



CONSERVATION DISTRICT USE APPLICATION (CDUA)

All permit applications shall be prepared pursuant to HAR 13-5-31

File No.:

Acceptance Date:

180-Day Expiration Date:

Assigned Planner:

for DLNR Use

PROJECT NAME: T-Mobile HI02051E HECO-Malae Anchor

Conservation District Subzone: General

Identified Land Use: P-14 TELECOMMUNICATIONS (C-1) Construction of a new tower at an existing site that is lower than existing towers and does not result in adverse visual impacts, and that is part of a site and system master plan.

(See Hawai'i Administrative Rules (HAR) §13-5-22 through §13-5-25)

Project Address: 44-256 Kaneohe Bay Drive, Kailua, HI 96734

Ahupua'a, District, Island: Kane'ohe, Ko'olaupoko, O'ahu

Tax Map Key(s): (1) 4-4-012:003

Proposed Commencement Date: 1/30/26

Proposed Completion Date: 03/31/26

Estimated Project Cost: \$55,000

Type of permit sought ☐ Board or ☒ Departmental

ATTACHMENTS

\$ 250 Application fee. 2.5% of project cost for Board Permits, but no less than \$250, up to a maximum of \$2500; \$250 for Departmental Permits (*ref §13-5-32 through 34*).

\$ N/A Public hearing fee if required (*\$250 plus publication costs; ref §13-5-40*)

- ☒ 6 copies of CDUA (5 hard + 1 digital copy) (disc or cloud share; no flash drives)
- ☒ Draft / Final Environmental Assessment (EA) or Final Environmental Impact Statement (EIS) or Statement of Exemption
- ☒ State Historic Preservation Division (SHPD) HRS 6E submittal form or Determination letter (dlnr.hawaii.gov/shpd/review-compliance/forms)
- ☐ Management plan or Comprehensive management plan (*ref §13-5-39*) if required
- ☐ Special Management Area determination (*ref Hawai'i Revised Statutes 205A*)
- ☐ Shoreline certification (*ref §13-5-31(a)(8)*) if land use is subject to coastal hazards.
- ☐ Kuleana documentation (*ref §13-5-31(f)*) if applying for a non-conforming kuleana use.
- ☐ Boundary determination (*ref §13-5-17*) if land use lies within 50 feet of a subzone boundary.

REQUIRED SIGNATURES

Applicant

Name: T-Mobile

Title; Agency: Click or tap here to enter text.

Mailing Address: 3375 Koapaka Street, Suite G300, Honolulu, HI 96819

Contact Person & Title: Kenneth Huang, Agent on behalf of Applicant

Phone: 808-341-2716

Email: khuang@networkconnex.com

Interest in Property: Licensee

Signature: See attached LOA Date: _____

Signed by an authorized officer if for a Corporation, Partnership, Agency or Organization

Landowner (if different than the applicant)

Name: Hawaiian Electric Co. Inc.

Title; Agency: Click or tap here to enter text.

Mailing Address: PO Box 2750, Honolulu, HI 96840

Phone: Click or tap here to enter text.

Email: Click or tap here to enter text.

Signature: See attached LOA Date: _____

For public lands, the government entity with management control shall sign as landowner.

Agent or Consultant

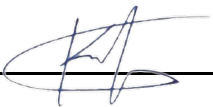
Agency: Advantage Engineers dba Network Connex

Contact Person & Title: Kenneth Huang, Project Manager

Mailing Address: 758 Kapahulu Avenue, Ste 100, PMB 940, Honolulu, HI 96816

Phone: 808-341-2716

Email: khuang@networkconnex.com

Signature:  _____ Date: _____

For DLNR Managed Lands

Chairperson, Board of Land and Natural Resources

P.O. Box 621

Honolulu, Hawai'i 96809-0621

Signature: _____ Date: _____

CERTIFICATION

I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attachments and exhibits is complete and correct. I understand that the failure to provide any requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, or for suspending or revoking a permit issued based on such misrepresentations, or for seeking of such further relief as may seem proper to the Land Board.

I hereby authorize representatives of the Department of Land and Natural Resources to conduct site inspections on my property. Unless arranged otherwise, these site inspections shall take place between the hours of 8:00 a.m. and 4:30 p.m.



