Wireless Communication site for the Interstate 40 corridor - Winona site).

This letter is to confirm that Verizon Wireless is interested in locating on the proposed structure as per tower information provided and/or discussed.

Discussion Points:

- Latitude, N35° 12' 25.000"
- Longitude, W111° 23' 26.100"
- Type, SSV
- Height, 180'
- Power
- Telco via Microwave
- Space Needed
- Number of Antennas

Verizon Wireless responses:
As long as we can get an 8 ft dish at 95 ft, a 6 ft dish at 58 ft both facing 106 deg, and an 8 ft dish at a flexible location around 22 ft facing 280 degrees, it works for our microwave plans.

Robert A Van Buhler, CPBE
Sr Network Engineer, Microwave
Verizon Wireless, Southwest Region

Assuming this is a 180' tower, based on the latest coordinates this location would work...would like to have the antennas at the top.

Rajesh Mahant
RF Design Engineer
Verizon Wireless, Southwest Region

From: Kevin Howell [mailto:khowell@cox.net] EXHIBIT 6.b.1
Sent: Tuesday, March 14, 2006 2:57 PM
To: dgray@patriot-tower.com; jimwest@365coronado.com; mark.appel@cingular.com; rknutson@marnellcorrao.com; JDogg12643@aol.com; todd.vicsik@americantower.com; charlie@antenna-sites.com; Dale Wilson
Cc: btowler@coconino.az.gov; 'Kenneth A Jacobs'; msensibaugh@fs.fed.us; bsuedkamp@fs.fed.us; Michelle.Braca@VerizonWireless.com; Diego.Torres@VerizonWireless.com
Subject: US Forest Service Proposal Winona, AZ

RE: US Forest Service Proposal
Winona, AZ
Verizon Wireless Site PHO Darling

Dear Sirs,

By now you are likely working extensively on your proposal for this site. One of the Forest Service requirements is to get carrier sign-off on the technical suitability of the site. As was discussed at the latest pre-bid meeting in August 2005, Verizon Wireless has substantial microwave needs at this location in addition to wanting to use the site for cellular service. Given the extra requirements of Verizon Wireless, we wanted to be proactive in sharing those requirements with the potential bidders. If it does not appear the tower companies can provide for the Verizon Wireless microwave dishes, then Verizon Wireless may be forced to submit its own proposal for building and owning the site.

The Verizon Wireless requirements are as follows:
6 – 8' panels
2 – 8' and 1 – 6' microwave dishes
Backup generator to be maintained by Verizon Wireless

The microwave dishes can be placed lower on the tower, the higher up the hill (further north) the tower is positioned. Verizon Wireless is providing coordinates for a potential location for the tower. At these coordinates (N35-12-48.088 W 111-23-42.190) the dishes can be placed at the following heights:
Facing Elden 8 ft dish at 25 ft
Facing East to Meteor: 8 ft dish at 52 ft and 6 ft dish at 22 ft,
The panel antennas would be preferred as high up the tower as possible.

An alternative location would be at N 35-12-27.730 W 111-23 18.563. This location requires the dishes to be placed higher on the tower:
Facing Elden 8 ft dish at 25 ft
Facing East to Meteor: 8 ft dish at 86 ft and 6 ft dish at 55 ft

Since Verizon Wireless will have its own interconnect at the site, it will not be participating in any joint system. If the I-17 project was any indicator, not having to accommodate Verizon Wireless should make the shared microwave planning much easier.

Verizon Wireless is open to making a capital contribution toward the construction of the project. After reviewing the project, Verizon Wireless can envision a capital contribution of up to $50,000 with a total monthly rent not to exceed $3,000 in the first year. Market rate rent escalators are expected over the life of the lease.

If you have questions about any of the technical details, please let me know immediately.

If the tower loading parameters and cost parameters are acceptable to your company, please let us know by March 20. With that knowledge, Verizon Wireless will be happy to sign off on the technical adequacy of your proposal. If we have not heard from your company by March 20, we will assume that your proposal cannot accommodate the Verizon Wireless microwave component.

Thank you for your time.

Kevin Howell
Ironwood Real Estate Advisors, Inc.
Representing Verizon Wireless

Kevin T. Howell
Ironwood Real Estate Advisors, Inc.
khowell@ironwoodadvisors.com

602-717-7600 Portable
480-425-9353 Office
480-425-9326 FAX

Sprint

Together with NEXTEL

Sprint Nextel
8040 S. 48th Street, Suite # 200
Phoenix, AZ 85044
Office: (602) 470-7300 Fax: (602) 470-7301

March 13, 2006

Coconino National Forest
Attn: Ken Jacobs
Lands and Minerals, USDA Forest Service
4373 South, Lake Mary Road
Flagstaff, AZ 86001
Phone # 928-214-2454
Fax # 928-214-2460
e-mail kajacobs@fs.fed.us
Subject: Winona Site

Dear Ken:

D.W. Holdings is in the process of submitting a proposal in answer to the Forest Service's prospectus (Wireless Communication site for the Interstate 40 corridor – Winona site).

This letter is to confirm that Nextel is interested in locating on the proposed structure as per tower information provided and/or discussed.

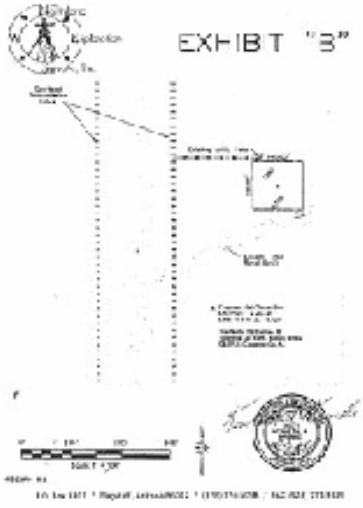
Discussion Points:

- Latitude, N35° 12' 129"
- Longitude, W111° 23' 31.723"
- Type, SSV
- Height, 180'
- Power
- Telco via Microwave
- Space Needed
- Number of Antennas

After review it has been determined that the structure meets Nextel's technical and operational requirements.

Thank you.

James Crowther
Site Development Manager
Desert Mountain Area
Nextel



Cingular's response.
dw

From: Davison, Beth [mailto:beth.davison@cingular.com]
Sent: Monday, April 03, 2006 11:26 AM
To: Isbell, Steven; Luster, Agnes; Dale Wilson
Subject: USFS Winona, AZ

Hello Dale,

Please accept this as our correspondence to document that Cingular Wireless PCS, LLC is not interested in the proposed site in the Winona area.

Please keep us on your list for consideration in other locations. We look forward to a mutually beneficial working relationship in the not too distant future.

Regards,

Beth Davison

From: Isbell, Steven
Sent: Monday, April 03, 2006 8:53 AM
To: Luster, Agnes; Davison, Beth
Subject: FW: Winona Letter signing ?

You can send him correspondence if you think it is appropriate.

Thanks.

From: Dale Wilson [mailto:dale@dwtower.com]
Sent: Thursday, March 30, 2006 6:48 PM
To: Isbell, Steven
Subject: Winona Letter signing?

Steven,
I received your voicemail stating that Cingular is not interested in signing the letter and likely will not want to locate on the site. May I get a simple correspondence stating as such for my proposal. This is not binding it is simply to show the Forest Service that we have done our due diligence.
Thanks,
Dale
760 525-3401

Plan Summary

This plan will establish a microwave radio system between a proposed tower to be built north of I-40 near the Winona exit and a suitable remote location to the west of the site near Flagstaff,AZ. This area is outside of the Qwest Communications serving area, and is in open territory with no Telco service available.

The remote site location will be chosen based on line of sight from the Winona tower and availability of Qwest Communications network facilities capable of providing T1 circuits for wireless carrier requirements. A tower structure may need to be built at this site if no suitable structure or building exists to mount a microwave dish. Dish heights are dependent on obstructions at both ends. Mt. Elden is the most obvious candidate; additional survey may identify additional suitable sites.

The microwave radio will be an FCC licensed system and will be sized to provide sufficient capacity for initial requirements and future growth. Dish size will be determined based on path length to the remote site, but will be no less than 6' as prescribed in the requirements for a licensed radio system.

At the Winona tower site, a common terminal will be provided for network access. A conduit (2"min) and telecommunications cabling will be required between the terminal location and each wireless carriers equipment locations to provide connectivity for T1 circuits. This cabling will be sized to provide for up to 6 T1 circuits.

Typical rates charged by Qwest Communications for Local loop T1 and Interoffice T1 in this area are:

Local Loop - $610 one time installation charge
$264.50 recurring month to month

Interoffice to Flagstaff Main- (applies if remote site is outside of the Flagstaff Main exchange)
$610 one time installation charge
$300 recurring month to month +/-

