NTP LLC
PERMITTING SOLUTIONS

1255 Nuuanu Avenue #1110
Honolulu, Hawaii 96817

August 9, 2021

Verizon HON Lanikai Management Plan for 1160 Koohoo Place, Kailua

Pursuant to Hawaii Administrative Rules §13-5-22 P-14 Telecommunications Use D-1, a management plan must be prepared for new telecommunications facilities under the requirements listed in HAR §13-5 Exhibit 3.

1. **General description of the proposed use**

The proposed use is a new telecommunications facility for Verizon Wireless to provide wireless data and communications services to the Lanikai community.

2. **Project location**

The proposed project would be located at 1160 Koohoo Place in Kailua, Hawaii on tax map key parcels (1) 4-3-005:068 and (1) 4-3-005:070 on a spur of Ka`iwa Ridge. Please see the enclosed location map and site plan for further details.

3. **Natural resource assessment (Biological, archaeological, cultural, geological, coastal, recreational, scenic)**

The proposed project location is limited in natural resources. Biological resources in the area are limited to heavy brush, cactus, scrub brush, and haole koa. No rare or endangered plants have been observed at the project location. No rare or endangered animals have been observed at the project location. The endangered Hawaiian Hoary Bat may be present at the project location; however, no Hawaiian Hoary Bats have been observed. Several endangered and threatened species may transit through the project area however none have been observed.

No historic properties or archaeological resources are located at the project area or within the area of potential effects of the proposed project, however several historic properties are located nearby including the Lanikai Pillboxes.

No cultural resources have been observed within the project area or area of potential effects of the proposed project. No cultural practices are presently carried out nor recently carried out within the area of potential effects of the proposed project. The project location is on a spur of the culturally significant natural feature Ka`iwa Ridge.

The project location consists of soils within the Hydrologic Soil Group C and consist primarily of Kokahi very stony clay and Papaa clay. The geology of the project location and surrounding area consist of steep slopes, ridgelines, cliffs, and mountain vistas.

No coastal resources are located within the project area. The Lanikai coastline and scenic Lanikai Beach are located approximately 0.2 miles East of the proposed project location.

There are no recreational resources within the project area. The project area is secured private property that is not open to the public. There are several recreational resources within the surrounding area including the Lanikai Pill Boxes Hiking Trail and Lanikai Beach.

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The proposed project area is located on a spur of Ka`iwa Ridge and may be visible within the surrounding area. There are no known specific scenic resources within the proposed project location, however the project location may be considered a part of the scenic view of the surrounding area. The Lanikai Pill Boxes scenic resource and Lanikai Beach scenic resource are located within the surrounding area.

For further details on the natural resources in the area, please see the associated Environmental Assessment prepared for the proposed project.

4. Natural hazard assessment

The proposed project location is in the State of Hawaii Special Management Area but is not located in a tsunami evacuation area. No specific seismic hazards have been identified related to the proposed project. The proposed project location is within the Federal Emergency Management Area Flood Zone X, the approximate 0.2% annual chance floodplain. Some construction related erosion may occur.

5. Description of Best Management Practices used during project construction and implementation

Soil Erosion BMPs

The proposed project's design features and construction would include suitable best management practices (BMPs) to prevent soil erosion. All disturbed soils would be replaced and stabilized to adhere to correct water drainage and wind erosion standards.

Biological Resources BMPs

Please note, suitable habitats capable of supporting four species were noted at the proposed Project Site. To prevent impacting seabirds, no nighttime construction shall occur during the seabird fledgling period from September 15 to December 15. In addition, all outdoor lights shall be fully shielded so bulbs can only be seen from below, and all outdoor lights shall be turned off when human activity is not occurring, or motion sensors shall be installed. Further, to prevent impacting the Hawaiian hoary bat, barbed wire fencing at the Project Site is prohibited, and woody plants greater than 15 feet tall shall not be disturbed, trimmed, or removed from June to September 15.

Transportation/Traffic/Noise BMPs

During construction, there may be up to two work vehicles for four workers at the site for various days over a 4-week period. Arrangements would be made with the homeowner to park and carpooling and shuttling would be considered to minimize parking requirements during construction. A helicopter would be used periodically during the 4-week construction period to ferry equipment to the site. All required clearances and approvals would be obtained for use of a helicopter, including a Community Noise Control permit, according to Hawaii Administrative Rules (HAR) Title 11 Chapter 46. Work would be performed according to BMPs to minimize impacts associated with the use of a helicopter for construction.

Air Quality BMPs

Fugitive dust generation and on-site emissions from construction equipment would occur as a result of project construction. Fugitive dust generation may occur as a result of site preparation and project construction, and air pollutants in the form of exhaust from on-site mobile construction equipment would be emitted. Neither are anticipated to create long-term impacts due to the project's short construction duration and small size.

