

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawai'i**

File No: OA-3879
180-Day Exp. Date: February 15, 2022

January 14, 2022

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

REGARDING: Conservation District Use Application (CDUA) OA-3879 for
Verizon Wireless Lanikai Telecom Project

APPLICANT: Verizon Wireless

AGENT: Synergy Advantage Engineers c/o NTP LLC, Grant Nakaya

LOCATION: 1160 Koohoo Place

**TAX MAP KEYS
(TMKS):** (1) 4-3-005:068 & 070

AREA OF PARCEL: .9 acres¹; approximately 175 square feet²

USE: New Telecommunications Facility

SUBZONE: Limited

ATTACHMENTS: Exhibit 1: TMK map
Exhibit 2: Subzone map
Exhibit 3: Site Plan
Exhibit 4: Flood zone map
Exhibit 5: SLR-XA Map
Exhibit 6: "No" to Verizon petition
Exhibit 7: SMA permit
Exhibit 8: Cell service map
Exhibit 9: Key Observation Points (KOPs)

ONLINE LIBRARY: <https://dlnr.hawaii.gov/occl/current-applications/>

¹ Parcel total

² Total project area

DESCRIPTION OF AREA/CURRENT USE

The project area is on the east (windward) coast of O'ahu and is in the Lanikai residential neighborhood. The topography of the project area consists of relatively steep slopes, with steeper mountain vistas, ridgelines, and cliffs to the southwest, and a flat residential area and shoreline to the northeast.

The property is currently developed with a private residence (on parcel 068) and two existing telecommunication facilities (on both parcels). The existing telecommunication facilities are (1) AT&T with 4 panel antennas enclosed in a faux rock enclosure (approximate height of 230' above mean sea level) with 3 equipment cabinets located at a lower elevation and (2) Sprint with 2 panel antennas (approximate height of 215' above mean sea level, AMSL), 1 panel antenna (at an approximate height of 187' AMSL), and 1 parabolic antenna (at an approximate height of 187' AMSL) and 1 equipment cabinet located at a lower elevation. All antennas (AT&T antenna total is 4 and Sprint/T-Mobile total is 4) are connected to the lower elevation equipment platforms/cabinets via one existing conduit. The project area has no bare ground or areas of existing surface disturbance other than the existing accessways to the project site.

The site is accessed via a private driveway from Koohoo Place and the telecom facilities are accessed from an existing trail from the private residence. Both parcels are located at 1160 Koohoo Place, Por. Lanikai Beach Tract, Kailua, Koolaupoko, O'ahu. (see **Exhibit 1**).

The property is located in the Limited Subzone of the State Land Use Conservation District. (see **Exhibit 2**) The project site consists of steep slopes extending from approximately 120 feet AMSL to approximately 250 feet AMSL. The project would be located at the edge of the Lanikai residential area and on the natural lands associated with the lower slopes of Ka'iwa Ridge. (see **Exhibit 3**)

Three main soil types occur at the project site: Kokahi very stony clay (0 to 30 percent slopes), Papaa clay (35 to 75 percent slopes), and Stony steep land. Kokahi very stony clay and Papaa clay are both classified as Hydrologic Soil Group C: soils in this group possess a relatively high runoff potential when thoroughly wet. Stony steep land is classified as Hydrologic Soil Group A: soils in this group have a relatively low runoff potential when thoroughly wet.

Hazards.

The project area is located in the Special Management Area, but not in a tsunami evacuation area. No seismic hazards have been identified related to the proposed project.

A Flood Zone Map obtained from the State's Flood Hazard Assessment Tool website shows that the subject property is in Flood Zone X (see **Exhibit 4**). This flood zone defines areas determined to be outside the 0.2% annual change floodplain. This is not a coastal parcel and the proposed project are located outside of the sea level rise exposure area of 3.2 feet, as projected by the Sea Level Rise Exposure Area, SLR-XA (see **Exhibit 5**).

The proposed project has the potential for some erosion related to construction. Approximately 109 square feet of soil would be temporarily disturbed as laydown areas for equipment and spoils during construction. Approximately 175 square feet of ground would be permanently disturbed related to the installation of the equipment platforms and platform for the antennas and faux rock enclosure.

The Federal Communications Commission (FCC) is required by the National Environmental Policy Act of 1969 to evaluate the effects of radio frequency (RF) emissions from FCC-regulated transmitters on the quality of the human environment. The FCC adopted the National Council on Radiation Protection and Measurements (NCRP). The FCC adopted the NCRP's recommended Maximum Permissible Exposure (MPE) limits for field strength and power density for transmitters operating at frequencies of 300 kHz to 100 GHz.

The applicant states that at the proposed site, AT&T and Sprint/T-Mobile are currently operating within applicable FCC limits. Additionally, the applicant states that the proposed Verizon facility would operate under FCC limits for their own RF emissions as well as the cumulative emissions for all carriers, per established FCC guidelines.

Flora and Fauna

Flora at the project site is limited to heavy brush, cactus, scrub brush, and haole koa. No rare or endangered plants have been observed at the project site. No readily identifiable wetlands or wetland characteristics were noted, and the site is not located in a floodplain.

No rare or endangered animals have been observed at the project location. The Hawaiian hoary bat may be present at the site as it roosts in exotic and native woody vegetation, however no Hoary bats have been observed.

The endangered Band-Rumped Storm-Petrel, endangered Hawaiian Petrel, and the threatened Newell's Shearwater could fly over the project area; however, the project location is unlikely to be used by these species as a habitat and would likely only transit over the project location.

Historic/Cultural

In 2018 TCP Hawaii completed a formal Archaeological Inventory Survey (AIS) and Cultural Impact Assessment (CIA) of the nearby "Lanikai pillboxes" site area. These studies served as a background for the project's Area of Potential Effect (APE). These studies included an assessment of the cultural, archaeological, and historical resources present within the entire direct and indirect (visual) APE for the currently proposed undertaking. The project's APE includes both direct effects (to include the ground surface potentially impacted) and indirect (visual) effects (within a 0.5-mile radius from the tower site).

In 2020 TCP Hawaii conducted fieldwork in the direct and indirect APE. A 100% pedestrian survey at the proposed project's location revealed no historic properties (aboveground structures, objects, or buildings) present within the direct APE. The lower (near the current residence) direct APE has already been disturbed and impacted by previous building projects and landscaping. The upper (ridge) direct APE sits on bare rocky outcrop, and no historic properties are located at or below the ground surface; for this reason, no subsurface investigations were undertaken during this investigation.

Twelve previously identified historic properties were found to be located within the project's indirect (visual) APE. Four of these historic properties, all residential homes built between 1929 and 1942, are listed on the Hawaii Register of Historic Places (HRHP), but not the NRHP. Thus,

the previous 2018 TCP Hawaii's AIS and CIA studies yielded relevant data on numerous historic properties within the indirect (visual) APE. The 2018 TCP studies also found no previously recorded sites within the direct APE. Additionally, the 2020 APE study did not add anything new to the results of the 2018 studies. Thus, TCP Hawai'i concluded that the proposed undertaking would have no effect on the direct APE.

Part of the CDUA process requires that the applicant submit a Hawai'i Revised Statutes (HRS), 6E form developed by the State Historic Preservation Division (SHPD). The applicant hired TCP Hawai'i to conduct background research and a field survey of the area of potential effects for the project. These studies found that no identified historic sites were within the project area. The proposed structure would be visible from Site #8196 (Lanikai pillboxes) and possible from Site #9037 (an historic residence on 'A'alapapa Drive). It is anticipated that any adverse visual effects on these two historic properties would be mitigated by the proposed faux rock enclosure. Based on this the OCCL determined that no historic properties would be affected. OCCL filed the determination with SHPD on August 18, 2021.

PROPOSED USE

The proposed project will include one stealth enclosure, in the form of a faux rock, and two equipment enclosures. The faux rock enclosure would be located on the ridge (parcel 070) at approximately 230 feet AMSL. The enclosure would be approximately 75 square feet in area and would measure approximately 8 feet in height, inclusive of the stealth enclosure. The enclosure would be installed on concrete piers anchored to the ridge's rock face. This faux rock enclosure would house the proposed 4 panel antennas and associated equipment.

The antennas and equipment located within the faux rock enclosure would be connected to the equipment enclosures via a conduit traveling along the existing conduit route, used by the existing telecommunication facilities. The proposed equipment enclosures (located on parcel 068) would consist of two platforms approximately 56 square feet and 36 square feet in area. Both enclosures will be located 90 feet below the proposed faux rock enclosure at approximately 140 feet AMSL. The enclosures would house associated Verizon equipment for the telecommunications facility. They would be shielded on the north and west faces with slat fencing made of green composite or wood painted green for camouflage.

The proposed project is to be located adjacent to similar existing facilities. Project area topography consists of steep slopes that extend from approximately 120 feet AMSL to approximately 250 feet. A proposed Management Plan was included with this application. This Plan states that Verizon does not anticipate site expansion within the next 10 years.

The Board of Land and Natural Resources approved CDUP OA-2896 for the original telecommunications facility in October 1998. The most recent SPA, OA-18-01, concluded, "*OCCL remains concerned that multiple minor increases in size and density can add up and create and major increase in density. ... any future applications, without exception, will require a Conservation District Use Permit approved by either the Chair or the full Board of Land and*

Natural Resources, pursuant to Hawai'i Administrative Rules (HAR) §13-5. This CDUA is the subsequent future application due to a requested increase in size and density.

OTHER ALTERNATIVES CONSIDERED:

Alternative 1: No Action. Under the No Action Alternative, the project would not be implemented. The applicant states that this alternative would not permit Verizon to provide community residents and the public with reliable service and expanded emergency services in the Lanikai area.

Alternative 2: Proposed action. As described in the proposed use section, this project will install a new telecommunications facility consisting of two adjacent steel platforms and a faux rock enclosure that would contain antennas and ancillary equipment, as well as utility cables connecting the different project components.

Alternatives considered but dismissed:

- Site 1: Lanikai Community Association Park: Radio tests conducted at the site indicated that signal coverage would be inadequate. Additionally, the antenna required for the park location would be more visible to the community.
- Site 2: Board of Water Supply property located at 1281 Mokulua Dr: the proposed antennas in this location would be more visible within the community and there are safety concerns at this site.

SUMMARY OF COMMENTS

The Office of Conservation and Coastal Lands referred the application, as well as the Draft Environmental Assessment (EA) to the following agencies and organizations for review and comment:

State Agencies:

DLNR, Division of Conservation and Resource Enforcement
DLNR, Oahu District Land Office
DLNR, Engineering
DLNR, Division of Forestry and Wildlife
DLNR, Na Ala Hele
DLNR, Historic Preservation
DAGS, Office of Enterprise Technology Services
Office of Hawaiian Affairs

County Agencies:

City and County of Honolulu, Department of Planning
City and County of Honolulu, Fire Department

Federal Agency:

U.S. Fish and Wildlife

In addition, this application was also sent to the nearest public library, the Kailua Public Library; the Hawai'i State Library Document Center; the Lanikai Community Association; and the Kailua

Neighborhood Board to make this information readily available to those who may wish to review it.

Comments were received by the following agencies and individuals and summarized by Staff as follows:

THE STATE

DEPARTMENT OF LAND AND NATURAL RESOURCES

Division of Conservation and Resource Enforcement:

Comments: No Response.

Division of Forestry and Wildlife:

Comments: No Response.

Nā Ala Hele:

Comments: No Response.

Historic Preservation

Comments: Assigned project log number 2021PR01042 on August 25, 2021.

Engineering

Comments: No Response.

Oahu District Land Office

Comments: No Response.

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

Office of Enterprise Technology Services

Comments: No Response.

OFFICE OF HAWAIIAN AFFAIRS

Comments: No Response.

CITY AND COUNTY OF HONOLULU

Planning Department

Comments: No Response.

Fire Department

Comments: There will be no significant impact to fire department services.

FEDERAL AGENCIES

U.S. FISH AND WILDLIFE

Comments: No Comments.

