

Approval to Execute a Right of Entry Agreement (REA) with Verizon Wireless for the site preparation and erection of a cellular base station to be constructed adjacent to the Birkhimer Tunnel State Emergency Operations Center located at the Diamond Head State Monument TMK (1) 3-1-042-006.

LEGAL REFERENCE:

Section 171-11 Hawai'i Revised Statutes.

SITE USE APPLICANT:

Verizon Wireless, whose principal place of business is Honolulu, Hawai'i.

LOCATION AND TAX MAP KEY:

Birkhimer Tunnel State HI-EMA State Emergency Operations Center, 4304 Diamond Head Road, Diamond Head State Monument, Honolulu, Oahu, identified by Tax Map Key: (1) 3-1-042-006.

AREA:

Area of Use (see attached plan Exhibit A):

- (1) The physical location of the proposed 460 S. F. cell site is located 250 feet north of the rear entrance of the Birkhimer EOC on the downhill side of the access road

ZONING:

State Land Use District:	Conservation
City & County of Honolulu:	Preservation Restricted/General
FEMA Flood Designation	X
Tsunami Evacuation Zone	No

TRUST LAND STATUS:

Section 5(b) lands of the Hawai'i Admissions Act.
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3688 dated April 30, 1996, setting aside the land to the Division of State Parks, Department of Land and Natural Resources, concurrently and jointly with the "Diamond Head Reservation" as managed and under the jurisdiction of the Department of Defense (DOD). The access road is currently assigned and used by the Hawaii Emergency Management Agency (HI-EMA).

CHARACTER OF USE:

Un-occupied automatic cellular communications base station and antenna tower with accompanying communications interface cabinet and emergency backup generator.

Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

TERM:

A 5-year term with option to extend for five years every five years with the approval of the Board

COMMENCEMENT DATE:

To be determined by the Director of the Hawaii Emergency Management Agency

RENT:

Annual fee of \$18,000 payable to the Division of State Parks, Department of Land and Natural Resources, or its' designee, for each year of the initial 5-year term for the ground space and easement. At the beginning of each new 5-year term the rent would increase by 14%.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Preliminary Environmental Assessment performed by Verizon Wireless indicated no significant impact.

REMARKS:

This cellular communications facility is urgently needed to provide additional wireless capacity to State, County, and Federal emergency worker Verizon wireless subscribers in the event of an activation.

RECOMMENDATION: That the Board:

- A. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project is expected to have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
- B. Consent to the execution of a Right of Entry Agreement, subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following:
 1. Review and approval by the Division of State Parks, Department of Land and Natural Resources; and
 2. Review and approval by the Department of the Attorney General; and
 3. Such other terms and conditions as be prescribed by the Director of HI-EMA to best serve the interest of the State.

Respectfully submitted,



FOR ARTHUR J. LOGAN
Director
Hawai'i Emergency Management Agency

APPROVED FOR SUBMITTAL:

SUZANNE CASE
Chairperson and Member

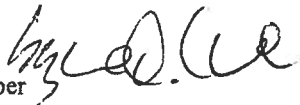


EXHIBIT A

PROJECT SITE

DESCRIPTION

State of Hawai'i, Hawai'i Emergency Management Agency
Verizon Site Project Site

A portion of that certain parcel of land (being portion(s) of the land(s) described in and covered by Land Patent Number 8165, Part B, Land Commission Award Number 8559-B, Apana 32 to William C. Lunalilo) situate, lying and being at Kapahulu, City and County of Honolulu, Island of Oahu, State of Hawaii, bearing Tax Key designation (1) 3-1-042-006, and containing an area of 303.190 acres, more or less.