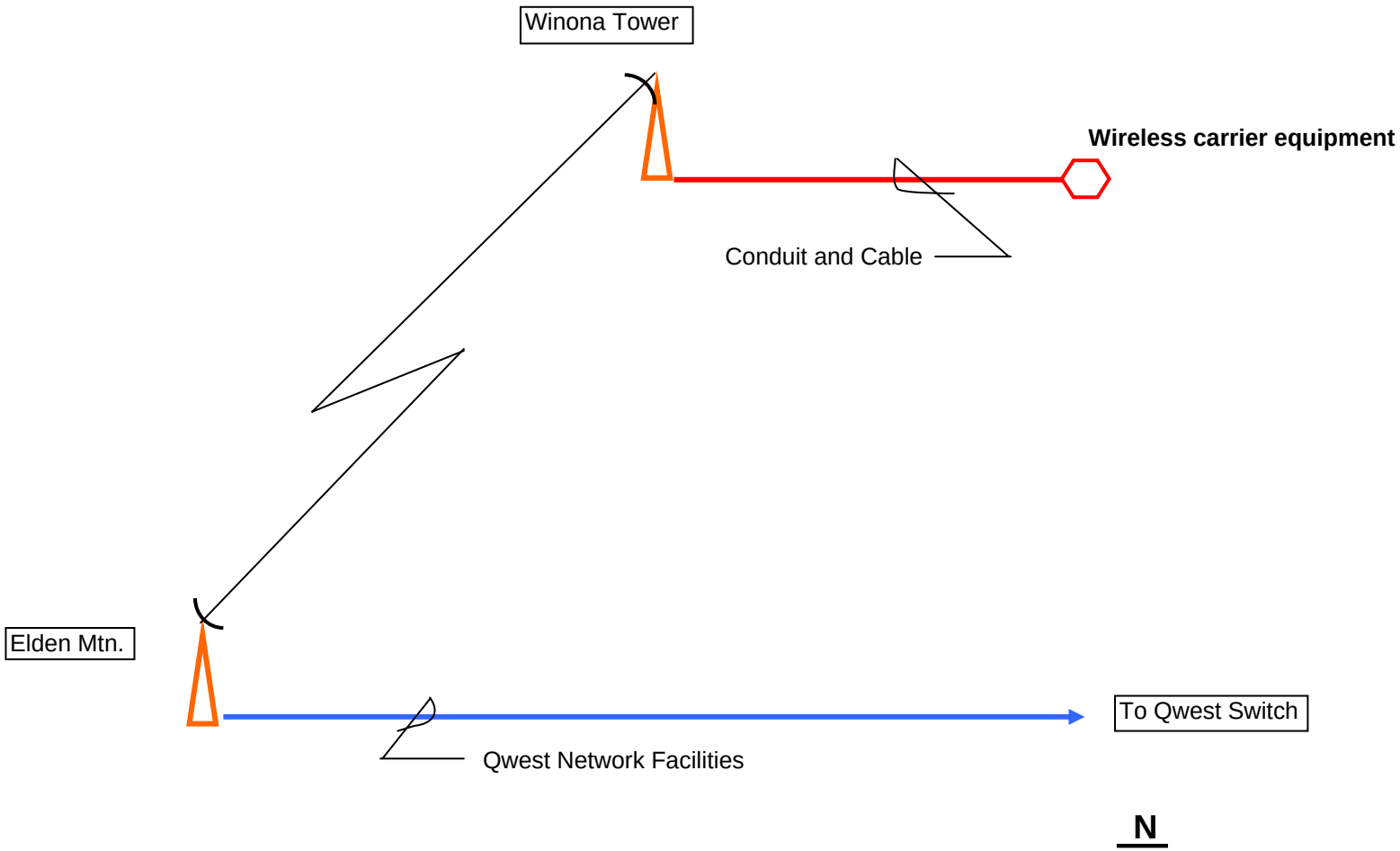

Winona Tower
Wireless carrier equipment
Conduit and Cable
Elden Mtn.
To Qwest Switch
Qwest Network Facilities
N

EXHIBIT # 7.b

EXHIBIT 8.a

TOWER DETAILS

1. Access:
   - Access will be on existing forest Service roads. We do not anticipate any modifications to the existing roads.

2. Tower:
   - 180-199' Self Supporting unlit tower. Final tower height to be determined after reviewing carrier specifications and Forest Service final selection for site location.

3. Site Design:
   - Antenna –
     - Antenna heights will be on a first come first served basis. Tower owner will ensure all carriers will utilize the same antenna mounts to help create a more uniform look to the tower.

   - Coax –
     - Coax runs will be routed along the three legs of the tower to establish balance loading. Stand-off brackets will be mounted to each leg on the inside of the tower, with coax ladders on tower x-bracing running parallel to each leg for additional coax support. Coax will then run along ice-bridges and through ports to the various equipment shelters.

   - Indoor Shelter Design –
     - Since equipment will be located in its own distinctive shelter, design parameters are left to the discretion of the carriers. Mitigating indoor RF interference will not apply to this site.

   - Security –
     - A six (6) foot block wall with one foot of barbed wire will be used to enclose and secure the site against possible vandalism and wildlife. Gates will be locked at all times except during construction and maintenance.
4. Utilities:
   - Commercial power –
     - Is available within 20' of the proposed location.
     - Telco service is not available. A common microwave system will be utilized to carry the carriers T-1's.

   - On-Site Power –
     - From the utility backboard conduit will be run underground and stubbed up at the perimeter of each equipment lease area.

5. Grounding:
   - A ground ring will be installed around the base of the tower with four (4) XIT rods placed one at each of the foundation corners. Leads will run from each rod to the closet fence post. A lightning rod will also be located atop the tower for additional grounding. The fence and meter rack will also be

grounded, and leads will run from the ground ring to the proposed shelter sites for carrier's interior grounding needs. Placement of interior halo design with accompanying equipment grounding will be the responsibility of the individual carrier. The intent of the tower owner is to obtain a desired reading of five (5) ohms or less.

6. RF Mitigation:
   - General –
     - Radio Frequency Interference (RFI) is a condition where emitted signals from one system are received by another system causing one or both systems to malfunction.

     - The FCC defines harmful interference as "any emission, radiation, or induction which endangers the functioning of a radio navigation service or of other safety services or seriously degrades, obstructs or repeatedly interrupts a radio communication service operating in accordance with FCC rules".

     - In today's world many devices in common use emit radio frequencies as a byproduct of their operations; CD players, computers, digital alarm clocks, blenders, electric motors, etc. Part 15 of the FCC rules regulates emissions from these devices. These devices may not cause harmful interference to other radio service communications.

     - At a wireless transmission site, the source of RF is mostly the transmission equipment at the site, such as antennas, transmission lines, and the electronics. Interference is controlled in several ways.

       - Frequency Coordination
       - Space
       - Grounding and Bonding
       - Shielding

   - Frequency Coordination –
     - Each carrier is assigned a frequency band in which to operate by the FCC. The separation of frequency bands allows equipment tuned to a particular band to filter out signals from other bands. The carriers are required to coordinate their frequencies and signal strength so as not to cause interference with each other.

   - Space –
     - A physical separation of components provides a distance for emitted signals to lose their strength. The standard 10' spacing between antenna rad centers on tower, as well as different azimuth orientations, usually provides sufficient interference suppression.
     -
   - Grounding and Bonding –
     - Any transmission tower requires a good grounding system to protect equipment and personnel from the effects of lightening. All metallic

objects (the tower, fences, building, conduits, etc.) to the site must be bonded to the grounding system.

- Proper grounding of lines and equipment is not only important for lightening and shock protection, bit it also is important for interference suppression. Poor connections are a common source of RFI, from the ground bond itself or antenna and feed line connections.

- An adequate ground system for the towers and equipment will be installed at this site and the wireless carriers will be expected to bond their equipment to this system in a manner that maximizes electrical hazard protection and RFI suppression.

- Shielding –
  - Effective shielding is possibly the most important measure in preventing RFI. The shield, such as the metallic housing of a radio unit, blocks and absorbs the radiated energy and dissipates the energy to ground thru the bonding and grounding system. The shield not only suppresses RFI emissions from a device, but also blocks unwanted signals from other sources in the vicinity from being introduced into a device.

  - The shield on a coaxial cable performs the same function in isolating the center conductor from RFI and keeping the cable from “leaking” RF when properly grounded at both ends and there are not breaks in the shield.

  - The FCC requires that electronic equipment comply with RFI emission standards and the equipment used by wireless carriers is subject to these regulations. The shielding provided by the equipment housings is usually adequate to meet standards, but if RFI becomes a problem at any location on this project, additional shielding of the offending equipment will be required.

Sabre Communications Corporation ™

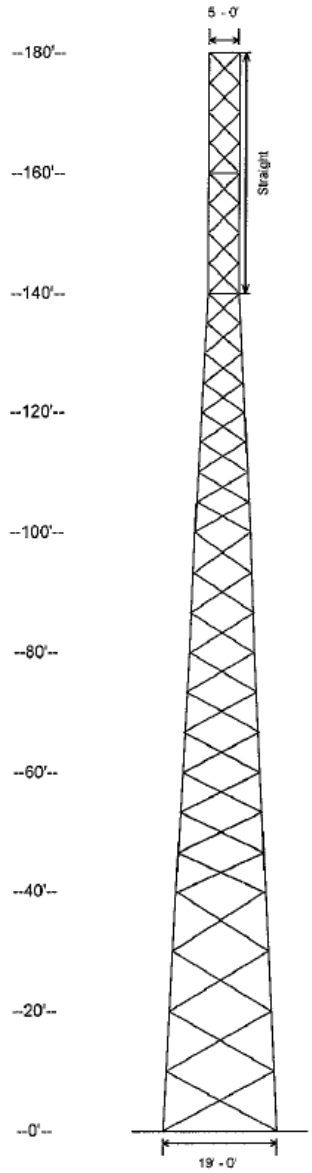
TOWER PROFILE

Prepared for:
DW TOWER INC
2420 Commanche NE, Suite H-1
Albuquerque NM 87107

Proposal No : 06-7346-MPC
Date: 3/8/2006
Reference: 180' S3TL / Winona, AZ

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Legs	A	6.625 OD X .562	6.625 OD X .432	5.563 OD X .500	4.5 OD X .531	4.5 OD X .438	3.5 OD X .437	2.875 OD X .375	2.875 OD X .203			
Diagonals	B	L3X3X1/4	L3X3X3/16	L3X3X1/4	L2.5X2.5X3/16	L2X2X1/4	L1.75X1.75X3/16	L1.75X1.75X1/4	L1.75X1.75X3/16			
Horizontals		NONE					L1.75X1.75X3/16	L1.75X1.75X1/4	L1.75X1.75X3/16			
Internals		NONE										
Sub-Diagonals		NONE										
Sub-Horizontals		NONE										
Sub-Internals		NONE										
Diag. Bays / Sections	2	2	3	3	3	4	4	4	4			
Section Weight	5023	3791	3158	3108	2264	2087	1505	1294	931			



Material List

A	8.625 OD X .500
B	L3.5X3X1/4(SLV)

NOTES

1 All legs are 50 ksi
2 All braces are 36 ksi
3 All bolts except anchor bolts are A325-X
4 Anchor bolts are A36 50 ksi min yield

BASE REACTIONS

Axial Load (kips): 97.3
Shear Per Leg (kips): 29.57
Total Shear (kips): 46.6
Uplift Per Leg (kips): 276
Comp. Per Leg (kips): 326
O.T. Moment (ft-kips): 5046
Torsion (ft-kips): 0

