

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS

Honolulu, Hawai'i

November 8, 2024

145-Day Exp. Date: December 22, 2024

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

REGARDING: Conservation District Use Application (CDUA) HA-3955 for the Kona Airport Monopole Telecommunication System Project and Management Plan

APPLICANT: Crown Castle Tower 06-2 LLC

LANDOWNER: State of Hawai'i, Department of Land and Natural Resources

AGENT: Danette Martin, Martin Pacific Properties

LOCATION: 73-4229 Queen Ka'ahumanu Highway, Kalaoa,
North Kona, Hawai'i

**TAX MAP KEY
(TMK):** (3) 7-3-049:038

**AREA OF
PARCEL:** 21,780 square feet

AREA OF USE: 2,500 square feet

SUBZONE: General

EXHIBITS:

1. Subzone map and Location Map
2. Site Photos
3. Overall Site Plans
4. Enlarged Site Plans
5. Panel Antenna Set Up
6. Utility Routing Plans
7. Management Plan

Item K-1

SUMMARY

There is an existing Verizon Wireless telecommunication Cellular on Wheels (COW) facility currently on the parcel. The COW provides cellular coverage to the Ellison Onizuka Kona International Airport at Keāhole (Kona Airport) and the surrounding area. Without this site, Verizon will have no coverage at Kona Airport and the surrounding area.

The COW facility was authorized under a temporary permit. Crown Castle is proposing to replace it with a permanent monopole telecommunications system to continue services to Kona Airport and the surrounding areas.

A Management Plan is required for the telecommunications facility. The Management Plan outlines the best management practices for the project, and an assessment for natural hazards that includes erosion, volcanic hazards, slope, and flooding. The activity schedule was also included in the plan.

DESCRIPTION OF AREA/CURRENT USE

The project area is located in the State Land Use Conservation District, General Subzone. **Exhibit 1.** The project area is owned by the State of Hawai'i and Verizon obtained Revocable Permit No. 7834 for the COW, which was most recently renewed through December 31, 2024, by the Board of Land and Natural Resources (Board) at its meeting on September 22, 2023.

On May 8, 1987, the Board approved Conservation District Use Permit (CDUP) HA-1963 for an AM radio facility consisting of four 100-foot tall, guyed radio towers and a small 10-foot by 24-foot equipment building subject to 19 conditions.

On April 26, 2013, the Chairperson of the Board approved CDUP HA-3656 for the Verizon Wireless H13-Kona Airport COW telecommunications facility project subject to 21 conditions. Verizon was informed that the permit expired in 2017. A fine of \$2,000 was paid and on April 16th, 2024, the Chairperson of the Board approved Verizon's After-the-Fact (ATF) CDUP HA-3948 to continue the temporary COW use on the site.

Hawaiian Electric Light Company (HELCO) has existing utilities on the property. There are no water or wastewater services. **Exhibit 2.**

Site Access

Access to the property is directly across from the entrance to the Kona Airport, mauka of Queen Ka'ahumanu Highway from a paved extension across from the Keāhole Airport Road. The entrance to the project area is gated and the property is fenced. A gravel road provides access to the COW. The project area is mauka of a HELCO power plant. The entire property is fenced in.

Natural Hazards

The project area itself has little to no vegetation with some groundcover grass. It is not within the Special Management Area (SMA). The property is in Flood Zone X (moderate to low-risk areas- areas determined to be outside 500-year flood plain); outside of the Tsunami Evacuation Zone; and is located in Volcano Lava Flow Hazard Zone 4, which includes all of Hualālai. Lava coverage is proportionally smaller in this area, about 5% since 1800, and less than 15% within the past 750 years.

Flora and Fauna

No sensitive ecological areas were observed on the subject property. The United States Geological Survey (USGS) 7.5-Minute Topographic Map Keāhole Point Quadrangle (1997), which includes the subject and adjoining properties, does not depict creeks or delineated wetlands located on the subject property. According to the United States Fish and Wildlife Service (USFWS) National Wetland Inventory Map, the subject parcel/property is not located in or near a designated wetland.

Besides the previously described existing facilities, the subject parcel consists of vacant lands with areas of sparse grass such as fountain grass. The National Wilderness Preservation System website was reviewed for information on whether the proposed project site is located within an officially designated wilderness area. According to the website, there are none on the subject parcel.

The USFWS, Honolulu Office and the State of Hawai'i, Department of Land and Natural Resources Division of Forestry and Wildlife (DOFAW) were contacted regarding the presence of listed or proposed threatened or endangered species and designated or proposed critical habitats on the subject property. The USFWS, Honolulu Office and DOFAW indicated there are none in the area, to the best of their knowledge. DOFAW further stated the area has previously been disturbed/alterd, so no adverse impact to endangered species is indicated.

Historical & Cultural Resources

According to the applicant, there are no known cultural, historical, or natural resources on the property nor are there any traditional and customary practices. The property itself is not known to have any such practices on or in the nearby areas.

The subject parcel is not listed on the Hawai'i register of Historic Sites or National Register of Historic Places. A historic properties assessment was conducted by T.S Dye and Colleagues, Archaeologists, Inc. for the subject property. No historic properties were identified within the area of potential effect (APE).

An archaeological field inspection was conducted by the State Historic Preservation Division (SHPD) on October 3, 2012. No archaeological resources or historic properties were recorded during the field visit. SHPD issued a letter dated October 5, 2012, stating that no historic properties will be affected.

SHPD reviewed a new submittal of the project scope that was received on June 7, 2022. The letter stated "The SHPO concurs with a project effect determination of no historic

properties affected for the proposed project.” Further the letter stated, “the project includes the construction of a new facility and will require permits subject to review under the HRS 6E-42 process for any associated permits required for the project and will need to be completed and reviewed prior to the initiation of the project. SHPD requests the submission of all relevant permit applications for the subject project for review prior to project initiation...”

A new HRS 6E-8 form submittal was sent to SHPD for review by the OCCL, on August 2, 2024. SHPD concurred that “no historic properties will be affected” on October 2, 2024.

PROPOSED USE

Crown Castle proposes to use a 50' x 50' area for the multi-carrier telecommunication facility to install a 99-foot-tall steel monopole tower, equipment cabinets and an emergency generator to provide telecommunication services to accommodate three carriers; Verizon, T-Mobile and AT&T. Electrical and communication lines will be routed alongside the dirt access road and supported by two utility poles. The existing four 100' guyed towers, associated equipment and the existing temporary COW will be removed once the new permanent facility is up and running. **Exhibit 3.**

This project is proposed to continue uninterrupted wireless and broadband coverage for the Kona Airport and surrounding area. The three telecommunication carriers noted as Verizon, T-Mobile and AT&T Wireless are proposed to utilize the facility. Crown Castle is proposing to build and manage this new monopole telecommunications facility at the subject property. Verizon Wireless currently provides service to the Kona Airport and Kona Palisades area. The State Department of Transportation, Airports Division, entered into an exclusive agreement to provide wi-fi throughout all Airport properties with a third party. The Airports Division has advised T-Mobile and AT&T that they will be required to move off of Airport property. Crown Castle is designing this project to accommodate all three of the wireless carriers so service can continue in this area.

Crown Castle proposes to start by removing the existing four 100' guyed towers, associated equipment shack and the existing generator. This will require a small construction team using a crane and large truck to remove and haul away the towers, guy wires, equipment shelter and the old generator. This debris will be disposed of at an authorized dump site.

Once the demolition is complete, Crown Castle will work on the foundations for the equipment pads and the steel monopole. There will be two concrete pads per carrier, one for the equipment cabinets and one for the emergency generator, respectively. The Verizon pads are approximately 58 sq ft and 28 sq ft, the AT&T pads are approximately 49 sq ft and 40 sq ft and the T-Mobile pads are approximately 48 sq ft and 40 sq ft for the equipment cabinets and generator. **Exhibit 4.**

There are two possible methods of constructing the foundation. One method would be to build a spread footing, approximately 25' x 25', with an approximate 5' depth. The other method would be to drill or dig a cylindrical foundation approximate 5' wide and 20' deep.