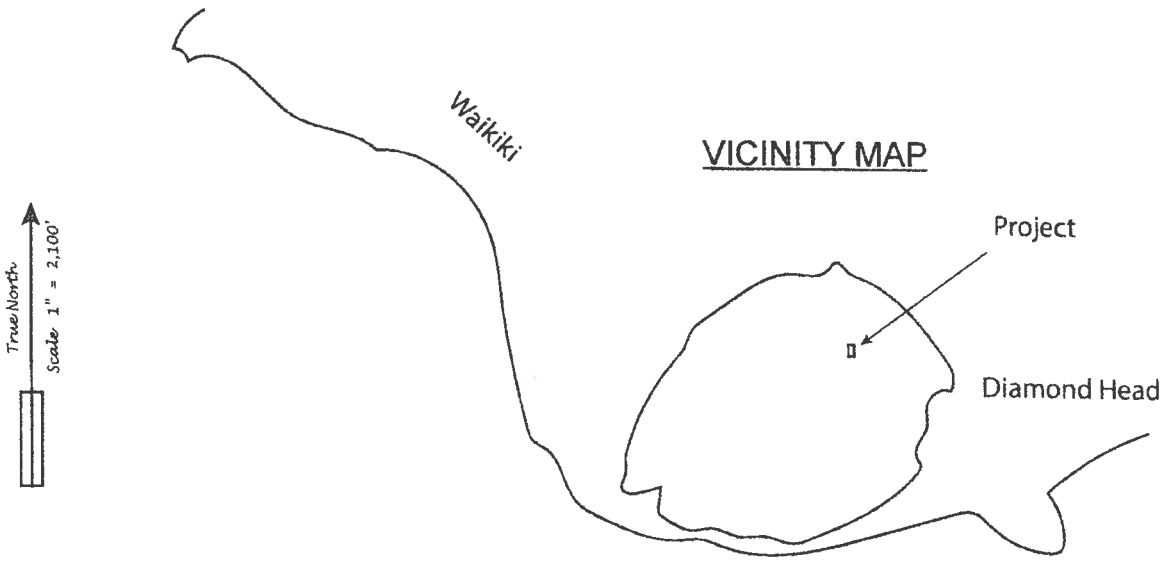
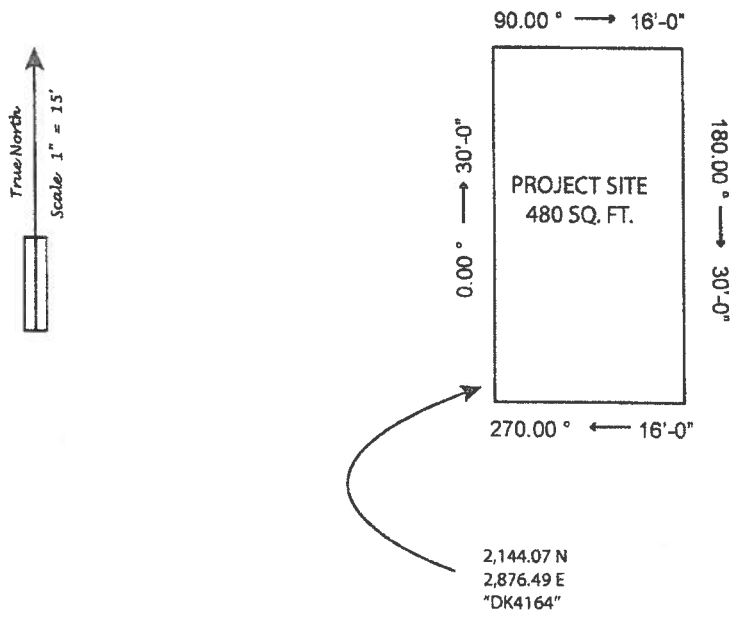
Beginning at the southwest corner of this parcel of land, the coordinates of said point of beginning referred to National Geodetic Survey Station "Diamond Head 2 Reset DK4164" being 2,144.07 feet north and 2,876.49 feet east running by azimuths measured clockwise from True North:

1. 0° 30.00 feet;
2. 90° 16.00 feet;
3. 180° 30.00 feet;
4. 270° 16.00 feet.

The above described parcel of land lies entirely within the TMK (1) 3-1-042-006.