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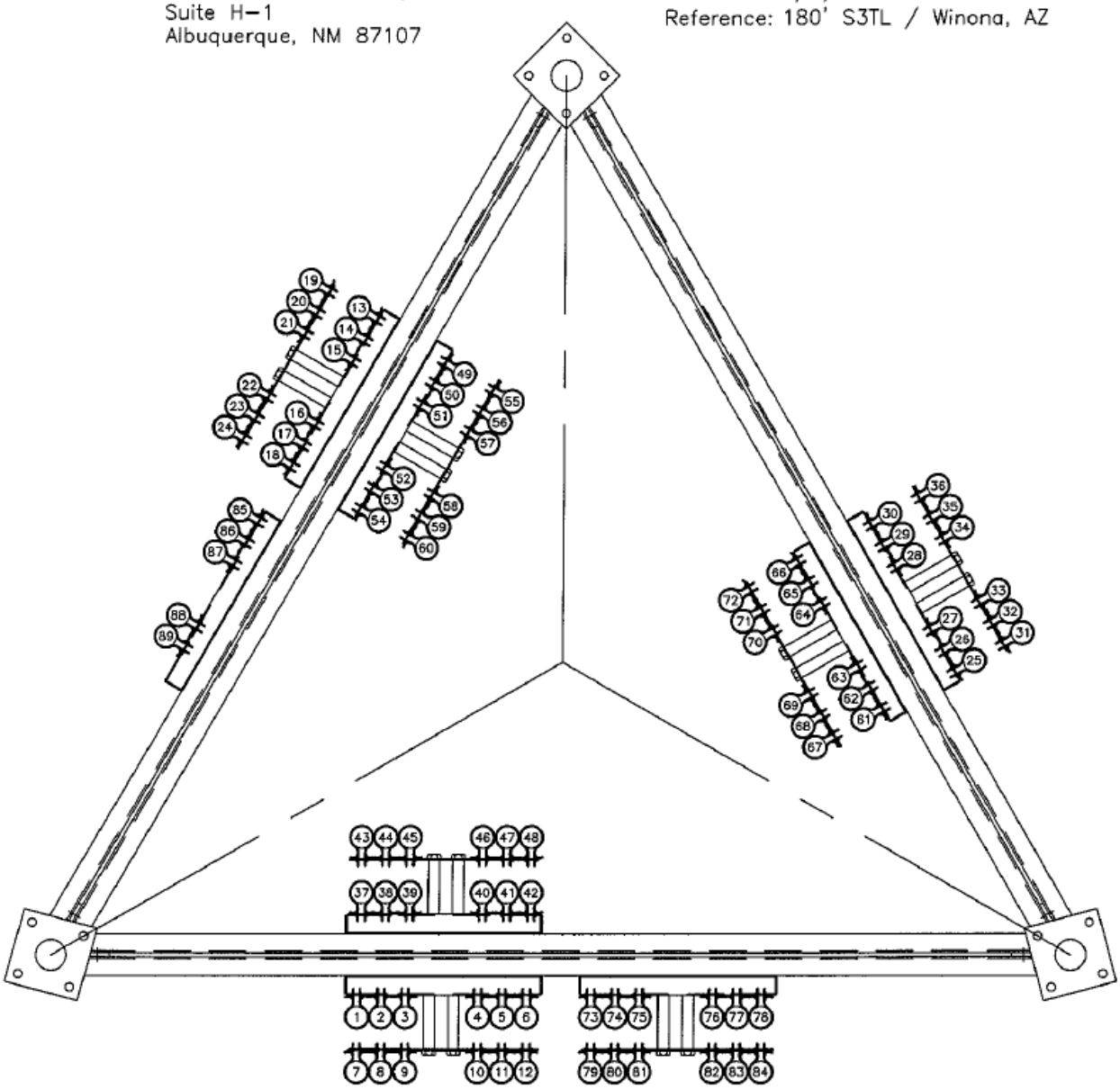
2101 Murray Street - P.O. Box 658 - Sioux City IA 51102-0658 - Phone 712 258 6690 - Fax 712 258 8250

WAVEGUIDE LINE ARRANGEMENT

Prepared For: DW TOWER INC
2420 Commanche NE,
Suite H-1
Albuquerque, NM 87107

Proposal Number: 06-7346-MPC
Date: 3/8/2006
Reference: 180' S3TL / Winona, AZ

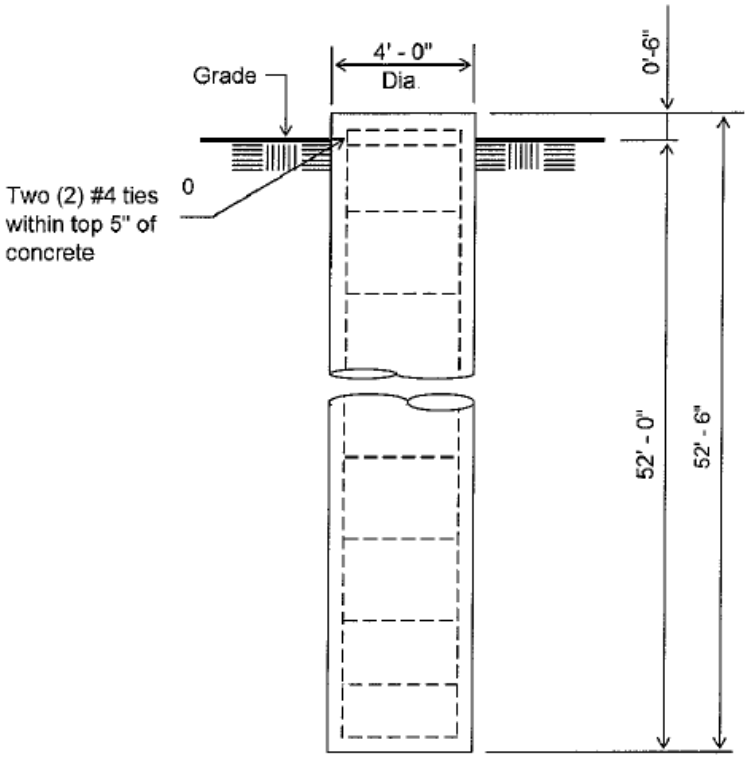


06-7346-MPC
Page:
Date:
By:

Customer: DW TOWER INC
Site: Winona, AZ

180 ft. Model S3TL Self Supporting Tower At
80 mph Wind + 1/2" Ice per TIA/EIA-222-F-1996

PRELIMINARY - NOT FOR CONSTRUCTION



ELEVATION VIEW
(24 43 Cu. Yds. each)
(3 REQUIRED)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 3000 PSI, in accordance with ACI 318-02.

2). Rebars to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

4). All exposed concrete corners to be chamfered 3/4".

5). The foundation is based on EIA normal soils.

Rebar Schedule per Pier	
Pier	(18) #8 vertical rebar w/ #3 ties Two (2) within top 5" of pier then 12" C/C

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06-7346-MPC
Page:
Date:
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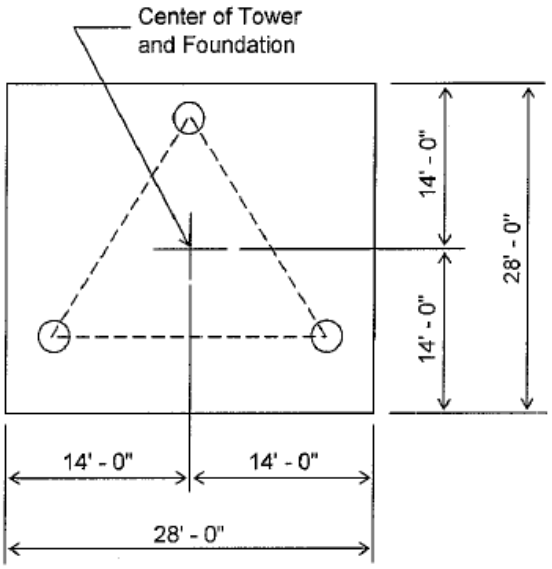
Customer: DW TOWER INC
Site: Winona, AZ

180 ft. Model S3TL Self Supporting Tower At
80 mph Wind + 1/2" Ice per EIA/TIA-222-F-1996

PRELIMINARY - NOT FOR CONSTRUCTION



PLAN VIEW

Notes:

1). Concrete shall have a minimum 28-day compressive strength of 3000 PSI, in accordance with ACI 318-02

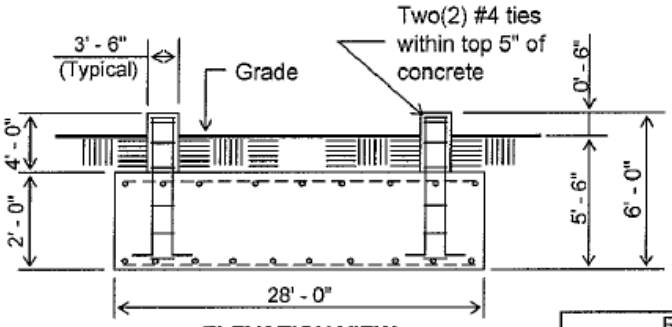
2). Rebar to conform to ASTM specification A615 Grade 60.

3). All rebar to have a minimum of 3" concrete cover.

4). All exposed concrete corners to be chamfered 3/4".

5). The foundation is based on EIA normal soils.

6). See the geotechnical report for compaction requirements, if specified



ELEVATION VIEW
(62.35 Cu. Yds.)
(1 REQUIRED)

Rebar Schedule per Mat and per Pier	
Pier	(16) #7 vertical rebar w/hooks at bottom w/#4 Rebar ties, two (2) within top 5" of pier then 12" C/C
Mat	(46) #10 horizontal rebar evenly spaced each way top and bottom (184 total)

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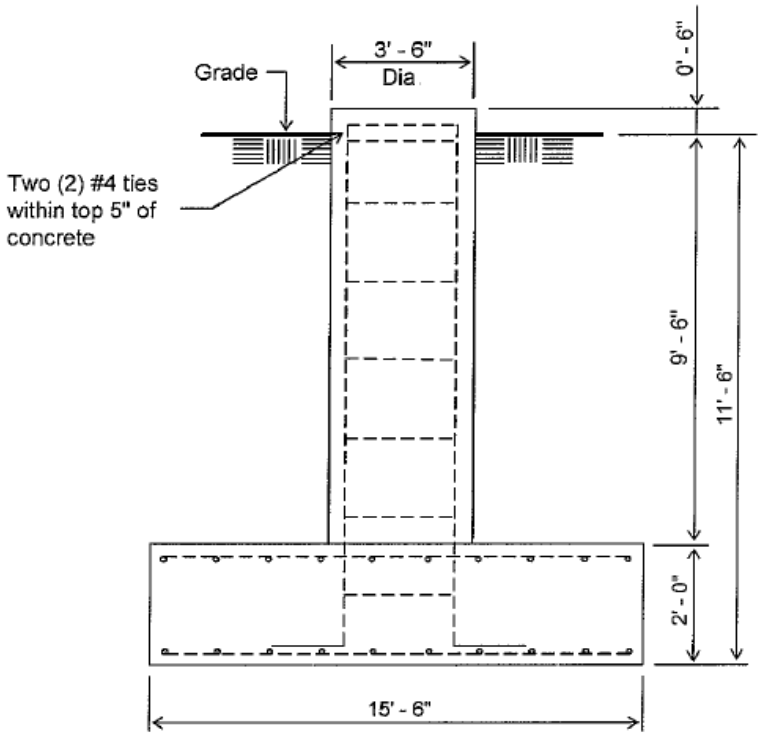
06-7346-MPC
Page:
Date:
By:

Customer: DW TOWER INC
Site: Winona, AZ

180 ft. Model S3TL Self Supporting Tower At
80 mph Wind + 1/2" Ice per EIA/TIA-222-F-1996

PRELIMINARY -NOT FOR CONSTRUCTION



ELEVATION VIEW
(21.36 Cu. Yds. each)
(3 REQUIRED)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 3000 PSI, in accordance with ACI 318-02.