Signature of authorized agent(s) or if no agent, signature of applicant

AUTHORIZATION OF AGENT

I hereby authorize Kenneth Huang to act as my representative and to bind me in all matters concerning this application.

See attached LOA

Signature of applicant(s)



October 24, 2024

Hawaiian Electric Co Inc.
P.O. Box 2750
Honolulu, Hawaii 96840

Subject: Property Located at 44-256 Kaneohe Bay Drive, Kailua, Hawai'i 96734
TMK Parcel Number (1) 4-4-012:003
Site Name: HI02051E HECO-Malae

To Whom It May Concern:

Hawaiian Electric Company, Inc., ("Hawaiian Electric") the owner of Parcel (1) 4-4-012:003, is currently in the process of reviewing T-Mobile's proposal to modify and upgrade its wireless telecommunications facility at the subject parcel. T-Mobile's decision to move forward with planning and permitting is being done so at T-Mobile's own risk, including any costs related to the planning and permitting directly related to this property. Hawaiian Electric reserves its right to refuse to give T-Mobile final approval of the proposed project.

Hawaiian Electric authorizes T-Mobile West LLC (T-Mobile"), their employees, representatives, agents, and/or consultants including but not limited to, Advantage Engineers, dba Network Connex, to act as an agent on our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of modifying/upgrading T-Mobiles wireless telecommunications facility located on subject property.

We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of any building permits.

We further understand that signing of this authorization in no way creates an obligation of any kind and is executed for the sole purposed of appointing an agent to apply for building and land use permits.

Hawaiian Electric Company, Inc.:

By:

Name: ERIN P. KIPPEN

Title: Vice President-

Date: October 24, 2024



LETTER OF AUTHORIZATION
APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

To Whom It May Concern:

Please be advised that Synergy/Advantage Engineers is the consulting company performing work for T-Mobile in Hawaii. T-Mobile hereby authorizes Synergy/Advantage Engineers to act on behalf of T-Mobile for the sole purpose of leasing, acquiring zoning and permitting approvals to ensure T-Mobile ability to construct and operate its wireless network. This authorization shall not be construed as commitment of any type, and all final terms will be subject to T-Mobile approval.

Sincerely,

DocuSigned by:

Matthew Tobias

89AE2C24208146E...

Matthew Tobias

T-Mobile

Project Manager

3375 Koapaka Street, Suite G300

Honolulu, HI. 96819

PROPOSED USE

Total size/area of proposed use (indicate in acres or sq. ft.): 200 Sq. ft.

Please provide a detailed description of the proposed land use(s) in its entirety. Information should describe what the proposed use is; the need and purpose for the proposed use; the size of the proposed use (provide dimensions and quantities of materials); and how the work for the proposed use will be done (methodology). If there are multiple components to a project, please answer the above for each component. Also include information regarding secondary improvements including, but not limited to, grading and grubbing, placement of accessory equipment, installation of utilities, roads, driveways, fences, landscaping, etc.

Attach all associated plans such as a location map, site plan, floor plan, elevations, and landscaping plans drawn to scale (ref §13-5-31).

T-Mobile currently operates a telecommunications facility at the project location. The parcel, owned by Hawaiian Electric Company (HECO), on the Puu Papaa ridge overlooks Kaneohe Marine Corp Base on Mokapu Peninsula.

The existing structures on parcel include the following:

- HECO building.
- HECO generator.
- HECO wood utility poles.
- HECO communication system on the roof of building.
- T-Mobile facility, see below.

The existing T-Mobile facility includes the following:

- Existing 3 panel antennas; mounted to a 37' high wood utility pole.
- Existing 3 wall-mounted remote radio units (RRUs) for the antennas.
- Existing 1 base cabinet.
- Existing 1 battery backup unit (BBU).
- Existing 9 pole mounted amplifiers (TMAs).
- Existing 3 hybrid cables (HCS).
- Existing 1 power protection panel (PPC).
- 200 sq ft fenced leased area.