EXHIBIT "A"

EXHIBIT A



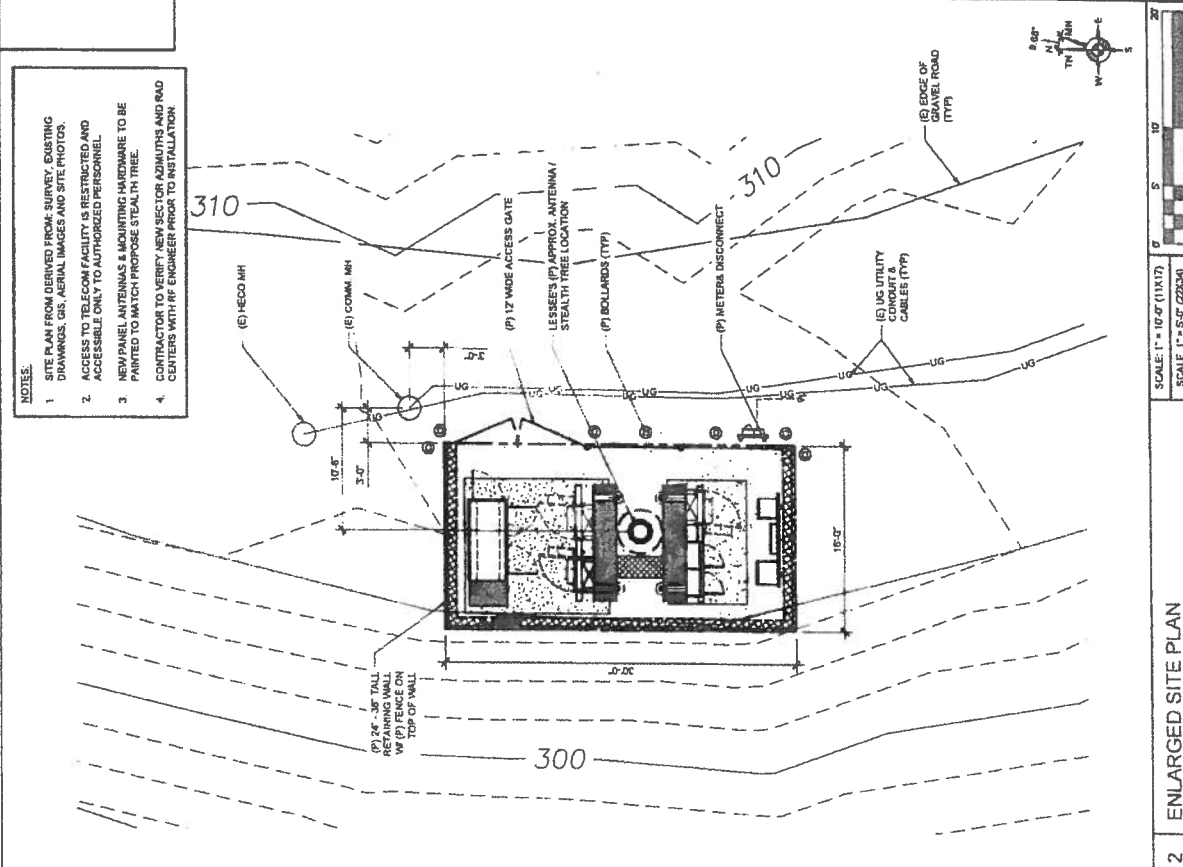