2) Rebar to conform to ASTM specification A615 Grade 60.

3). All rebar to have a minimum of 3" concrete cover.

4) All exposed concrete corners to be chamfered 3/4".

5). The foundation is designed based on EIA normal soils

6). See the geotechnical report for compaction requirements, if specified.

Rebar Schedule per Pad and Pier	
Pier	(16) #8 vertical rebar w/hooks at bottom w/#4 ties, two (2) within top 5" of pier then 12" C/C
Pad	(16) #7 horizontal rebar evenly spaced each way top and bottom (64 total)

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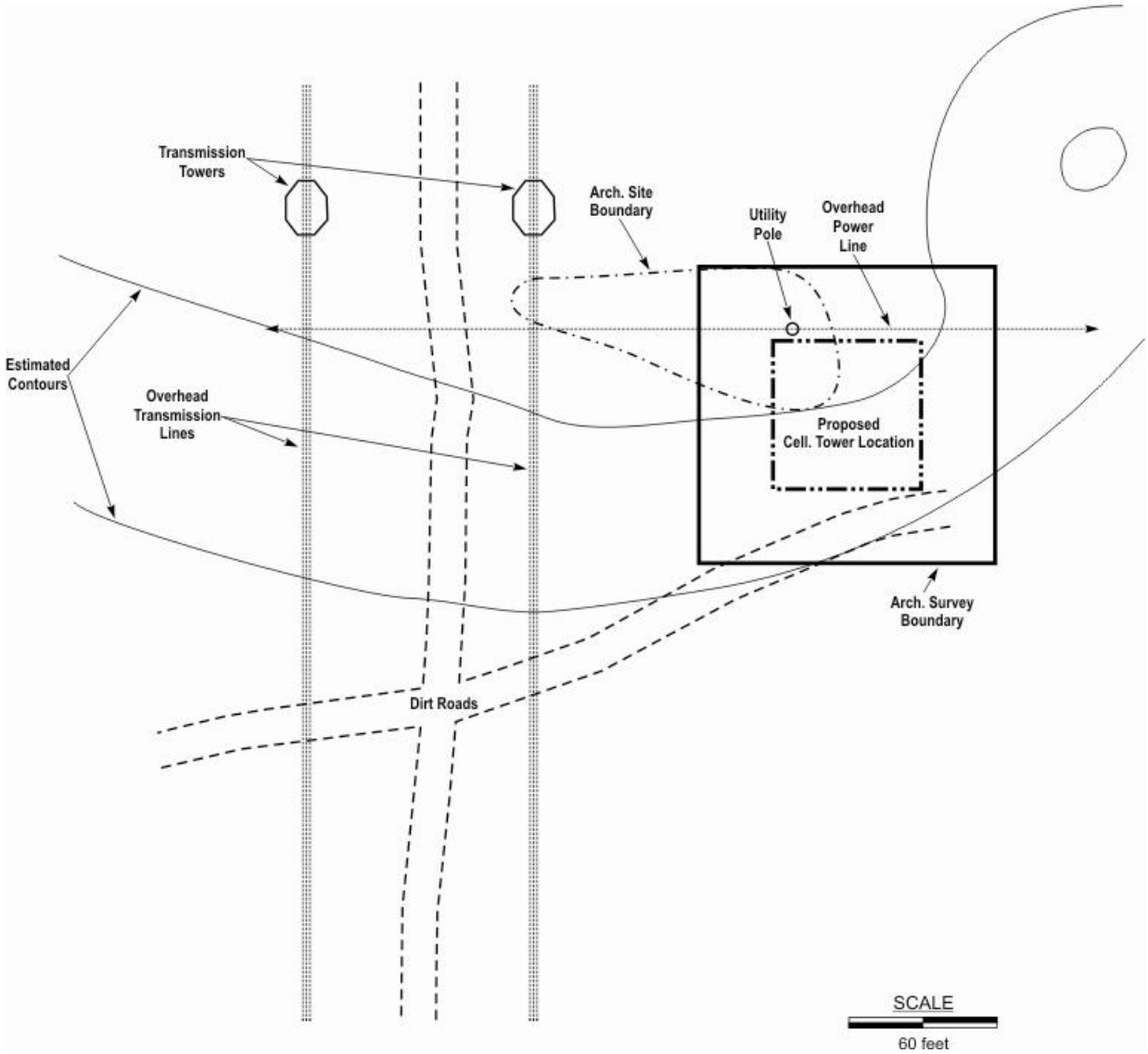
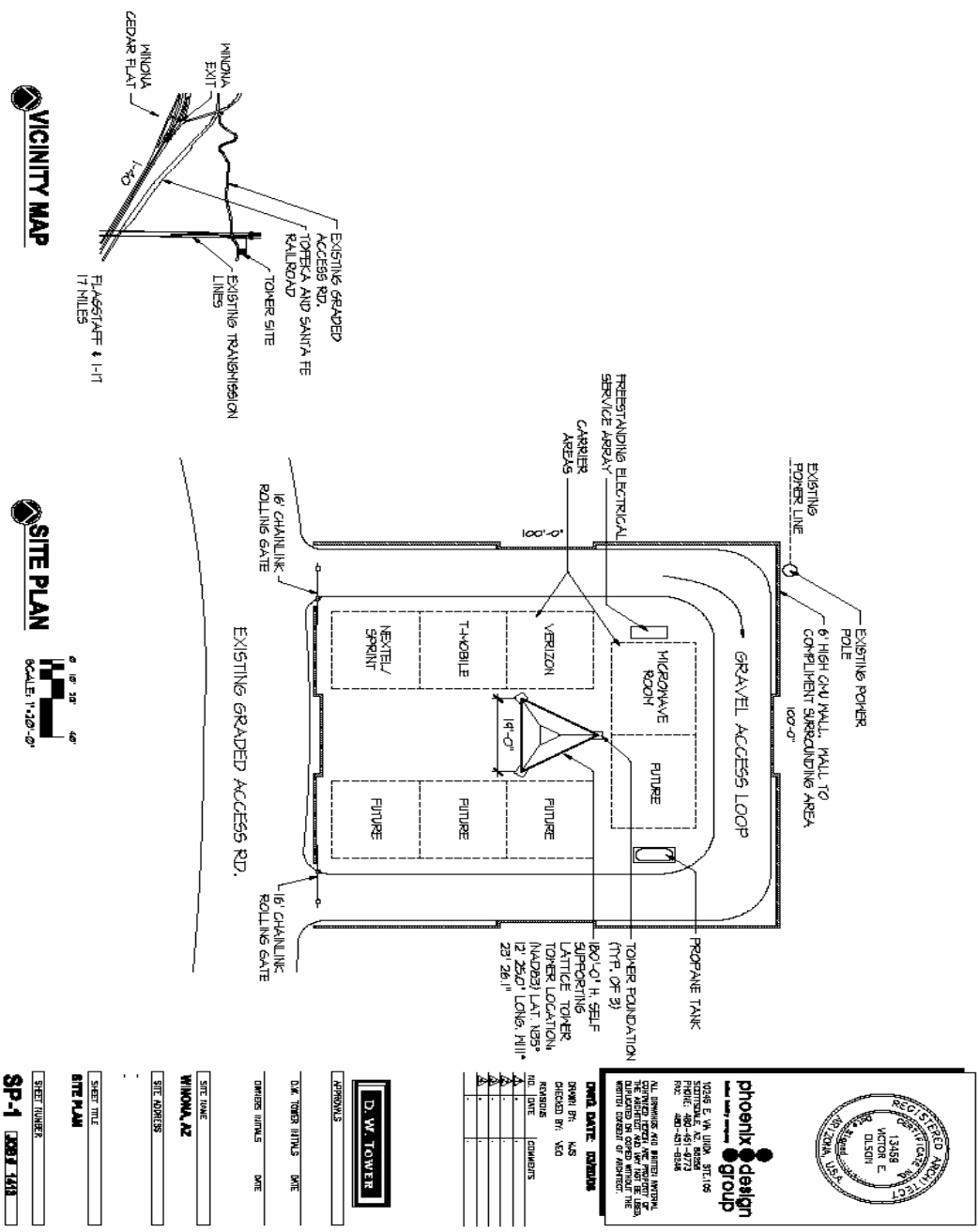
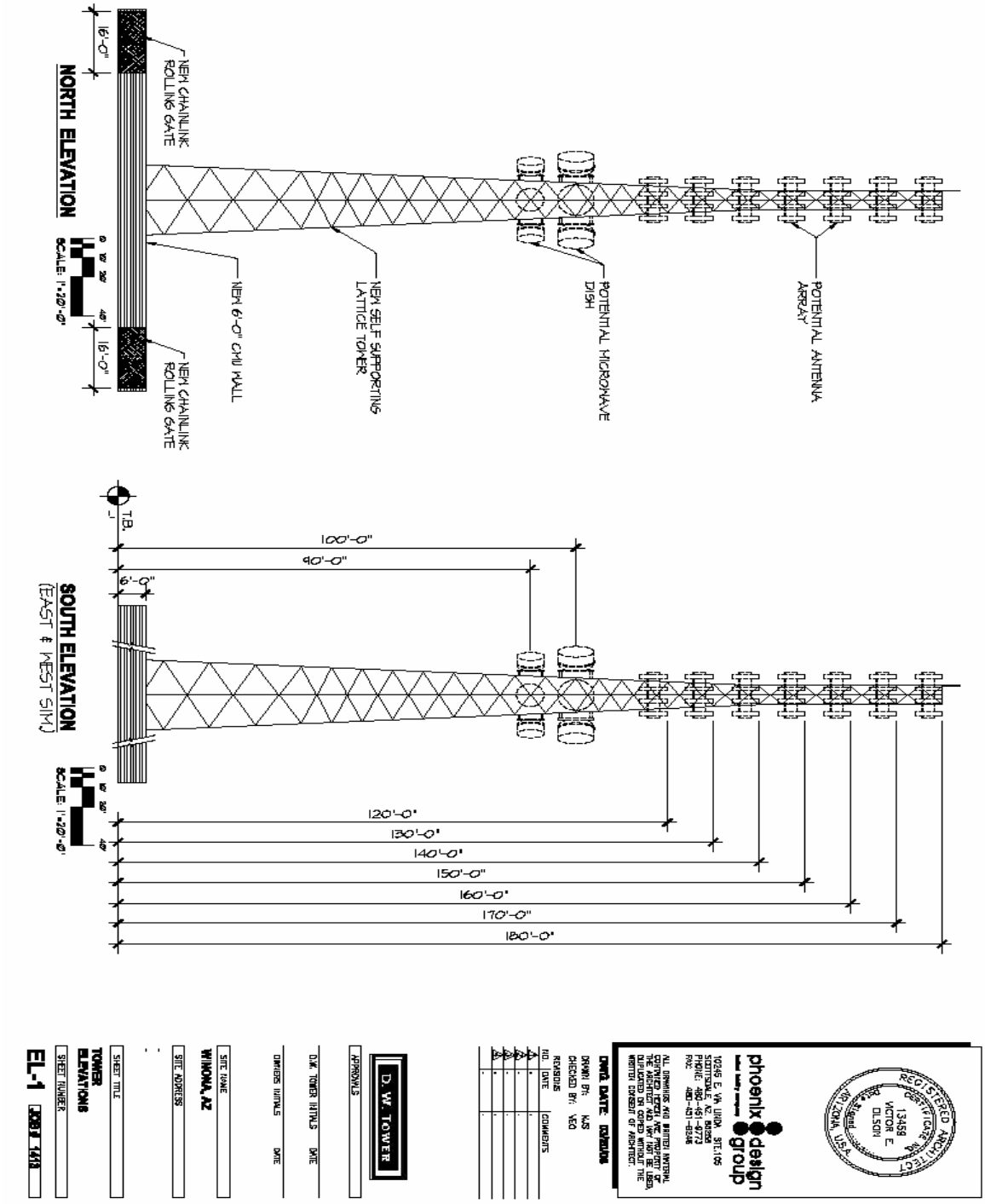