The proposed modifications to the T-Mobile facility will consist of the following scope of work:

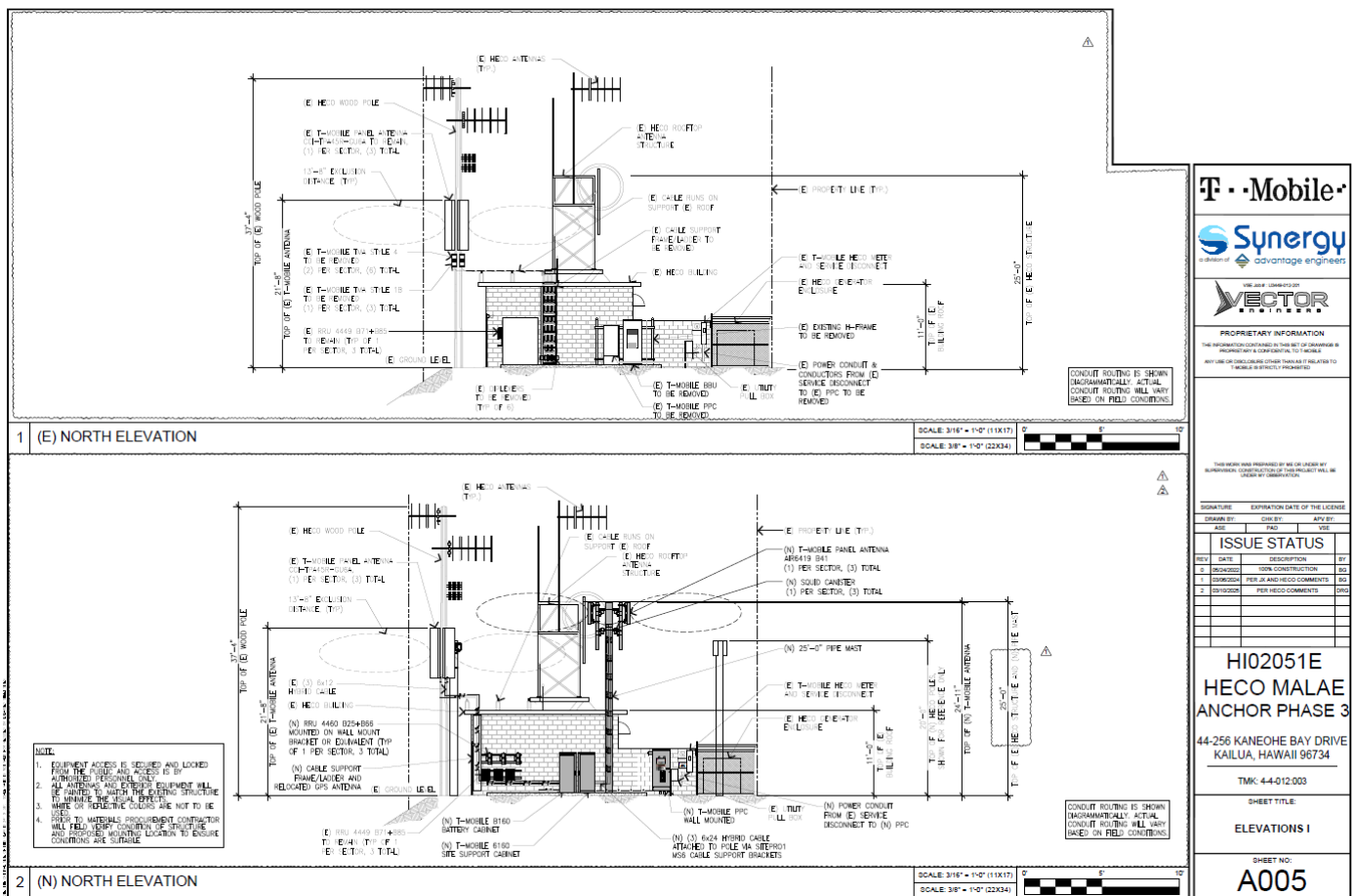
- Installation of 3 new panel antennas (Model: AIR6419; Size: 36.3"H x 20.9"W x 9"D each).
 - o Final total of 6 panel antennas at facility.
- Installation of a new 25' high antenna support pipe for the 3 new panel antennas.
- Installation of 3 new wall-mounted RRUs (Model 4460; Size: 20"H x 16"W x 12"D each).
 - o Final total of 6 RRUs at facility.
- Installation of 3 new hybrid cables (HCS).
 - o Final total of 6 hybrid cables.
- Replace 1 existing base cabinet (67"H x 51"W x 28"D) with 2 smaller cabinets (Models: 6160 and B160; Size: 63"H x 26"W x 26"D each).
 - o Final total of 2 cabinets.
- Replace the power protection panel (PPC).
- Remove the TMAs and BBU.
- Update site configuration by relocating certain equipment and removal of unused Coax cables.