COMMENTS FROM THE PUBLIC:

- 7 support emails/letters
- 36 oppose emails/letters
 - Opposition Reasons:
 - Visual impact/aesthetics:
 - Applicant's Response: Verizon states the enclosure shall be customized built to camouflage the antenna structure. Color photos and video of the subject area will be provided to the manufacturers to assist with matching the enclosure rockface in the surrounding area;
 - Precedent of more cell towers on the ridge: will become a cell tower farm and precedent should not be further justification for another tower:
 - Applicant's Response: No expansion of the Verizon site is anticipated in the next 10 years;
 - Estimated project cost is too low; therefore, the project requires a major SMA permit not a minor:
 - Applicant's Response: As shown in the findings by the City and County of Honolulu DPP in issuing SMA Permit 2021/SMA-18, the DPP determined that the proposed project has a valuation of less than \$500,000 and will have no significant effect on the SMA;
 - Environmental concerns: no study of the bird habitats on Ka'iwa Ridge was conducted and residents state that there is known shearwater activity:
 - Applicant's Response: Verizon's environmental consultant contacted the USFWS Pacific Islands Fish and Wildlife Office in Honolulu regarding the proposed project. The USFWS requested that Verizon adopt additional mitigation measures specifically for the Hawaiian hoary bat and Hawaii seabirds;
 - Irregularities in previous permitting of AT&T's tower in 2018-2019:
 - This comment was sent after the comment period ended but is noted. The OCCL provided the public past permitting in regard to this matter;
 - Not enough time to review and respond to the project;
 - Applicant's Response: Pre-assessment consultation letters were mailed on October 28, 2020. Several letters commenting on the project were received from stakeholders and included in the initial

Draft EA (DEA) and the DEA was published in the Environmental Review Program's (ERP) February 23, 2021 edition of The Environmental Notice. Publication by the ERP provides public notice and 30-day public comment. The DEA was accepted as a Final EA (FEA) and issued a Finding of No Significant Impact (FONSI) by the DLNR on September 8, 2021. Notice of FEA publication was published by the ERP in their September 8, 2021 edition of The Environmental Notice. Following FEA publication, the DLNR scheduled a public hearing on October 14, 2021; a hearing notice was published in the September 28, 2021 state newspaper. An additional public comment period of 2 weeks followed the public hearing;

- Zoning designation for the parcel is not a place for the project/ inconsistent with the spirit of conservation and the character of the neighborhood:
 - Applicant's Response: The subject property is in the Limited subzone. Pursuant to HAR §13-5-22 P-14 TELECOMMUNICATIONS (D-1) *new telecommunications facility* is a land use that one may apply for in the Limited subzone;
- Existing telecom is at the consent and financial benefit of the private landowner and did not receive approval from adjoining landowners:
 - Applicant's Response: Public safety is a purpose for this project. The significant coverage improvement for Verizon services in the area would provide benefit to 911 services;
- Negative impact to property values:
 - Applicant's Response: National studies have demonstrated that most home buyers value good cellular service over many other factors when a purchasing home;
- Radiofrequency (RF) health risks:
 - Applicant's Response: The construction of the proposed project will comply with all applicable health and safety standards. Measurements taken by the FCC near a forty-foot cell site have shown that the ground level RF power densities are less than 1% of the FCC's RF exposure limits. The proposed installation would be located at a significant distance from the nearest private residence and would not significantly increase exposure RF in the surrounding area;
- There is sufficient telecom already:
 - Applicant's Response: Verizon service in Lanikai is poor due to the surrounding terrain making coverage by existing infrastructure outside of the Lanikai area ineffective and a lack of necessary infrastructure in the Lanikai area to provide service;

- Proximity to residential:
 - Applicant's Response: The exclusion distances for the proposed antennas are approximately 20.5' from the antenna; the proposed antenna exclusion distance is wholly located within the project's proposed TMK parcel number (1) 4-3-005:070 and is a significant distance from the nearest residence. The nearest adjacent residence is located approximately 190' horizontal and 100' vertical from the proposed Verizon antenna;
- Residents have consistently objected to additional cell towers in this area:
 - Applicant's Response: Currently, the Lanikai community lacks sufficient Verizon coverage to provide backup 911 emergency response call support should the primary system become overwhelmed. By permitting this project, Verizon's network coverage will be significantly enhanced in the Lanikai area to better support 911 emergency response calls in the event of a high call volume incident;
- Ridge has cultural significance and should not be disturbed:
 - This comment was sent after the comment period ended but is noted. The OCCL responded with a copy of the Cultural Resources study.

PETITIONS:

- "No to Verizon Petition," signed by 506 Hawai'i residents (see **Exhibit 6**)
- "Stop Verizon's Cell Tower on the Ka'iwa Ridge on Lanikai Preservation Land," signed by 176 (as of 12/1/21) people. Link: <https://bit.ly/stop-verizon-cell-tower>.

ANALYSIS

Following review and acceptance for processing, the Applicant was notified, by correspondence dated August 19, 2021 that:

1. The proposed uses are identified land uses in the Limited subzone of the Conservation District, pursuant to the Hawai'i Administrative Rules (HAR) §13-5-22, P-14, **TELECOMMUNICATIONS (D-1)** New telecommunications facility. A management plan approved simultaneously with the permit is also required;
2. Pursuant to HAR §13-5-40 HEARNGS (a) public hearing shall be required because the proposed land use is for commercial use; and
3. In conformance with Chapter 343, Hawaii Revised Statutes (HRS), as amended, an Chapter 11-200.1, HAR, a finding of no significant impact to the environment (FONSI) is anticipated for the proposed project; and
4. The subject property is in the Special Management Area (SMA). The applicant's responsibility includes complying with the provisions of Hawaii's Coastal Zone

Management law (Chapter 205A, HRS) that pertain to the SMA requirements administered by the various counties. Staff notes an SMA Use Permit Assessment Application was submitted by the applicant and accepted on September 8, 2021. The City and County of Honolulu Department of Permitting and Planning approved the permit subject to conditions. (see **Exhibit 7**).

The Final EA/Finding of No Significant Impact (FONSI) was issued by the DLNR Chairperson and published in the September 8, 2021 edition of the Environmental Review Program's *The Environmental Notice*. A public hearing was advertised in the State newspaper on September 23, 2021, and a public hearing was conducted via Zoom October 14, 2021; eighteen members of the public attended.

CONSERVATION CRITERIA

The following discussion evaluates the merits of the proposed land use by applying the criteria established in §13-5-30, HAR.

- 1) *The proposed use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect, and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

The existing cellular coverage in the immediate area surrounding the proposed Verizon telecom is weak to no service. (see **Exhibit 8**) The proposed action is anticipated to increase health and human safety in the area because increased cellular coverage would allow for faster and better-quality communication in emergency events.

The proposed communications facility would adhere to all Occupational Safety and Health Administration (OSHA) and FCC rules, guidelines, and regulations on RF emissions. The proposed project would enhance the public health, safety, and welfare via improving access to wireless communications and data services in the Lanikai area.

- 2) *The proposed land use is consistent with the objectives of the Subzone of the land on which the use will occur.*

The objective of the Limited Subzone is to limit uses where natural conditions suggest constraints on human activity. The proposed use is a use that may be applied for pursuant to HAR, §13-5-22, P-14, **TELECOMMUNICATIONS (D-1)** New telecommunications facility. A management plan approved simultaneously with the permit, is also required.

The proposed project is limited in size and scope to approximately 175 square feet of ground area in a previously disturbed site and will occur adjacent to similar existing uses. The proposed use would enhance wireless and data service access and would improve emergency response and public safety via these improved services.

- 3) *The proposed land use complies with the provisions and guidelines contained in Chapter 205A, HRS entitled "Coastal Zone Management", where applicable.*

The objectives, policies, and guidelines of the Coastal Zone Management (CZM) program contained in Chapter 205A, Hawai'i Revised Statutes (HRS), are focused on the preservation, protection, and where possible, the restoration of the natural resources of the coastal zone in Hawai'i. The subject property is in the SMA and a SMA Use Permit Assessment Application was submitted by the applicant. The City and County of Honolulu determined that the proposed project has a stated valuation of less than \$500,000 and would have no significant effect on the SMA.

The proposed project will be co-located adjacent to similar telecom which concentrates similar development to one area. This co-location limits the impact to open space resources.

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

The proposed project would be limited in size and scope with approximately 175 square feet of ground to be permanently disturbed. Construction activities are to take approximately a month and once completed this unmanned facility will be visited monthly by authorized personnel for maintenance. The project would be built in compliance with all applicable federal, state, and local health and safety guidelines.

Best management practices (BMPs) would be implemented during project construction and for the structure's lifetime. Vegetation disturbance will be limited, and no landscaping will be used in order to limit impact to naturally occurring vegetation. 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.

- 5) *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

The proposed land use will be located adjacent to similar existing facilities in accordance with telecommunication facility co-location guidelines. Due to the surrounding area's geography, the number of locations suitable for Verizon's proposed project are limited. The site alternatives (Lanikai Community Association Park and Board of Water Supply location at 1281 Mokulua Dr) were dismissed due to issues of visibility, safety, and telecom reception.

Verizon states that the proposed stealth enclosure will be custom built to camouflage the antenna structure to better match the color and texture of the rockface in the surrounding area. Color photos and video of the area will be provided to the manufacturer to assist with matching the enclosure rockface to the surrounding area.

Due to the project's co-location in a previously disturbed area its relatively small size, and its camouflaged enclosure, the OCCL finds that the proposed project's structures are compatible with the existing telecom site.

- 6) *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.*

The purpose of the faux rock design is to better blend in with the natural surroundings. The faux rock design would be limited in height to mitigate intrusion upon open space characteristics; it is also proposed lower than the adjacent ridgeline in order to mitigate the visual impact. Additionally, the proposed project will be co-located with existing telecom facilities thereby reducing the number of telecom locations within the community.

- 7) *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.*

No subdivision of land is proposed for this project.

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

The applicant states that both a pre-installation third-party electro-magnetic emission (EME) study and a post-installation EME study will take place to determine if the cumulative RF emissions exceed the FCC emission limits. Safe RF exposure levels were adopted by the FCC and derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE). Both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The proposed project will be built according to all applicable health and safety guidelines and within the limits allowed by the Federal Communications Commission (FCC).

Staff believes the proposed land use will not be materially detrimental to the public health, safety, and welfare as mitigated. In fact the purpose of this project is to expand telecom services within the area. This telecom expansion increases access to emergency response services.

CULTURAL IMPACT ANALYSIS:

TCP Hawaii completed a formal Cultural Impact Analysis (CIA) of the nearby "Lanikai pillboxes" in 2018. Research conducted as part of the 2018 CIA found no traditional cultural resources present within the APE of the proposed project. This finding was supported by the recently conducted archaeological survey by TCP Hawaii. The CIA also found that no contemporary cultural practices are, or have recently been, carried out within the APE. The APE is located on

the slope of a steep ridge some distance from the shoreline which makes it an unlikely location for traditional habitation, while the steep slope and lack of soil makes it unsuitable for traditional cultivation.

The project site and APE are located on a spur of Ka'iwa Ridge. The 2018 CIA identified Ka'iwa Ridge as a culturally significant natural feature. The project's location on Ka'iwa ridge can have an effect on the ridge's visual connection with the ocean. Ka'iwa Ridge has mostly continuous vegetative cover consisting of grasses, shrubs, and scattered clumps of *Hylocereus undatus* (dragonfruit) with occasional rock outcroppings. CAD drawings were created to show the orientation of the proposed project within the landscape and in relation to the existing communication facility. Five Key Observation Points (KOPs) were identified to assess impacts on views. (see **Exhibit 9**) The KOPs were assessed via the Department of the Interior's Bureau of Land Management (BLM) Handbook H-8431-1: Visual Resource Contrast Rating. This assessment rated the level of change to the landscape's landforms/water, vegetative features, and structural elements. The geometric, vertical form of the project is stated to be similar to surrounding rocks on the ridge.

It was determined that most mauka views of the project would be screened by vegetation and residential structures. The makai views from the Lanikai Pillboxes Trail and Overlook would be unobstructed.

DISCUSSION

The proposed project entails 4 Verizon panel antennas and associated equipment in a faux rock enclosure on Ka'iwa Ridge at approximately 230 AMSL. This enclosure would be approximately 75 square feet in area, at approximately 8 feet tall and would be installed on concrete piers anchored to the ridge's rock face.

The faux rock enclosure would be connected to two equipment enclosures via an existing conduit route. The equipment enclosures would be located at approximately 140 feet AMSL and would be two platforms at approximately 56 square feet and 36 square feet.

The proposed project is to be located on two private parcels (068 and 070) and would be co-located adjacent to similar existing facilities. Project area topography consists of steep slopes that extend from approximately 120 feet AMSL to approximately 250 feet. A proposed Management Plan was included with this application. The Management plan included the following best management practices (BMPs) during both construction and the project's lifetime:

Proposed Construction BMPs:

- *Soil erosion BMPs*: such as biosocks and run-off filters to mitigate the effect of erosion. All disturbed soils would be replaced and stabilized to adhere to correct water drainage and wind erosion standards.
- *Biological resources BMPs*: no nighttime construction shall occur during the seabird fledgling period from September 15 to December 15. Outdoor lighting shall be fully

shielded so bulbs can only be seen from below and all outdoor lighting shall be turned off when no human activity is occurring. Additionally, no barbed wire shall be used and no woody plants greater than 15 feet tall shall be disturbed, trimmed, or removed from June 1 to September 15 (Hawaiian hoary bat birthing season).

- *Transportation/Traffic/Noise BMPs:* all cars and a usage of a helicopter, if required, shall obtain all required clearances such as a Community Noise Control Permit. If a helicopter is used for construction, Verizon will utilize a FAA certified company that specializes in heavy lifts. Arrangements would be made with the homeowner to park and carpooling/shuttling would be considered to minimize parking during the approximate 4-week construction. Construction work shall occur during “normal business hours.”

Proposed Project Lifetime BMPs

- *Soil erosion BMPs:* interim reclamation would consist of reseeding all areas not needed for long-term operations where vegetation was removed. When the project site is abandoned and facilities have been removed, all areas lacking vegetation (as a result of the project) would be successfully revegetated.
- *Biological Resources BMPs:* the project meets the U.S. Fish and Wildlife Services’ (USFWS) tower siting and design recommendations and is therefore not anticipated to adversely affect migratory birds. No woody plants will be disturbed, removed, or trimmed that are greater than 15 feet tall during the Hawaiian hoary bat birthing and pup rearing season (June 1- September 15); no barbed wire will be used. The applicant will adhere to all current regulations regarding tower lighting as required by the Federal Aviation Administration, which would minimize seabird fallout.
- *Transportation/Traffic/Noise BMPs:* this is an unmanned site and maintenance would occur monthly by a limited number of personnel who would park in the homeowner’s driveway.

