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**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA**

P.O. BOX 621
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LAND
STATE PARKS

REF:OCCL:MK

CDUA OA-3989

Submission Date: October 30, 2025

145-Day Exp Date: March 24, 2026

Nov 28, 2025

Kenneth Huang
Advantage Engineers dba Network Connex
758 Kapahulu Avenue, Ste. 100, PMB 940
Honolulu, HI 96816

Dear Kenneth Huang:

**NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION
Conservation District Use Application (CDUA) OA-3989
(Departmental Permit)**

This acknowledges the receipt and acceptance for the processing of CDUA OA-3989 for T-Mobile's Facility Upgrades Project. This application is being submitted on behalf of your client, T-Mobile. The project site is located at 44-256 Kāne'ohe Bay Drive, Kailua, Ko'olaupoko, O'ahu, Tax Map Key (TMK) (1) 4-4-012:003. The project lies within the General subzone of the Conservation District, on the Pu'u Papa'a Ridge, overlooking the Kāne'ohe Marine Corp Base on Mokapu Peninsula.

T-Mobile is proposing to upgrade their existing telecommunications facility, which consists of the following:

- Installation of three new panel antennas (20-inch H x 20.9-inch W x 9-inch D each), resulting in a total of 6 panel antennas at the facility
- Installation of a 25 foot tall antenna support pipe for the three new panel antennas
- Installation of three new wall mounted remote radio units for the antennas, resulting in a total of 6 RRUs at the facility
- Installation of three new hybrid cables, resulting in a total of six cables at the facility
- Replacement of an existing base cabinet (67-inch H x 51-inch W x 28-inch D) with two smaller cabinets (63-inch H x 26-inch W x 26-inch D)
- Replace the power protection panel
- Remove the existing battery backup unit and nine pole mounted amplifiers

- Update site configuration by relocating certain equipment and removal of unused Coax cables

All proposed work will be completed within the 200-foot² fenced lease area. The new antenna support pipe and cabinets will be installed on the existing concrete pad.

After reviewing the application, the Department finds that:

1. The proposed use is an identified land use in the General subzone of the Conservation District, pursuant to Hawai'i Administrative Rules (HAR) §13-5-22 P-14 Telecommunications (C-1) *Construction of a new tower at an existing site that is lower than the existing towers and does not result in adverse visual impacts, and that is part of a site and system master plan*. Please be advised, however that this finding does not constitute approval of the proposal. The Chairperson has the final authority to grant, modify, or deny the proposal;
2. Pursuant to §13-5-40 of the HAR, a Public Hearing will not be required; However, the Chairperson has the authority to require a public hearing should the public interest necessitate it on this application;
3. In conformance with Hawai'i Revised Statutes (HRS), Chapter 343, as amended, HAR Chapter 11-200.1, and the Exemption List for the Department of Land and Natural Resources dated March 3, 2020, the proposed project falls under the following:
 - a. General Exemption Type 1, Part 1, #10- *Replacement or reconstruction of existing electrical, telemetry, or communications systems and the structures that house and protect them*; and
 - b. General Exemption Type 3, Part 1, #14- *Construction or placement of utilities (telecommunications, electrical, solar panels, drainage, waterlines, sewers) and related equipment (such as transformers, poles, cables, wires, pipes) accessory to existing facilities*.
 - c. An Environmental Assessment will not be required; and
4. The subject area appears to be outside of the Special Management Area (SMA).

The OCCL offers the following questions and comments to be addressed in your response following the public comment period:

- Please provide a view plane analysis and describe how the project will impact the scenic characteristics of the project area.
- Please ensure all attachments and images are in color, and full size
- What vegetation is existing on the site?
- Who currently manages the facility?
- Will heavy machinery be required to
- Has the project been presented to the Kailua Neighborhood Board? If so, did the community have any concerns regarding the project?
- What construction Best Management Practices will be utilized for the proposed project?

Kenneth Huang
Advantage Engineers dba Network Connex

CDUA OA-3989

Upon completion of the application review process, your client's CDUA will be presented to the Chair for consideration. Should you have any questions, contact Mari Kurosawa of our Office at (808) 587-0381 or at mari.i.kurosawa@hawaii.gov.

Sincerely,



MC

Dawn N.S Chang, Chairperson
Board of Land and Natural Resources

CC: *O'ahu Board Member*
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DAGS- ETS
DOH- Environmental Planning Branch
OHA/AM
CCH- Department of Planning
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