

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawaii
August 11, 2023

**Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii**

REGARDING: Time Extension Request for Conservation District Use Permit OA-3879 for a Telecommunications Facility

PERMITTEE: Verizon Wireless

LANDOWNER: Daniel and Tara Schaberg
LOCATION 1160 Ko'oho'o Place
Ka'ohao, Ko'olau Poko, O'ahu

Tax Map Keys: (1) 4-3-005:068 & 070

SUBZONE: Limited

BACKGROUND

This is a broadband-related permit issued pursuant to Hawaii Revised Statutes (HRS), §27-45. The permit is subject to the Hawaii Administrative Rules (HAR) §13-5-42 Standard conditions **(Exhibit A)**.

The subject site is located at Ka'ohao [Lanikai], Kailua, O'ahu and lies in the Limited subzone of the Conservation District. The proposed equipment platform is to be located on parcel 68 and the proposed antenna on parcel 70. Parcel 70 is accessible from parcel 068 located at 1160 Ko'oho'o Place. **(Exhibit B)**

On August 19, 2021, the Department accepted Conservation District Use Application OA-3879 for a telecommunication facility. On January 14, 2022, the Board of Land and Natural Resources (Board) approved CDUP OA-3879 to install a telecommunication facility and associated equipment on the noted parcels subject to 23 conditions. Requests for a contested case were stated at the end of the board meeting after the vote was taken to approve the CDUP. They were followed up with six written petitions for a contested case.

However, as the Board did not take action within 145 days of acceptance of the Conservation District Use Application, pursuant to HRS §27-45 regarding Broadband-related permits; the permit was automatically approved on January 12, 2022, without any board action. If the permit was already approved, the Board could not consider the requests for a contested case hearing on January 14, 2022, as they were made against the imputed action of the Board when no such action

could be taken. Therefore, the petitions for a contested case were denied on July 22, 2022.

TIME EXTENSION REQUEST (Exhibit C)

On February 13, 2023, and May 9, 2023, the Office of Conservation and Coastal Lands received correspondence from the permittee's counsel requesting a time extension to initiate the project. According to the submitted information, there was confusion as to the approval date of the CDUP due to the contested case request and the issuance of the permit that was sometime after the July 22, 2022, Board meeting.

Verizon did not file for City building permits until it became more apparent that a contested case would not proceed. The City did not approve the building permit for the project until February 2, 2023.

At this time, the permittee is requesting a two-year extension to initiate construction. Verizon estimated that construction will be completed within 6 months of initiation.

AUTHORITY FOR GRANTING TIME EXTENSIONS:

The authority for the granting of time extensions is provided in the Hawaii Administrative Rules (HAR), §13-5-43 which allows for permittees to request time extensions for the purpose of extending the period of time to comply with the conditions of a permit.

Additionally, HAR, §13-5-43(e) states: "If a time extension request is received after the expiration deadline, it shall be forwarded to the board for review. If a request for a time extension is not received within one year after the expiration deadline, the permit shall be void."

BASIS FOR TIME EXTENSIONS:

A time extension may be sought when a Permittee is unable to initiate or complete a project within the stipulated time frame. The Board grants time extensions when a Permittee demonstrates some sort of hardship or delay in initiating work on a particular project. Moreover, the Permittee should be able to demonstrate that the hardship or delay has not been self-imposed, and that some good faith effort has been made to undertake the project.

DISCUSSION:

Regarding the time extension request, in the present case, the permittee has made a good faith to undertake the project. There does not appear to be any reason to deny the requested time extension. While the permittee has requested a 2-year extension only to initiate construction, staff notes should construction not be initiated in a timely manner, the permit may expire prior to completion. Therefore, staff recommends that construction completion also be amended to extend

construction completion by 1-year. Approval of the time extension request will hopefully provide the additional time needed to complete the project.

RECOMMENDATION:

That the Board of Land and Natural Resources **APPROVE** the time extension request for CDUP OA-3879 for the Verizon Wireless' Telecommunication Facility located at 1160 Ko'oho'o Place, Ka'ohao, Ko'olau Poko, O'ahu Tax Map Keys:(1) 4-3-005:068 & 070 subject to the following amendments:

1. That standard condition 8 of CDUP OA-3879 is amended to provide that the Permittee has until January 12, 2025, to initiate any work and construction to be done on the land in accordance with construction plans that have been approved by the Department and shall be completed by January 12, 2026; and
2. That all other standard conditions under CDUP OA-3879, as amended, shall remain in effect.

Respectfully submitted,



K. Tiger Mills, Staff Planner
Office of Conservation and Coastal Lands

Approved for submittal:



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



Exhibits

A HAR, §13-5-42 Standard Conditions

B Location Map

C Time Extension Request

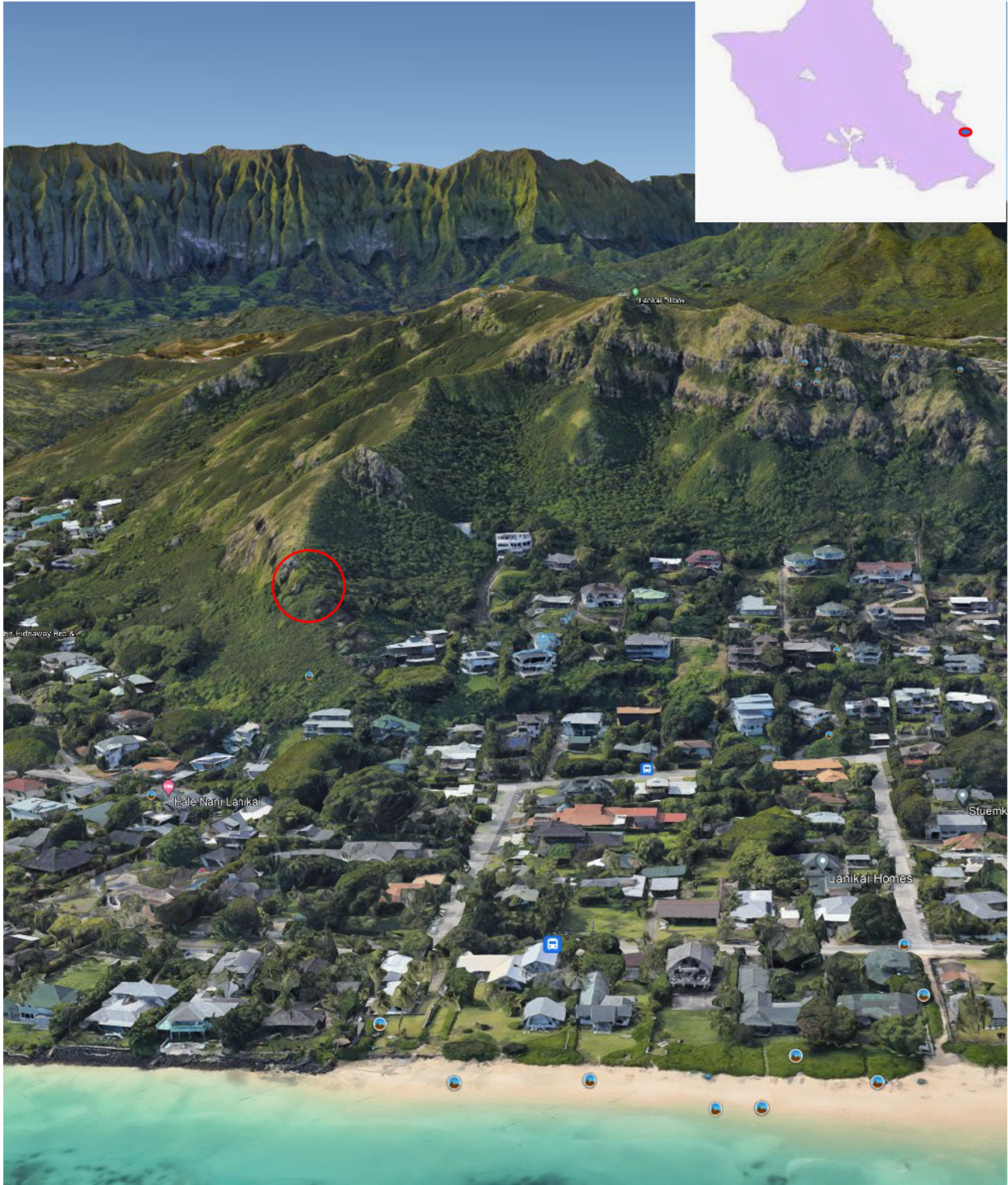
Hawaii Administrative Rules, Chapter 13-5 Conservation District