TCP Hawaii completed an AIS and CIA of the nearby “Lanikai pillboxes” in 2018 and these studies served as a background for the project’s Area of Potential Effect (APE). In 2020 TCP Hawaii conducted fieldwork in the direct and indirect APE. The 2018 TCP studies did not find any previously recorded sites within the direct APE of this project. Additionally, the 2020 APE study did not add anything new to the 2018 study results. TCP Hawaii concluded that the proposed undertaking would have no effect on the direct APE.

Based on the information provided, staff believes that the project will have negligible adverse environmental or ecological effects provided that best management practices and mitigation measures as described in the application and environmental assessment, and as required by rule or laws, are fully implemented.

RECOMMENDATION

Based on the preceding analysis, staff recommends that the Board of Land and Natural Resources APPROVE Conservation District Use Application OA-3879 for the Verizon Wireless Lanikai

Telecom Project located at 1160 Koohoo Place, Por. Lanikai Beach Tract, Kailua, Koolauapoko, Oahu, TMKs (1) 4-3-005:068 & 070 subject to the following conditions:

1. The permittee shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state, and county governments, and applicable parts of this chapter;
2. The permittee, its successors and assigns, shall indemnify and hold the State of Hawai'i harmless from and against any loss, liability, claim, or demand for property damage, personal injury, and death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors, and agents under this permit or relating to or connected with the granting of this permit;
3. The permittee shall comply with all applicable Department of Health administrative rules;
4. Before proceeding with any work authorized by the department or the board, the permittee shall submit four copies of the construction plans and specifications to the chairperson or an authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three of the copies will be returned to the permittee. Plan approval by the chairperson does not constitute approval required from other agencies;
5. Unless otherwise authorized, any work or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with construction plans that have been signed by the chairperson and shall be completed within three years of the approval of such use. The permittee shall notify the department in writing when construction activity is initiated and when it is completed;
6. All representations relative to mitigation set forth in the accepted application and environmental assessment or impact statement for the proposed use are incorporated as conditions of the permit;
7. In issuing the permit, the department and board have relied on the information and data that the permittee has provided in connection with the permit application. If, subsequent to the issuance of the permit such information and data prove to be false, incomplete, or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;
8. Where any interference, nuisance, or harm may be caused, or hazard established by the use, the permittee shall be required to take measures to minimize or eliminate the interference, nuisance, harm, or hazard;
9. The permittee shall plan to minimize the amount of dust generating materials and activities. Landscaping and dust control of cleared areas will be initiated promptly;

10. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact SHPD (808-692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary;
11. The permittee shall utilize Best Management Practices for the proposed project;
12. During construction, appropriate mitigation measures shall be implemented to minimize impacts to the aquatic environment, off-site roadways, utilities, and public facilities;
13. Cleared areas shall be revegetated, in accordance with landscaping guidelines provided in this chapter, within thirty days unless otherwise provided for in a plan on file with and approved by the department;
14. The permittee understands and agrees that the permit does not convey any vested right(s) or exclusive privilege;
15. Obstruction of public roads, trails, and pathways shall be avoided or minimized. If obstruction is unavoidable, the permittee shall provide alternative roads, trails, or pathways acceptable to the department;
16. During construction, appropriate mitigation measures shall be implemented to minimize impacts to off-site roadways, utilities, and public facilities;
17. The permittee shall obtain a county building or grading permit or both for the use prior to final construction plan approval by the department;
18. Artificial light from exterior lighting fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may be permitted pursuant to section 205A-71, HRS. All exterior lighting shall be shielded to protect the night sky;
19. The permittee acknowledges that the approved work shall not hamper, impede, or otherwise limit the exercise of traditional, customary, or religious practices of native Hawaiians in the immediate area, to the extent the practices are provided for by the Constitution of the State of Hawai'i, and by Hawai'i statutory and case law;
20. Trees taller than 15 feet shall not be removed or trimmed during the Hawai'i Hoary bat birthing and pup rearing season from June 1st to September 15th and no barbed wire shall be constructed;
21. No nighttime construction shall occur during the seabird fledgling period from September 15 to December 15. Outdoor lighting shall be fully shielded so bulbs can

only be seen from below and all outdoor lighting shall be turned off when no human activity is occurring;

22. Other terms and conditions as may be prescribed by the Chairperson; and

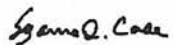
23. Failure to comply with any of these conditions shall render this Conservation District Use Permit void under Chapter 13-5, as determined by the chairperson or board.

Respectfully submitted,



Rachel Beasley, Staff Planner
Office of Conservation and Coastal Lands MC

Approved for submittal:



SUZANNE D. CASE., Chairperson
Board of Land and Natural Resources

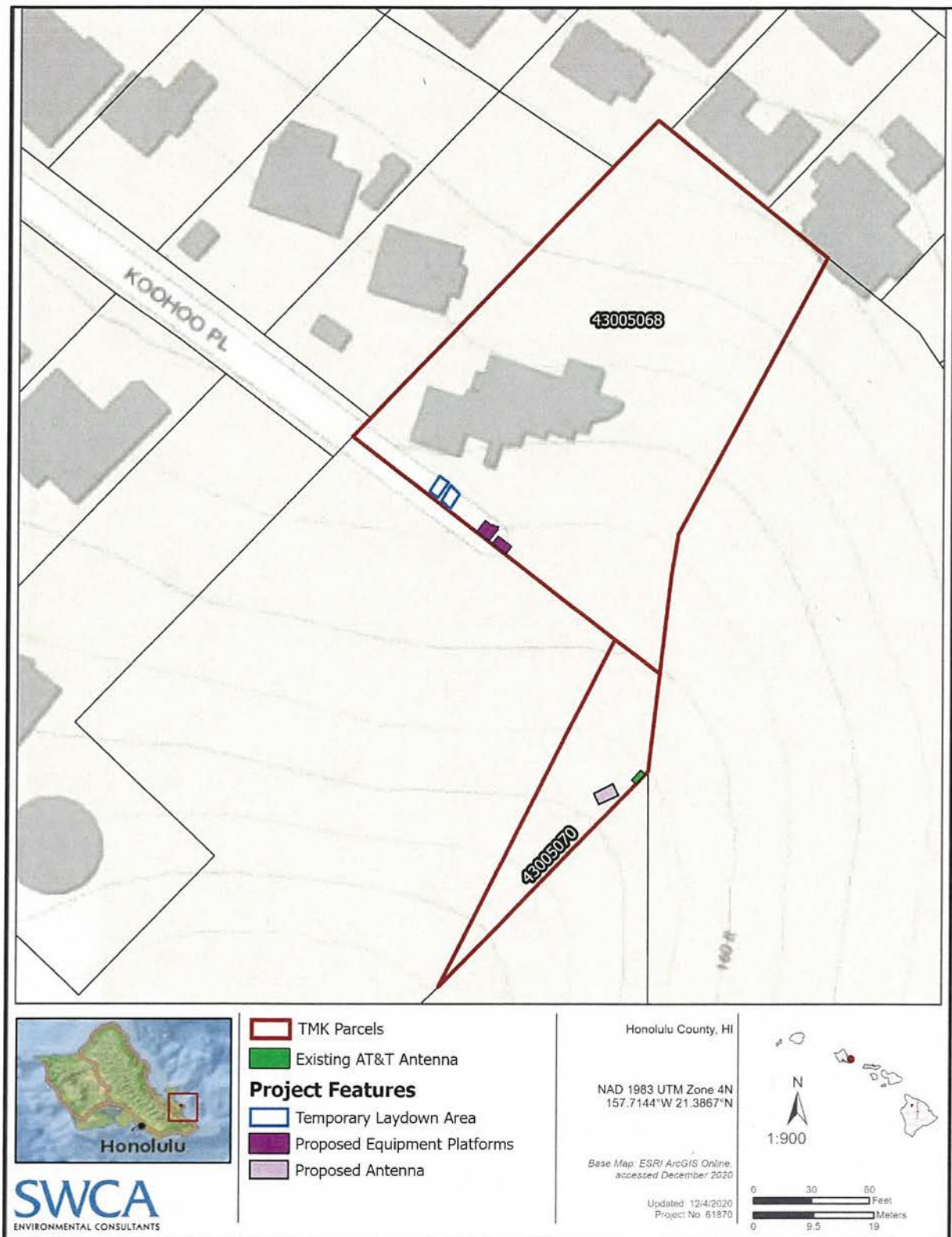


Figure 1. Proposed project location.

Exhibit 1

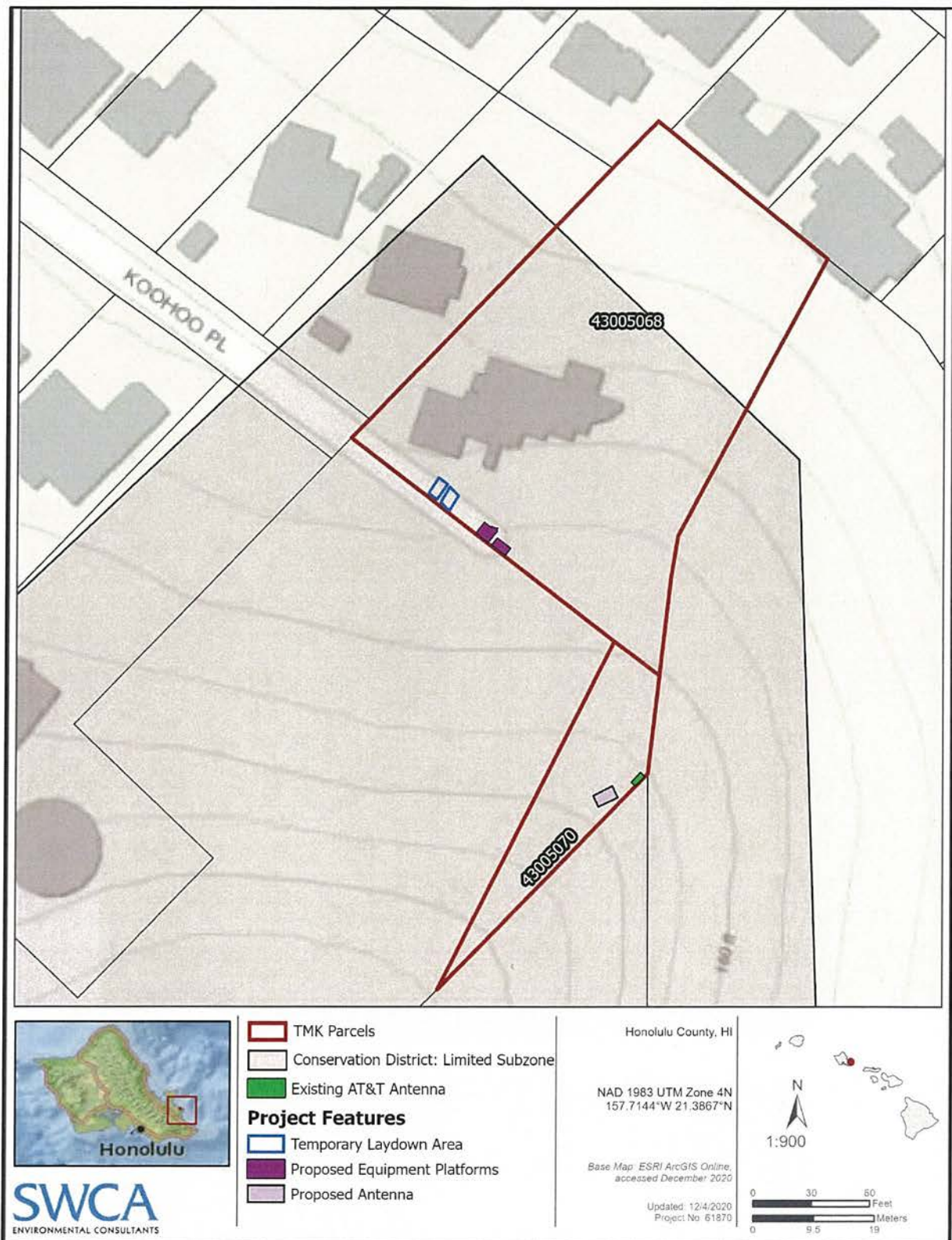
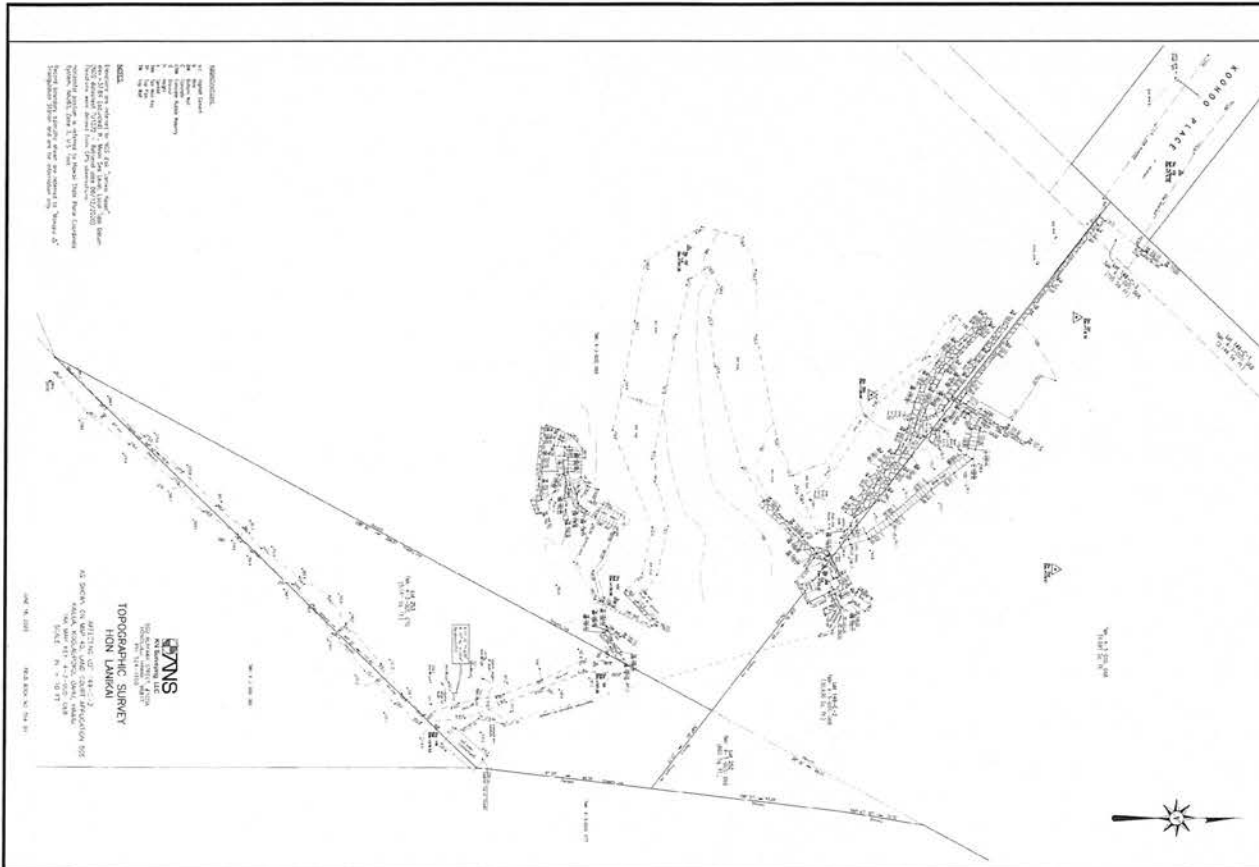


Figure 2. Proposed project location and surrounding Conservation District subzone.