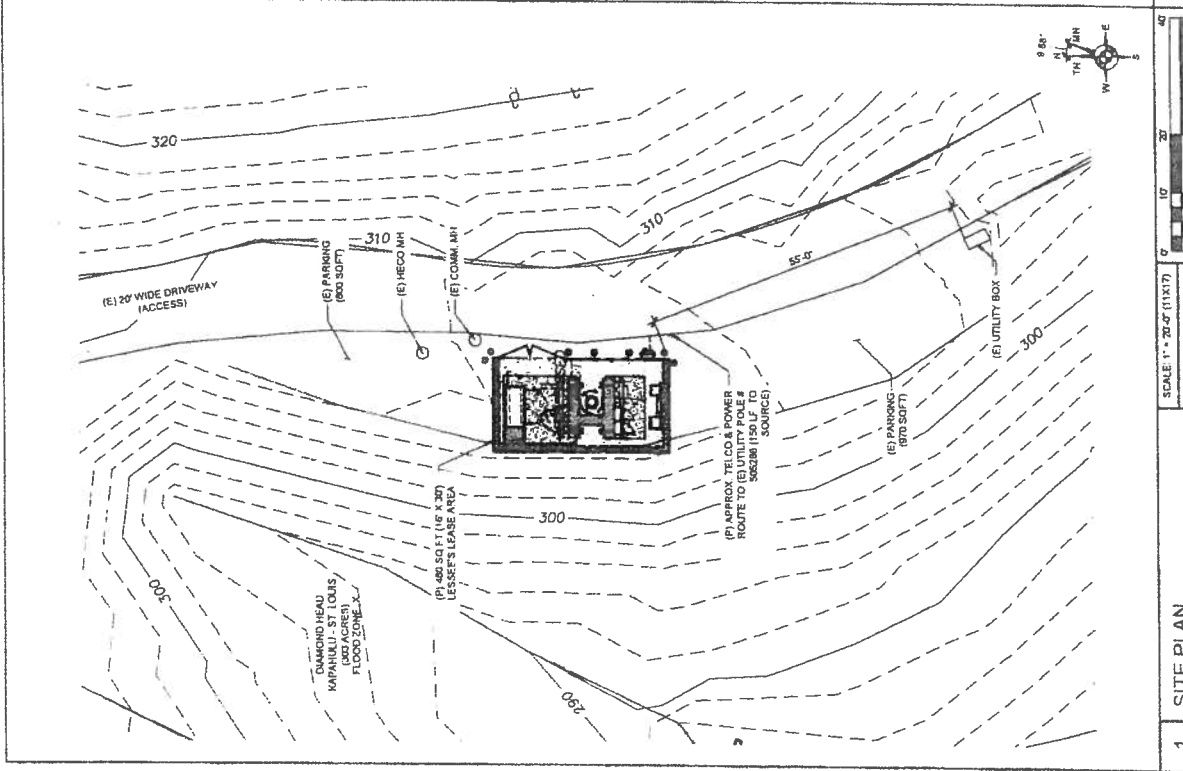
PROJECT SITE