The foundation work will require an excavator, backhoe and/or a drill rig. There will also be grading around the foundations to provide level ground.

Less than 100 cubic feet will be excavated, and 100 cubic feet of fill will be graded to provide the level areas around the concrete pads. The installation of the electrical components and monopole structure will require the installation of copper clad steel rods that measure 5/8 inches in diameter. The rod will be connected by a copper cable that will be buried 30 inches deep.

The installation of the monopole and associated antennas and accessory equipment will require a crane. The panel antennas will measure about 8 feet tall. Verizon is proposing to install 12 antennas, AT&T is proposing to install 9 antennas, and T-Mobile is proposing to install 8 antennas. **Exhibit 5.**

There are three other accessory structures that require smaller foundations, the cable tray, the main utility H-frame and the Verizon utility H-frame. The footings are approximately 18" in diameter and 3' to 4' deep. The cable tray and H-Frame each have two footings and the Verizon H-Frame has four footings.

Crown Castle plans to grub the existing dirt road and add four inches (4") of gravel. The area of work will be approximately 12' wide by 200' long. This will remove the vegetation along the access way and provide a level surface to the site.

Electrical and communication lines are also proposed from the adjacent road to the proposed site and will include the use of existing overhead service lines. Overhead service will be routed along the existing dirt access road and supported by two new utility poles on site. From the second pole within the equipment compound, the utilities will extend underground within a trench that will measure 2 feet wide by 3 feet and 6 inches deep to the proposed H-frame and continue underground to the equipment cabinets. **Exhibit 6.**

Management Plan

The Management Plan aims to minimize the environmental impacts on land by consolidating the site and utilizing the existing telecommunications area that has previously been disturbed by construction activities. To meet these goals, the project will implement best management practices such as:

- Perimeter Controls: Biosock and/or silt fences will be installed around construction area.
- Stockpile Management: Surround spoils and materials with Biosock. Cover with silt fabric when stored on site.
- Dust Control: Water will be used, as needed, to wet down soil to control dust.
- Concrete Waste Management: Kiddie pool will be used to catch splatter, overspill, and washout of concrete.

- Vehicle Tracking Control: Gravel will be placed at the in and out entry to control dirt tracking onto street. Silt fabric will be laid down under all vehicles left on site. Sweeping up dirt on street as needed.
- Solid Waste Management: Trash dumpsters will be used to store trash on site and covered with slit fabric. Portable toilets will be used on site and surrounded with Biosock.

These best management practices included in the Management plan account for short-term practices for ground disturbing activities as well as long-term practices. **Exhibit 7.**

Further as indicated on **Exhibit 4 & 5**, there is specific areas for each of the three telecommunication carriers. Each carrier has ground space to site equipment and space to collocate panel antennas on the proposed monopole.

ALTERNATIVES

A no action alternative would keep the site in its present condition; however, this alternative is not considered desirable based on the need for better cellular phone reception for the area and the temporary nature of the COW facility.

Other alternative sites in the area were disregarded because they were not available for lease.

SUMMARY OF COMMENTS

The Office of Conservation and Coastal Lands referred the application to the following agencies for review and comment:

State Agencies:

- DLNR: Hawai'i District Land Office, Division of Forestry and Wildlife, Aha Moku Council, Historic Preservation Division, and Engineering
- Office of Hawaiian Affairs
- Department of Accounting & General Services Office of Enterprise Technology Services
- Department of Transportation, Airports

County Agencies

- Hawai'i County Planning Department, Fire Department, Police Department, and Emergency Management

Federal Agencies

- United States Fish and Wildlife Service

This application was forwarded to the Kailua-Kona Public Library and the Pu'u Anahulu

Community Association and was also available on OCCL's website to make this information readily available for those who may wish to review it. Additionally, notice of CDUA HA-3955 was published in the August 23, 2024, edition of *The Environmental Notice*.

A Public Hearing was held on September 19th at 5:30pm at West Hawai'i Civic Center in Kona, Hawai'i. No one from the general public attended.

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

DLNR- Engineering Division

The Engineering Division notes that the owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Their Flood Hazard Assessment Tool (FHAT) (fhat.hawaii.gov) could be used to research flood hazard information.

Applicant's Response

The project is located in Zone X, which is an area of minimal flooding. It has been designed following the best standards and practices for this zone. The project will require a building permit and will be reviewed by Hawai'i County Engineering department.

DLNR DOFAW

'Ōpe'ape'a (Hawaiian Hoary Bat):

- Timing: Avoid disturbing or trimming woody plants over 15 feet tall from June 1 to September 15 to protect bats during their birthing and pup-rearing season.
- Barbed Wire: Should be avoided in construction to prevent bats from getting ensnared.

Seabirds:

- Artificial Lighting: Can cause disorientation leading to collisions or grounding. Avoid nighttime work requiring outdoor lighting during the seabird fledging season (September 15 - December 15).
- If Lighting Is Needed: Use fully shielded lights and have a biologist on-site to monitor seabird activity. Turn off lights if seabirds are seen circling.
- Permanent Lighting: Should be minimized or designed to be seabird friendly. Refer to seabird-friendly lighting styles for guidance.

Pueo (Hawaiian Short-Eared Owl):

- Nesting: Pueo nests on the ground and can be active year-round.
- Surveys: Conduct line transect surveys before vegetation alteration. If a nest is found, maintain a 100-meter buffer until the chicks can fly.

‘Io (Hawaiian Hawk):

- Pre-Construction Surveys: Should be conducted at least 10 days prior to vegetation clearing to ensure no present nests. Breeding season may occur March to September.
- Buffer Zones: If a nest is found, maintain a 100-meter buffer until the chicks have fledged. If adult individuals are detected, all activities within 30 meters should cease until they have left the area.

Blackburn’s Sphinx Moth:

- Vegetation Survey: Larvae of BSM feed on nonnative hostplants like tree tobacco. Contact the Hawai‘i Island Branch DOFAW office for information on BSM presence and whether conducting vegetation surveys are necessary.
- Plant Removal: Plants less than one meter in height should be removed during the dry season to avoid harming BSM.

Best Management Practices:

- Prevent soil and sediment from damaging near-shore waters and marine ecosystems.
- Minimize movement of plant and soil material between worksites to prevent spreading pathogens and invasive species.
- Consult the Big Island Invasive Species Committee for advice on planning and mitigating the spread of invasive species.

Coconut Rhinoceros Beetle (CRB):

- Quarantine Area: Movement of host material is restricted within or to and from O‘ahu.
- Host Plants: Include fan palms, coconut palms, date palms, and royal palms. For more information, refer to the provided CRB resource.

Native Plant Landscaping:

- Use native plant species appropriate for the local climate and conditions.
- Avoid planting invasive species and refer to resources like plantpono.org for guidance.

Wildfire Prevention:

- Coordinate with the Hawai‘i Wildlife Management Organization for wildfire prevention strategies, especially in arid climates.
- Implement precautions like wetting down areas, having fire extinguishers ready, and using spotters during high-risk activities.

