

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

180-Day Exp. Date: December 21, 2013

December 13, 2013

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

REGARDING: Conservation District Use Application (CDUA) OA-3678:
Kamehame Ridge Radio Facility and Management Plan

APPLICANT: State Department of Accounting and General Services (DAGS),
Information and Communication Services Department's (ICSD)

LANDOWNER: Kamehameha Schools

AGENT: John Sakaguchi, Wilson Okamoto Corporation

LOCATION: Kamehame Ridge, Kuli'ou'ou ahupua'a, Ko'olaupoko, O'ahu

TMK: (1) 3-9-009:001

AREA OF USE: 6326 square feet (0.15 acres)

AREA OF PARCEL: 1339 acres

SUBZONE: Limited

DESCRIPTION OF AREA AND PROPOSED USE

The applicant proposes to develop a new radio facility that will extend the reach of DAGS Information and Communication Services Department's (ICSD) Hawaiian Digital Microwave Radio System. Elements of the project include:

- A 50-foot, 4-sided self-supported pipe leg tower;
- A 16-foot by 16-foot by 5-foot high at grade concrete tower foundation;
- A 1006 square-foot, 12-foot high support building to house radio equipment and an emergency generator;
- A double-walled 1000-gallon above ground fuel tank; and
- Security fencing.

The purpose of the State of Hawaii Department of Accounting and General Services Information and Communication Services Division (ICSD) Kamehame Ridge Radio Facility is to house and support the communications systems used by various government agencies, Hawaiian Electric Co., and non-profit entities sponsored by the State that have a defined role in assisting the government in times of disaster or emergency.

The site is at the 1278 foot elevation on the Ko`olau range, at the edge of a vertical pali overlooking the eastern half of Waimanalo. Kamilo Nui and Kalama Valleys lie to the east and west of the site. Access is via a mile-long drive extending from the end of Kamehame Drive. The project will be on a 1339-acre parcel owned by Kamehameha Schools. A Department of Hawaiian Homelands parcels forms the northern boundary of the site (TMK 4-1-014:007), but the proposed facility will not extend into the DHHL parcel.

Construction activities will include construction of the foundation and tower, building, concrete pad for the above-ground fuel tank, security fencing, and a grounding system. All components of the fuel system will be above ground. These activities will create dust and noise at the project site during work hours.

The site will be unmanned. There will be occasional visits by contract service personnel doing monitoring and maintenance work.

There are a number of other telecommunications facilities in the area, including the Federal Aviation Administration (FAA) Remote Communication Outlet tower and Backup Enroute Communication site for the FAA's Mt. Ka`ala site; a City and County of Honolulu communication facility, and a US Coast Guard facility. Preliminary studies indicate that there will be no interference with existing facilities.

The following exhibits have been included with this report:

- Project Location Map
- Project Site Map
- Project Site Photographs
- Tower Site Photo
- Site Plan

ACCEPTANCE

After reviewing the application, the Department notified the applicant that:

1. The proposed use was an identified land use in the Conservation District, pursuant to §13-5-22, Land Uses in the Protective Subzone, TELECOMMUNICATIONS, (D-1) *New telecommunications facility. A management plan approved simultaneously with the permit is also required.* This use requires a permit from the Board of Land and Natural Resources, who have the final authority to grant, modify, or deny any permit.
2. Pursuant to HAR §13-5-40 HEARINGS, no public hearing would be required

3. Pursuant to HAR §13-5-31 PERMIT APPLICATIONS, the permit required that an environmental assessment be carried out.

The proposed management plan and draft environmental assessment was published in the July 8, 2013 edition of the to the Office of Environmental Quality Control's *Environmental Notice*. OCCL published the Final Environmental Assessment and Finding of No Significant Impact (FONSI) on September 23, 2013.

SUMMARY OF COMMENTS

The application was referred to the following agencies for their review and comment: Office of Hawaiian Affairs; DLNR – Land Division, Historic Preservation Division, Division of Forestry and Wildlife, Division of Conservation and Resource Enforcement; U.S. Coast Guard; Federal Aviation Administration; Department of Hawaiian Homelands; Neighborhood Board Number 2; and the City and County Planning Department.

In addition, the application was available for review on OCCL's website and at the Hawai'i State Library. Notice of the application was published in the July 8, 2013 edition of the *Environmental Notice*.

Responses were received and have been summarized from the following agencies:

United States Coast Guard

No comments

State of Hawai'i Department of Defense

No comments.