Exhibit 2

PROJECT SCOPE		PROJECT INFORMATION		DRIVING DIRECTIONS		SHEET INDEX																												
<p>1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY FOR VERIZON TWO SEPARATE EXISTING TAX PARCELS.</p> <p>2. PROPOSED INSTALLATION OF ANTENNAS AND ANCILLARY EQUIPMENT WITHIN A VERIZON STEALTH ENCLOSURE ADJACENT OTHER CARRIERS STEALTH ENCLOSURE.</p> <p>3. PROPOSED INSTALLATION OF VERIZON EQUIPMENT WITHIN A FENCED EQUIPMENT ENCLOSURE.</p> <p>4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE AND FIBER SERVICE.</p>		<h1>verizon</h1> <p>HON LANIKAI 1160 KOOHOO PLACE KAILUA, HI 96734 TMK: (1) 4-3-005: 068 & 070 ZONING DRAWINGS</p>		<p>FROM VERIZON OFFICE IN MELANE, HAWAII</p> <ol style="list-style-type: none"> 1. HEAD EAST ON KAHULU AVE TOWARD PALIST. 2. MAKE A U-TURN AT PALIST. 3. CONTINUE ONTO LEBENUA RD/WRAD ST. 4. TURN LEFT ONTO THE RAMP TO HONOLULU. 5. MERGE ONTO MH-23. 6. MERGE ONTO MH-1. 7. TAKE EXIT 14 TO MERGE ONTO HS-430 E/HS-45 E/MAKAPU BLVD TOWARD KAILUA. 8. USE THE RIGHT LANE TO MERGE ONTO HS-430 E/HS-45 E/MAKAPU BLVD (SIGNS FOR KAILUA). 9. TURN RIGHT ONTO CHANALUA ST. 10. TURN LEFT AT THE 1ST CROSS STREET ONTO KAHULU DR. 11. TURN RIGHT ONTO HS-KALAEHED AVE. 12. TURN RIGHT ONTO KAILUA RD. 13. TURN LEFT TOWARD KAILUA RD. 14. TURN LEFT ONTO KAILUA RD. 15. SLIGHT RIGHT ONTO S KALAEHED AVE. 16. CONTINUE ONTO LAMWALUA RD. 17. CONTINUE ONTO LAMWALUA RD. 18. TURN LEFT ONTO ALALUA DR. 19. CONTINUE ONTO KALAPAPA DR. 20. CONTINUE ONTO KALAPAPA DR. 21. SLIGHT RIGHT ONTO KOHOOH PL. <p>TOTAL MILES: 31.1 MILES TOTAL TIME: 42 MINUTES</p>		<p>001 TITLE SHEET</p> <p>002 TOPOGRAPHIC SURVEY</p> <p>A001 OVERALL SITE PLAN</p> <p>A002 ENLARGED SITE PLANS</p> <p>A003 SECTIONS AND ELEVATIONS</p>																												
<p>PROJECT CONTACTS</p> <p>APPLICANT: VERIZON WIRELESS 283 KAHULU AVE MELANE, HI 96734</p> <p>PROPERTY OWNER: STEVEN AND LINDA MAIR 1160 KOOHOO PLACE KAILUA, HI 96734</p> <p>ZONING/PERMITTING AGENT: SYNERGY/ADAPTABLE ENGINEERS 333 WARD AVENUE, SUITE 3-415 HONOLULU, HI 96814 SHANE VORACICH PH: 808.392.3441</p> <p>ZONING/PERMITTING AGENT: SYNERGY/ADAPTABLE ENGINEERS 333 WARD AVENUE, SUITE 3-415 HONOLULU, HI 96814 SHANE VORACICH PH: 808.392.3441</p> <p>RF ENGINEER: VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND, OR 97230 DONG BREDWELL</p> <p>CONSTRUCTION MANAGER: VERIZON WIRELESS 283 KAHULU AVE MELANE, HI 96734 KIMO LINDOON</p> <p>SURVEYOR: EN SURVEYING, LLC 300 ALAKAWA STREET, #100A HONOLULU, HI 96817 KENNETH NEWMAN, LPLS PH: 808.524.7100</p>		<p>PROJECT INFORMATION</p> <p>SITE NAME: HON LANIKAI ADDRESS: 1160 KOOHOO PLACE KAILUA, HI 96734</p> <p>JURISDICTION: CITY AND COUNTY OF HONOLULU TMK: (1) 4-3-005: 068 & 070 ZONING: P-1 (RESTRICTED PRESERVATION) SETBACKS: 15'-0" (FRONT) 15'-0" (REAR) 15'-0" (SIDE)</p> <p>LATITUDE: N 21° 23' 11.62" N (21.386394° N) LONGITUDE: W 157° 42' 51.52" W (157.714172° W) SOURCE: 1A, CERTIFICATION GROUND ELEVATION @ ANTENNAS: 217.2' AMSL GROUND ELEVATION @ EQUIP: 213.7' AMSL</p> <p>PI STRUCTURE HEIGHT: 7.8 D. 40 FT PI VERIZON GROUND LEASE AREA: 7.8 D. 50 FT</p> <p>OCCUPANCY: U GROUP: 9-3</p>		<p>GOVERNING CODES</p> <p>2012 IBC - INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS</p> <p>2012 IEBC - INTERNATIONAL ELECTRICAL CODE</p> <p>2012 NEC - NATIONAL ELECTRICAL CODE</p> <p>2012 ENEC - INTERNATIONAL ENERGY CONSERVATION CODE</p> <p>A.D.A. COMPLIANCE - INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.</p>		<p>APPROVALS</p> <p>PRELIMINARY CONSTRUCTION DRAWINGS 3/28/2017</p> <p>** REVISIONS SHALL BE PLACED IN PLACES ADJACENT TO EACH REVISION AND ALL DRAWINGS ARE 20% REVISIONS.</p> <table border="1"> <thead> <tr> <th>CONSULTANT/PRINTED NAME</th> <th>SIGNATURE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SITE A.C.O.</td> <td></td> <td></td> </tr> <tr> <td>PERMITTING:</td> <td></td> <td></td> </tr> <tr> <td>BY AGR:</td> <td></td> <td></td> </tr> <tr> <td>CONSTR. AGR:</td> <td></td> <td></td> </tr> <tr> <td>OPR. AGR:</td> <td></td> <td></td> </tr> <tr> <td>PROJ. AGR:</td> <td></td> <td></td> </tr> <tr> <td>RDG. REVIEW:</td> <td></td> <td></td> </tr> <tr> <td>DEV. AGR:</td> <td></td> <td></td> </tr> </tbody> </table>		CONSULTANT/PRINTED NAME	SIGNATURE	DATE	SITE A.C.O.			PERMITTING:			BY AGR:			CONSTR. AGR:			OPR. AGR:			PROJ. AGR:			RDG. REVIEW:			DEV. AGR:		
CONSULTANT/PRINTED NAME	SIGNATURE	DATE																																
SITE A.C.O.																																		
PERMITTING:																																		
BY AGR:																																		
CONSTR. AGR:																																		
OPR. AGR:																																		
PROJ. AGR:																																		
RDG. REVIEW:																																		
DEV. AGR:																																		
<p>ISLAND MAP</p>		<p>LOCALIZED MAP</p>		<p>PROJECT INFORMATION</p> <p>HON LANIKAI 1160 KOOHOO PLACE KAILUA, HI 96734 TMK: (1) 4-3-005: 068 & 070</p> <p>SHEET TITLE</p> <p>TITLE SHEET</p> <p>SHEET NO.</p> <p>001</p>																														

Exhibit 3



DRAWN BY: OS
 CHECKED BY: OS

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	07/28/20	PRELIMINARY DRAWINGS
2	09/21/20	CORRECTION & ALL COMMENTS
3	02/01/21	FINAL DRAWINGS

LICENSEE

PROJECT INFORMATION

HON LANIKAI
 1160 KOOHOO PLACE
 KAILUA, HI 96734
 T.M.K. (1) 4-3-005: 068 & 070

SHEET TITLE

LAND SURVEY

SHEET NO.

002

1 LAND SURVEY

11 X 17 SCALE: 1" = 60'-0"
 22 X 34 SCALE: 1" = 30'-0"

Exhibit 3

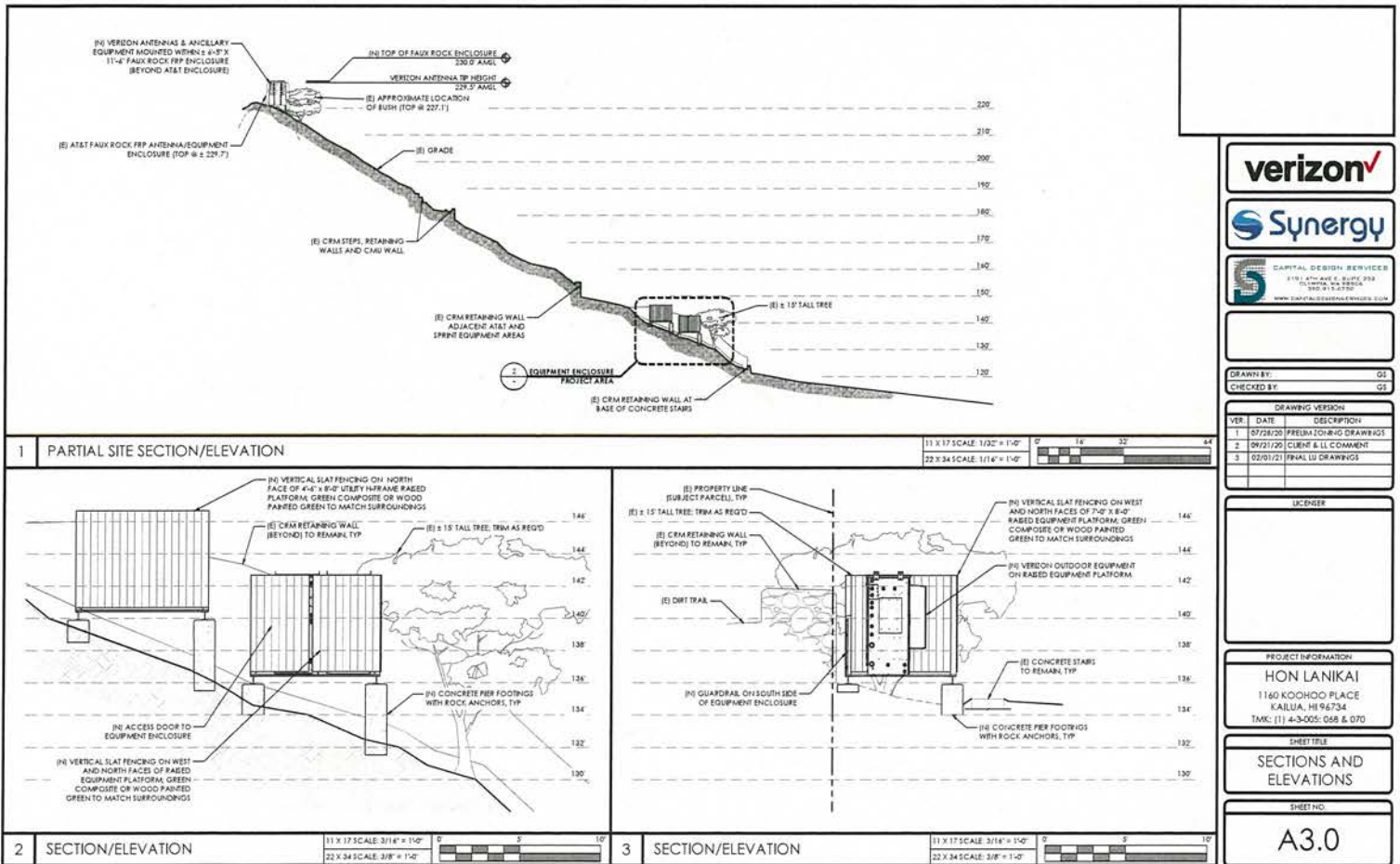


Exhibit 3



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 4-3-005:070
 WATERSHED: KAELEPULU
 PARCEL ADDRESS: ADDRESS NOT DETERMINED
 KAILUA, HI 96734

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0290H
 PANEL EFFECTIVE DATE: NOVEMBER 05, 2014

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: NO
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUTION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>



0 400 800 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.