Applicant’s Response

The applicant agrees to take the following precautions:

- **‘Ōpe‘ape‘a Hoary Bats:** Any necessary site clearing will be timed to avoid disturbing bats during their birthing and rearing season (June 1 - September 15). Trees taller than 15 feet will not be disturbed, and barbed wire will not be used.
- **Artificial Lighting:** No artificial lighting will be used to prevent attracting seabirds. If a downed seabird is found, the West Hawai'i Division of Fish & Wildlife will be contacted.
- **Pueo (Hawaiian Short-Eared Owl):** Line transect surveys will be conducted during crepuscular hours. If a pueo nest is found, a buffer of at least 100 meters will be established around the nest until the chicks are capable of flight.
- **Hawaiian Hawk (‘Io):** Pre-construction surveys will be conducted by a qualified biologist to ensure no ‘io nests are present. If a nest is found, a 100-meter buffer zone will be maintained until the chicks fledge or the nest is abandoned. DOFAW staff will be contacted immediately. Construction will stop within 30 meters if an adult bird is spotted until it leaves on its own.
- **Blackburn’s Sphinx Moth:** The Applicant will consult with an expert from the West Hawai'i Department of Fish & Wildlife to develop a conservation plan for the moth and follow the recommended guidelines.
- **Best Management Practices:** Regular site inspections will be conducted to prevent soil erosion and solid waste issues.
- **Invasive Species:** The Applicant is working with the Big Island Invasive Species Committee to develop a plan for managing invasive species like coqui frogs, fire ants, and the coconut rhinoceros’ beetle.
- **Native Plant Species:** No plants are currently proposed, but if required in the future, native plant species will be used.
- **Soil Import/Export:** No soil will be imported or exported for this project.
- **Wildfire Prevention:** The Applicant will consult with the Hawai'i Wildlife Management Organization and follow their recommendations, such as wetting the area during work and keeping a fire extinguisher and spotter on hand to watch for fire starts

US Fish and Wildlife Service

No comments of substance regarding the project were provided. The agency provided information on how to use their new online portal.

Applicant’s Response

The project will be constructed late 2025 or early 2026. The applicant will verify the species list approximately 90 days prior to construction to ensure proper protocols are in place to protect habitat. I am registered in the IPaC website and obtained the General Project Designed Guidelines. The design guidelines will be updated approximately 90 days prior to the start of construction.

ANALYSIS

On July 31, 2024, the Department notified the applicant that:

1. The proposed use is an identified land use in the General 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.* Please be advised, however, that this finding does not constitute approval of the proposal. The Board has the final authority to grant, modify, or deny the proposal;
2. Pursuant to HAR §13-5-40 (a)(1) *On all applications for a proposed use of land for commercial purposes; a Public Hearing is required.*
3. In conformance with the Hawaii Revised Statutes (HRS) 343, as amended, and HAR Chapter 11-200.1, the Final Environmental Assessment has been reviewed and accepted by the Department of Land and Natural Resources. The finding of no significant impact (FONSI) was published in the June 8, 2016, issue of The Environmental Notice;
4. The project does not appear to be in the Special Management Area.

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 proposed project is consistent with the Conservation District by reducing additional development within the Conservation District and collocating the three carriers on to a single tower. Additionally, the proposed project will continue to support access to wireless telecommunications services in the area, enhancing access to wireless communication and public safety information. The current site has been heavily disturbed/alterd by previous construction and has little to no vegetation with some groundcover grass. The project is not anticipated to cause significant impact to natural resources and will ensure proper mitigation practices and BMPs are implemented, should there be disturbances.

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 General subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature. The proposed use is consistent with the General subzone objectives in that the proposed

project will result in the removal of (4) existing 100-foot radio station broadcast towers, equipment shed, an emergency generator and the Verizon's COW. This would overall reduce the number of structures on the property and increase the amount of open space in the area while reducing the visual impact of the site to a degree.

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

The elevation of the subject property is approximately 225 feet above mean sea level, outside of the SMA. The Coastal Zone encompasses all land areas of the state and extends seaward 3-miles. Staff believes the proposed project complies with provisions and guidelines contained in Chapter 205A, HRS regarding Coastal Zone Management.

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

The proposed land use will not cause substantial adverse impact to existing natural resources in the surrounding area, community, or region as the proposed project will reduce the number of towers from 5 towers to 1 permanent tower. The parcel is currently used for the same or similar uses as the proposed project and consists of the installation of new equipment on a newly installed permanent tower.

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 project is consistent with the existing uses on the land. The land currently hosts Verizon's temporary tower (COW) and (4) existing abandoned 100-foot radio station broadcast towers, which will be removed. The proposed 100-foot tower will relocate Verizon's equipment from their existing temporary tower (COW) to a permanent one.

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 project will improve upon the open space characteristics of the subject parcel by removing the Verizon COW facility and (4) existing abandoned 100-foot radio station broadcast and replacing those with only one tower.

7. *Describe how 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 proposed land use consists of the relocation of existing carriers and upgraded equipment and installing a single permanent tower. Telecommunications uses are regulated by the Federal Communications Commission relating to public health and safety. The proposed project will be constructed according to FCC requirements relating to health and safety. Additionally, the proposed project will continue to support access to wireless telecommunications services in the area, enhancing access to wireless communications and public safety information.

CULTURAL IMPACT ANALYSIS

On October 3, 2012, a SHPD staff archaeologist conducted an investigation of the project area and discovered that no historical or cultural resources would be affected by the current placement of the Verizon COW, the same location as the current proposed permanent tower. Based on this investigation, SHPD determined that no historic properties will be affected. There were no additional archeological assessments or surveys required. In the event that historic resources, including human skeletal remains, structural remains, sand deposits, midden deposits, or lava tubes are identified during the project activities, work will cease in the immediate area of the find, and the find will be protected from disturbance. SHPD will be contacted at 808-933-7653.

On October 2, 2024, SHPD concurred with OCCL staff that “no historic properties will be affected” by the proposed project. If historic properties such as lava tube openings, concentrations of artifacts, structural remains or human skeletal remains are found during construction activities, work will cease in the immediate vicinity of the find, the find will be protected from additional disturbance, and SHPD will be contacted.

During the processing of this application, no comments were received from native Hawaiian practitioners, the Office of Hawaiian Affairs, or the Aha Moku Council. To the extent to which traditional and customary native Hawaiian rights are exercised, the proposed action does not appear to affect traditional Hawaiian rights; it is believed that no action is necessary to protect these rights.

DISCUSSION

Crown Castle would like to replace the existing temporary COW with a permanent monopole telecommunications system to provide cellular service to Kona airport and the surrounding area. This would require the removal of the existing four 100' guyed towers, associated equipment and the existing temporary COW once the new facility is up and running. The 50 x 50-foot area will be used to install the 99-foot-tall steel monopole tower, equipment cabinets, and emergency generator. Electrical and communication lines will be routed alongside the dirt access road and supported by two new utility poles.

The area has previously been impacted by grubbing activities and the installation and use of the existing towers, equipment, and associated infrastructure. The project site is almost entirely devoid of substantial vegetation and contains no rare, threatened or endangered

species. Consultation has revealed no cultural resources or practices.

Management Plan

As part of the CDUA, a Management Plan for the telecommunication facility is required. The management plan has been drafted with the goal of implementing measures to help prevent erosion and sedimentation from the property including best management practices. Further, it states the site will be inspected as part of regular maintenance to insure there is no solid waste left behind or unexpected erosion. The Management Plan explains the location and height of the single tower is intended to develop the site within the footprint of the existing towers and ground disturbance.

As previously noted, the facility will accommodate three carriers that will collocate antennas on the monopole. Consolidating telecommunication service providers, will decrease the potential blight that could occur with additional telecommunication towers.

This project is proposed to continue uninterrupted wireless and broadband coverage for the Kona Airport and surrounding area. The project will improve upon the open space characteristics of the subject parcel by removing the Verizon COW facility and (4) existing abandoned 100-foot radio station broadcast and replacing those with only one tower.

The proposed land use consists of the relocation of existing carriers and upgraded equipment and installing a single permanent tower., the proposed project will continue to support access to wireless telecommunications services in the area, enhancing access to wireless communications and public safety information.

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 are fully implemented.