State of Hawaii, Hawaii Emergency Management Agency
Verizon Cell Site Space and Easement

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Land Patent Number 8165, Part B, Land Commission Award Number 8559-B, Apana 32 to William C. Lunalilo) situate, lying and being at Kapahulu, City and County of Honolulu, Island of Oahu, State of Hawaii, bearing Tax Key designation (1) 3-1-042-006, and containing an area of 303.190 acres, more or less.

- NOTES:**
1. SITE PLAN FROM DERIVED FROM SURVEY, EXISTING DRAWINGS, GIS, AERIAL IMAGES AND SITE PHOTOS.
 2. ACCESS TO TELECOM FACILITY IS RESTRICTED AND ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.
 3. NEW PANEL ANTENNAS & MOUNTING HARDWARE TO BE PAINTED TO MATCH PROPOSED STEALTH TREE.
 4. CONTRACTOR TO VERIFY NEW SECTOR ADMUTS AND RAD CENTERS WITH THE ENGINEER PRIOR TO INSTALLATION.

			CRM PROJECT NO. 3008																
<table border="1"> <tr> <th colspan="2">PRELIMINARY</th> </tr> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>08-17-14</td> <td>ISSUE FOR REVIEW</td> </tr> <tr> <td>08-28-14</td> <td>CRM COMMENTS</td> </tr> <tr> <td>09-02-14</td> <td>CRM COMMENTS</td> </tr> <tr> <th colspan="2">SUBMITTAL</th> </tr> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>08-14-14</td> <td>FOR SUBMITTAL</td> </tr> </table>				PRELIMINARY		DATE	DESCRIPTION	08-17-14	ISSUE FOR REVIEW	08-28-14	CRM COMMENTS	09-02-14	CRM COMMENTS	SUBMITTAL		DATE	DESCRIPTION	08-14-14	FOR SUBMITTAL
PRELIMINARY																			
DATE	DESCRIPTION																		
08-17-14	ISSUE FOR REVIEW																		
08-28-14	CRM COMMENTS																		
09-02-14	CRM COMMENTS																		
SUBMITTAL																			
DATE	DESCRIPTION																		
08-14-14	FOR SUBMITTAL																		
SITE NAME LEAHI		TAX ID NO. (1) 3-1-042:006																	
SITE ADDRESS 4100 DRAMOND HEAD ROAD HONOLULU, HI 96815																			
SHEET TITLE SITE PLANS			SHEET NO. A001																