	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
--	--

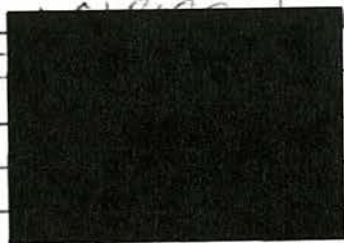
Exhibit 4

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Kate Kaylandall	Yes		Kate Kaylandall
Gunda Nollenberger	Yes		Gunda Nollenberger
Cindy Sakai	Yes		Cindy Sakai
Nicole Wong	Yes		Nicole Wong
Julia Horie	Yes		Julia Horie
Michael Yamane	Yes		Michael Yamane
Erika Kim	Y		Erika Kim
Thomas Gerritsen	Yes		Thomas Gerritsen
Alma Davis	Yes		Alma Davis
Jasmine Kumar	Yes		Jasmine Kumar
Jeff Hendrix	Yes		Jeff Hendrix


⑪

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND


Name	Hawaii Resident?	Email or /Phone	Signature
David Lewis	Y		David Lewis
Victorina Ojeda	Y		Victorina Ojeda
Jeffrey Ojeda	Y		Jeffrey Ojeda
Denise Duque	Y		Denise Duque
Tai Figueroa	Y		Tai Figueroa

⑤

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or IPhone	Signature
Dianne Garp	Yes		

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Linda Baker	yes		

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

[illegible]

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
S. H. Dawson	YES		S. H. Dawson
Diana Kalan	YES		Diana Kalan
George Nardin	YES		George Nardin
Shannon Marvotte	YES		Shannon Marvotte
SHERYL MARSHALL	YES		Sheryl Marshall
CURTIS HAWKINS	YES		Curtis Hawkins
Paul Colby	YES		Paul Colby
John G. Coles	YES		John G. Coles
GEORGE HEWITT	YES		George Hewitt
CARLOS SACHSEL	YES		Carlos Sachsel
DONALD HU	YES		Donald Hu
Melanie Meinken	YES		Melanie Meinken
STEVEN REIFER	YES		Steven Reifer
Wanda Thurita	YES		Wanda Thurita
Bruce Schneiderman	YES		Bruce Schneiderman
Joel Zehngraff	YES		Joel Zehngraff
Karen Williams	YES		Karen Williams
Shawn Scoggins	YES		Shawn Scoggins
Caroline Taketa	YES		Caroline Taketa
Denise Lopes	YES		Denise Lopes
Pam Lotko	YES		Pam Lotko
Mafalda L. Hirata	YES		Mafalda L. Hirata
Martha Harper	YES		Martha Harper
Nashua Koppner	YES		Nashua Koppner
Joe Casano	YES		Joe Casano

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
RIM COMEANY	YES		Rim Comeany
Ryan Tucker	YES		Ryan Tucker
John Fila	YES		John Fila
Kaitlyn Dosenberg	YES		Kaitlyn Dosenberg
Austin Trujillo	YES		Austin Trujillo
Jason Jinks	YES		Jason Jinks
Vessan Lundgren	YES		Vessan Lundgren
Ashley Dart	YES		Ashley Dart
Jessica Palma	YES		Jessica Palma
Nat Lui-Kurw	YES		Nat Lui-Kurw
Dona GERMAIN	YES		Dona GERMAIN
ALEX LUI-KURW	YES		ALEX LUI-KURW
Thane Ramez	YES		Thane Ramez
Pena Dumas	YES		Pena Dumas
Ashley Allen	YES		Ashley Allen
Stephanie Quay	YES		Stephanie Quay
Rhegan Wada	YES		Rhegan Wada
Rebekka Zaffke	YES		Rebekka Zaffke
Kristy Henderson	YES		Kristy Henderson
Erik Ortega	YES		Erik Ortega
Aiyana Flores	YES		Aiyana Flores
Tracy Myers	YES		Tracy Myers
Jakey Carlos	YES		Jakey Carlos
Chayisha Martin	YES		Chayisha Martin
Heidi Tano	YES		Heidi Tano
Chow Yu	YES		Chow Yu

20

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Ram Goodbar	Y		Ram Goodbar
Julio Lemus	Y		Julio Lemus
Blake Smith	Y		Blake Smith
JOSHUA LIDDELL	Y		Joshua Liddell
Halley Miyokita	Y		Halley Miyokita
RYTWIN LEE	Y		Rytwin Lee
BRANDAN FUENTES	Y		Brandan Fuentes
Jessica Rohr	Y		Jessica Rohr
SHARIE ARMOUR	Y		Sharie Armour
Adrian Torres	Y		Adrian Torres
Ali Sheppard	Y		Ali Sheppard
Paul Izak	Y		Paul Izak
Anthony Markham	Y		Anthony Markham
Jonathan Pylex	Y		Jonathan Pylex
Jeremy Kuykendall	Y		Jeremy Kuykendall
Derek Simon	Y		Derek Simon
Lauren Smith	Y		Lauren Smith
Howard Vollenberger	Y		Howard Vollenberger
Jacqueline ROSAS	Y		Jacqueline ROSAS
Adam Smith	Y		Adam Smith
Ella Daly	Y		Ella Daly
Allison Khomany	Y		Allison Khomany
Sun Kumar	Y		Sun Kumar
JMcClain	Y		JMcClain
Gabe Brown	Y		Gabe Brown

(26)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Jende Hofmann	1/2 time		ail.com Jende
Francisco Porcillo	y		com Jende
Hannah Wells	y		Hannah
Lindsay O'Dell	y		Lindsay
Kirsten Olson	y		Kirsten
Kim Mann	y		Kim Mann
Dan Stevens	y		Dan Stevens
Shelly Wheeler	y		Shelly Wheeler
Kevin George	y		Kevin George
Wendy Bora	y		ad.com Wendy
Abby Kennedy	y		Abby Kennedy
RAFAEL GARCIA	y		Rafael Garcia
KIMBERLY HASTON	y		Kimberly Haston
Sang Noh	y		Sang Noh
Karen Kim	y		Karen Kim
Alice Bourke	y		Alice Bourke
Whitley Rose	y		Whitley Rose
ANDREW BURE	y		Andrew Bure
Ethan West	yes		Ethan West
MARLENE KONSTAN	yes		Marlene Konstan
Emma P. Alberti	yes		Emma P. Alberti
Zehao Zhang	yes		Zehao Zhang
Taylor Karieff	yes		Taylor Karieff
Lauren Johnson	yes		Lauren Johnson
Kayla Martin	yes		Kayla Martin
Sammy	yes		Sammy
Michael Johnson	yes		Michael Johnson

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Anthony Fink	yes		[Signature]
Akino Fink	yes		[Signature]
Vandra Livingston-Tellir	yes		[Signature]
Hannah Sullivan	yes		[Signature]
Monash Marck	yes		[Signature]
Daniel McManis	yes		[Signature]
Juergen Niebel	yes		[Signature]
Charlie + Bruce Kumashiro	yes/yes		[Signature]
Laurie Lusk	yes		[Signature]
Johanna Morgan	yes		[Signature]
Wendy [unclear]	yes		[Signature]
Jay Stuenkel	yes		[Signature]
Janet Edwards	yes		[Signature]
Chris Hahnel	yes		[Signature]
Yuko Furukawa	yes		[Signature]
Michelle Nara	yes		[Signature]
Agnes Tartelet	yes		[Signature]
Tanya Daranzo	yes		[Signature]
Christina Webb	yes		[Signature]
Nora Yangquist	yes		[Signature]
Sue Ferand	yes		[Signature]
Tommy Stevenson	yes		[Signature]
Sarah Baker	yes		[Signature]
Dana Bean	yes		[Signature]
MATTHEW SARGENT	yes		[Signature]
CHRISTINA SARGENT	yes		[Signature]
Tyra Freitas	yes		[Signature]
Anaera Ucar	yes		[Signature]
Harold Good	yes		[Signature]
Nalani Leonard	yes		[Signature]
Toana Fletchall	yes		[Signature]

(31)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Nailah Lord	yes		
Jenny Drummond	yes		
Emma Johnson	yes		
MARC ABITI	yes		
Robert Margolis	part time		
Serena Borillo	yes		
Miya Malenepi	student		
JOSEPH CORREIA	YES		
Jonathan Lucas	yes		
Nelson Somila	yes		
Dionicio Guzman	yes		
Jessica Wilkes	yes		
Dennis Roberts	yes		
Kelsey White	yes		
Jensen Jacobs	yes		
Laura Jackson-Cary	yes		
Leilani Roberts	yes		
Robert Webb	yes		
Theresa	yes		
Armando Gomez	yes		
CASEY LUM	YES		
ARNEL PERES SANTOS	YES		
DAVID NDIKOS	YES		
Elisia Salgado	YES		
Jade Silva Vieira	yes		
Dalene Nane Nekoa	yes		
M. Schlecht	yes +		
DEREK SCHLECHT	yes		
Helene McKernan	yes		
Moana DeMello	yes		
Ann Takula	yes		
Emma Harrington	yes		

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Rodgers, Treva	yes		
Traykowski, Megan	Yes		
Johnson, Danyla	yes		
Montano, Nikko	yes		Nikko Montano
Winfrey, Sarah	yes		Sarah Winfrey
Mark Borkes	No		
Chris Palmer	YES		
Alissa Nathanson	yes		
Karoline Schmitz	yes		
Alison Duggs	yes		
Jay Kelly	yes		Jay Kelly
Tyrone Douglas	yes		
Jody Blanchard	yes		Jody Blanchard
Heather Lee	YES		Heather Lee
Lois Talebi	Yes		Lois Talebi
Megan Aho	Yes		
Elizabeth Madin	yes		
Sara DiGracia (Sara DiGracia)	yes		Sara DiGracia
Joe Menun	yes		
Tom Stone	Yes		Tom Stone
Jenny Harrison	yes		
Sarah Myatt	yes		
Chris	yes		Chris
Madison Willard	yes		
Barb Huonker	yes		
Danahar Adams	yes		
SANDRA ADAMS	Yes		Sandra Adams
Ulunchi Malama	yes		Ulunchi Malama
Gina Gentile	YES		
NEIL FREITELL	Yes		
Nancy Freitell	yes		Nancy Freitell
Paco Cavallera	Yes		Paco Cavallera


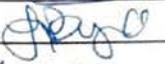

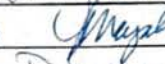

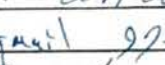


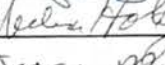
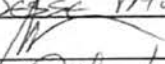

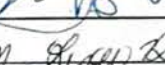
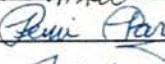
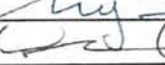
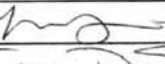



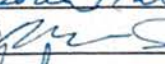
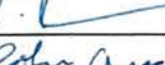
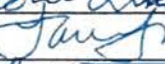
(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Tressa Parsley	yes		om [Signature]
Cassidi Gabriel	yes		Cassidi [Signature]
Dalvin Gabriel	yes		[Signature]
Rose Kimie	yes		[Signature]
Giancarlo Conter	yes		[Signature]
Kortney Krupsky	yes		Kortney Krupsky
HAROLD J FALK	yes		Harold J Falk
Tom R Rice	yes		[Signature]
Dawn W L	yes		[Signature]
Laura Cagle	yes		[Signature]
Michelle Derry	yes		[Signature]
Chris Tawngen	yes		[Signature]
Hideki Kikumaki	yes		[Signature]
DS Taisul	✓		[Signature]
Nadym Kostymenko	yes		[Signature]
Susan Berger	yes		[Signature]
Becky Taylor	yes		[Signature]
Jennie Payne	yes		[Signature]
Darnell Wanda	yes		[Signature]
Yshai Yudehovitz	No		[Signature]
Sarah Scherling	yes		[Signature]
Alice James-Yudekovitz	no		[Signature]
Aaron Skinner	YES		[Signature]
Mikaela Ziger	N.		[Signature]
Vicki Cunningham	yes		[Signature]
Maria Kalai Denzer	yes		[Signature]
Davelle Tenn	yes		[Signature]
Morano Cecicillo	yes		[Signature]
Loretta Falco	yes		[Signature]
Ryan Scarf	yes		[Signature]
NATHAN CALHAN	yes		[Signature]
Vikronica Calhan	yes		[Signature]