All work will be completed within the 200 sq ft fenced leased area. The new antenna support pipe and cabinets will be installed on the existing concrete pad.

The identified land use for the project is pursuant to HAR 13-5-22 P-14 TELECOMMUNICATIONS (C-1) *Construction of a new tower at an existing site that is lower than existing towers and does not result in adverse visual impacts, and that is part of a site and system master plan.*

T-Mobile respectfully requests the Department of Land and Natural Resources and Office of Conservation of Costal Lands to review our application for a Departmental CDUA for the proposed use and modification of the existing telecommunications facility.

Figure 1: Proposed Installation of a new 25' high antenna support pipe (center) for the 3 new panel antennas (Drawing sheet A005).



EXISTING CONDITIONS

Please describe the following, and attach maps, site plans, topo maps, colored photos, and biological or archaeological surveys as appropriate:

Prior Conservation District Use Permits or Site Plan Approvals (if applicable):

T-Mobile's current telecommunication facility is permitted under HAR Section 13-5-22 and most recently reviewed and approved under OA-20-58 and OA-22-27.

Existing access to site:

Entrance to the facility is from Kaneohe Bay Drive. Access is gated, secured, and restricted to authorized personnel only.

Figure 2: Access road with gate open



Existing buildings/structures:

The parcel owned by Hawaiian Electric Company (HECO) on the ridge overlooking Kaneohe Marine Corp Base. There is one building on the parcel. HECO operates the building as a communication station with various antennas on top the building.

Figure 3: Building North View (T-Mobile compound behind HECO building. T-Mobile's existing antennas visible on the wood utility pole on the right of building.)



Figure 4: Building from East View (T-Mobile compound to the left of HECO building).



Figure 5: T-Mobile compound West View



Figure 6: Inside T-Mobile compound View (Existing PPC and BBU).



Existing utilities (electrical, communication, gas, drainage, water & wastewater):

The existing overhead utilities include: HECO electrical service and Hawaiian Tel communication cable.

Physiography (geology, topography, & soils):

The project location is at an elevation of approximately 240 ft on a ridge overlooking Kaneohe Marine Corp Base, below Puu Papaa, with features and soils typical with stony steep land characteristics.

Hydrology (surface water, groundwater, coastal waters, & wetlands):

The project location is situated approximately 1,000 ft from the nearest shoreline. No hydrological features are observed at the site.

Flora & fauna (indicate if rare or endangered plants and/or animals are present):

No rare or endangered plants and animals are observed at the site.

Natural hazards (erosion, flooding, tsunami, seismic, etc.):

The project location is on a ridge overlooking Kaneohe Marine Corp Base, below Puu Papaa, as such natural and geological hazards

Historic & cultural resources:

There are no listed historical or cultural resources registered within the project location.

Figure 7: View of shoreline and Mokapu Peninsula



EXISTING CONDITIONS

Please describe existing conditions on the parcel (geology, ecology, cultural and recreational resources, historic resources, structures, landscaping, etc). Provide information regarding existing buildings and structures as well as infrastructure and utilities as applicable.

The parcel is located below the Puu Papaa ridgeline. The surrounding land uses within the general vicinity are open and zoned for conservation and preservation. There are existing utility and communication infrastructure and building at the project location.

The project location was developed as a communications facility utilized by various wireless providers and other commercial users. In addition to T-Mobile's leased facility, other existing structures on the parcel include a communications structure on top the shelter, utility poles, and other associated structures.

Paved access road to the facility is from Kaneohe Bay Drive and restricted to authorized personnel only.

There are no listed historical or cultural resources registered within the project location. There is anticipated to be limited to no significant environmental impact on the land and surrounding flora and fauna.

EVALUATION CRITERIA

The Department or Board will evaluate the merits of a proposed land use based upon the following eight criteria (*ref §13-5-30 (c)*):

1. **The purpose of the Conservation District is to conserve, protect, and preserve the important natural and cultural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare. How is the proposed land use consistent with the purpose of the conservation district? (*ref §13-5-1*)**

T-Mobile's current telecommunication facility is permitted under HAR Section 13-5-22 and most recently reviewed and approved under OA-20-58 and OA-22-27.