§13-5-42 Standard conditions. (a) Any land use permitted within the conservation district is subject to the following standard 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 Hawaii 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 obtain appropriate authorization from the department for the occupancy of state lands, if applicable;
- (4) The permittee shall comply with all applicable department of health administrative rules;
- (5) The single family residence shall not be used for rental or any other commercial purposes unless approved by the board. Transient rentals are prohibited, with the exception of wilderness camps approved by the board;
- (6) The permittee shall provide documentation (e.g., book and page or document number) that the permit approval has been placed in recordable form as a part of the deed instrument, prior to submission for approval of subsequent construction plans;
- (7) 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;
- (8) 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;

- (9) All representations relative to mitigation set forth in the accepted environmental assessment or impact statement for the proposed use are incorporated as conditions of the permit;
- (10) The permittee understands and agrees that the permit does not convey any vested right(s) or exclusive privilege;
- (11) 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;
- (12) When provided or required, potable water supply and sanitation facilities shall have the approval of the department of health and the county department of water supply;
- (13) Provisions for access, parking, drainage, fire protection, safety, signs, lighting, and changes on the landscape shall be provided;
- (14) 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;
- (15) Obstruction of public roads, trails, lateral shoreline access, and pathways shall be avoided or minimized. If obstruction is unavoidable, the permittee shall provide alternative roads, trails, lateral beach access, or pathways acceptable to the department;
- (16) Except in case of public highways, access roads shall be limited to a maximum of two lanes;
- (17) During construction, appropriate mitigation measures shall be implemented to minimize impacts to off-site roadways, utilities, and public facilities;
- (18) 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;
- (19) Use of the area shall conform with the program of appropriate soil and water conservation district or plan approved by and on file with the department, where applicable;
- (20) Animal husbandry activities shall be limited to sustainable levels in accordance with good soil conservation and vegetation management practices;

- (21) The permittee shall obtain a county building or grading permit or both for the use prior to final construction plan approval by the department;
 - (22) For all landscaped areas, landscaping and irrigation shall be contained and maintained within the property, and shall under no circumstances extend seaward of the shoreline as defined in section 205A-1, HRS;
 - (23) 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;
 - (24) Where applicable, provisions for protection of beaches and the primary coastal dune shall be established by the permittee, to the satisfaction of the department, including but not limited to avoidance, relocation, or other best management practices;
 - (25) 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 Hawaii, and by Hawaii statutory and case law; and
 - (26) Other terms and conditions as prescribed by the chairperson.
- (b) Failure to comply with any of these conditions shall render a permit void under the chapter, as determined by the chairperson or board.
 - (c) Deviation from any of the conditions, standards, or criteria provided in this chapter may be considered by the board, only when supported by a satisfactory written justification stating:
 - (1) The deviation is necessary because of the lack of practical alternatives;
 - (2) The deviation shall not result in any substantial adverse impacts to natural resources;
 - (3) The deviation does not conflict with the objective of the subzone; and
 - (4) The deviation is not inconsistent with the public health, safety, or welfare. Failure to secure board approval for a deviation before the deviation occurs constitutes cause for permit revocation.



Google EarthPro Ka'ōhao, Ko'olau Poko, O'ahu

EXHIBIT B

CARLSMITH BALL LLP

A LIMITED LIABILITY LAW PARTNERSHIP

ASB TOWER, SUITE 2100
1001 BISHOP STREET
HONOLULU, HAWAII 96813
TELEPHONE 808.523.2500 FAX 808.523.0842
WWW.CARLSMITH.COM

DIRECT DIAL NO.
808.523.2596

PTHOENE@CARLSMITH.COM

RECEIVED

2023 MAY -9 PM 2:40

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

OUR REFERENCE NO.:
069942-3

May 9, 2023

VIA HAND DELIVERY

VIA E-MAIL MICHAEL.CAIN@HAWAII.GOV

Michael Cain
Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2023 MAY 10 A 2:42
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Re: CDUP OA-3879 - Second Request for Extension of Time

Dear Administrator Cain:

We represent Cellco Partnership dba Verizon Wireless ("**Verizon**"), the permittee under Conservation District Use Permit OA-3879 (the "**CDUP**") for the installation of broadband wireless communication equipment (the "**Project**"). Verizon filed a Conservation District Use Application ("**CDUA**") with the Department of Land and Natural Resources ("**DLNR**"), Office of Conservation and Coastal Lands ("**OCCL**") on June 29, 2021 which was deemed accepted by the DLNR for processing on **August 19, 2021**.

1. Background.

At its regular meeting on January 14, 2022, the Board of Land and Natural Resources ("**Board**") considered and voted to approve CDUP OA-3879, and at the same meeting, several members of the public made oral requests for a contested case hearing, which were followed by written petitions (the "**Petitions**"). On February 10, 2022, Verizon filed its Submission of Legal Argument in Opposition to the Petitions. The Board did not agendaize the Petitions for consideration until the **July 22, 2022** meeting, at which time the Board denied the Petitions.

Although the CDUP itself is dated January 19, 2022 (with the actual approval date being January 12, 2022 pursuant to Hawai'i Revised Statutes ("**HRS**") § 27-45), OCCL did not provide CDUP OA-3879 to Verizon until sometime after the July 22, 2022 meeting, on or about August 24, 2022. Verizon acknowledged receipt of CDUP OA-3879 on August 24, 2022. *See Attachment 1.*

HONOLULU

HILO

KONA

MAUI

EXHIBIT C

Although it was Verizon's position that the CDUP was automatically approved on January 12, 2022, given the pending Petitions, and Verizon's understanding that if a contested case was granted, any CDUP issued prior to a contested case would be nullified, Verizon did not file its building permit application until or about July 19, 2022 (see Attachment 2),¹ once the agenda for the July 22, 2022 meeting was posted and the Staff Submittal supported Verizon's position.

Thereafter it took around seven (7) months for the City and County of Honolulu Department of Planning and Permitting ("DPP") to review and approve Verizon's building permit application. See Attachment 3. OCCL completed its review and approved of Verizon's construction plans on December 1, 2022. See Attachment 4. It was not until February 2, 2023, that DPP approved the building permit for the project.