(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Gary Brock	Y		
Laura Byrd	Y		
CORT JOHANSON	Y		USA.COM 
Kristine Giannasio	Y		Kristine Giannasio
Ymidori Akamine	Y		com 
Darles Ingers	Y		
Lori Lloyd	Y		com Lori Lloyd
Jay GeistKemper	Y		@gmail 27 
Raedelle Van Fossen	Y		
Naila Snyder	Y		
Shawn Redman	Y		
Thelissa Holtz	Y		Thelissa Holtz
Mark	Y		Jesse Mullis
Gretchen Robinson	Y		
Johanne del Castillo	Y		ork John del Castillo
Tamara Berger	Y		
Andrea DeBres	Y		com Andrea DeBres
Penni Parler	Y		Penni Parler
MARY SCALONE	Y		
William OIK	Y		
TIFFANY JOHANNIS	Y		
Tina Dietrich	Y		Tina Dietrich
Sandra Spawalen	Y		
DEANLY FRILIS	Y		
STEVEN PROCTOR	Y		
Doree Hubste	Y		Doree Hubste
Daria Siler	Y		
Elena Hazzard	Y		
John Amos	X		John Amos
Camelindgay	X		
Nina Huthings	Y		Nina Huthings
Caroline Rissm	Y		

(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Justin Badine	yes		Justin Badine
Don Byrd	yes		Don Byrd
TOPH Johnson	yes		TOPH Johnson
Justin Salzer	yes		Justin Salzer
Tim McKenney	yes		Tim McKenney
Devin Ling	yes		Devin Ling
Beth Gustkemper	yes		Beth Gustkemper
Debby Sato	yes		Debby Sato
Holly Randa	yes		Holly Randa
Suzanne Danner	yes		Suzanne Danner
William Lane	yes		William Lane
Thare Pinto	yes		Thare Pinto
Matthew Snyder	yes		Matthew Snyder
John Schlimm	yes		John Schlimm
Ali Aspelin	yes		Ali Aspelin
Kayla McGowan	yes		Kayla McGowan
Barbie Quinones	yes		Barbie Quinones
Marcia Braden	yes		Marcia Braden
Romelle Verdugo	yes		Romelle Verdugo
KM Headrick	yes		KM Headrick
Jeffrey Oik	yes		Jeffrey Oik
Andrew Johannis	yes		Andrew Johannis
Chelley Morton	yes		Chelley Morton
Karla Klute	yes		Karla Klute
Dorothy Coby	yes		Dorothy Coby
JEFF CAULK	yes		JEFF CAULK
Aileen Suizu	yes		Aileen Suizu
Shedhan Lunt	yes		Shedhan Lunt
J. Grosswaldt	yes		J. Grosswaldt
Sherry Broom	yes		Sherry Broom
Deborah Wagner	yes		Deborah Wagner
Mary Ann (Hornelli)	yes		Mary Ann (Hornelli)

(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
JANICE Nielsen	yes		J. Nielsen
Brad Wood	Y		Brad Wood
Heather W Botelho	yes		Heather W Botelho
Rolly ALVARADO	YES		Rolly Alvarado
BARRY DOUMA	No		Barry Douma
JACKY DOUMA	NO		Jacky Douma
Ron Diggs	yes		Ron Diggs
JOSH LOUR	yes		Josh Lour
Bryce Kenarick	yes		Bryce Kenarick
Ken Brook	yes		Ken Brook
Casey Brooks	yes		Casey Brooks
Wendy Dyer	yes		Wendy Dyer
Kim Wilmer	yes		Kim Wilmer
Marilyn Scrivener	yes		Marilyn Scrivener
Shirley Marks	yes		Shirley Marks
Cindy Beers	yes		Cindy Beers
Kimberly Solpe	yes		Kimberly Solpe
Kilaura Tolbert	yes		Kilaura Tolbert
Emily Thomas	yes		Emily Thomas
IGOR SOBRERA	yes		Igor Sobrera
JOELAYNE SOBRERA	yes		Joelayne Sobrera
Celeste Smith	YES		Celeste Smith
Eva Withinger	yes		Eva Withinger
Lauren Harvey	yes		Lauren Harvey
Ther O'Neal	yes		Ther O'Neal
Deane Kelly	yes		Deane Kelly
Sean M. Scott	yes		Sean M. Scott
Richard D. Kautzman	yes		Richard D. Kautzman
Sharon O'Hara-Katro	yes		Sharon O'Hara-Katro
Sharon Lovejoy	yes		Sharon Lovejoy
Lisa Putnam	yes		Lisa Putnam
Michael Putnam	yes		Michael Putnam

wesley
posner
Lucille
Widom

SEAN
SCOTT

(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Karen McKinnis	Y		Karen McKinnis
Shane Soper	Y		Shane Soper
Cindy LAMOVER	Y		Cindy LAMOVER
Deborah Wood	Y		Deborah Wood
Robert H Guard	Y		Robert H Guard
MELISSA MAYER	Y		Melissa Mayer
Christine Crosby	Y		Christine Crosby
Cindy Diggs	Y		Cindy Diggs
Juli Brooks	Y		Juli Brooks
Tarun Brooks	Y		Tarun Brooks
Devon Brooks	Y		Devon Brooks
Courtney Beers	Y		Courtney Beers
Cheryl Peterson	Y		Cheryl Peterson
Sharon Liao	Y		Sharon Liao
Olivia Hurley	Y		Olivia Hurley
Carlos Tom Schubert	Y		Masako Schwalbenitz
Lee Stack	Y		Lee Stack
Mike Jurek	Y		Mike Jurek
Adrian Woods	Y		Adrian Woods
Agathe M Van Thun	Y		Agathe M Van Thun
Paul G. Harvey	Y		Paul G. Harvey
Emilie Thorne	Y		Emilie Thorne
Diana Carroll	Y		Diana Carroll
Sara Burton	Y		Sara Burton
Steve Lewentowicz	Y		Steve Lewentowicz
Douglas Smith	Y		Douglas Smith
Colt Crowder	Y		Colt Crowder
Hala Tonto	Y		Hala Tonto
John Wilson	Y		John Wilson
Vasana Chiu	Y		Vasana Chiu
Andrew Jenkins	Y		Andrew Jenkins
Eni Aou	Y		Eni Aou

(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
Ray Hadulco	Yes		Ray Hadulco
Paige Bombardier	Yes		Paige Bombardier
Kedra O'Connor	Yes		Kedra O'Connor
Daniel Kane	Yes		Daniel Kane
Olan Felix	Yes		Olan Felix
Connor Oudler	No		Connor Oudler
Miranda Carter	Yes		Miranda Carter
Utili Li	No		Utili Li
Rae W.	Yes		Rae W.
Keri Lung	No		Keri Lung
Nate Dotseth	Yes		Nate Dotseth
Samantha Zalopaw	Yes		Samantha Zalopaw
Annika Miller	Yes		Annika Miller
Dee Jerris	Yes		Dee Jerris
Andrea Gaymond	No		Andrea Gaymond
Hasan Scott	Yes		Hasan Scott
Elle Ashlock	Yes		Elle Ashlock
Steve Myers	Yes		Steve Myers
Troy Marotta	Yes		Troy Marotta
JAKE ROLFE	Yes		JAKE ROLFE
Storm Wilcoxen	Yes		Storm Wilcoxen
Nick Creighton	Yes		Nick Creighton
Corrine Creighton	Yes		Corrine Creighton
Cynthia Nakamura	Yes		Cynthia Nakamura
David Michael	Yes		David Michael
JANA NELSON	Yes		JANA NELSON
Stone Dale	Yes		Stone Dale
John Whaley	Yes		John Whaley
Norma Vasquez	Yes		Norma Vasquez
BECKY BUISTEN	Yes		BECKY BUISTEN
Rustyn GORAI	Yes		Rustyn GORAI
MARILOU GORAI	Yes		MARILOU GORAI


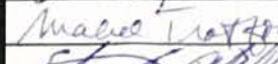

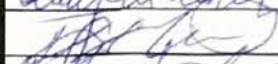


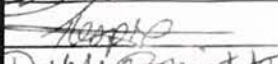









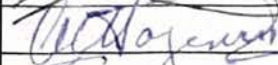

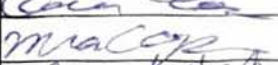
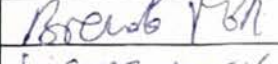
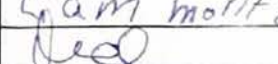

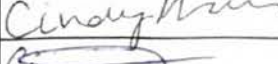
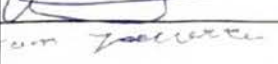



(32)

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
IGGANN GRUANA	y		mail.com [Signature]
TONY MANKA	y		[Signature]
Sabine Haeckler	y		[Signature]
Shane Bombardier	y		[Signature]
Kristen Mailhean	y		[Signature]
Elijah Felix-Vierra	y		Wm Felix-Vierra
Jositha KWAPP	y		Jositha Kwapp
Willie Arnold	y		Willie Arnold
Cole Arnold	y		Cole Arnold
OLIVIA SUSKI	y		Olivia Suski
RYAN KOCH	y		Ryan Koch
MICHELE K. HERRAS-FAZZI	YES		Michele K. Herras-Fazzi
Brenda Lowrey	y		mail.com [Signature]
Philmy O'RAH	y		Philmy O'rah
Joel Chiu	y		[Signature]
Natalie Dotsch	y		[Signature]
Kaniela Zolaporn	YES		Kaniela Zolaporn
Sophie Sidhu	YES		Sophie Sidhu
Jamal Khan	y		Jamal Khan
Kristin Khan	y		Kristin Khan
Elsa van Hael	YES		Elsa van Hael
Ryn Ashlock	y		Ryn Ashlock
Izumi Kuniyoshi	yes		Izumi Kuniyoshi
Thomas H. Leach	Yes		Thomas H. Leach
Stephanie Parker	Yes		Stephanie Parker
Karina Gallegos Suarez	yes		Karina Gallegos Suarez
Julietta Oamoling	yes		Julietta Oamoling
Shandell Lum	y		Shandell Lum
Teneil Buckley	yes		Teneil Buckley
Aubrey Porown	no		Aubrey Porown
Mik [Signature]	no		[Signature]
Jenn Velazquez	YES		Jenn Velazquez

(32)

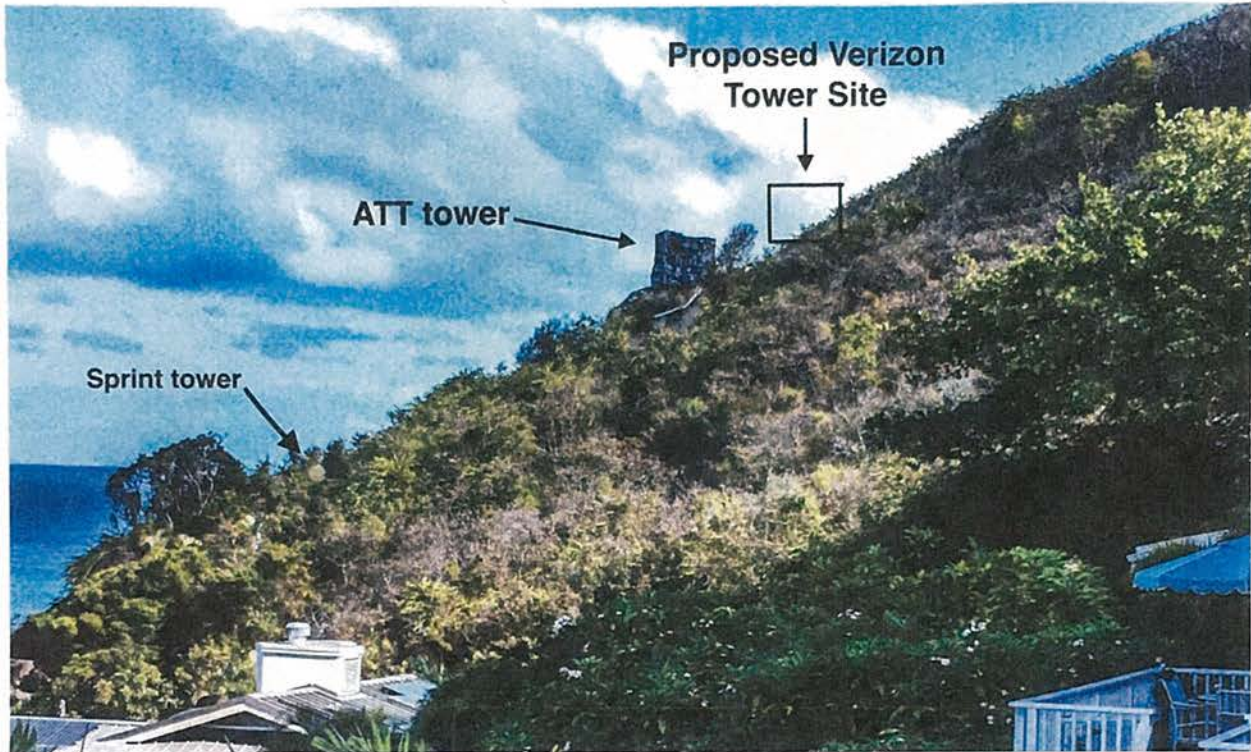
SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
DONALD ADAMS	Y		
Mabel Trafford	Y		
Stephen E. Miller	Y		
Angus McCarty	Y		
Josh Ingram	Y		
Gabe Sanchez	Y		
MARSHALL CARRY	Y		
BRANDEN KAUWAI	Y		
Tori Espig	Y		
daniela girvin	Y		
Aidan Mofeleone	Y		
Anthony "Toby" Schatzke	Y		
David Lee	Y		
Remy Speirs	Y		
Joey Gaudreau	Y		
Gavin Gaudreau	Y		
MOLLY RINKER	Y		
McCurran	Y		
M Hoffman	Y		
Brandy N.	Y		
JACOB ANDERSON	Y		
Tyler LEE	Y		
Alfred Hagen	Y		
Kyle Lee	Y		
Cara Campora	Y		
mia campora	Y		
Brenda Moritz	Y		
LIAM Moritz	Y		
Mae Moritz	Y		
Britney Maser	Y		
Cindy Maser	Y		
Anne Shiparski	Y		
(33) Jamarion Hall	Y		