RECOMMENDATION

Based on the preceding analysis, staff recommends that the Board of Land and Natural Resources APPROVE CDUA HA-3955 for 1. the Kona Airport Monopole Telecommunications System and 2. The Management Plan located at 73-4229 Queen Ka'ahumanu Highway, Kalaoa, North Kona, Hawai'i, TMK: (3) 7-3-049:038 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 HAR Chapter 13-5;
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 (4) 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 (3) of the copies will be returned to the permittee. Plan approval by the chairperson does not constitute approval required from other agencies;
5. The permittee shall adhere to the approved Management Plan;
6. Unless otherwise authorized, any work or construction to be done on the land shall be initiated within one (1) 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 (3) 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;
7. 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;
8. The permittee shall plan to minimize the amount of dust generating materials and activities. Material transfer points and on-site vehicular traffic routes shall be centralized. Dusty equipment shall be located in areas of least impact. Dust control measures shall be provided during weekends, after hours and prior to daily start-up of project activities. Dust from debris being hauled away from the project site shall be controlled. Landscaping and dust control of cleared areas will be initiated promptly;
9. The permittee shall notify the Office of Conservation and Coastal Lands (OCCL) in writing prior to the initiation and upon completion of the project;
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. The permittee understands and agrees that the permit does not convey any vested right(s) or exclusive privilege;
14. 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;
15. 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;
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. 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;
19. Other terms and conditions as may be prescribed by the chairperson or board; and
20. Failure to comply with any of these conditions shall render this Conservation District Use Permit void under HAR Chapter 13-5, as determined by the chairperson or board.

Respectfully submitted,

Alyssa Accardo

Alyssa Accardo, Staff Planner
Office of Conservation and Coastal Lands *mc*

Approved for submittal:



DAWN N.S. CHANG, Chairperson
Board of Land and Natural Resources

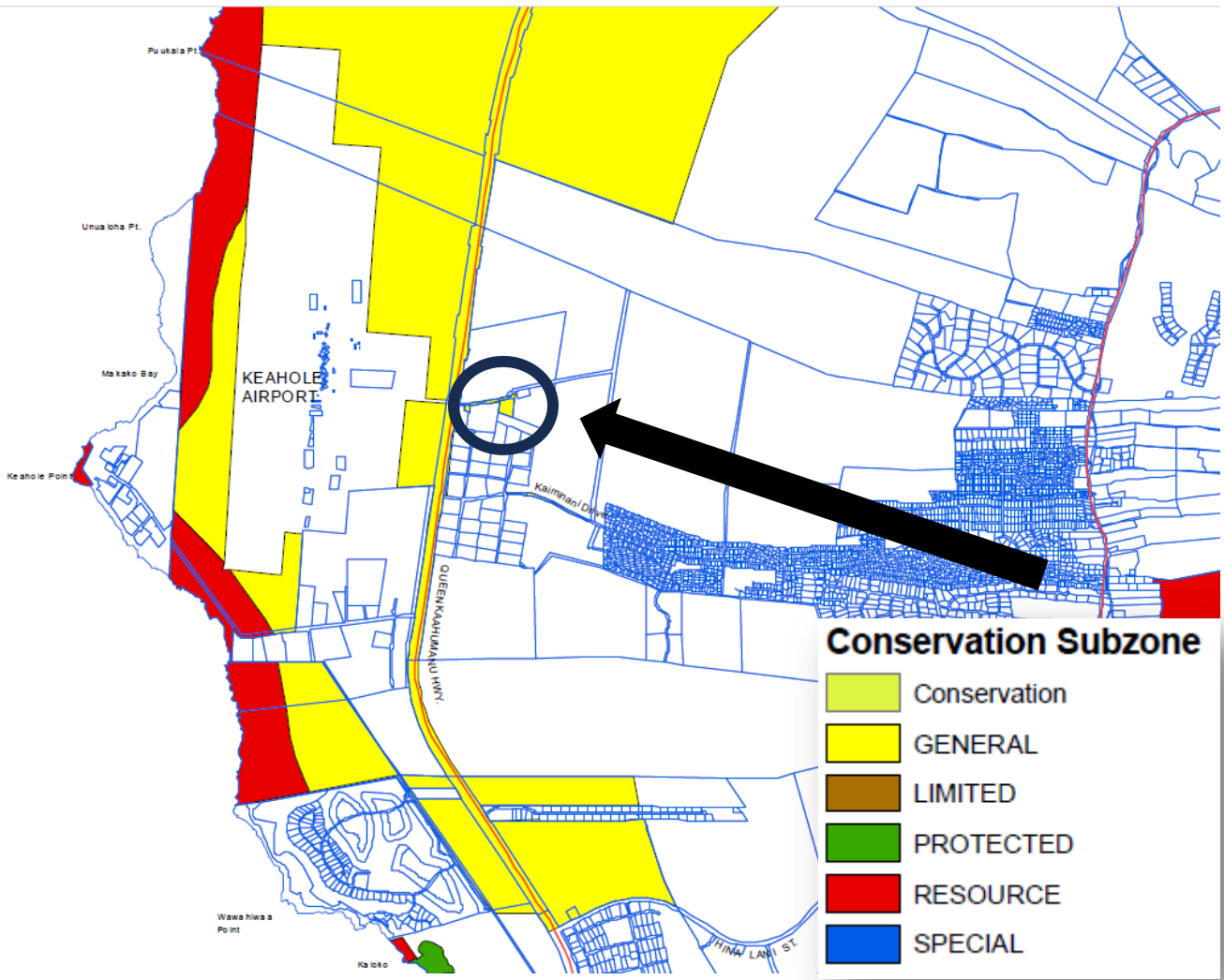


Exhibit 1: Subzone and Location Maps



Exhibit 1: Subzone and Location Maps

Site Photos



Looking North at Proposed Site Location



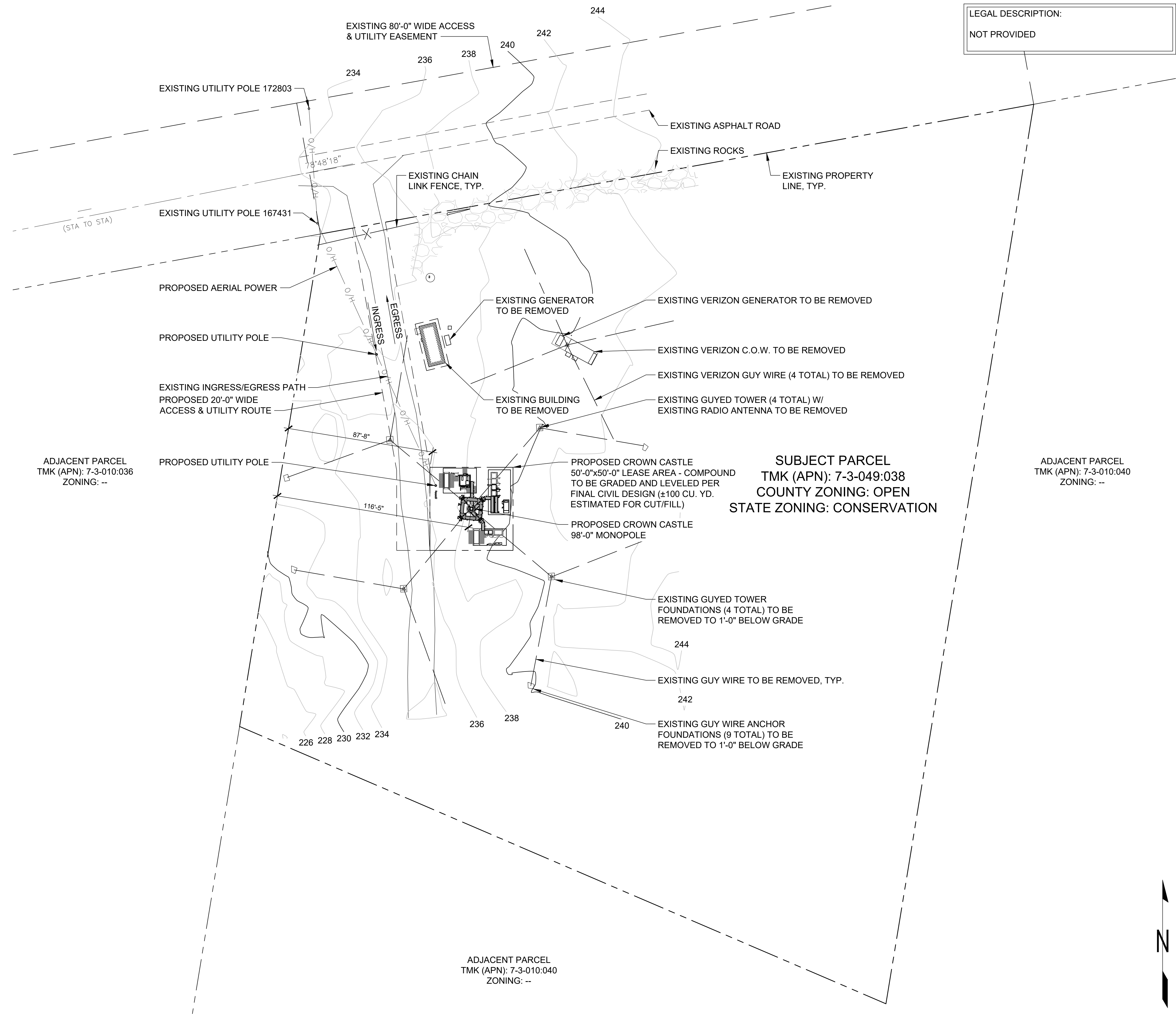
Looking West at Proposed Site Location



Looking SE at Proposed Site Location

NOTE:
1. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS

LEGAL DESCRIPTION:
NOT PROVIDED



JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVE N, SUITE 800
SEATTLE, WA 98109

BELLEVUE, WA 98004

CROWN CASTLE SITE:
831871 KALAOA
T-MOBILE SITE: HI04306A
KONA AIRPORT-CROWN KALAOA
AT&T SITE: HILO3076B
KONA AIRPORT RELO
VERIZON SITE: 259695
KONA AIRPORT - B
TMK (APN): 7-3-049:038
73-4229 QUEEN KAAHUMANU HWY
KAILUA-KONA, HI 96740
HAWAII COUNTY
98'-0" MONOPOLE

DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	06/09/22	TJB	PRELIMINARY REVIEW	PD
B	06/29/22	JGB	REVISED PRELIM. REVIEW	PD
C	07/18/22	TJB	REVISED PRELIM. REVIEW	PD
D	09/23/22	TJB	REVISED PRELIM. REVIEW	PD
0	09/29/22	JGB	100% CONSTRUCTION	PD
1	11/08/22	TJB	100% CONSTRUCTION	PD
2	06/13/23	ZLN	100% CONSTRUCTION	ZLN

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SHEET TITLE:
OVERALL SITE PLAN

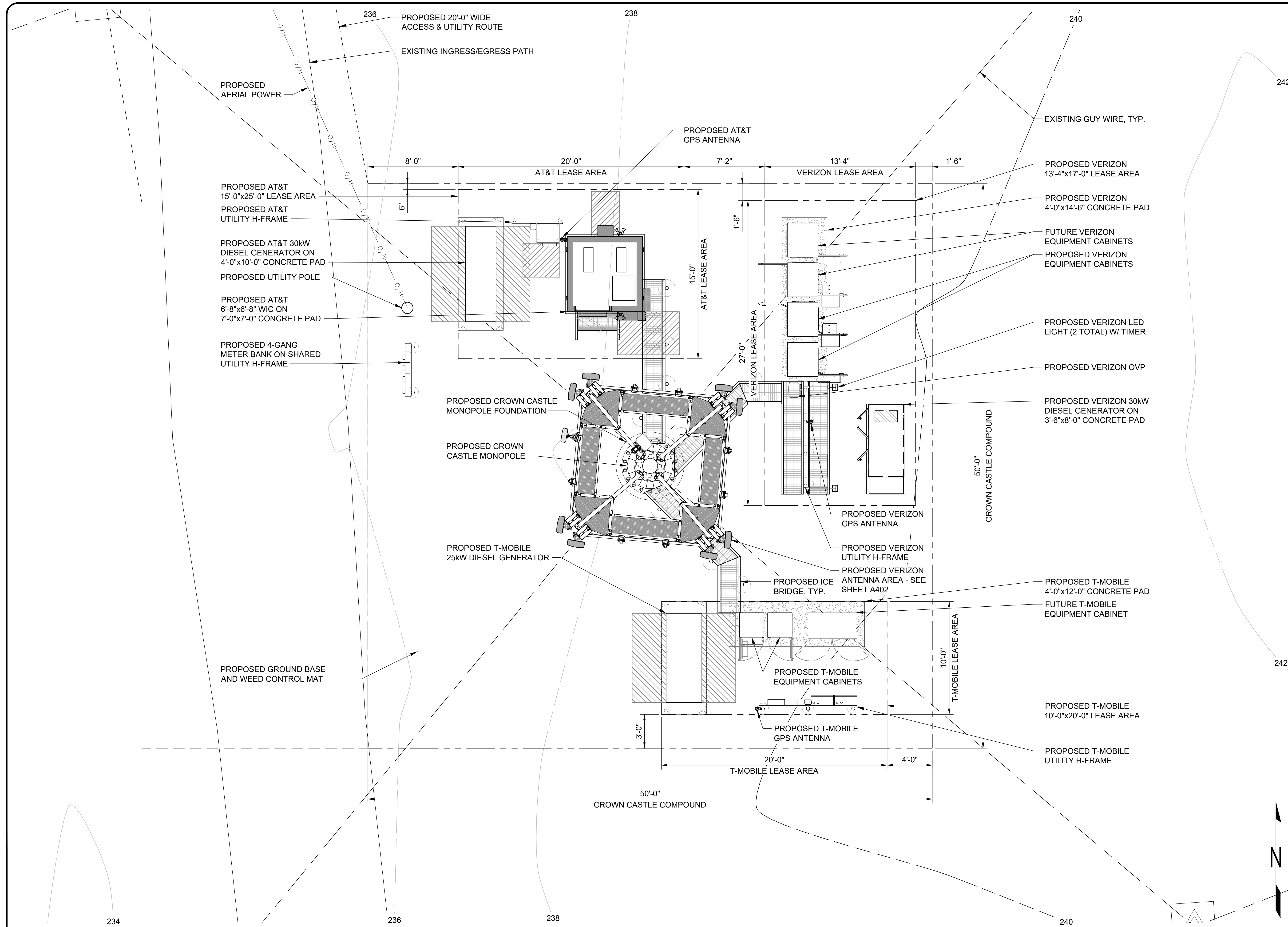
SHEET NUMBER:
A100

REVISION:
2

1 OVERALL SITE PLAN

22"x34" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
30' 15' 0' 30'

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JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVE N, SUITE 800
 SEATTLE, WA 98109

INFINIGY
 BELLEVUE, WA 98004

CROWN CASTLE SITE:
 831871 KALAOA
T-MOBILE SITE: HI04306A
 KONA AIRPORT-CROWN KALAOA
AT&T SITE: HI03076B
 KONA AIRPORT RELO
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SHEET TITLE:
PROPOSED ENLARGED SITE PLAN

SHEET NUMBER: **A200** REVISION: **1**

1 PROPOSED ENLARGED SITE PLAN

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"