Transmission Towers
Arch. Site Boundary
Utility Pole
Overhead Power Line
Estimated Contours
Overhead Transmission Lines
Proposed Cell. Tower Location
Arch. Survey Boundary
Dirt Roads
SCALE
60 feet


VICINITY MAP
MINONA CEDAR FLAT
MINONA EXIT
EXISTING GRADED ACCESS RD.
TOPEKA AND SANTA FE RAILROAD
TOWER SITE
EXISTING TRANSMISSION LINES
FLAGSTAFF & I-17 17 MILES
SITE PLAN
EXISTING POWER LINE
EXISTING POWER POLE
6' HIGH CMU WALL. WALL TO COMPLIMENT SURROUNDING AREA
100'-0"
GRAVEL ACCESS LOOP
MICROWAVE ROOM
FUTURE
VERIZON
T-MOBILE
NEXTEL/ SPRINT
FUTURE
FUTURE
FUTURE
14'-0"
FREESTANDING ELECTRICAL SERVICE ARRAY
CARRIER AREAS
100'-0"
16' CHAINLINK ROLLING GATE
16' CHAINLINK ROLLING GATE
EXISTING GRADED ACCESS RD.
PROPANE TANK
TOWER FOUNDATION (TYP. OF 3)
180'-0" H. SELF SUPPORTING LATTICE TOWER TOWER LOCATION (NAD83) LAT. N35° 12' 25.0" LONG. W111° 23' 26.1"
phoenix design group
REGISTERED ARCHITECT
13458 VICTOR E. OLSON
ARIZONA, U.S.A.
D. W. TOWER
APPROVALS
D.W. TOWER INITIALS DATE
OWNERS INITIALS DATE
SITE NAME
WINONA, AZ
SITE ADDRESS
SHEET TITLE
SITE PLAN
SHEET NUMBER
SP-1


NORTH ELEVATION
SCALE: 1"=20'-0"
16'-0"
NEW CHAINLINK ROLLING GATE
NEW 6'-0" CMU WALL
NEW SELF SUPPORTING LATTICE TOWER
POTENTIAL MICROWAVE DISH
POTENTIAL ANTENNA ARRAY
SOUTH ELEVATION
(EAST & WEST SIM.)
T.B.
100'-0"
90'-0"
6'-0"
120'-0"
130'-0"
140'-0"
150'-0"
160'-0"
170'-0"
180'-0"
phoenix design group
13459 VICTOR E. OLSON
D. W. TOWER
WINONA, AZ
TOWER ELEVATIONS
EL-1

➢ ENVIRONMENTAL PLAN

DW Holdings has attempted to place great emphasis on the placement of this structure in an effort to minimize the environmental impact of the facility on the natural and fragile ecosystem in which it will be located. DW Holdings applies some of the lessons learned during the construction and continued operation of the I-17 corridor site to this facility.

MINIMAL VISUAL IMPACT

The chosen location is over 6/10ths of a mile from I-40 as the crow flies. It is almost 8/10ths of a mile from the exit. Given the natural topography in the area, the location will hide the base of the tower along with the compound and walls. The ground elevation at the tower is 6316'. The ground elevation ranges along I-40 from 6279' at the Winona Exit to 6189' at its closest point to the tower. There is a slight ridge that shields the tower from the population to the west in Flagstaff and along Townsend – Winona Road north of I-40. Topographical maps (1:24000 scale) with access and power have been provided as requested attached as Exhibits 11.a and 12.a. Additional photos of the location are attached as Exhibits (12.b, and 12.c)

Furthermore, the subject location was chosen due to its proximity to other manmade structures that will lessen the aesthetic impact of the structure. Within 400', there are two 90' electric transmission structures. Please see the picture to the right. The tower would sit immediately adjacent to the wood electric pole in the foreground of the photo. We have positioned the proposed tower so that east-bound traffic will see the tower in-line with the existing utility towers and west-bound traffic will see the tower in line with the utility poles and a hill as a back drop.

The chosen location is also shielded to the south by natural vegetation. The compound will be a concrete wall painted to match the existing tones of the desert foliage. It will not be visible from I-40. The tower will be a solid leg tower painted flat black to blend into the background. All antennas will be mounted to the tower on the same mounts to maintain a consistent look for the tower. Please see Exhibit 9.a for further detail on the tower.

The equipment compound and lease area will be shielded by a 6' tall block concrete wall. Inside of the compound, three separate buildings are being proposed. These buildings will be of similar concrete block construction and are designed to accommodate all present and future tenants <u>inside</u> of the buildings. The buildings will only be built when tenants have committed to the site. Main power will be routed to a utility backboard and then run by conduit to the individual buildings. Each tenant will have its own secure sublease area with individual locked entry.

MINIMAL PHYSICAL IMPACT

Through careful selection of the site location, the physical impact to the environment through construction and operation of the site can be minimized. Specific care was taken to locate a flat location so that minimal cut and fill is required to build the site. There will be minimal scaring of the earth and very limited grading. Furthermore, the chosen location is located immediately adjacent to Forest Road 775 so that no new access roads are required. An aerial photo of the location is attached as Exhibit 13.a and 13.b. Commercial electric service is located on a wood pole within 20' of the chosen location. No new electric poles will be required.

An archaeological study was also completed by a FS permitted consultant and is attached as Exhibit B6. This reconnaissance conducted by Northland Research determined that no previously known or unknown archeological sites or other cultural properties occur within the study area. Forest records also indicate that no known archeological sites or other cultural resources occur at this specific location. Proper management practices will be maintained during construction should any archeological or cultural material be found. (Please see Exhibit 14.a and 14.b)

If noxious weeds appear to be a concern, a vehicle washing station will be established to wash vehicles and equipment before and after work on site. To meet fire break standards, all vegetation within 20 feet of the fenced area will be cleared and treated between May 1st to September 30th which will keep all live and dead material to a maximum height of six (6) inches. An area of 130' around the compound will be treated to reduce any ladder fuel as specified by the Forest Service. This fire break will also provide an opportunity to reduce noxious weeds.

As mentioned in the Overview, DW Holdings has a staffed office in Phoenix, which ensures that DW Holding personnel will be available for regular maintenance or for emergencies should any arise. DW Personnel will be available at all times to ensure that Best Management Practices regarding soil erosion, fire break requirements, and noxious weeds are handled correctly. Furthermore, DW Holdings personnel will be available should the wireless carrier tenants have any onsite needs, including microwave backhaul maintenance and compound maintenance. During construction, a DW Holdings staff member will be on-site regularly checking for compliance with all regulatory and safety guidelines and Best Management Practices. DW Holdings is a trusted vendor for many of the wireless carriers looking to collocate on this structure and is vastly familiar with their practices and personnel.

In essence, DW Holdings is committed to making the leasing, construction, and operational phases of this communication tower as transparent to the Forest Service and to the general public as possible.

ENVIRONMENTAL CHECKLIST

1. Tower Design:

- Tower width (profile).
  - DW Holdings will use a Sabre solid leg designed tower to minimize the width of the structure.
- Tower design, shape, form and color.
  - To be painted flat black or other color per Forest Service. The tower style was selected to look similar to the existing high-tension utility lines.
- Microwave dish size and color.
  - Microwave dishes will be mounted as low on the tower as possible to minimize visual impact. They will be painted same as above.
- Position, size and shape of antenna arrays.
  - We will ensure that similar antenna mounts are used to ensure a consistent look on the tower.
- Visual simulations as viewed from I-40. (Proposals will be compared based on predicted visual impacts as viewed from I-40).
  - See exhibit 15 a and b. In error the photo sim shows the tower location too far south. Actual proposed location is to the north.

2. Equipment Structure(s):

- Number of structures.
  - 3 shelters to be constructed as shown in exhibit 10.a and/or 10.b.
- Aesthetics of structures.
  - Shelters to maintain a low profile and be painted to match the surroundings.
- Color and texture in relation to surroundings.
  - To be painted as per selected color to match surroundings.

3. Electric / Telco Plan (off site):

- Linear feet underground.
  - 50-100 feet underground.
- Linear feet overhead.
  - Zero feet of overhead utilities are required.
- Location of underground / overhead.
  - See exhibit 12.c
- Pole design / color as it pertains to environmental factors. (Generally FS prefers underground).
  - All to be placed underground.

4. Access Plan:

- Access requirements for construction.
  - Access will be on existing dirt road #775 with 50 – 70 feet of access drive required. Construction vehicle to remain on designated dirt road at all times.
- Access controls and requirements for construction and operation. (Generally, the proposals that create the best combination for minimizing new ground disturbance and creating the best long term road management situation will be rated more highly).
  - The proposed location was initially selected to minimize ground disturbance, requiring only 50 – 70 feet of now road. As displayed by our actions with the Onion Mountain site. DW Tower will minimize travel on the road during wet periods and we will go backs to repair and upgrade to road as needed throughout the life of the project.