2. Request for Extension.

Condition No. 5 of the CDUP indicates that "[u]nless otherwise authorized," construction of the project was to be initiated within one year of the CDUP. Due to the delay in the issuance of the CDUP to Verizon as a result of the filing and consideration of the Petitions, it is unclear to Verizon when the one year time period in Condition No. 5 began. On February 13, 2023, Verizon submitted a Request for Clarification and/or Extension of Time to OCCL. Following that submission, Verizon spoke with OCCL staff who indicated that the request for extension of time must be submitted to the Board of Land and Natural Resources ("BLNR") for approval.

Pursuant to Hawai'i Administrative Rules ("HAR") § 13-5-43(a), Verizon therefore requests that Condition No. 5 of the CDUP be extended for a period of two (2) years from the date of the final approval by the BLNR of the request for extension to allow Verizon to: (a) apply for a trenching permit, as described in Section 3 below, and amend its approved building permit, if required by the City and County of Honolulu Department of Planning and Permitting ("DPP"), and (b) commence construction of the Project. This request for extension is supported by good cause. Verizon estimates that construction will be completed within six (6) months of the construction start date, well prior to the three (3) year deadline set forth in Condition No. 5, regardless of delay in the commencement of construction.

3. Location of Utility Lines Underground.

Separate from the above request for extension of Condition No. 5 of the CDUP, it has come to Verizon's attention that two (2) utility poles that were intended to be used by Verizon to supply electricity from Hawaiian Electric Company, Inc. ("HECO") and fiber-optic through Hawaiian Telcom, Inc. through overhead lines to the Project are located on Tax Map Key ("TMK") No. (1) 4-3-005: 069 ("Parcel 69"). Parcel 69 is not part of the Project site, which consists of TMK Nos. (1) 4-3-005: 068 and 070 (referred to herein as "Parcel 68" and "Parcel 70", respectively). Until recently, the subject utility poles were thought to be within Parcel 68.

¹ Installation of broadband wireless communication equipment is an expensive endeavor and thus any uncertainty regarding the ability to proceed deterred Verizon from filing the building permit application.

Because Verizon does not have authorization to use Parcel 69, Verizon will instead run the power and fiber-optic lines under the driveway area of Parcel 68 to the Project elements, as shown on Sheet A001 and A002 (Site Plan), attached hereto as Attachment 5. The owner of Parcel 68 has authorized this change, as shown by the acknowledgment attached hereto as Attachment 6. HECO has also given its preliminary approval of the re-routed electricity line(s) and Verizon is working with Hawaiian Telcom to confirm its approval of the re-routed fiber-optic line within the same easement. The expectation is that Hawaiian Telcom will not oppose deviating from the preliminarily approved HECO route. No Project elements will be on Parcel 69. Verizon hereby submits to OCCL and requests that OCCL staff review and confirm that the approved revised preliminary plans showing the alignment of the utility lines for the Project is covered by the CDUP. All other Project elements will remain the same as what was presented in the CDUA. Verizon expects to get final approval of the plans from HECO, Hawaiian Telcom in the coming weeks.

Verizon's understanding from the DPP staff is that the proposed work above will require a trenching permit and may require an amendment to the DPP-approved building permit for the Project. Verizon also notes that the Final Environmental Assessment and Finding of No Significant Impact (the "**Verizon FEA-FONSI**") published for the Project on September 8, 2021 in *The Environmental Notice* contemplated and assessed the routing of utility lines both above-grade and underground. *See* Verizon FEA-FONSI, Section 2.2 at 6 (Alternative 2 - Proposed Action). Furthermore, the routing of new and relocation of existing overhead lines underground is consistent with the policies outlined in the Ko'olau Poko Sustainable Communities Plan. *See* Verizon FEA-FONSI, Section 4.1.12 at 49.

4. Verizon Management Plan.

Verizon also requests that OCCL confirm that the Management Plan included with the CDUA has been approved and is acknowledged by OCCL. As discussed above, the CDUA was submitted to OCCL on June 29, 2021 and deemed accepted by the DLNR for processing on August 19, 2021. OCCL's Notice of Acceptance and Preliminary Environmental Determination confirms that a proposed Management Plan was submitted with the CDUA. *See* Attachment 7. Furthermore, the Management Plan and proposed Best Management Practices for the Project were also detailed and presented in the staff submittal for Agenda Item K-3 for the BLNR's January 14, 2022 meeting where the BLNR approved the CDUP. *See* Staff Submittal, Agenda Item K-3 at 4, 13-14, *available at* <https://dlnr.hawaii.gov/wp-content/uploads/2022/01/K-3.pdf>. Verizon's understanding at that time was therefore that the Management Plan had been approved by the BLNR. A copy of the Management Plan that was submitted to OCCL is attached hereto as Attachment 8.

Verizon thanks OCCL for its attention and consideration of this request for extension and confirmation that the re-routing of the utility line are covered by the CDUP. Verizon hopes that this addresses OCCL's concerns of any encroachment by the Project into Parcel 69. If you have any questions, please contact feel free to contact me and the phone number or email address indicated above.

Michael Cain, Administrator, DLNR OCCL
May 9, 2023
Page 4

Sincerely,



Onaona P. Thoene
Katherine A. Garson

Attachments 1-8

cc: Tiger Mills (*via email only*)

4883-4478-9344.4.069942-00003

ATTACHMENT 1

DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASH
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KAI HO MANUEL
DEPUTY DIRECTOR WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF.OCCL:RB

CDUP OA-3879
Jan 19, 2022

Noah Grodzin
Verizon Wireless
255 Kahelu Avenue
Mililiani, HI 96789

SUBJECT: Conservation District Use Petition CDUP OA-3879

Dear Mr. Grodzin:

On January 14, 2022, the Board of Land and Natural Resources (Board) approved Conservation District Use Permit OA-3879 by Verizon Wireless to install a new telecommunications facility at 1160 Kooahoo Place, Por. Lanikai Beach Tract, Kailua, Koolaupoko, Oahu, TMKs (1) 4-3-005:068 and 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 Hawaii 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.

Please acknowledge receipt of this approval, with the above noted conditions, in the space provided below. Please sign two copies. Retain one and return the other within thirty (30) days. Should you have any questions on any of these conditions, contact Rachel Beasley at (808) 798-6481 or rachel.e.beasley@hawaii.gov.

Sincerely,

S Michael Cain

Michael Cain, Administrator
Office of Conservation and Coastal Lands

Receipt acknowledged:

NOAH GRODZIN
Permittee's Signature
Verizon REAL ESTATE

Date 8/24/2022

AFFIDAVIT

Verizon Hon
Lanikai

COPY

2022/18P 05110

I, Don Schaberg declare that I am the/a responsible party of the herein described real property located in the City and County of Honolulu, State of Hawaii:

2022 JUL 19 AM 7:56

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TAX MAP KEY: (1) 4-3-005: 068 & 070

ADDRESS: 1160 KOOHOO PLACE, KAILUA, HI 96734

I acknowledge that I have no outstanding fines payable to, or liens in favor of, the City & County of Honolulu, issued or imposed by the Department of Planning and Permitting (DPP) in accordance with Chapters 14, 16, 18, 19, 21, 22, 23, and/or 25, Revised Ordinances of Honolulu.