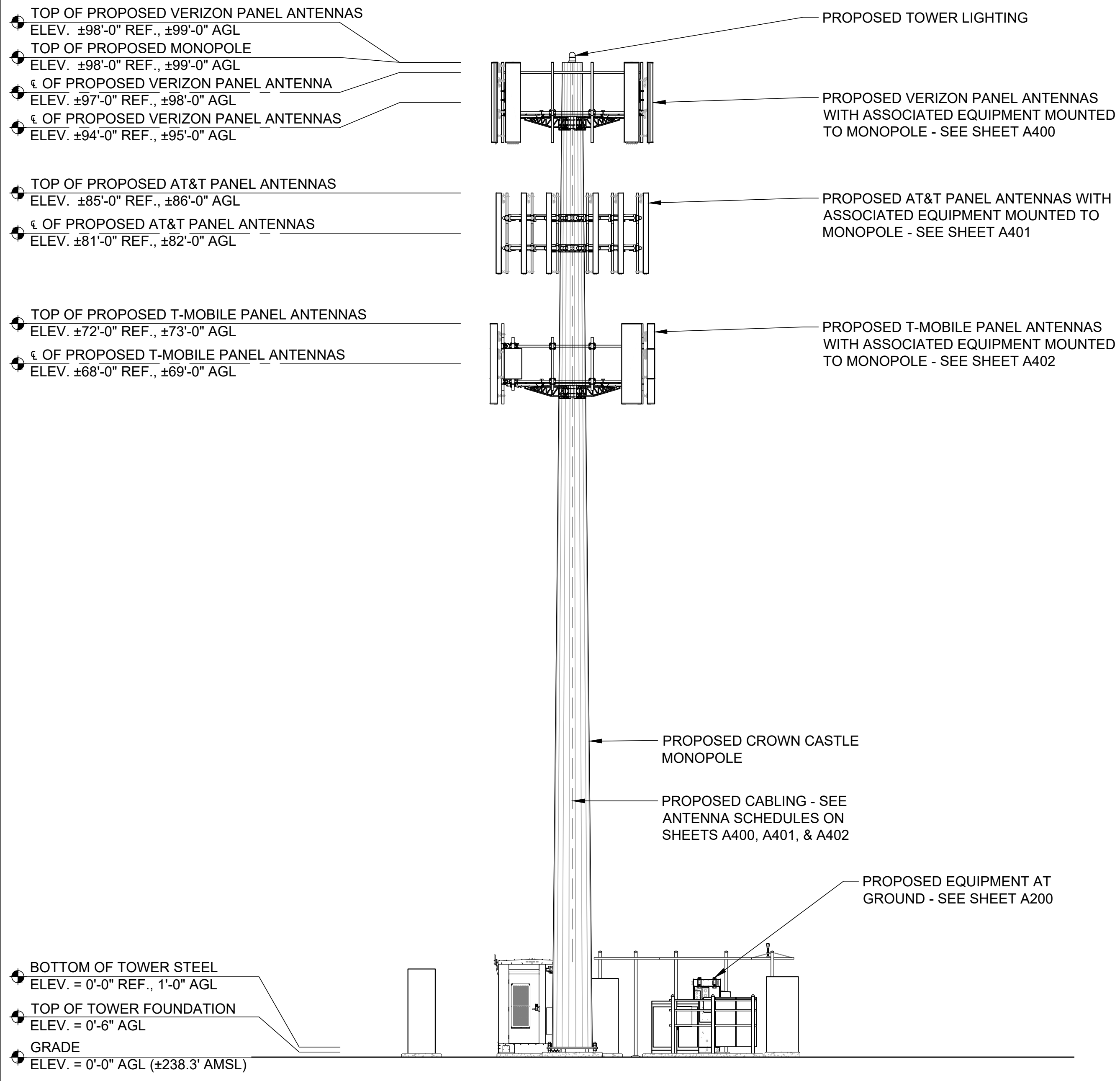
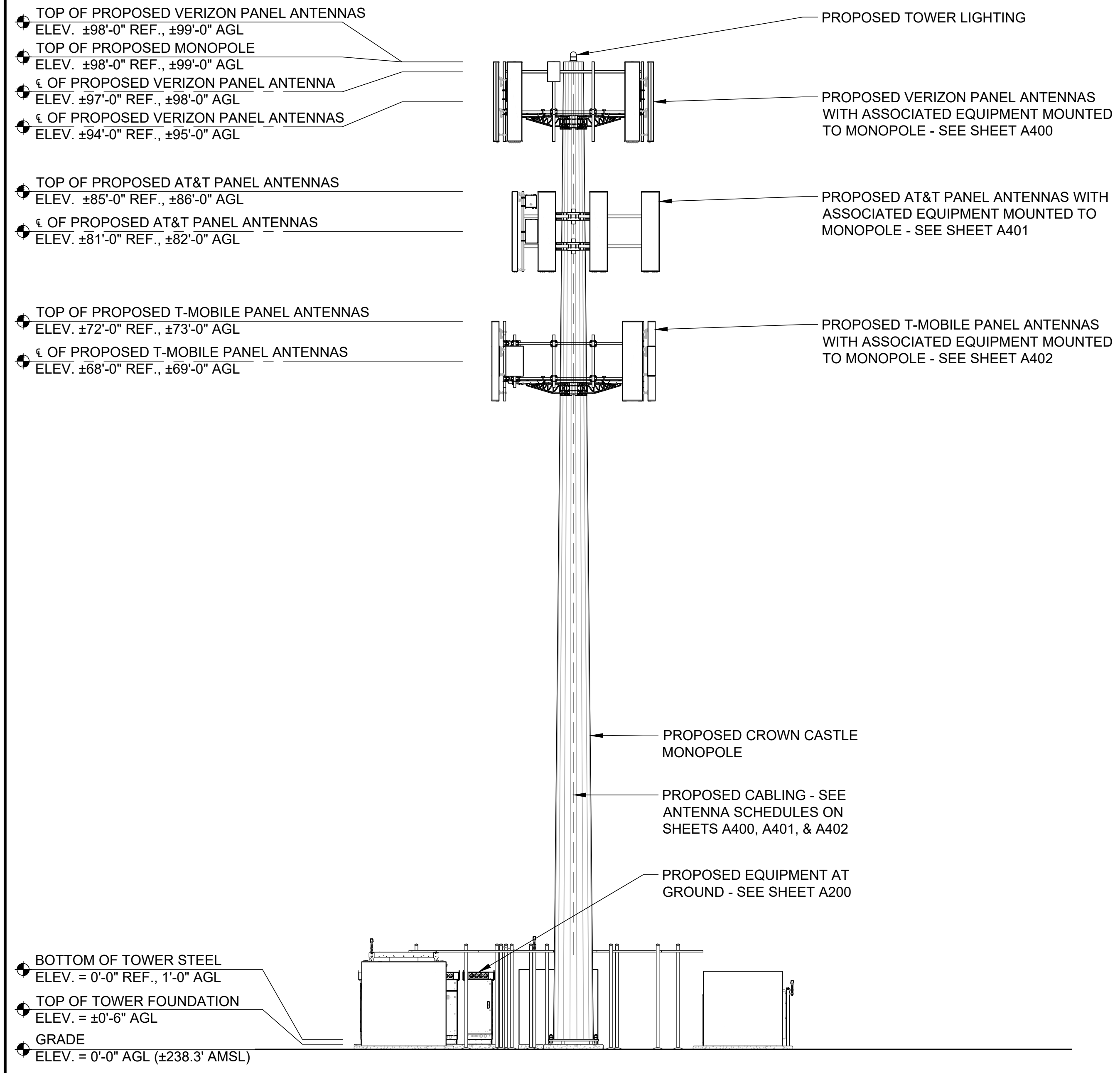
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Exhibit 4: Enlarged Site Plans

NOTES:

- THESE DRAWINGS ARE NOT INTENDED TO BE A VERIFICATION THAT THE STRUCTURE OR MOUNTS ARE ADEQUATE TO SUPPORT THE PROPOSED LOADING. VERIFICATION THAT THE EXISTING STRUCTURE AND MOUNTS CAN SUPPORT THE PROPOSED LOADING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REFER TO THE STRUCTURAL ANALYSIS AND MOUNT ASSESSMENT AND VERIFY LOADING WITH THE MOST RECENT RFDS PRIOR TO CONSTRUCTION.
- ALL ANTENNAS AND EQUIPMENT SHALL BE PAINTED TO MATCH THE STRUCTURE AND/OR SURROUNDING ENVIRONMENT.
- MONOPOLE ACCESS SHALL BE SECURED/LOCKED AND LIMITED TO AUTHORIZED PERSONNEL ONLY.

"LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:
 THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.