5. Site Lay-Out:

- Efficient use of space.
  - It has been proven time and time again that 100’x100’ compounds offer the best short-term and long-term solutions for a cell site. It allows for vehicular access to each of the carriers equipment locations and creates a space for the tower to sit in the middle of the site, which creates the shortest coaxial runs for the carriers. We have positioned the carrier equipment shelter directly adjacent to the tower to again minimize the coaxial runs. (Exhibit 10.a)

- Aesthetics of fencing.
  - The site will be secured by a block wall, which will be painted to match the natural surroundings. We have also added a slight jog in the wall to break up the long lines of the wall which is an added design feature added by our architect. (Exhibits 10.a and/or 10.b)
- Size and orientation of lease area. (Generally FS prefers least amount of encumbrance while providing for all predicted present and future needs).
  - The 100'x100' lease area provides for today and tomorrow. Please see exhibits 10.a the site drawing that show the space for future users.

6. <u>Preliminary Environmental Report:</u>

- Archaeological Survey Report. (Proposals should avoid all cultural resources).
  - This location was selected with Archaeology in mind. Please see Exhibit 14.a and 14.b. Dale Wilson met with the Archaeologist on site and spent hours out with him to learn about the different issues surrounding this sensitive area. The location selected was determined to have not finding in a 200' x 200' location.

➢ FEE STRUCTURE

DW Holdings proposes the following fee structure that exceeds the minimum annual rental fees for a multiple-occupant communications facility as calculated by using a formula in Chapter 90 of FSH 2709.11. "Cellular Telephone and PCS" will be designated as the primary use for the site. As shown below, DW Holdings' bid exceeds the minimum bid established for the population strata of "Less Than 25,000" people in the "Cellular Telephone and PCS" category. Fees will be indexed annually for inflation using the CPI-U. The minimum fees to the Government are as follows:

DW HOLDINGS proposes the following fee structure:

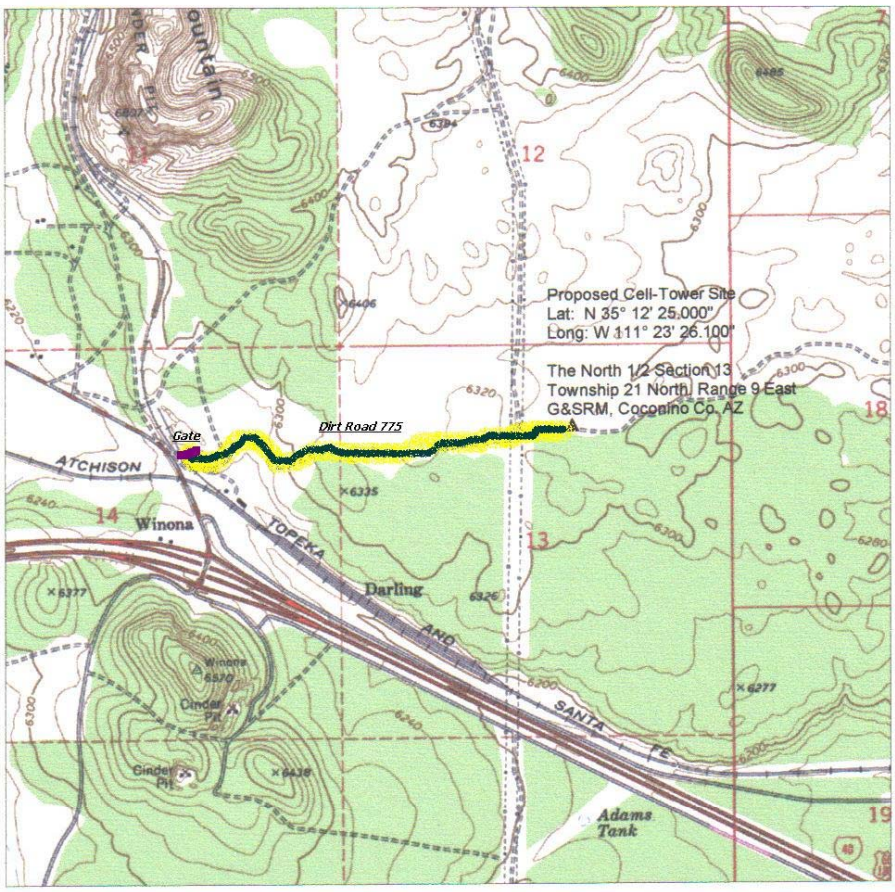
PROPOSED ANNUAL BASE RENT = $6,405.40

PROPOSED ANNUAL FEE PER TENANT = $727.00
(Cellular, PCS, ESMR)

PROPOSED ANNUAL FEE PER TENANT = $102.00
(Other mobile radio, PMRS)

Northland Exploration Surveys, Inc.

EXHIBIT "A"



0' 2000' 4000' 6000'

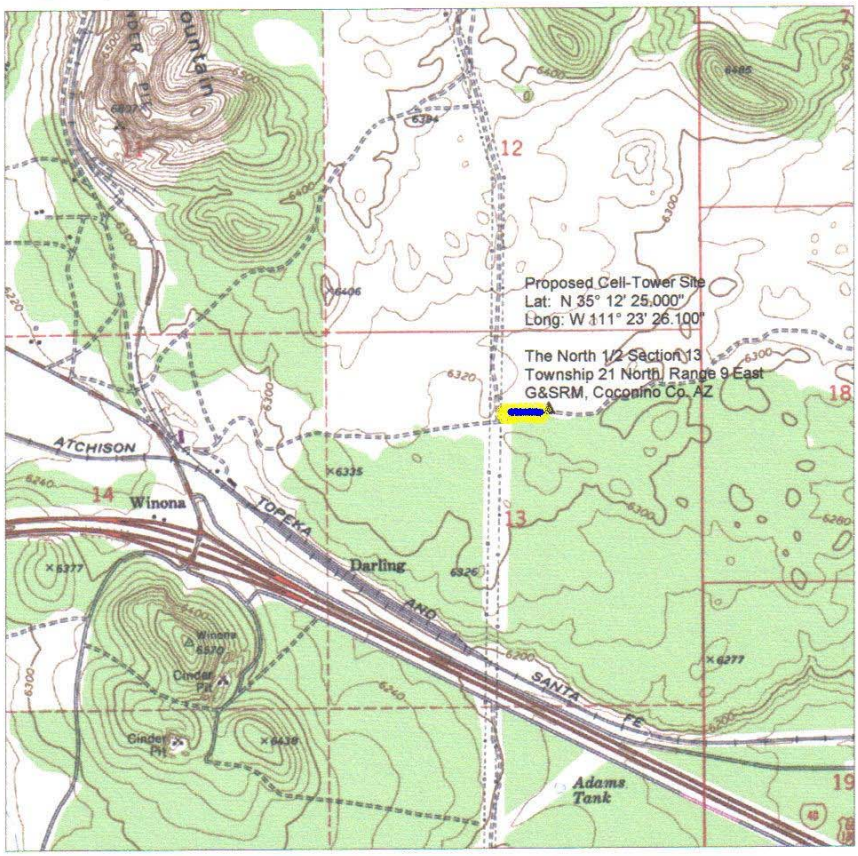
Scale: 1" = 2000'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14671
KENNETH A
KRENKE
Date Signed
ARIZONA, U.S.A.

NES #04-113

P.O. Box 1401 / Flagstaff, Arizona 86002 / (928) 774-5058 / FAX (928) 774-3089

Northland Exploration Surveys, Inc.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14671
KENNETH A KRENKE
Date Signed 6/27/06
ARIZONA, U.S.A.

0' 2000' 4000' 6000'

Scale: 1" = 2000'

NES #04-113

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APS A subsidiary of Pinnacle West Capital Corporation

Station 4616
P.O. Box 53933
Phoenix, AZ 85072-3933
www.aps.com

Monday, April 03, 2006

Ken Jacobs
Lands and Minerals, USDA Forest Service
4373 South Lake Mary Rd.
Flagstaff, AZ 86001

Re: Conflict Check for Winona Site

Dear Ken,

Thank you for your recent request for a utility conflict check. Enclosed is the most current map of APS facilities in the area. Please review the map for conflicts.

It is important to note that there may be additional conflicts in existence due to recent construction that are not shown on the enclosed maps. For actual conditions, please contact the Arizona Blue Stake Center at 1-800-782-8348.

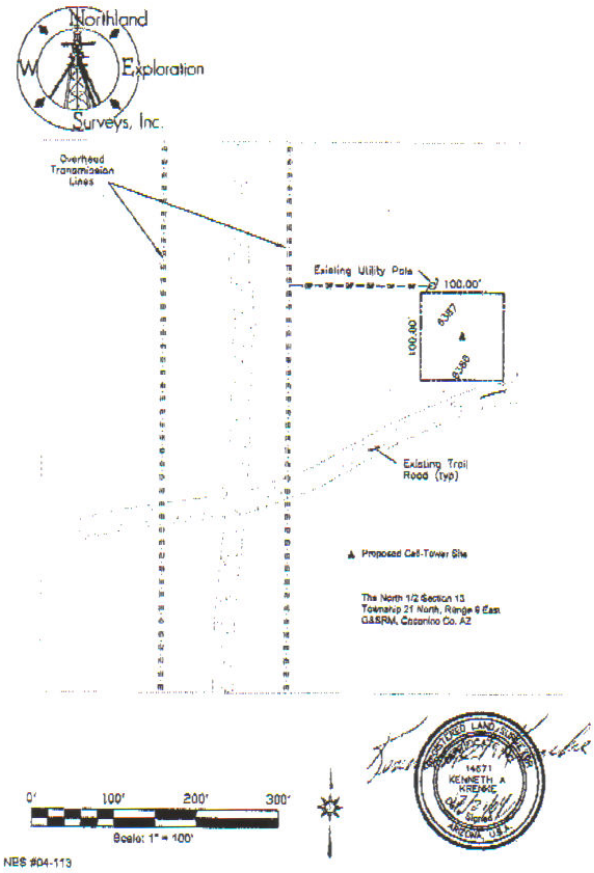
If I can be of further assistance, please do not hesitate to call me at 928-773-6470. Further information is also available on the Construction Corner at www.aps.com.

Sincerely,

Roland Gleason
Customer Service Rep.
Arizona Public Service

Enclosures

Power will be pulled from the 7.2kV single phase that runs adjacent to the site approximately north of the proposed site.