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND

Name	Hawaii Resident?	Email or /Phone	Signature
LYNDSAY YOTOGO	YES		Lynsday Yotogo
1) Terry Bauckhan	YES		Terry Bauckhan
JOEL CAVASSO	YES		Joel Cavasso
Susanna Westbrook	Yes		Susanna Westbrook
Robbie Nicholas	yes		Robbie Nicholas
Robert Caruso	yes		Robert Caruso
8b Jackie Black	yes		JACKIE BLACK
DON TOMICH	yes		Don Tomich
Gordon Tai	yes		Gordon Tai
CORY ANDRADO	yes		Cory Andrado
Wendy Wallace	yes		Wendy Wallace
Charity A. Tyler	YES		Charity A. Tyler
Swan A. Tyler	yes		Swan A. Tyler
JUAN MEDINA	YES		Juan Medina
Alan Singer	Yes		Alan Singer
Bice Mason	yes		Bice Mason
17 John Millette	yes		John Millette
Ryan Miller	NO		Ryan Miller
Alexia Mendenhall	no		Alexia Mendenhall
Konno, Tsuyoshi	Yes		Konno, Tsuyoshi
Konno, Tada	yes		Konno, Tada
Jennifer Adsett	YES		Jennifer Adsett
DIXON HANLEY	YES		Dixon Hanley
Blake Reary	yes		Blake Reary
TEARY CARPENTER	YES		Teary Carpenter
COLIN CARPENTER	YES		Colin Carpenter
Francis Baker	Yes		Francis Baker
James Mange	yes		James Mange
JOHN LEWIS	YES		John Lewis
Telyn Kekaula	Yes		Telyn Kekaula
Marissa Chung	Yes		Marissa Chung
Marleen Moreira	Yes		Marleen Moreira
(33) Krystal Takafuji	yes		Krystal Takafuji

SAY 'NO' TO ANOTHER CELL TOWER ON LANIKAI'S PRESERVATION LAND



Community impact

1. **Environmental impact.** Ka'iwa Ridge is zoned P-1, which is the most restricted preservation land in the state. Preservation land is preserved for the community including wildlife and needs to be protected from commercial / industrial development. Ka'iwa Ridge is known by residents to be a Wedge-tailed Shearwater nesting area for decades.
2. **Visual impact.** As seen in the photo above, the faux rock enclosure does not blend into the surroundings and will be very obvious and unsightly. It is shameful to destroy such a beautiful, scenic, centrally located ridge line in our community.
3. **Close proximity to homes & health concerns.** The proposed cell tower site is very close to three main streets that surround this ridge and many residents are concerned of the continuous radiofrequency radiation exposure.
4. **Do we need another cell tower?** We already have two cell towers owned by AT&T and Sprint! These towers provide full coverage in the area and also serve other providers. Approval for Verizon sets a dangerous precedent paving the way for more commercial enterprise on preservation land.

Please contact Rachel E Beasley (rachel.e.beasley@hawaii.gov) at the Office of Conservation and Coastal Lands directly. Please reference (CDUA) OA-3879 for Conservation and Coastal Land Committee Meeting of DLNR.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2021/SMA-18(JY)

MINOR PERMIT: SPECIAL MANAGEMENT AREA (SMA)	
File Number:	2021/SMA-18
Project:	Verizon Wireless – HON Lanikai Schaberg Residence
(Valuation):	(\$379,693)
Owner:	Dan Schaberg
Applicant	Verizon Wireless
Agent:	Synergy/Advantage Engineers c/o NTP LLC (Grant Nakaya)
Location:	1160 Koohoo Place (Kailua)
Tax Map Keys:	4-3-005: 068 and 070
Zoning:	P-1 Restricted Preservation District
Date Accepted:	September 8, 2021

We have reviewed your proposal for a Utility Installation, Type B (telecommunications facility) and find that it lies within the SMA established in Chapter 25, Revised Ordinances of Honolulu (ROH). We have determined that the proposed development has a stated valuation of less than \$500,000 and will have no significant effect on the SMA. Therefore, an SMA Permit is hereby **APPROVED**, subject to the following conditions:

1. Development site shall be in general conformance with the application documents (received on March 15, and September 8, 2021), and as shown on Exhibits A through C, which are now the approved plans for the Project on file with the Department of Planning and Permitting (DPP). There shall be no modification to the approved plans for the Project without prior review of and approval by the Director of the DPP. Modifications shall require a new SMA (Minor) Permit.

Exhibit 7

2. If the actual valuation of the proposed work ultimately exceeds \$500,000, then the Project shall be returned to DPP for further review under Chapter 25, ROH.
3. This application has only been reviewed and approved pursuant to the provisions of ROH Chapter 25, and its approval shall not constitute compliance with the requirements of other governmental agencies. These are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable provisions and requirements of other government agencies, including compliance with the provisions of the Land Use Ordinance.
4. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock, or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until SHPD is able to assess the impact and make recommendations for mitigative action.
5. The Director of the DPP may modify the conditions of this approval by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved Project have significantly changed so as to warrant a modification to the conditions of approval. In the event of the noncompliance with any of the conditions set forth herein, the Director of the DPP may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this permit null and void or seek civil enforcement.

The Applicant proposes a Utility Installation, Type B at the Schaberg Residence in Kailua which consists of two parcels, Tax Map Keys 4-3-005: 068 (Parcel 68) and 070 (Parcel 70). The parcels are on the hillside with an approximately 52 percent slope and accessed by Koohoo Place. Both parcels are located within the SMA, and the construction activity for the telecommunications facility is determined to be development, as defined in Section 25-1.3(1) of the ROH. The area of work is in Flood Zone X which are flood areas that are determined to be outside the 500-year flood plain and are not subject to ROH Chapter 21A. Soils for the site include Kokokahi very stony clay, a moderately well-drained soil with medium to rapid runoff and slow to moderately slow permeability; Papaa clay, also a well-drained soil, with slow to rapid runoff depending on slope and slow permeability; and stony steep land, a well-drained to excessively drained, rocky and stony land.

Proposed work includes the installation of antennas and ancillary equipment within a faux rock enclosure of fiber reinforced plastic (FRP), two equipment enclosures which will have green slat fencing on exposed faces, and a four-inch conduit linking the antennas and the equipment enclosures. The antennas and ancillary equipment will be on Parcel 70 and the equipment enclosures are on Parcel 68. An existing concrete stairway and dirt path provide access from Kooahoo Place to the telecommunications facility. The two equipment enclosures, which follow the slope of the hillside, are down slope from the antennas and ancillary equipment. The placement of the telecommunications facility are near existing trees and shrubs. All construction and staging will occur on site. The total Project valuation for this Project is \$379,693 and qualifies for an SMA minor permit. The Project should not have any substantial adverse environmental or ecological effect on the SMA.

Because the telecommunications facility is a use within State Conservation Land Use District, this proposal is subject to the provisions of Chapter 343, Hawaii Revised Statutes, related to Environmental Impact Statements. The accepting agency for the Environmental Assessment (EA) is the State Department of Land and Natural Resources (DLNR). The Draft EA was published in the February 23, 2021 edition of the Environmental Review Program "The Environmental Notice." On September 8, 2021, the DLNR issued a Finding of No Significant Impact for the telecommunications facility.

Any person who is specifically, personally and adversely affected by the Director's action (in this case) and wants to appeal any part or requirement of the action may submit a written request for contested case hearing to the DPP within thirty (30) calendar days from the date of mailing, personal service, or publication of the action of the Director. Contested case hearings shall be conducted pursuant to Chapter 12 of the DPP Part 2 Rules Relating to Shoreline Setbacks and the SMA. Essentially, these Rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact, and/or that the Director otherwise acted in an arbitrary or capricious manner, or there are extenuating circumstances. The filing fee for a contested case hearing is \$400 (payable to the City and County of Honolulu).

A copy of this approval should accompany your application(s) for construction permits.

2021/SMA-18
Page 4

Should you have any questions, please contact Joette Yago, of our Urban Design Branch, at 768-8034, or via email at jyago@honolulu.gov.

Enclosures: Exhibits A through C

cc: Office of Planning (Shichao Li)

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

	 Director	September 8, 2021
SIGNATURE	TITLE	DATE

This approval does not constitute approval of any other required permits, such as building or sign permits.

Exhibit 7

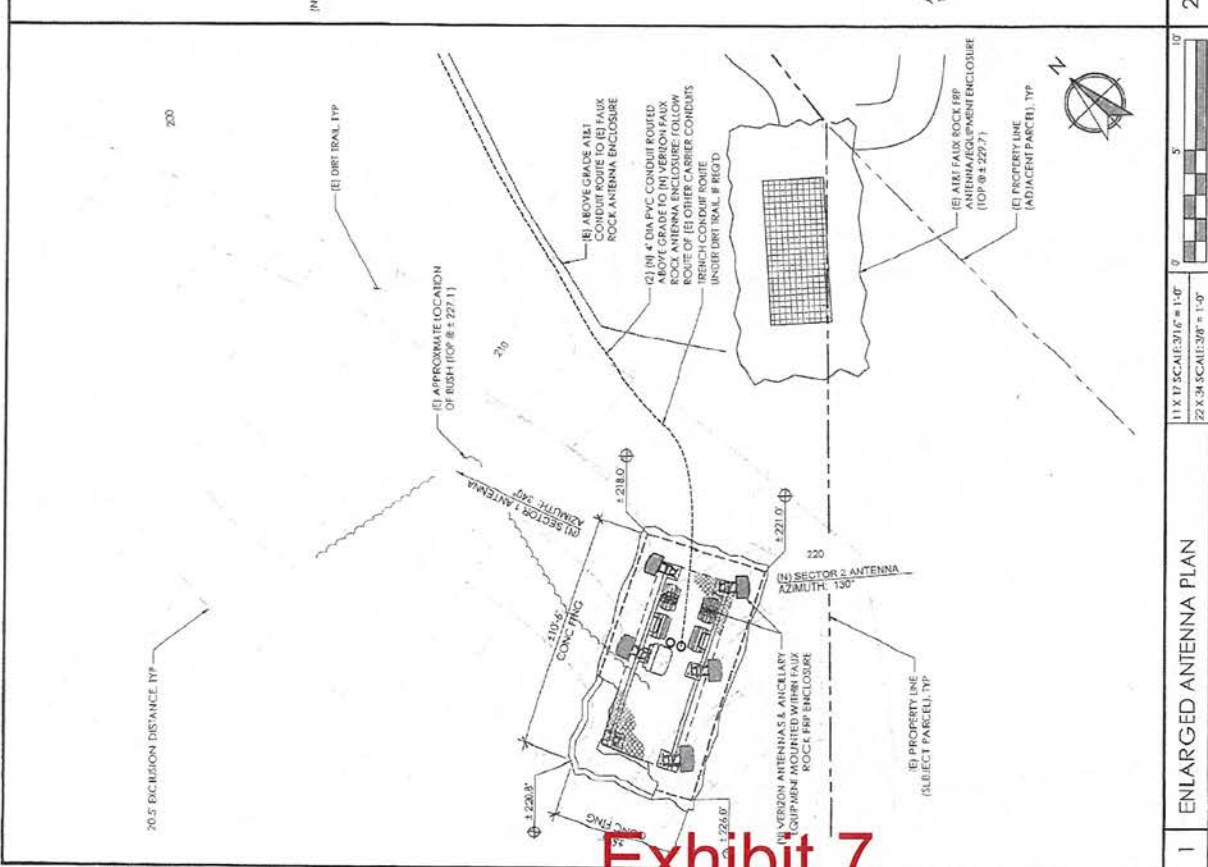
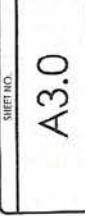


EXHIBIT B



A3.0

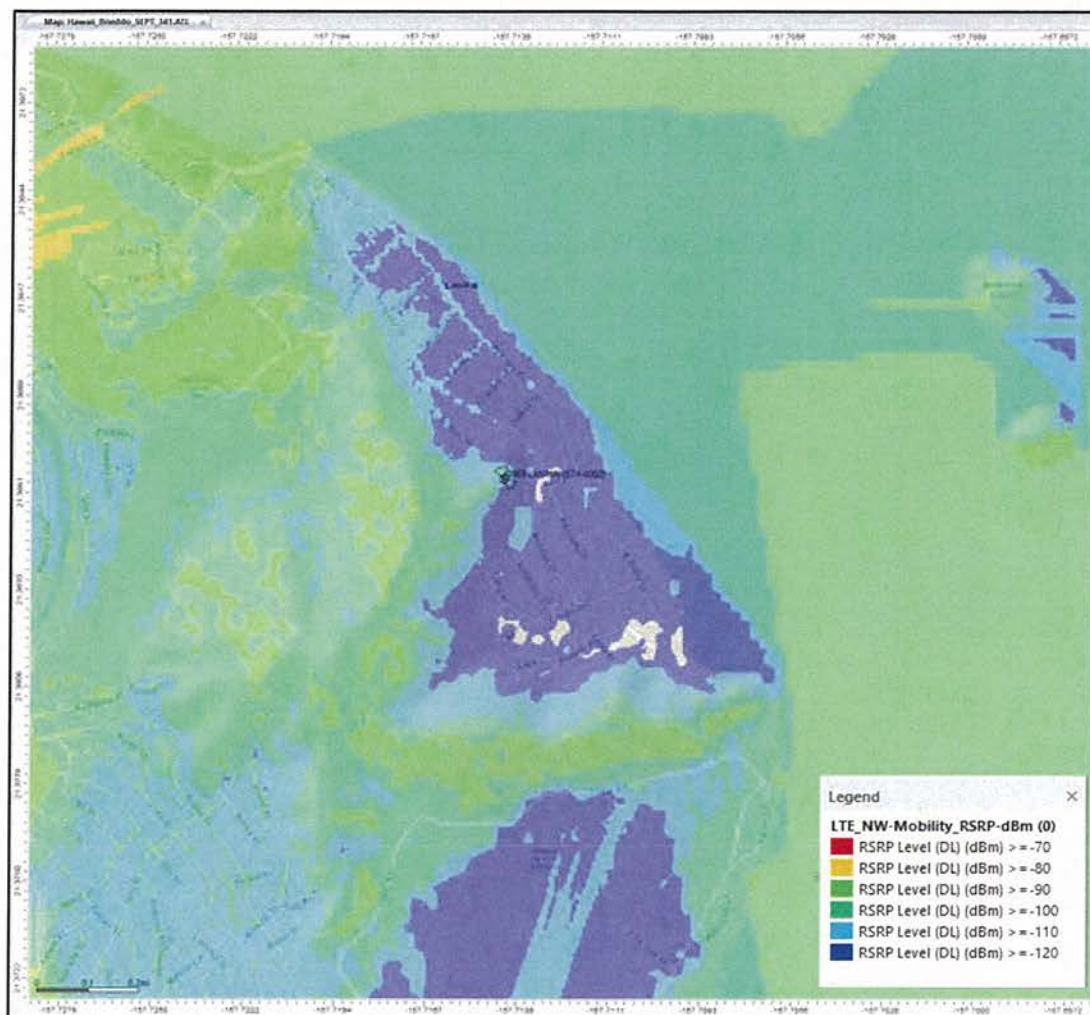


Figure 11. Current advanced wireless service mid-band service.