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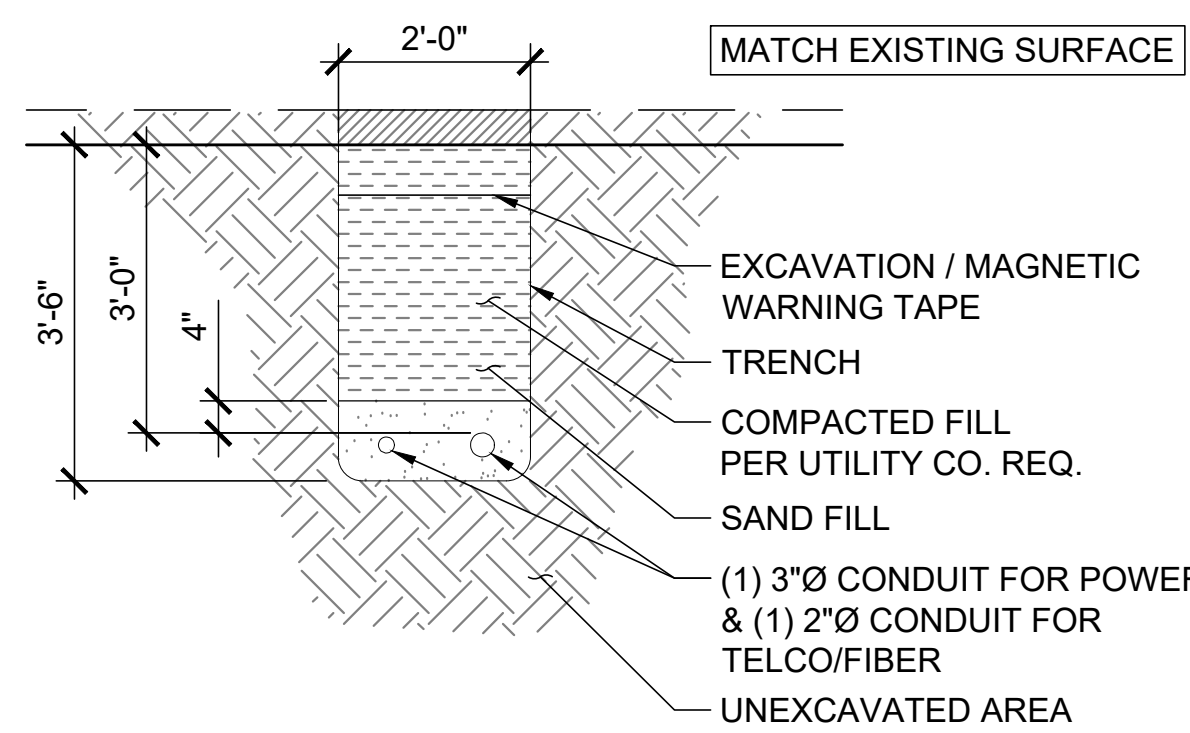
SHEET TITLE:
SOUTH AND WEST ELEVATIONS

SHEET NUMBER: **A300** REVISION: **2**

2 PROPOSED WEST ELEVATION 22"x34" SCALE: 1/8" = 1'-0" 11"x17" SCALE: 1/16" = 1'-0"

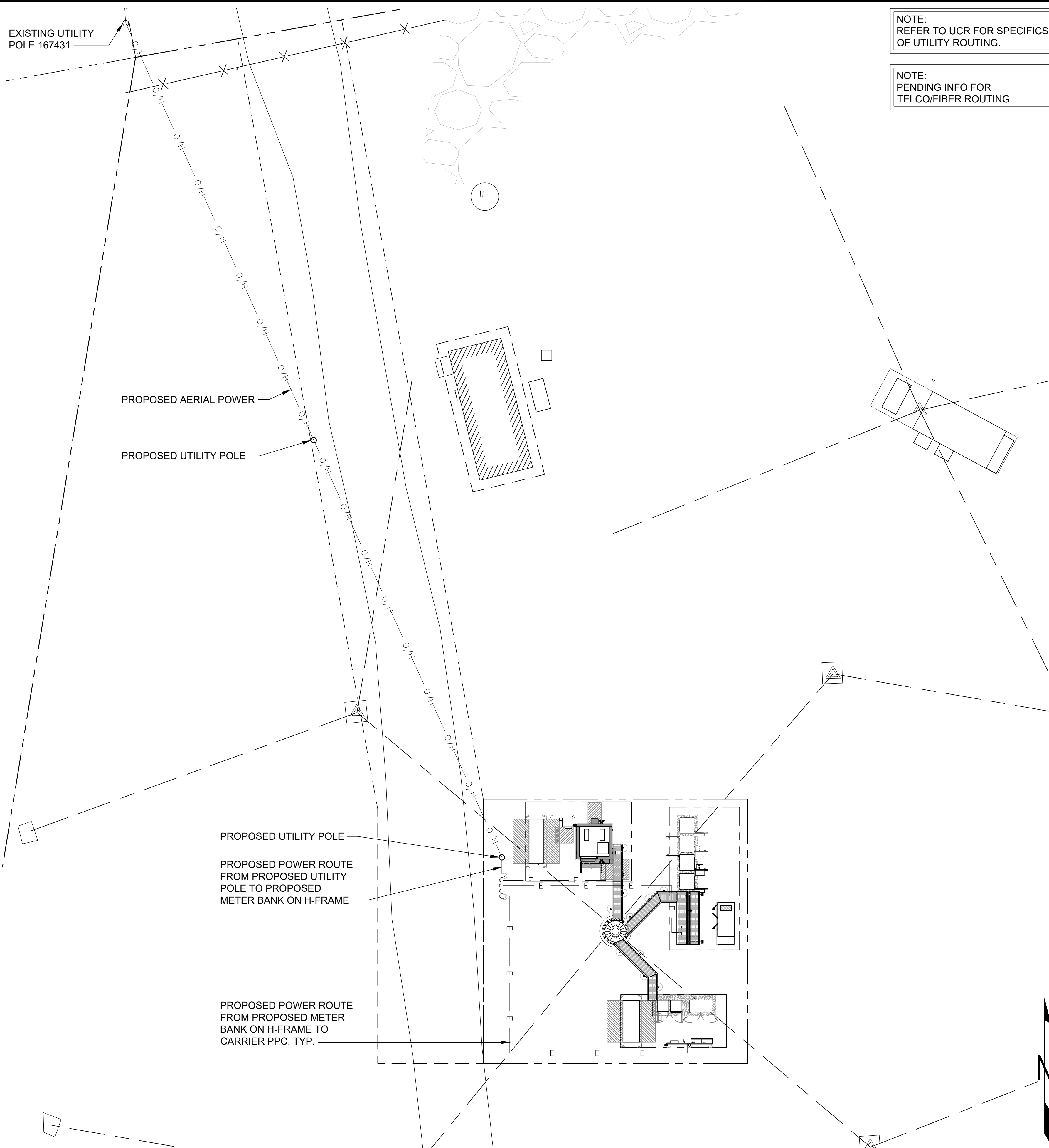
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3 TRENCH DETAIL

NOT TO SCALE



NOTE:
REFER TO UCR FOR SPECIFICS
OF UTILITY ROUTING.

NOTE:
PENDING INFO FOR
TELCO/FIBER ROUTING.

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SHEET TITLE:
**UTILITY ROUTING
PLAN AND DETAILS**

SHEET NUMBER: **E100** REVISION: **2**

2 NOT USED

NOT TO SCALE

1 UTILITY ROUTING PLAN

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

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Exhibit 6: Utility Routing



MANAGEMENT PLAN

CROWN CASTLE
UNMANNED TELECOMMUNICATION FACILITY
TMK (3) 7-3-49-38

APPLICANT: CROWN CASTLE

AGENT: DANETTE MARTIN, GENERAL DYNAMICS
808-895-3569

MANAGEMENT PLAN

Introduction

This Management Plan is prepared for the consolidation of the telecommunication facilities on this State owned property. The overall footprint of this use will be reduced from approximately 40,000 square feet to a 2,500 square foot area. This will allow the owner of the property, the Department of Land and Natural Resources, Land Division, to retain a larger portion of their natural resources on this 4 acre parcel. If this land use is approved, the Department of Land and Natural Resources, Land Division will issue a lease to Crown Castle to develop and manage this telecommunication facility.