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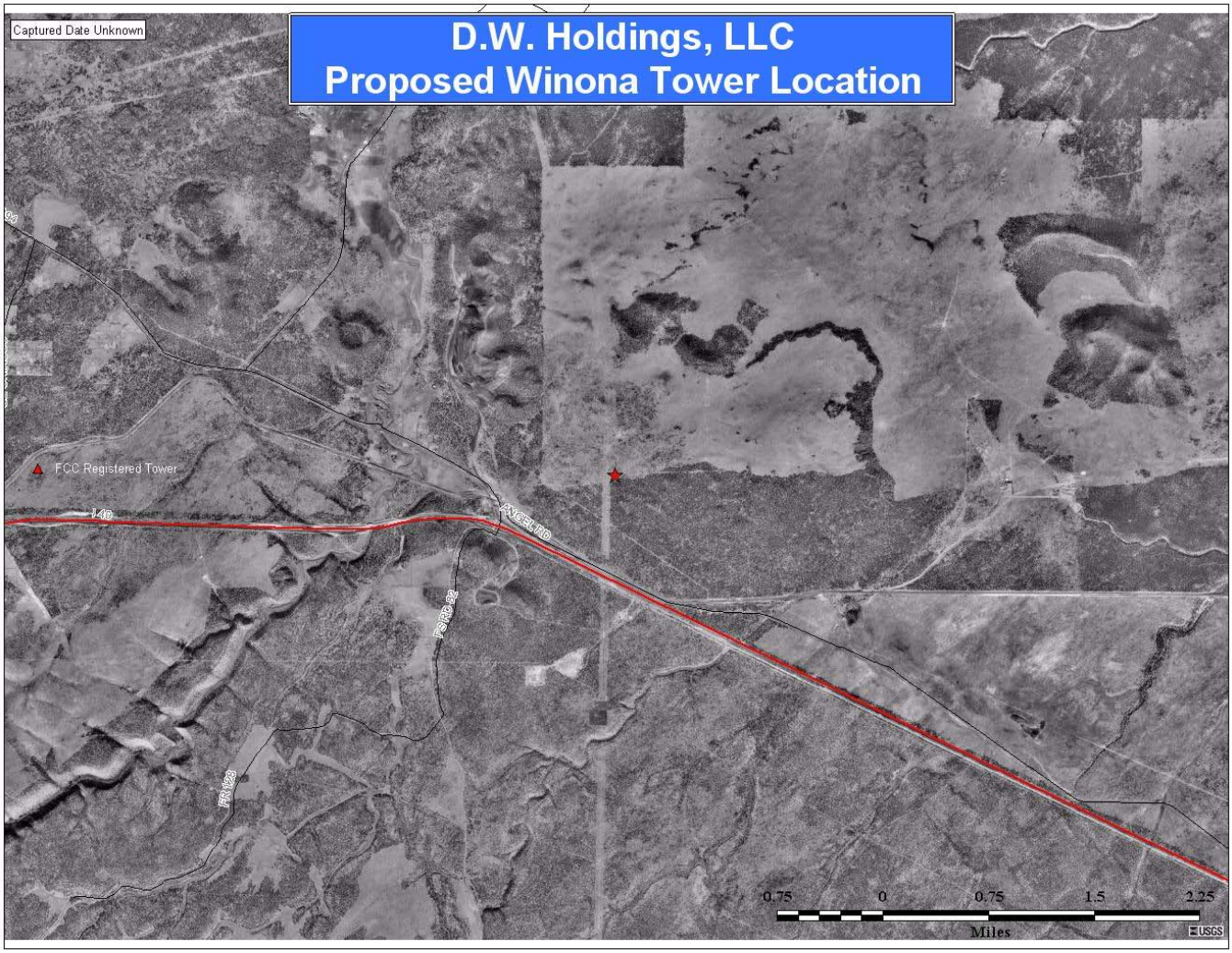
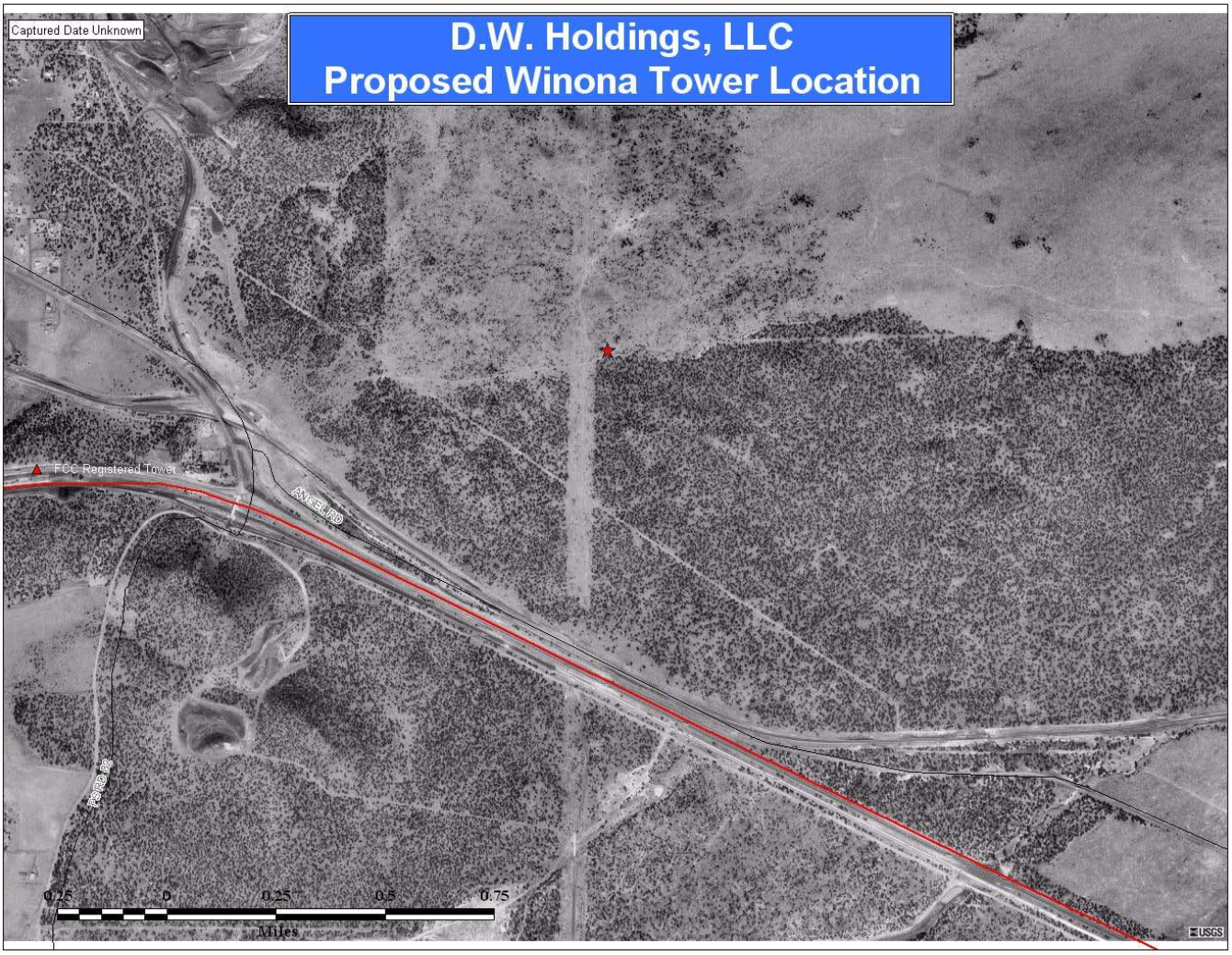

Captured Date Unknown
D.W. Holdings, LLC
Proposed Winona Tower Location
FCC Registered Tower
I 40
ANGEL RD
0.75
0
0.75
1.5
2.25
Miles
USGS


Captured Date Unknown
D.W. Holdings, LLC
Proposed Winona Tower Location
FCC Registered Tower
ANGEL RD
0.25
0
0.25
0.5
0.75
Miles
USGS

Planning Report

A Reconnaissance Survey for Cultural Resources at a Proposed Cellular Tower Location East of Winona, Coconino County, Arizona

Steven G. Dosh

N O R T H L A N D
RESEARCH, INC.

Prepared for:

Dale Wilson
DW Holdings, Inc.

March 31, 2006

Introduction

At the request of Dale Wilson, DW Holdings, Inc., Northland Research, Inc., conducted a cultural resources reconnaissance of a proposed cellular tower location east of Winona, Coconino County, Arizona. The reconnaissance was conducted for planning purposes in establishing the location of a tower that would avoid cultural resources. It is proposed that the cellular tower be constructed on the Coconino National Forest approximately one mile east of Winona within the NW ¼ of the NE ¼ of Section 13, Township 21 North, Range 8 East (G&SRM). The Forest has records of several archeological sites in the vicinity of the proposed location, so the reconnaissance was conducted in order to determine if any of these known sites or previously unknown sites occur within the planned location. Mark Zyniecki of Northland Research conducted the reconnaissance on March 16, 2006.

Results

The reconnaissance conducted by Northland Research determined that no previously known or unknown archeological sites or other cultural properties occur within the area indicated in Figure 1. The specific area lies at 35° 12' 25.000" North latitude, 111° 23' 26.100" West longitude. Forest records also indicate that no known archeological sites or other cultural resources occur at this specific location.