Pursuant to City & County of Honolulu Ordinance 22-8, I understand that no permit application will be accepted or processed by the DPP, if I have any such outstanding fines or liens, unless a permit application must be accepted and processed to correct a violation on the property as determined by the DPP.

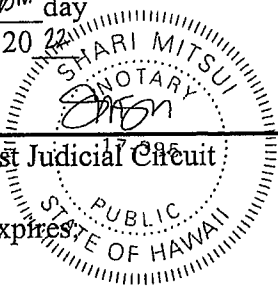
Dated this 15 day of July, 20 22.

[Signature]
Signature of Affiant

Subscribed and sworn to
Before me this 15th day
of July, 20 22.

Shari Mitsui

Notary Public, First Judicial Circuit
State of Hawaii
My commission expires



Doc. Date: <u>7/15/22</u>	# Pages: <u>1</u>
Notary Name: <u>Shari Mitsui</u>	
Doc. Description: <u>Affidavit</u>	
<u>[Signature]</u>	<u>7/15/2022</u>
Notary Signature	Date

ATTACHMENT 3

----- Forwarded message -----

From: <posse@honolulu.gov>

Date: Thu, Feb 2, 2023 at 1:28 PM

Subject: Building Permit Application No. A2022-09-0931 (TMK(s): 43005068) ready for pickup

To: <Office@palekanapermits.com>

The plans for the Building Permit Application listed above have been approved and the Building Permit is ready to be issued. **You have until 05/04/2023 to pick up your permit. Failure to do so will result in the cancellation of this application and you will need to reapply.** You may now proceed to the One-Stop Permit Center of the Fasi Municipal Building to pay for and receive your permit.

Please open the attached .pdf file to view Project details and fees due. If you cannot open the file, click on the following link to download a free copy of Adobe Acrobat Reader.

<http://www.adobe.com/products/acrobat/readstep2.html>

FEES:

- * Please make checks payable to CITY AND COUNTY OF HONOLULU
- * If Ewa Highway Master Plan Impact Fees are due, a SEPARATE CHECK will be required.
- * If this is a State project, you may use the Building Permit Calculator at the link below to determine the permit fees by entering the value of work based on the Notice to Proceed:

http://dppweb.honolulu.gov/DPPWeb/default.aspx?PossePresentation=CalculateBPFees&PosseObjectDef=gen_2279

ATTACHMENT 4



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
 Phone: (808) 768-8220 * Fax: (808) 768-6111

BUILDING PERMIT APPLICATION

A2022-09-0931

(Third Party Review)

102965286-002

LOCATION

Contact Info jonn serikawa 722-7386

Zone	Section	Plat	Parcel
4	3	005	068

1160 KOOHOO PL Kailua 96734
 34,091 Sq. Ft.

Site Address (if other than primary):

PROJECT: [TMK: 43005068] 1160 KOOHOO PL // Verizon - Hon Lanikai - Sitework [THIRD PARTY REVIEW]

Proposed Use: Telecommunications facility

Floor Level:

Estimated Value of Work: \$130,000.00

APPLICANT

PALEKANA PERMITS
 JONN SERIKAWA

Contact Info: Phone: (808) 722-7386 Email: office@palekanapermits.com

OWNER

VERIZON

Contact Info:

PLAN MAKER

RICHARD J MOSS

Contact Info:

Lic. No. PE13356

WELLS L HOLMES

Contact Info:

Lic. No. PE16863

GENERAL CONTRACTOR

ELECTRICAL CONTRACTOR

PLUMBING CONTRACTOR

TYPE OF WORK

Electrical Work Y

Other Sitework

Electrical Phases:

Plumbing Phases:

RIGHT OF WAY WORK

Driveway: New: Existing: Private:

Sidewalk Types:

Curbing Types:

Driveway Types:

Linear Ft. of Sidewalk:

Linear Ft. of Curbing:

Linear Ft. of Driveway:

SEWAGE

Sewage Disposal Type:

Sewage Disposal Method:

RETROFIT Showers to be replaced:

Faucets to be Replaced:

Urinals to be Replaced:

Toilets to be Replaced:

Major Occupancy Group:

Commercial:

Hotel:

Industrial:

Residential:

Type of Construction

No. of Stories

Flood Hazard Dist.

Floor Area (Sq. Ft.)

Minimum:

Existing:

N/A

Existing

Actual:

Final:

Exempt:

New:

Complied:

Total:

Require Special Inspection:

C.O. Required:

WORK WILL

ADD

DELETE

Require Called Inspection:

Restrictive Covenant required:

Residential Unit

0

Affidavit required:

Hotel Room

Remarks:

ZONING AND LUO DATA

TMK: 4-3-005:068
 Development Plan Areas: Koolauapoko
 Flood Zones: X - Beyond 500 Year Flood Plain
 Historic Site Register: None
 Lot Restriction: None
 Slide Area: None
 SMA / Shoreline: In SMA
 Special Districts: Not in Special District
 State Land Use: Conservation District
 Street Setback: NONE
 Zoning (LUC): P-1 Restricted Preservation

NOTES

APPROVALS REQUIRED FROM: Zoning SWQR

Other Agencies:

State-DLNR (Cons & Coastal Lands)

Approved by:

Date

Please visit DPP's website at: <http://dppweb.honolulu.gov> for permit information and status

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

Electrical and Plumbing work to be done by licensed persons and required under Chapter 448 E, Hawaii Revised Statutes.

This permit may be revoked if work is not started within 180 days of date of issuance or if work is suspended or abandoned for 120 days.

DATE CREATED: 09/19/2022

FMB

Staff Assignment: Third Party Reviewer

PROJECT SCOPE

- PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR VERIZON.
- PROPOSED INSTALLATION OF THE FOLLOWING VERIZON EQUIPMENT IN AN ENCLOSURE:
 - (2) ANTENNAS
 - (2) HYBRID RACKS UNITS (RHU)
 - (1) OVP
 - (1) HYBRID CABLES
- PROPOSED INSTALLATION OF THE FOLLOWING VERIZON EQUIPMENT ON A NEW EQUIPMENT PLATFORM:
 - (1) EQUIPMENT CABINET
 - (1) EQUIPMENT CABINET
 - (1) OVP (CABINET MOUNTED)
 - (1) GPS ANTENNA
- NEW RFR FAUX ROCK ENCLOSURE
- PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE AND NEW FIBER SERVICE.