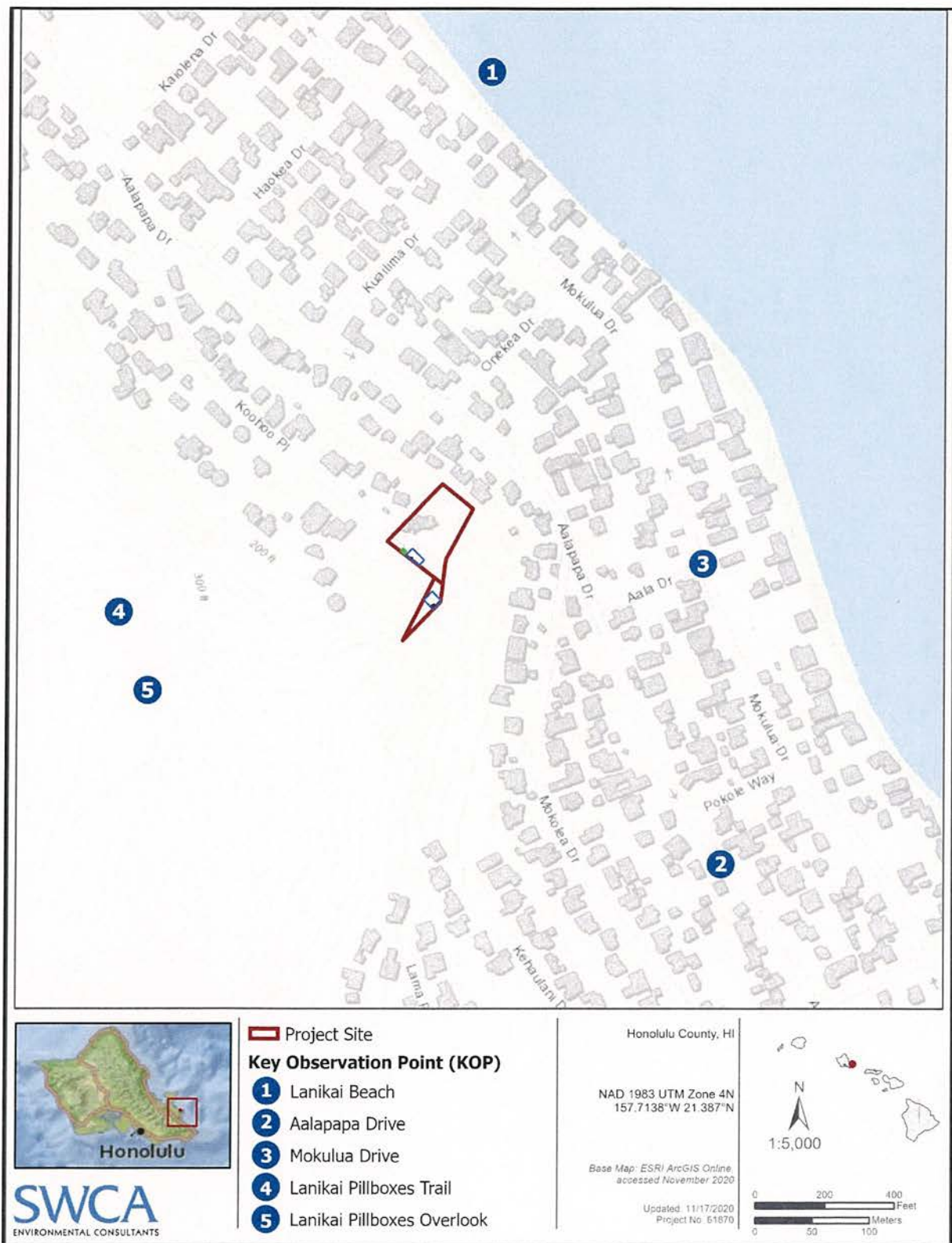


Figure 5. Location of Key Observation Points.

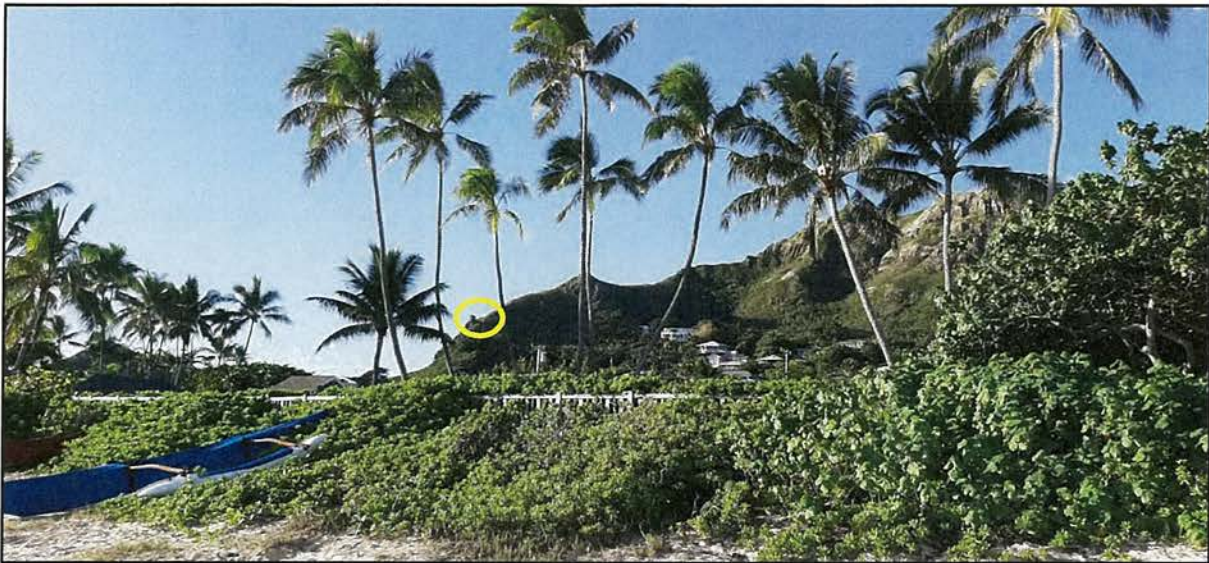


Figure 6. KOP 1 – Lanikai Beach: Existing Condition.
 Areas of proposed activity marked in yellow. Note: Existing telecommunication facility is visible on the ridge. (Photo credit: TCP Hawai'i).



Figure 7. KOP 2 – Aalapapa Drive: Existing Condition.
 Areas of proposed activity marked in yellow. Note: Existing telecommunication facility is visible on the ridge. (Photo credit: TCP Hawai'i).

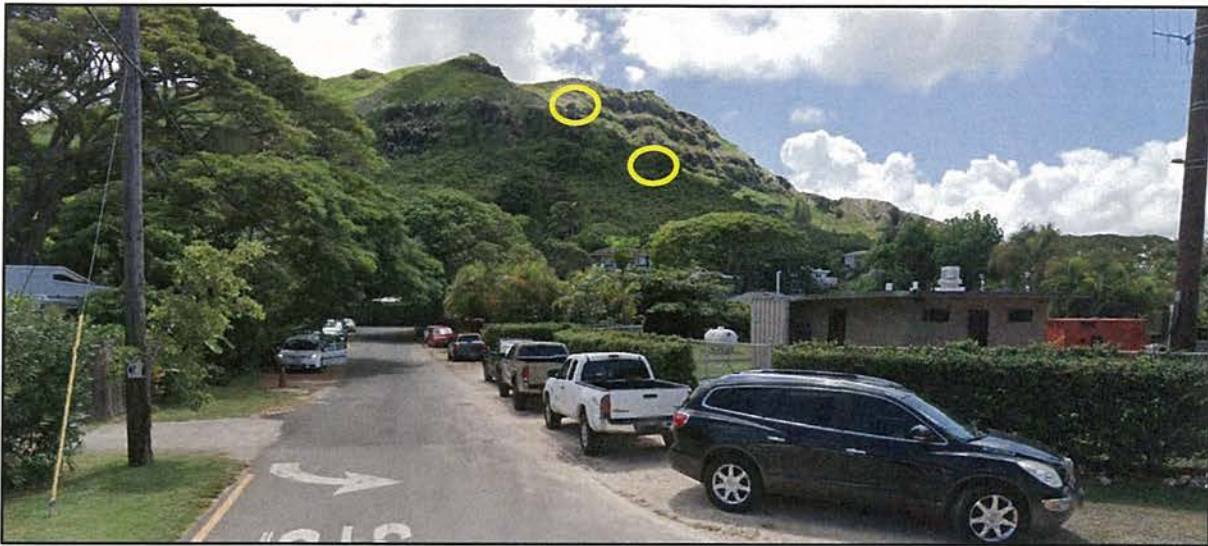


Figure 8. KOP 3 – Mokulua Drive: Existing Condition.
Areas of proposed activity marked in yellow. Note: Existing telecommunication facility is visible on the ridge. (Photo credit: Google Earth).



Figure 9. KOP 4 – Lanikai Pillboxes Trail: Existing Condition.
Areas of proposed activity marked in yellow. Note: Existing telecommunication facility is visible on the ridge (Photo credit: TCP Hawai'i).

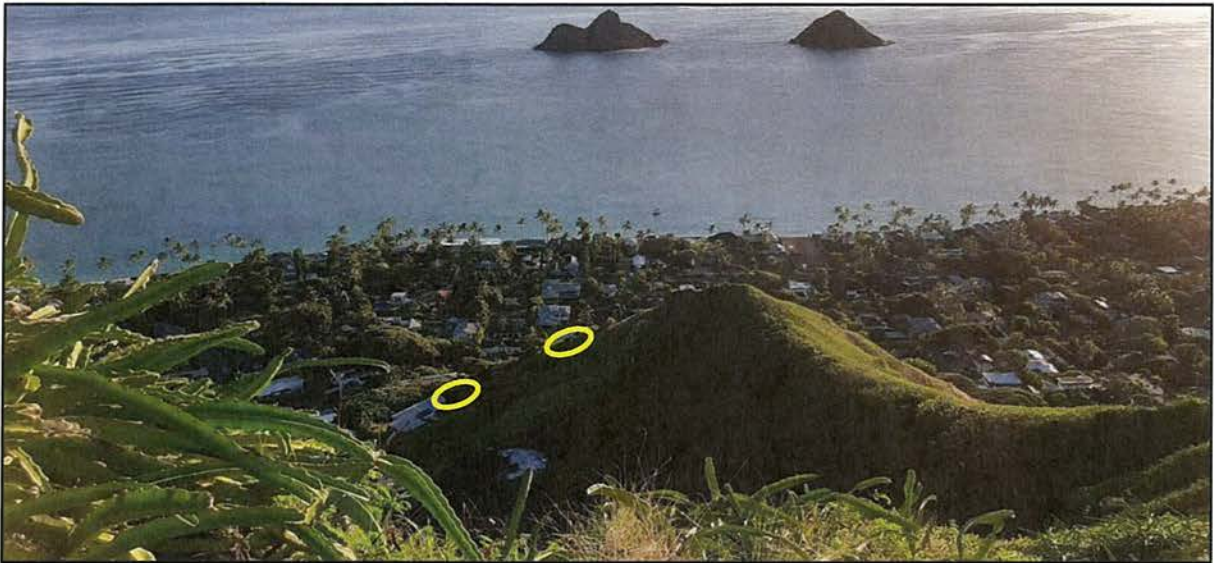


Figure 10. KOP 5 – Lanikai Pillboxes Overlook: Existing Condition. Areas of proposed activity marked in yellow. Note: Existing telecommunication facility is visible on the ridge. (Photo credit: TCP Hawai'i).