1. General Description of the Proposed Use

Crown Castle 06-2 LLC (Crown Castle) proposes to develop a telecommunication facility for wireless telecommunications within a 50' x 50' area. This facility will provide wireless broadband services for the surrounding area, including Kona Airport, Kona Palisades and the nearby agricultural lots.

As part of the project, the existing four (4) - 100' guyed radio towers will be removed along with the existing equipment shed and generator. The AM radio facility will be decommissioned.

After completion of the new facility, the Verizon cell on Wheels (COW) will be removed.

Access to the lease area will follow the existing dirt road previously used for the radio towers. The area of this non-exclusive use is 20' wide by approximately 200' long.

The power and fiber optic utility lines for this facility will be located within the access area. These lines will be brought in from overhead services along the main road fronting the property.

No other utilities (natural gas, water, wastewater or storm drains) are required for this telecommunication facility.

The infrastructure for this facility will include access along the existing dirt road, utilities (electrical and fiber optic) and installation of a 98' tall steel monopole with an overall height of 99 feet, accounting for the foundation and mounting.

As shown on the attached construction drawings, Crown Castle will develop this site and manage the facility. This development will install equipment for Verizon, T-Mobile and AT&T.

2. Project location (e.g., island map, location map, site plan (drawn to scale)).

The project is located in North Kona on the mauka side of Queen Kaahumanu Highway directly behind the Hawaiian Electric power station. The Title Sheet of the drawings, sheet 001, includes the Island Map and the Vicinity Map.

3. Natural resource assessment including descriptive information about the natural resources in the project vicinity such as biological, archaeological, cultural, geological, coastal, recreational, and scenic resources, where applicable. The presence of any threatened or endangered species shall be disclosed.

The Final Environmental Assessment (FEA) Report, dated May 12, 2016, by Ford Canty & Associates, Inc. provides the detailed description of the natural resources on this property. The FEA is attached for reference.

As part of the FEA (Section 6.2.4.1 on page 6), the US Fish and Wildlife noted, “[t]o the best of our knowledge, there are no federally listed or proposed species, or proposed or designated critical habitat in the immediate vicinity of project site.”

4. Natural hazard assessment including descriptive information of erosion, flooding, slope, tsunami, and volcanic hazards, where applicable.

The following is provided regarding natural hazards:

- The ground consists of Pahoehoe lava flows (FEA Section 6.1.1.1 on page 4) which has no soil covering and typically bare of vegetation. Therefore the property is not susceptible to erosion.
- The subject property is located within Flood Zone X, which denotes an area outside of 0.2 percent (%) annual change (500-year) floodplain. (FEA Section 6.2.1.1 on page 6).
- The slope of the property is fairly flat (1-5% slope) as calculated from the topographic survey for this project.
- The project is outside the tsunami zone (FEA Section 6.2.1.1 on page 6).
- The proposed action is in Lava Zone 4 – Per US Geological Survey this “[i]ncludes all of Hualalai, where the frequency of eruptions is lower than on Kilauea and Mauna Loa. Lava coverage is proportionally smaller, about 5 percent since 1800, and less than 15 percent within the past 750 years.”

5. A description of best management practices used during project construction and implementation (e.g., mitigation measures).

The following standard construction best management practices will be used during development of the site:

Perimeter Controls: Biosock and/or silt fences will be installed around construction area.

Stockpile Management: Surround spoils and materials with Biosock. Cover with silt fabric when stored on site.

Dust Control: Water will be used, as needed, to wet down soil to control dust.

Concrete Waste Management: Kiddie pool will be used to catch splatter, overspill, and washout of concrete.

Vehicle Tracking Control: Gravel will be placed at the in and out entry to control dirt tracking onto street. Silt fabric will be laid down under all vehicles left on site.

Sweeping up dirt on street as needed.

Solid Waste Management: Trash dumpsters will be used to store trash on site and covered with slit fabric. Portable toilets will be used on site, and surrounded with Biosock.

6. A description of the best management practices to be used during the lifetime of the project (e.g., mitigation measures).

The site will be inspected as part of regular maintenance to insure there is no solid waste left behind or unexpected erosion.

7. A description of the conservation methods and applications to be used in the short term and long term (e.g., mitigation measures).

The following are excerpts from the FEA identifying mitigation measures applicable to the proposed project:

As noted in the FEA (Section 6.3.2 on page 9): “During construction and installation activities, noise levels might increase slightly.” To mitigate noise conditions, Crown Castle will construct the site during normal business hours when ambient noise is higher.

The FEA continues the discussion on noise stating, “[s]ubsequent to construction, the Proposed Action will not have a significant impact on noise levels since the generator will run only during a power outage and for short periods of time during maintenance activities.” Again, the generator maintenance can be done during the day when ambient noise is higher.

With regard to grading, all work will cease in the immediate vicinity of any historic resources are found, including human remains. Consultation with the DLNR State Historic Preservation Division will be conducted prior to continuing the construction activity in that area. (FEA Section 6.2.2 on page 12).

The best management practices, list above, will be utilized during construction to mitigate impacts to air quality (FEA Section 6.9.2 on page 14). After construction there is not expected to be significant impacts to air quality.

8. Description of existing uses and facilities, if any.

As shown in the attached construction drawing, Sheet A100, there are several existing structures that are part of two separate telecommunication facilities. The existing AM radio site includes four (4) – 100’ tall guyed towers, a small equipment shed and an

emergency generator. The existing Verizon Cell on Wheels (COW) includes a 60' tall guyed antenna mast with equipment cabinets and an emergency generator all located on a flatbed trailer. Both sites use overhead utility lines for their power and communication services.

These AM radio tower was approved per CDUA HA-1963 and HA 12-259. The Verizon cell on wheels was approved per CDUA HA-3656.

9. Description of proposed facilities and uses, including phases, if applicable.

The simplified order for the proposed project will be to remove the existing AM radio towers, install a new steel monopole with accessory equipment and then remove the existing Verizon COW.

Once the radio facility is removed, Crown Castle will begin with the excavation for the tower foundation, grading around the equipment pads and trenching for the utilities. Concrete foundations for the tower and equipment pads will follow along with the installation of conduits for the utilities. Once the concrete is cured, the monopole, equipment cabinets and generator will be mounted to pads. And finally, antennas, cables and accessory equipment will mounted to the monopole.

After the Verizon site is tested and turned on, the COW will be removed from the property.

Similar development for ground equipment, antennas and accessory equipment is expected to follow at a later date by AT&T and T-Mobile.

10. Activity schedule

Project schedule including description of project sequencing from project construction to project completion and on-going maintenance plans, including a description and timing of natural resource monitoring and maintenance plans. A description of the annual reporting requirements.

As described in the Conservation District Use Application for this project, the following activity schedule is expected for this project:

- Site demolition, monitoring and maintenance: 14 days
- Site Construction, monitoring and maintenance: 45-90 days
- Remote site monitoring: 24 hours a day, 7 days a week
- Site inspections and maintenance: expect quarterly site inspections
- Future site construction: 45 days follow Plan Approval and Building Permits

11. Any other information or data, as required by the department.

As part of this application, Crown Castle submits a follow up review of government agency records to confirm their records have not changed since the Final Environmental Assessment was completed. This is provided in a spreadsheet form as a comparison chart.

The drawings for the proposed project refer to a 98' monopole. This is reiterated throughout the plans specifically for the monopole specifications. The overall height of the monopole and antennas will be 99' above ground level to allow clearance for the foundation and mounting bolts.

Please note that the Crown Castle development differs from the initial proposal by Verizon. The location of the tower has been changed to consolidate the site at the center of the existing four (4) – 100' guyed towers that will be demolished. This utilized the existing telecommunication area and area that has previously been disturbed by construction activities. Also, Crown Castle proposed a 99' tall structure instead of the original 104' overall height proposed by Verizon. The revised location and reduced height is intended to develop the site within the envelope of the existing towers.