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

CONSTRUCTION DRAWINGS

DRIVING DIRECTIONS

- FROM VERIZON OFFICE IN MILILANI, HAWAII:
- HEAD EAST ON KAEHELU AVE TOWARD PALLI ST
 - MAKE A U-TURN AT PALLI ST
 - TURN RIGHT ONTO ILEIPIAUA RD/MIKAO ST
 - TURN LEFT ONTO KAIHUA RD/PAIIP TO HONOLULU
 - MERGE ONTO HH-2'S
 - MERGE ONTO HH-1 E
 - TAKE EXIT 14 TO MERGE ONTO HH-2B/EPH-45/ENOKAPI BLDV TOWARD KAILUA
 - TURN RIGHT ONTO ONAWA ST
 - TURN LEFT AT THE 1ST CROSS STREET ONTO KANUI DR
 - TURN LEFT ONTO KALAHOE AVE
 - TURN LEFT TOWARD KAILUA RD
 - SLIGHT RIGHT ONTO'S KALAHOE AVE
 - CONTINUE ONTO ALALA RD
 - CONTINUE ONTO MOKULUA DR
 - CONTINUE ONTO KOOHOO PL
 - SUCHI RIGHT ONTO KOOHOO PL

TOTAL MILES: 31.1 MILES
TOTAL TIME: 42 MINUTES

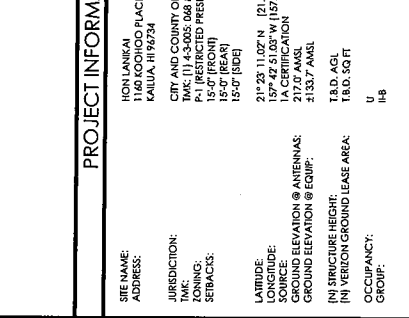
PROJECT INFORMATION

SITE NAME: HON LANIKAI
ADDRESS: 1160 KOOHOO PLACE, KAILUA, HI 96734
JURISDICTION: CITY AND COUNTY OF HONOLULU
TMK: (1) 4-3-005: 068 & 070
ZONING: P-1 (RESTRICTED PRESERVE)
SETBACKS: 15'-0" (FRONT), 15'-0" (SIDE), 15'-0" (REAR)
LATITUDE: 21° 23' 11.02" N (21.38694° N)
LONGITUDE: 157° 17' 41.75" W
SOURCE: 1:100,000
GROUND ELEVATION @ ANTENNAS: 217.0' AMSL
GROUND ELEVATION @ EQUIP: 213.7' AMSL
(N) STRUCTURE HEIGHT: 18.0' AGL
(N) VERICON GROUND LEASE AREA: 18.0' SQ FT
OC EQUIP MNT: U
GROUP: I#6

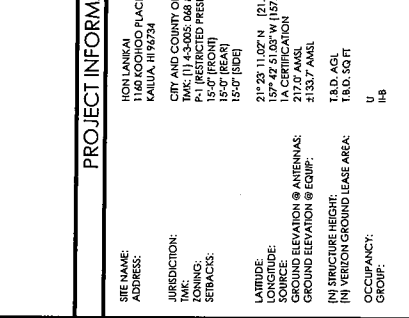
PROJECT CONTACTS

APPLICANT: VERIZON WIRELESS
255 KAEHELU AVE
MILILANI, HI 96789
PROPERTY OWNER: GENERAL DYNAMICS
1160 KOOHOO PLACE
KAILUA, HI 96734
STATE ACQUISITION AGENT: GENERAL DYNAMICS
155 KAPALUULU PLACE, SUITE 310
HONOLULU, HI 96819
PH: 808.676.1330
ZONING/PERMITTING AGENCY: GENERAL DYNAMICS
155 KAPALUULU PLACE, SUITE 310
HONOLULU, HI 96819
PH: 808.676.1330
EE ENGINEER: VERIZON WIRELESS
5430 NE 122ND AVE
PORTLAND, OR 97220
DOUG BRIDWELL
CONSTRUCTION MANAGER: VERIZON WIRELESS
MILILANI, HI 96789
KIMO UNCOLIN
SURVEYOR: KN SURVEYING, LLC
500 ALAKAWA STREET, # 100A
HONOLULU, HI 96817
PH: 808.524.7100
CIVIL ENGINEER: META ENGINEERING
PO BOX 4606
HONOLULU, HI 96812
PH: 801.947.7474
ELECTRICAL ENGINEER: RICHARD L. LUCKE
9200 CHERRY CREEK SOUTH DRIVE, SUITE 25
DRIVER, CO 80521
PH: 303.747.6861
ENGINEER OF RECORD: GENERAL DYNAMICS
651 W. GARDNA PARK BLVD., SUITE 101
WELLS, HOLMES, SE
PH: 801.990.1175

ISLAND MAP



LOCALIZED MAP



SHEET INDEX

- TITLE SHEET
- LAND SURVEY
- OVERALL SITE PLAN
- ENLARGED SITE PLAN
- ENLARGED EQUIP AND ANTENNA PLANS
- SECTIONS AND ELEVATIONS

GENERAL DYNAMICS
Information Technology

CAPITAL DESIGN SERVICES
5150 KILIMALLI SUITE 203
DALLAS, TX 75244
PH: 972.380.1580
WWW.GENERALDYNAMICS.COM

DRAWN BY: GS

CHECKED BY: GS

VER.	DATE	DESCRIPTION
1	07/28/20	PRELIM ZONING DRAWINGS
2	09/21/20	CLIENT & L.L. COMMENT
3	02/01/21	FINAL ZONING DRAWINGS
Δ	04/18/23	FINAL ZONING DWGS - REV

LICENSER:

PROJECT INFORMATION

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

GOVERNING CODES

2012 IBC - INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
IFPA 2018 - NATIONAL FIRE PROTECTION ASSOCIATION FIRE SAFETY DURING CONSTRUCTION
2018 IBC - INTERNATIONAL BUILDING CODE
2018 IFPA - NATIONAL FIRE PROTECTION ASSOCIATION
IEC 2017 - NATIONAL ELECTRICAL CODE
IEC 2015 - INTERNATIONAL ENERGY CONSERVATION CODE
ADA COMPLIANCE - INSTALLATIONS UNMANAGED / NOT FOR HUMAN HABITATION, HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

TITLE SHEET

SHEET NO. 001

THIS DRAWING WAS PREPARED BY THE CONSULTING ENGINEER OR ARCHITECT UNDER THE SUPERVISION AND SEAL OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT IN THE STATE OF HAWAII.



GENERAL DYNAMICS
Information Technology

CD CAPITAL DESIGN SERVICES
3115 KAHALA AVE., SUITE 200
KALUA, HI 96734
PHONE: 808-241-1500
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY: GS
CHECKED BY: GS