The applicant seeks to modify and upgrade the facility with the installation of new panel antennas on a support pipe and associated equipment. The proposed use supports the continued welfare of the public by providing periodic improvements to communication infrastructure.

2. **How is the proposed use consistent with the objectives of the subzone of the land on which the land use will occur? (*ref §13-5-11 through §13-5-15*)**

The General subzone provides for the reasonable use of the land for communication purposes that would not infringe on other uses and would be consistent with past approvals.

3. **Describe how the proposed land use complies with the provisions and guidelines contained in chapter 205A, HRS, entitled "Coastal Zone Management" (*see 205A objectives on p. 9*).**

The proposed use complies with the objectives listed in Chapter 205A. The project location is not in the Special Management Area and is situated approximately 1,000 ft from the nearest shoreline and is at an elevation of approximately 240 ft. The existing and proposed uses are of limited impact to recreation, coastal, and marine resources. There is anticipated to be limited to no significant environmental impact on the land and surrounding flora and fauna. The proposed use would improve on the economic objective through managed development of natural resources.

4. **Describe how the proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.**

The proposed use would not cause any new or substantial adverse impact to existing resources within the surrounding area. The project location is an existing and operating communications facility and isolated from the surrounding communities. The facility is unmanned and will not generate significant traffic in the area and does not require water or other services.

5. **Describe how the proposed land use, including buildings, structures and facilities, is compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.**

The parcel and project location are appropriately located to provide wide communications coverage to the communities of Kaneohe Bay Drive and Kalaheo Hillside and more specifically the Kaneohe Marine Corp Base and have been developed to serve this purpose.

- 6. Describe how the existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon.**

The proposed use is accessory to the existing facility and within the existing leased area and will maintain and preserve the current open space characteristics of the land.

- 7. If applicable, describe how subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.**

N/A

- 8. Describe how the proposed land use will not be materially detrimental to the public health, safety and welfare.**

The proposed use will not be materially detrimental due to distance and separation from the nearest publicly accessible areas. The proposed use will not impact noise quality in the immediate area or surrounding communities. The facility is regulated by the Federal Communications Commission (FCC) and operates in compliance with FCC guidelines related to public health, safety, and welfare.

CULTURAL IMPACTS

Articles IX and XII of the State Constitution, other state laws, and the courts of the State, require government agencies to promote and preserve cultural beliefs, practices, and resources of Native Hawaiian and other ethnic groups.

Please provide the identity and scope of cultural, historical, and natural resources in which traditional and customary native Hawaiian rights are exercised in the area.

Native Hawaiians have inhabited Koolaupoko in windward Oahu from the 1200s to the present day. The land in the Kaneohe Ahupuaa was described as having ample water and the region supported one of the largest populations in the islands prior to Captain Cook's arrival in 1778. King Kamehameha I obtained the lands of Kaneohe to Heeia after his conquest of Oahu and the majority of the lands passed down to his heirs. After the Great Mahele, successive cultivations of crops from sugarcane, rice, and pineapple dominated the land use until cattle ranching took over.

During the period before and after WWII, the Puu Papaa hillside and ridge along with Mokapu Peninsula (Marine Corp Base) was transformed for military and civil defense purposes.

Although the Kaneohe Ahupuaa to Mokapu Peninsula supported a large population, the Puu Papaa hillside overlooking the peninsula has limited to no documented reference of having been a cultural, historical, or natural resources in which traditional and customary native Hawaiian rights are exercised in the area.

Identify the extent to which those resources, including traditional and customary Native Hawaiian rights, will be affected or impaired by the proposed action.

The proposed action is not anticipated to cause any new or substantial adverse impact on existing cultural resources and will continue to leave open the surrounding area for conversation and preservation. As currently observed, the project location does not host past or present Native Hawaiian traditional and customary practices.

What feasible action, if any, could be taken by the Board of Land and Natural Resources regarding your application to reasonably protect Native Hawai'i rights?

N/A

Bibliography:

History of Koolaupoko. Heeia Hawks, 2019, www.heeiahawks.org/ourpages/auto/2019/3/20/43214532/History-of-Koolaupoko.pdf?rnd=1554811031321. Accessed 22 Nov. 2024.

Mokapu: A Paradise on the Peninsula. Marine Corps Base Hawaii, 2014, www.mcbhawaii.marines.mil/Portals/114/WebDocuments/IEL/Environmental/MCBH_ethno_reduced.pdf. Accessed 22 Nov. 2024.