1	SITE PLAN	SCALE: 1" = 20'-0" (1:1X17)	SCALE: 1" = 10'-0" (1:1X17)
2	ENLARGED SITE PLAN	SCALE: 1" = 10'-0" (1:1X17)	SCALE: 1" = 5'-0" (1:2X34)

AERIAL OF SUBJECT AREA



Aerial Date: 01/16/2013

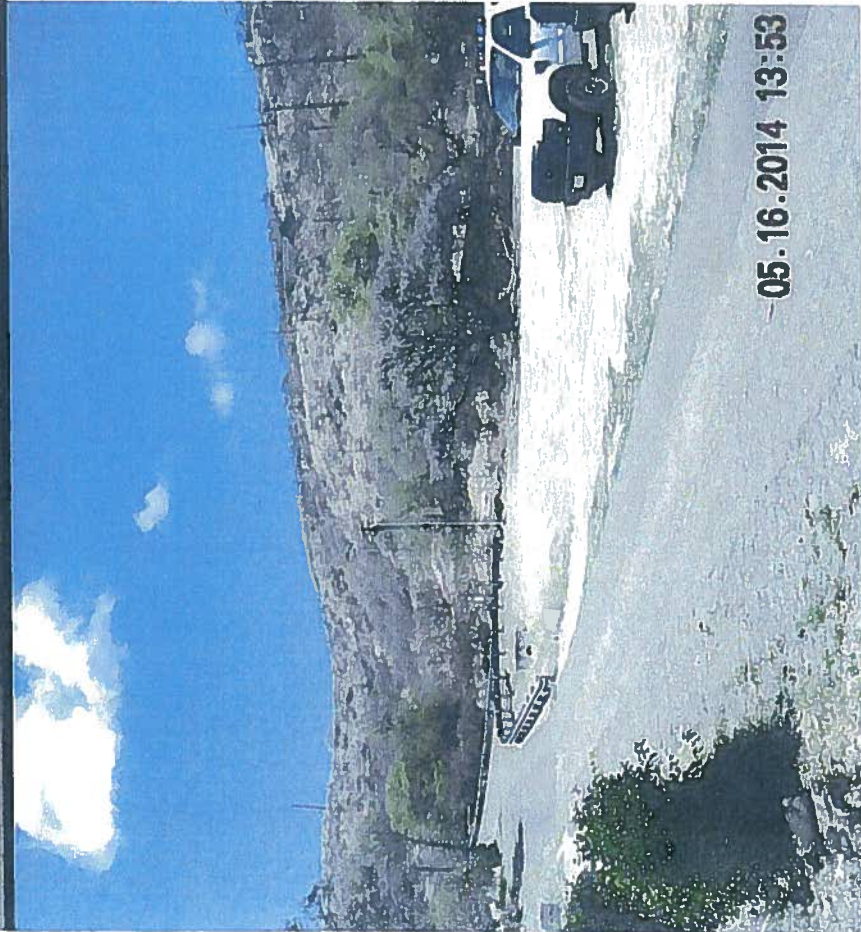


APPROX. PHOTO LOCATION

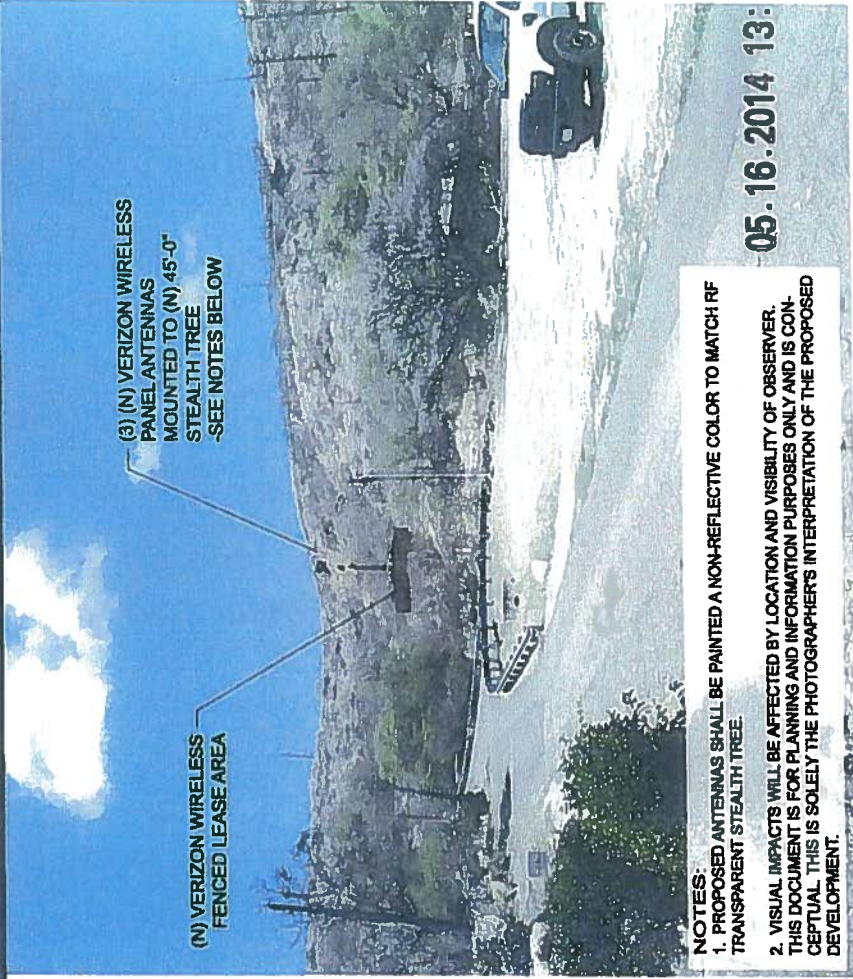
APPROX. PROPOSED ANTENNA LOCATIONS

verizonwireless Leahi Looking Northeast

1



Existing



(N) VERIZON WIRELESS
FENCED LEASE AREA

(3) (N) VERIZON WIRELESS
PANEL ANTENNAS
MOUNTED TO (N) 45'-0"
STEALTH TREE
-SEE NOTES BELOW

NOTES:
1. PROPOSED ANTENNAS SHALL BE PAINTED A NON-REFLECTIVE COLOR TO MATCH RF TRANSPARENT STEALTH TREE.

2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLELY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.