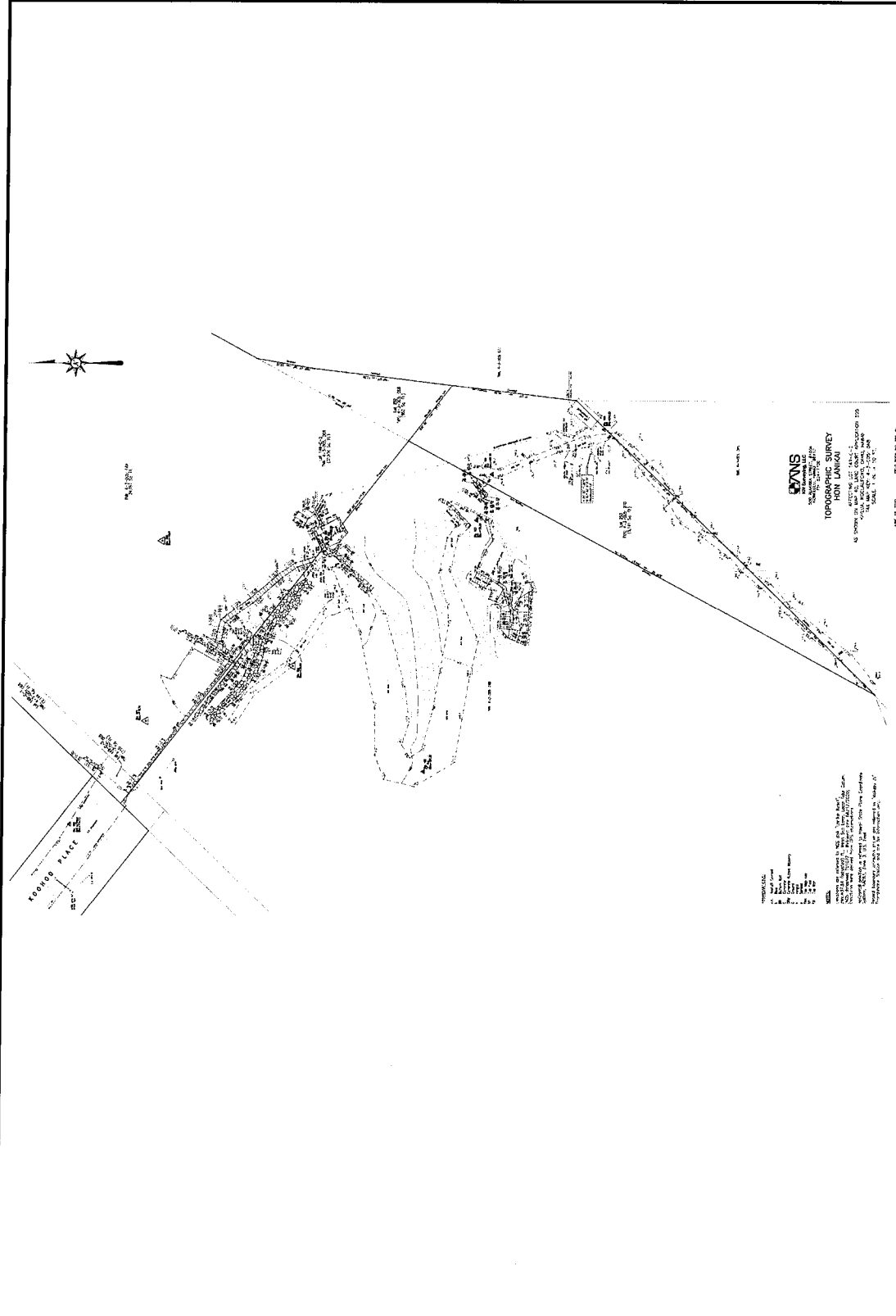
VER.	DATE	DESCRIPTION
1	07/28/20	PRELIM TONING DRAWINGS
2	09/21/20	CLIENT & L.I. COMMENT
3	02/01/21	FINAL TONING DRAWINGS
A	04/18/23	FINAL TONING DWGS - REV


LICENSER

PROJECT INFORMATION
HON LANIKAI
1160 KOOHOO PLACE
KALUA, HI 96734
TMC: [] 4-5-008-068 & 070

SHEET TITLE
LAND SURVEY

SHEET NO.
002





GENERAL DYNAMICS
Information Technology

CD CAPITAL DESIGN SERVICES
3101 KALANANU'U PLAZA, SUITE 300
KALAUAA, HI 96741
TEL: 808.241.5150
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY:	GS
CHECKED BY:	GS

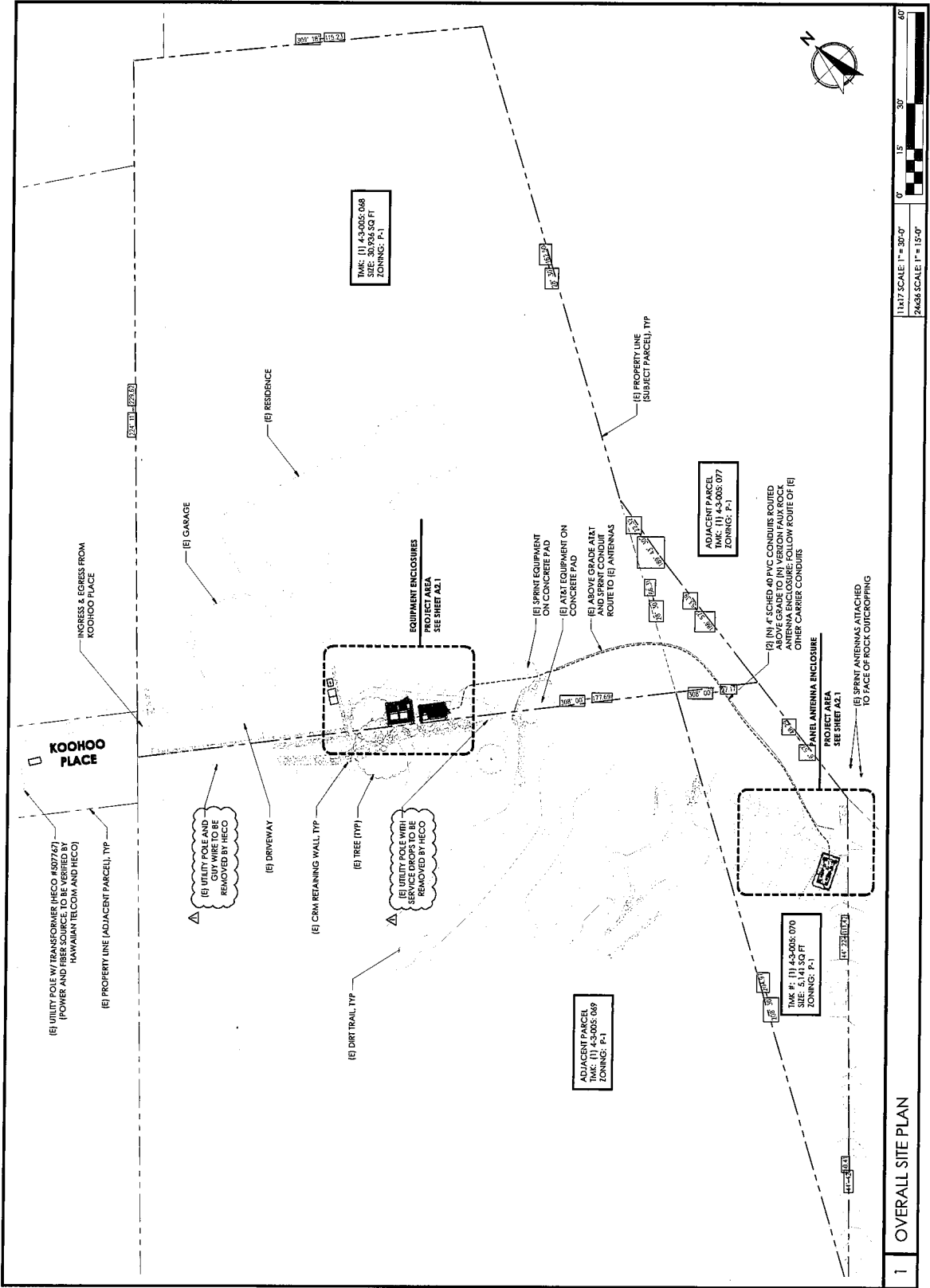
VER.	DATE	DESCRIPTION
1	07/28/20	PRELIM ZONING DRAWINGS
2	09/21/20	CLIENT & LL COMMENT
3	02/01/21	FINAL ZONING DRAWINGS
Δ	04/18/23	FINAL ZONING DWGS - REV

PROJECT INFORMATION

HON LANIKAI
1160 KOOHOO PLACE
KALAUAA, HI 96741
TMK: (1) 4-3-005-088 & 070

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
A001





GENERAL DYNAMICS
Information Technology

CD CAPITAL DESIGN SERVICES
2110 KAWAHAU BLVD, SUITE 302
KAILUA, HI 96734
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY: _____ GS
CHECKED BY: _____ GS