Koolau Poko Sustainable Communities Plan. City and County of Honolulu, 2019, www.honolulu.gov/rep/site/dpp/pd/pd_docs/Koolau_Poko_SCP_2017.pdf. Accessed 22 Nov. 2024.

OTHER IMPACTS

Does the proposed land use have an effect (positive/negative) on public access to and along the shoreline or along any public trail?

The proposed land use does not have an effect on public access to and along the shoreline or along any public trail.

Does the proposed use have an effect (positive/negative) on beach processes?

The proposed use does not have an effect on beach processes.

Will the proposed use cause increased sedimentation?

The proposed use will not cause increased sedimentation.

Will the proposed use cause any visual impact on any individual or community?

The proposed use will not cause any visual impact on any individual or community.

Please describe any sustainable design elements that will be incorporated into the proposed land use (e.g. the use of efficient ventilation and cooling systems; renewable energy generation; sustainable building materials; permeable paving materials; efficient energy and water systems; efficient waste management systems; etc.).

The proposed land use will not incorporate any sustainable design elements of the type listed in the prompt.

If the project involves landscaping, please describe how the landscaping is appropriate to the Conservation District (e.g. use of indigenous and endemic species; xeriscaping in dry areas; minimizing ground disturbance; maintenance or restoration of the canopy; removal of invasive species; habitat preservation and restoration; etc.)

The project will not involve landscaping.

Please describe Best Management Practices that will be used during construction and implementation of the proposed land use.

The project will follow the Department of Planning and Permitting's guidelines for erosion sediment control during the construction and implementation of the proposed land use. The guidelines can be found at the link: <https://www4.honolulu.gov/docushare/dsweb/Get/Document-350370/minor-development-notes.pdf>

Please describe the measures that will be taken to mitigate the proposed land use's environmental and cultural impacts.

The measures that will be taken to mitigate the proposed land use's limited environmental and cultural impacts will include, but not limited to, keeping the proposed action within the existing footprint of the communication infrastructure to protect undisturbed land and resources, maintain records and industry standards during construction and implementation, and follow the conditions of approval set forth by the reviewing agencies.

SINGLE FAMILY RESIDENTIAL STANDARDS

Single Family Residences must comply with the standards outlined in HAR Chapter 13-5, Exhibit 4. Please provide preliminary architectural renderings (e.g. building foot print, exterior plan view, elevation drawings; floor plan, etc.) drawn to scale.

N/A. Project is not for a Single Family Residence.

CHAPTER 205A – COASTAL ZONE MANAGEMENT

Land uses are required to comply with the provisions and guidelines contained in Chapter 205A, Hawai'i Revised Statutes (HRS), entitled "Coastal Zone Management," as described below:

- **Recreational resources:** Provide coastal recreational opportunities accessible to the public.
- **Historic resources:** Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
- **Scenic and open space resources:** Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.
- **Coastal ecosystems:** Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.
- **Economic uses:** Provide public or private facilities and improvements important to the State's economy in suitable locations.
- **Coastal hazards:** Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.
- **Managing development:** Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- **Public participation:** Stimulate public awareness, education, and participation in coastal management.
- **Beach protection:** Protect beaches for public use and recreation.
- **Marine resources:** Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

PROPOSED EXEMPTION

An exemption from needing an environmental assessment (EA) refers to specific situations or projects that are not required to undergo the standard EA process due to their minimal potential impact on the environment.

Government agencies should use the appropriate exemption list as concurred by the Environmental Advisory Council as found at planning.hawaii.gov/erp/agency-exemption-list

Private parties should use DLNR's Exemption List as concurred by the Environmental Council on November 10, 2020, as found at files.hawaii.gov/dbedt/erp/Agency_Exemption_Lists/State-Department-of-Land-and-Natural-Resources-Exemption-List-2020-11-10.pdf

The proposed modifications as described are exempt under the following exemptions:

General Exemption Type 2, Part 1, # 10

Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced.

10. Replacement or reconstruction of existing electrical, telemetry, or communications systems and the structures that house or protect them.

General Exemption Type 3, Part 1, # 14

Construction and location of single new, small facilities or structures and the alteration and modification of the facilities or structures and installation of new, small, equipment and facilities and the alteration and modification of the equipment or facilities.

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.