Proposed



AERIAL OF SUBJECT AREA



● APPROX. PHOTO LOCATION

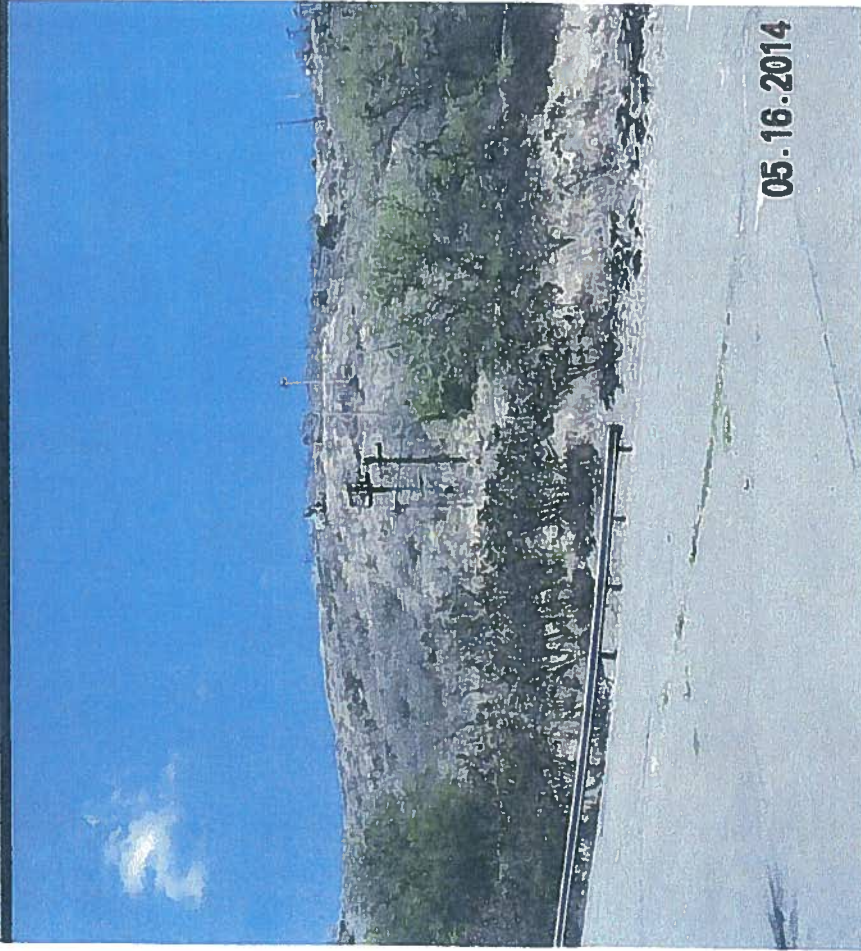
● APPROX. PROPOSED ANTENNA LOCATIONS



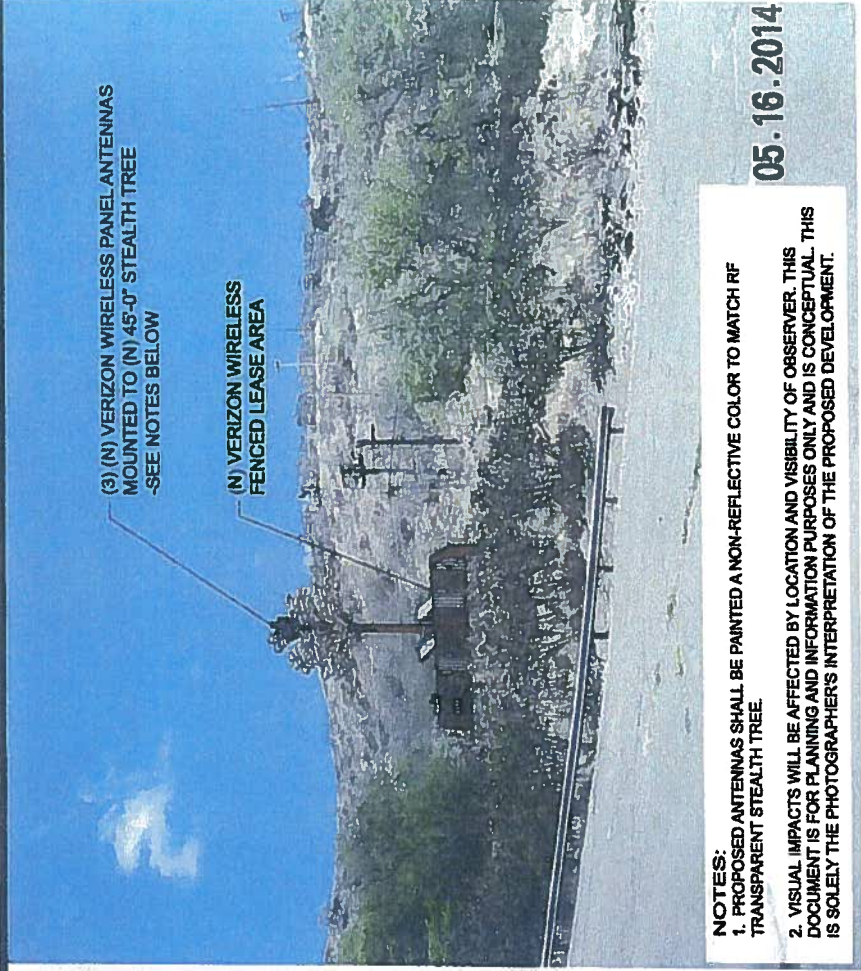
Leahi

Looking Northeast

2



Existing



NOTES:
1. PROPOSED ANTENNAS SHALL BE PAINTED A NON-REFLECTIVE COLOR TO MATCH RF TRANSPARENT STEALTH TREE

2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLELY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.

Proposed



Prepared by **CASCADIA PM**
Precision Program Management

PHOTO SIMULATION