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Construction equipment would comply with State and County standards and would be in good working condition. Any on-site emissions of air pollutants would be minimized through BMPs.

6. Description of Best Management Practices used during project lifetime

Soil Erosion BMPs

After construction is completed, interim reclamation would consist of reseeding, with desirable species, all areas not needed for long-term operations where vegetation was removed. If initial revegetation is not successful, areas would be reseeded until desirable species are established. When the project site is abandoned and facilities have been removed, all areas lacking vegetation as the result of the project would be successfully revegetated with desirable species. These mitigation measures would stabilize soils and prevent excessive erosion.

Biological Resources BMPs

All outdoor lights shall be fully shielded so bulbs can only be seen from below, and all outdoor lights shall be turned off when human activity is not occurring, or motion sensors shall be installed. Further, to prevent impacting the Hawaiian hoary bat, barbed wire fencing at the Project Site is prohibited, and woody plants greater than 15 feet tall shall not be disturbed, trimmed, or removed from June to September 15.

Transportation/Traffic/Noise BMPs

There would not be considerable vehicle traffic to support the operation of this unmanned site. Maintenance checks would only require a few hours on-site and arrangements would be made with the homeowner to park one vehicle in the driveway. Except in the event of an emergency, maintenance at the site will occur monthly by a limited number of personnel during daylight hours.

Air Quality BMPs

Due to the limited size of the project, no long-term impacts related to air quality are expected related to the operation of the project.

7. Description of short-term and long-term conservation methods

The proposed project is not anticipated to result in any significant short-term or long-term environmental or conservation impacts. In the short-term, construction will be limited to daylight hours to limit construction related impacts. Vegetation disturbance will be limited, and no landscaping will be utilized to limit impact to naturally occurring vegetation in the area.

In the long-term, the proposed project has been designed to be limited in size and scope to mitigate potential impacts to the surrounding area and is located adjacent to similar existing uses to limit proliferation of telecommunications facilities in the surrounding area. For the life of the project, regular maintenance will be conducted by a limited number of authorized personnel monthly to limit foot traffic to the project location.

The site is limited in size and scope. New nonpermeable surfaces will be limited in size to mitigate any potential drainage impacts. A portion of the proposed new project will be installed on an existing natural nonpermeable surface.

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The above-described best management practices will be utilized during construction and during the lifetime of the project to mitigate potential impacts.

8. Description of existing uses and facilities

Existing facilities at the subject properties consist of two (2) existing telecommunications installations for AT&T and T-Mobile, as well as a private residential home.

The existing AT&T facility consists of four (4) panel antennas installed in a faux rock enclosure at approximately 229.7' above mean sea level with a supporting equipment platform located at a lower elevation. The equipment platform contains three (3) equipment cabinets, two (2) cabinets containing supporting telecommunications equipment and one (1) cabinet containing electrical equipment. The equipment platform is connected to the faux rock enclosure via a ground level conduit.

The existing Sprint/T-Mobile facility consists of two (2) panel antennas installed on exposed rock face at approximately 215' above mean sea level, one (1) panel antenna installed on a 14' post at approximately 187' above mean sea level, and one (1) parabolic antenna installed on a 14' post at approximately 187' above mean sea level for a total of four (4) antennas. The Sprint/T=Mobile facility additional includes one (1) equipment platform containing one (1) equipment cabinet and related equipment connected to the antennas via ground level conduit. A junction box is installed on the conduit approximately midway along the conduit run to allow sub-conduits to connect the antennas installed on 14' posts with the main conduit feeding the antennas installed on the exposed rock face.

9. Description of proposed facilities and uses

The proposed project facilities consist of a new Verizon faux rock stealth enclosure containing antennas and associated equipment located at approximately 230' above mean sea level at the project location adjacent to an existing faux rock enclosure installed by an existing carrier. The faux rock enclosure will be connected to two (2) equipment platforms located at approximately 140' above mean sea level by a conduit that would follow an existing conduit path. The equipment platforms would contain related telecommunications and utility equipment to service the proposed site location.

The proposed project facilities would be utilized to provide wireless data and communications services to the Lanikai community.

10. Activity schedule

Project Construction is expected to start on July 1, 2022, pending receipt of all necessary permits and approvals and is anticipated to be complete on August 30, 2022.

Any excavation and foundation installation relate activities will occur during the first 2-3 weeks of construction activity. The installation of the proposed faux rock enclosure and antennas would occur in the proceeding 2-3 weeks. Associated electronic equipment would be installed in the final 2-3 weeks of construction.