VER.	DATE	DESCRIPTION
1	07/28/20	PRELIM ZONING DRAWINGS
2	09/21/20	CLIENT & LL COMMENT
3	02/01/21	FINAL ZONING DRAWINGS
Δ	04/18/23	FINAL ZONING DWGS - REV

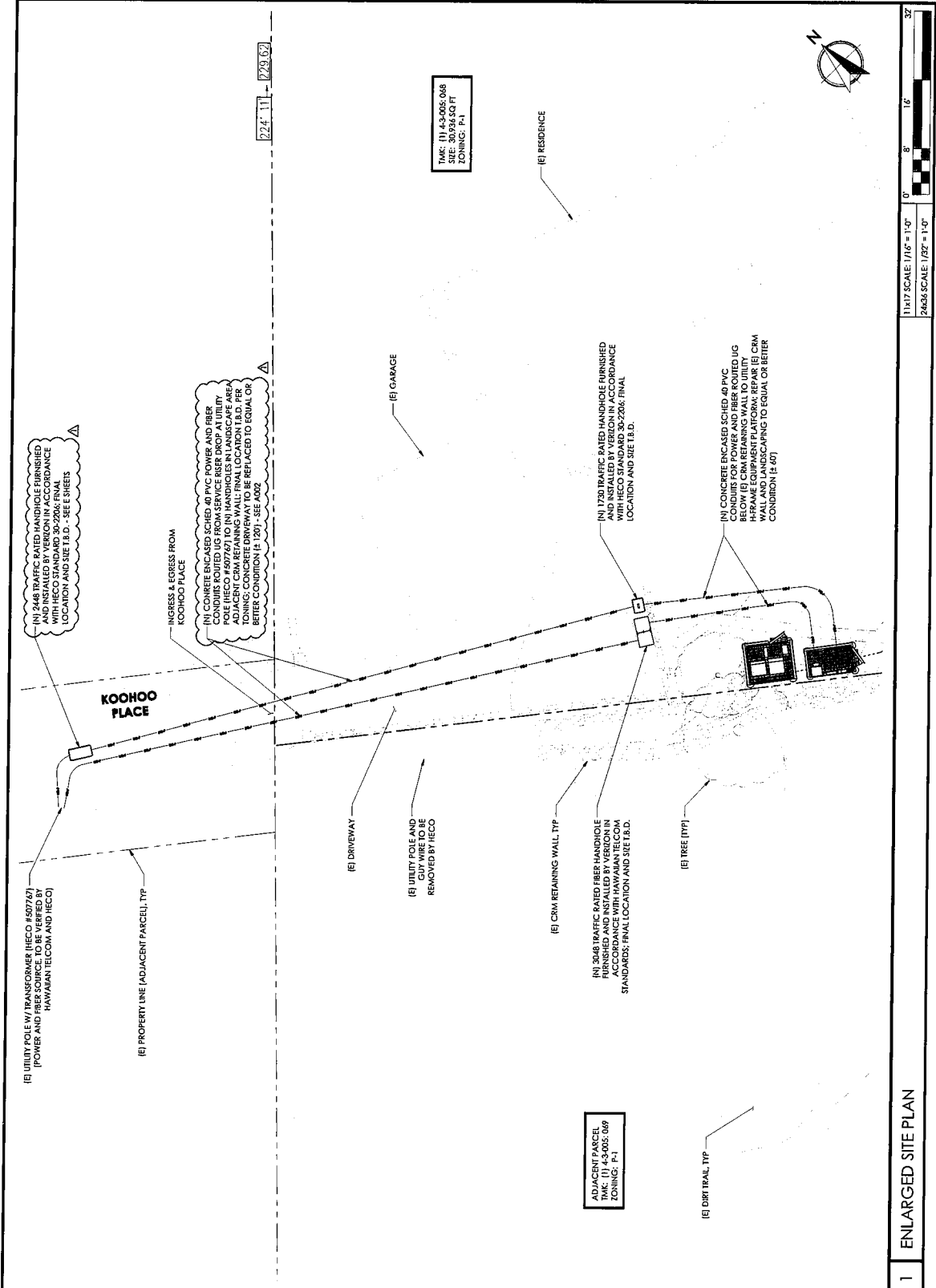
LICENSER

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER AS INDICATED BY MY LICENSE NO. 11117-1.

PROJECT INFORMATION
HON LANIKAI
1160 KOOHOO PLACE
KAILUA, HI 96734
TMK (1) 4-3-005-068 & 070

SHEET TITLE
ENLARGED SITE PLAN

SHEET NO.
A002



verizon

GENERAL DYNAMICS
Information Technology

CD
CAPITAL DESIGN SERVICES
2110 KAHALA LANE, SUITE 302
KAILUA, HI 96734
TEL: 808.915.8930
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY: CS
CHECKED BY: CS

VER.	DATE	DESCRIPTION
1	07/28/20	PRELIM TYPING DRAWINGS
2	09/21/20	CLIENT & LL COMMENT
3	02/01/21	FINAL ZONING DRAWINGS
Δ	04/19/23	FINAL ZONING DWGS - REV