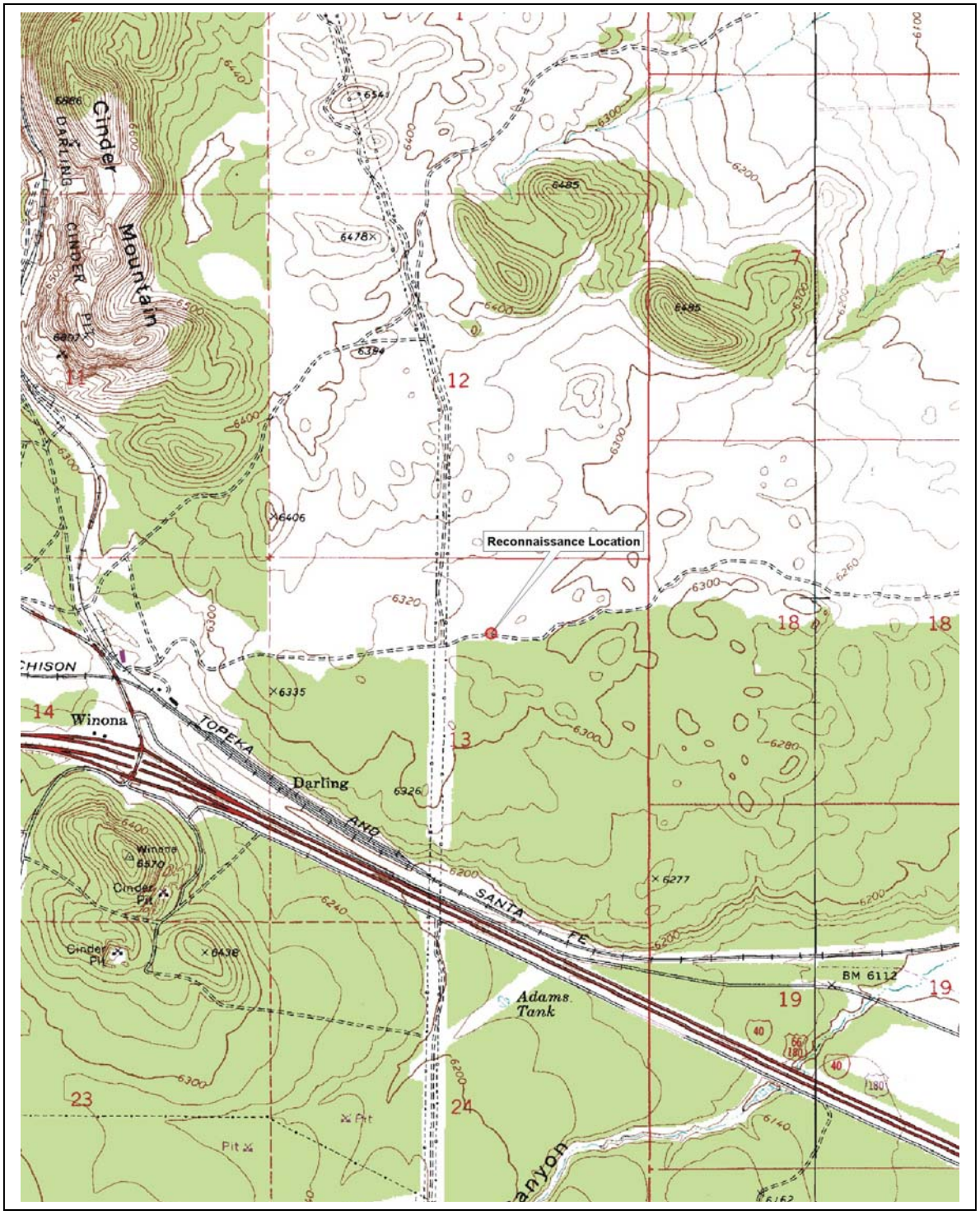
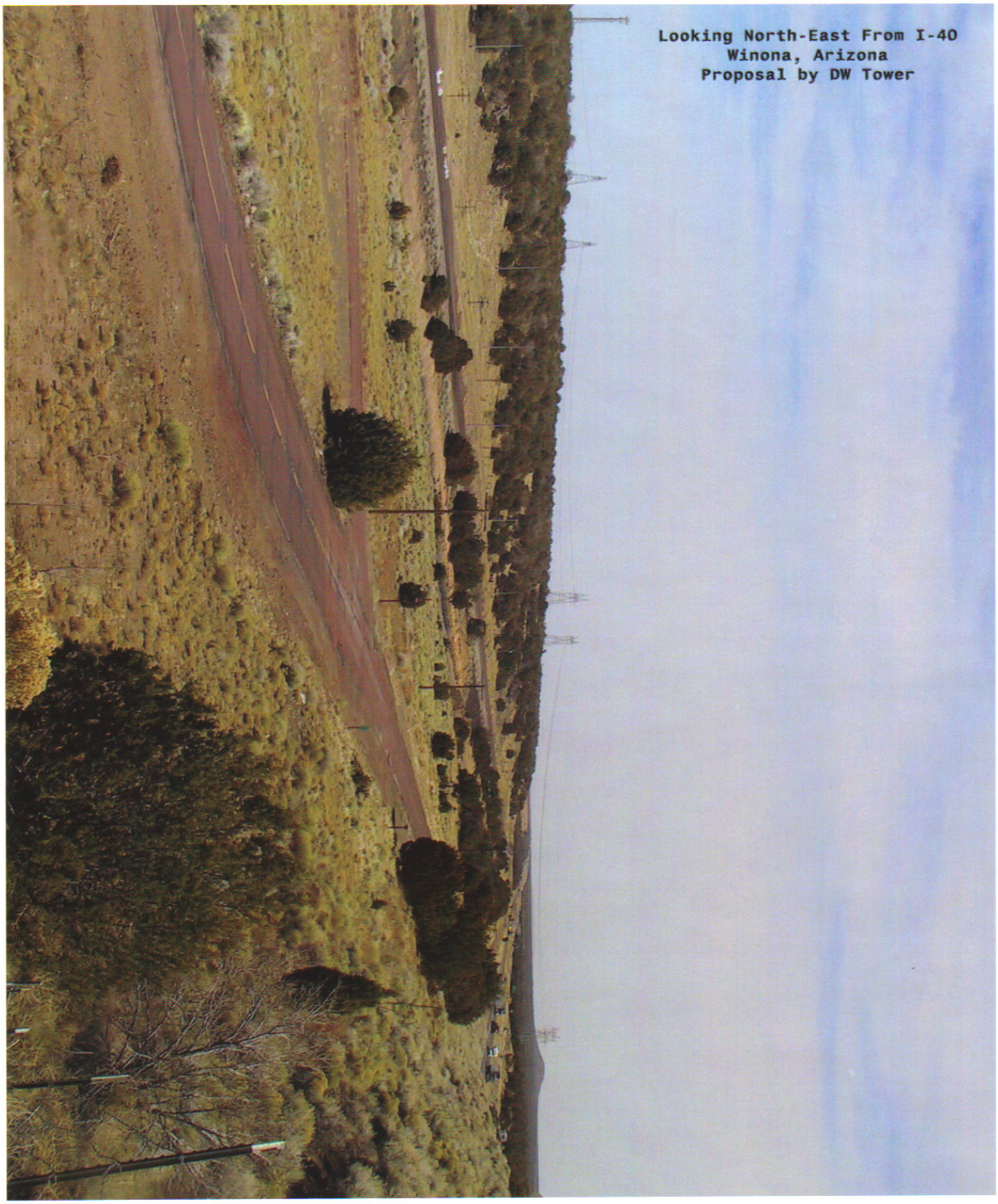


Figure 1. Location of the cellular tower reconnaissance (Source: 1968 USGS, *Winona Ariz.*, 7.5' topographic quadrangle, 1:24,000 scale).


Looking North-East From I-40
Winona, Arizona
Proposal by DW Tower

Looking North-West From I-40
Winona, Arizona
Proposal by DW Tower

Appendix D – Coconino National Forest Plan – Replacement Pages

Site Name	Acres	Ranger District	Current Types of Use	Authorized Uses	New Permits Accepted	Expansion Permitted
Apache Maid Lookout	2	Beaver Creek	2-Way	**Govt**.	**No**	No
O'Leary Lookout	2	Elden	2-Way, radio	FS, Govt. Agencies	Yes	No
Devil's Head	10	Elden	Low Power, 2-Way, commercial broadcast-translator, Microwave, CMRS	Open – Low Power	Yes	Yes
Mt. Elden	3	Elden	Low Power, 2-Way, commercial broadcast-translator, Microwave, CMRS	Open – Low Power	Yes	No
TV Ridge	10	Elden	Low Power, 2-Way, Microwave ,CMRS	Open-Low Power	Yes	Yes
Woody Mtn. Lookout	0.5	Flagstaff	2-Way	FS	No	No
East Pocket	0.5	Flagstaff	2-Way	FS	No	No
Saddle Mountain	0.5	Flagstaff	2-Way**,** CMRS	Gov't Agencies**,** CMRS	Yes	Yes
Turkey Butte	0.5	Flagstaff	2-Way	FS	No	No
Winona	**1**	**Flagstaff**	**CMRS**	**CMRS, Microwave**	**Yes**	**No**
Agassiz (top of ski lift)	0.25	Flagstaff	2-Way	Ski Area use only	No	No
Baker Butte	3	Long Valley	2-Way	FS	Yes	Yes
Buck Mountain	3	Long Valley	2-Way	Open	Yes	Yes
Hutch Mountain	10	Long Valley	2-Way, Microwave	Open	Yes	Yes
Five Mile	10	Long Valley	2-Way, Microwave, Radio	Open	Yes	Yes
Mormon Mountain	10	Mormon Lake	High Power Commercial Broadcast, 2-Way, TV, Microwave**,** CMRS	Open	Yes	Yes

Mormon Lookout	0.5	Mormon Lake	2-Way	FS	No	No
Lee Butte	0.5	Mormon Lake	2-Way	FS	No	No
Schnebly Hill	5	Mormon Lake	Commercial Broadcast, 2-Way, Microwave, CMRS	2-Way, CMRS, Low Power	Yes	Yes
Sedona Airport Beacon	0.01	Sedona	Radar- Avigational Aid Station	Federal Agencies	No	No
Moqui Lookout	5	Blue Ridge	2-Way	FS	No	No
Snow Bowl Wireless Low Power Site	0.1	Peaks	CMRS	CMRS, Govt. Agencies 2-way	Yes	**No**
House Mountain	1.0	Sedona	2 way	Govt.; fire dept.	**No**	**No**
Ike's Backbone	1.0	Beaver Creek	2 way	Govt.; APS	No	**No**
Oak Creek Vista	0.5	Sedona	2 way	Govt.; fire dept.	No	**No**
Rarick Canyon Wireless	0.5	Beaver Creek	CMRS	CMRS, Govt. Agencies	**Yes**	**No**
Rocky Park Wireless	0.5	Mormon Lake	CMRS	CMRS, Govt. Agencies	Yes	**No**
Woods Canyon Wireless	0.5	Mormon Lake	CMRS	CMRS, Govt. Agencies	Yes	**No**
Douglas Mountain Wireless	0.5	Mormon Lake	CMRS	CMRS, Govt. Agencies	Yes	**No**
Ritter Mountain Wireless	0.5	Mormon Lake	CMRS	CMRS, Govt. Agencies	Yes	**No**
James Canyon Wireless	0.5	Mormon Lake	CMRS	CMRS, Govt. Agencies	Yes	**No**

- **CMRS – FCC definition of Commercial Mobile Radio Service.**
- This list includes electronic sites that are part of the Forest Service communications network, such as lookouts. Refer to the Forest-wide Standards and Guidelines under the Special Uses component for potential restrictions concerning the non-Forest Service use of the sites.