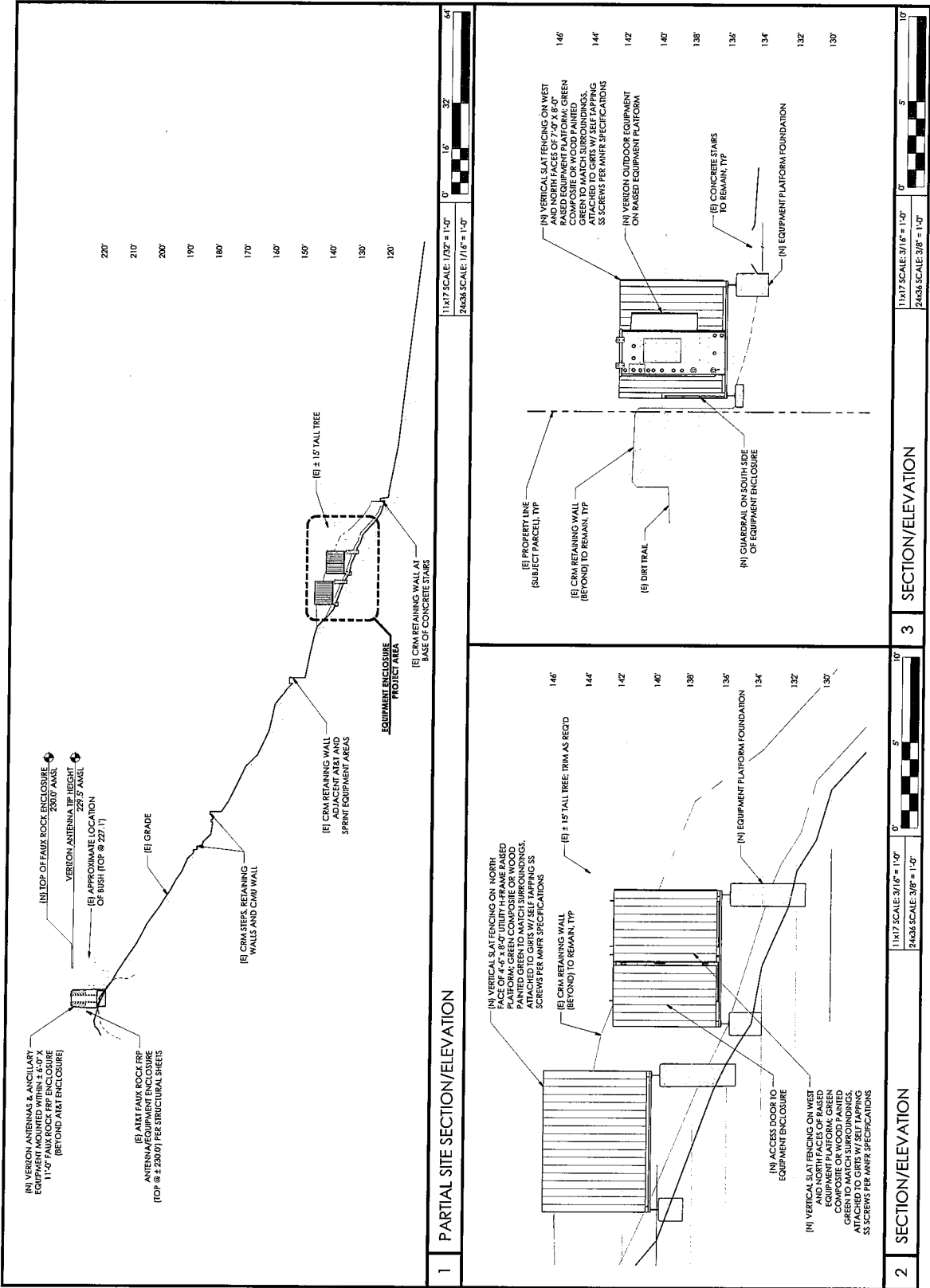
LICENSER

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. MY LICENSE NO. IS 11153.

PROJECT INFORMATION
HON LANIKAI
1160 KOOHOO PLACE
KAILUA, HI 96734
TMSK (I) 4-3-005-068 & 070

SHEET TITLE
SECTIONS AND ELEVATIONS

SHEET NO.
A003



ATTACHMENT 6

Onaona P. Thoene

From: Schaberg, Daniel D <[REDACTED]>
Sent: Thursday, April 27, 2023 5:05 PM
To: Grodzin, Noah; Onaona P. Thoene
Subject: Re: Revised approved utility route

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As long as the route is the one shown in the previous drawing that you sent me then I am OK with this.

Thanks, Dan

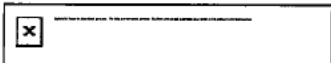

From: Grodzin, Noah <noah.grodzin@verizonwireless.com>
Sent: Thursday, April 27, 2023 4:14:05 PM
To: Schaberg, Daniel D <[REDACTED]>; Onaona P. Thoene <pthoene@carlsmith.com>
Subject: Revised approved utility route

Hi Dan - Can you email back a confirmation that as the property owner you will approve the revised utility route to be on your property as HECO as proposed?....our legal is copied here and working on a permit extension for us and we would like to be able to provide supporting documentation to the state...thank you


Noah Grodzin

Sr Engr Spec-Ntwk Reg/RE Hawaii
Network Engineering

M 808 445 2371
255 Kahelu AVE
Mililani, Hawaii 96789

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ATTACHMENT 7

DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Ref. OCCL:RB

CDUA OA-3879

Acceptance Date: 8/19/21

180 Day Expiration Date: 2/15/22

Grant Nakaya
NTP LLC
1255 Nuuanu Avenue # 1110
Honolulu, HI 96817

Dear Mr. Nakaya,

**NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL
DETERMINATION
Conservation District Use Application (CDUA) OA-3879
(Board Permit)**

This acknowledges the receipt and acceptance for the processing of your client's (Verizon Wireless) CDUA to install a new telecommunications facility located at 1160 Kooahoo Place, Por. Lanikai Beach Tract, Kailua, Koolaupoko, Oahu, TMKs (1) 4-3-005:068 and 4-3-005:070. Parcel 068 is approximately .78 acres and parcel 070 is approximately .12 acres. The site is accessed via a private driveway from Kooahoo Place and the proposed telecom facility is accessed from an existing trail from the private residence.

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 above mean sea level (AMSL). The enclosure would be approximately 75 square feet in area and would measure approximately 8 feet in height. The enclosure would be installed on concrete piers anchored to the ridge's rock face. This faux rock enclosure would house the proposed 5 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 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.

The proposed project is to be located adjacent to similar existing facilities. 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 at an approximate elevation of 230 feet with 3 equipment cabinets and (2) Sprint with 3 panel antennas and one parabolic antenna and 1 equipment cabinet. All antennas (including proposed) are connected to the lower elevation equipment platforms via one existing conduit.

Project area topography consists of steep slopes that extend from approximately 120 feet AMSL to approximately 250 feet. A proposed Management Plan has been included.

After reviewing the application, the department finds that:

1. The proposed use is an identified land use in the Limited subzone of the Conservation District, pursuant to the Hawaii Administrative Rules (HAR), 13-5. Please be advised, however, that this finding does not constitute approval of the proposal.
 - 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 (a) public hearing shall be required because the proposed land use is for commercial use; and
3. In conformance with Hawaii Revised Statutes (HRS), 343, as amended, and HAR, 11-200.1, a finding of no significant impact to the environment (FONSI) is anticipated for the proposed project.

Please be informed that, as the applicant, your responsibility includes complying with the provisions of Hawaii's Coastal Zone Management law (Chapter 205A, HRS) that pertain to the Special Management Area (SMA) requirements administered by the various counties. Negative action by the Board of Land and Natural Resources (BLNR) on this application can be expected should you fail to obtain and provide us prior to Board action, one of the following from the County:

1. An official determination that the proposal is exempt from the provisions of the county rules relating to the SMA;
2. An official determination that the proposed development is outside the SMA; or
3. An SMA Use Permit for the proposed development.

Upon completion of the application review process, the subject CDUA will be reviewed by the Board of Land and Natural Resources (Board) for consideration. The Board has the final authority

Grant Nakaya
NTP LLC

CDUA OA-3879

to modify, grant, or deny permits. Should you have any questions, please feel free to contact Rachel Beasley at rachel.e.beasley@hawaii.gov or work cell.

Sincerely,

Suzanne D. Case

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

cc: Oahu Board Member
ODLO/SHPD/DOFAW/DOCARE
OHA/DAGS Office of Enterprise Technology Services/USFWS
DPP
C&C Fire Department
Lanikai Community Association
Kailua Neighborhood Board
Kailua Library
State Library

August 9, 2021

Verizon HON Lanikai Management Plan for 1160 Koohoo Place, Kailua

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

1. General description of the proposed use

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

2. Project location

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

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

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

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

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

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

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

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

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

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

4. Natural hazard assessment

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

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

Soil Erosion BMPs

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

Biological Resources BMPs

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

Transportation/Traffic/Noise BMPs

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

Air Quality BMPs

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

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

6. Description of Best Management Practices used during project lifetime

Soil Erosion BMPs

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

Biological Resources BMPs

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

Transportation/Traffic/Noise BMPs

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

Air Quality BMPs

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

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

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

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

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

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

8. Description of existing uses and facilities

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

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

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

9. Description of proposed facilities and uses

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

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

10. Activity schedule

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

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