Hawai'i Electric Company (HECO)

HECO has no objections to the proposal, but offers the following comments:

The project site and surrounding land are owned by Kamehameha Schools. The landowner will grant HECO an easement to use the site, and permission for State access will be granted through a joint use agreement to be executed between ICSD and HECO. The agreements are still pending resolution of due diligence and outstanding business interests.

The actual HECO configuration is preliminary at the time of the study.

Applicant's Response

The Final EA was amended to clarify that the agreement was still pending resolution of due diligence and outstanding business issues. It will also state that HECO's floor plan is still preliminary. The final building size, however, will not change.

ANALYSIS

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

1. *The proposed land 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.

Telecommunications are considered an identified land use in the subject area of the Conservation District; as such, they are subject to the regulatory process established in Chapter 183C, HRS and detailed further in Chapter 13-5, HAR.

The subject area was established as a telecommunications facility in the 1960's, before its incorporation into the Conservation District. It is within the original U.S. Army Nike facility, in a location that has been previously graded and currently contains a remnant concrete slab.

Given this, staff does not feel that the new infrastructure will have a significant impact on the area's natural resources.

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

The objective of the Limited Subzone is to limit uses where natural conditions suggest constraint on human activities.

Limited Subzone lands tend to be high hazard areas, and this site is bounded by steep slopes with substantial drop-offs. The specific project location has been previously graded and is now relatively flat. The facility will be unmanned.

Staff is of the opinion that the proposed land use is consistent with the Limited Subzone's identified land use(s).

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

The project site is at the 1278-foot elevation, on a steep cliff that overlooks the eastern side of Waimanalo. It will potentially be visible from Waimanalo Beach Park and Kaupo Beach Park, along with the other nearby telecommunications facilities.

As the area has been previously graded, the project should not lead to an increase in sedimentation into the watershed or coastal waters.

There are no recreation facilities, trails, or mauka access points near the project site.

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

The applicant reports that the layout plan has been designed to minimize the size of the project site. Considering the small scale of the project, the location next to

existing facilities, and the limited intensity of the land use, staff concurs with the applicant that the project will have little to no impact on existing natural resources.

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

The view plains Waimanalo and the Ka Iwi coastlines are not oriented towards the site. The existing facilities on the ridgeline are at higher elevations, while other commercial facilities lie downhill of the project site. The area is an established telecommunications area, and the proposed DAGS facility is similar in design, and smaller in scale, than many of the existing facilities.

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

Staff does not believe that the telecommunications tower and associated improvements will have an impact on the area's natural beauty or open space.

7. *Subdivision of the 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.*

ICSD communications systems are used to support public safety, emergency services, disaster response, and essential government operations. Improving these systems will help to safeguard the public health, safety, and welfare.

DISCUSSION

The proposed Kamehame Ridge Radio Facility will extend the range of ICSD's Hawaiian Digital Microwave Radio Facility. ICSD is responsible for providing statewide communications for the Executive Branch of the State government.

The project site was graded in the 1960's as part of the U.S. Army's Nike Station. There are a number of other facilities on the ridge, including an FAA tower, a City and County facility, and a U.S. Coast Guard facility, as well as smaller commercial facilities.

The primary physical structures include a 50-foot tower; 16-foot high concrete foundations; a 1006 square-foot support building; and a 1000-gallon fuel tank. The area will be secured by a fence. While the actual configuration of HECO's equipment is preliminary at the time of this application, any proposed configuration will not impact these primary structures.

Per the standard conditions of Conservation District Use Permits, OCCL staff will need to sign off on construction plans prior to the commencement of construction. OCCL will

be able to confirm at that time that the final configuration is consistent with this application.

The applicant has submitted a management plan along with the application. The management plan discusses the biological, cultural, recreational, and archaeological resources in the project area. While the region contains many sites of value, the project site itself was previously graded by the military, and the proposal is not anticipated to have a negative impact on these resources.

OCCL did not receive any comments opposing the project, and as discussed above the proposal appears consistent with Conservation District land use criteria.

Staff further notes that the radio facility improvements will allow ICSD to better carry out its mission of supporting public safety, emergency services, disaster response, and essential government operations.

RECOMMENDATION

Based on the preceding analysis, Staff recommends that the Board of Land and Natural Resources APPROVE this application and associated management plan for the Department of Accounting and General Services, Information and Communication Service Division's Kamehame Ridge Radio Facility at Kuli'ou'ou ahupua'a, Ko'olaupoko, O'ahu, TMKS (1) 3-9-009:001, 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 shall comply with all applicable department of health administrative rules;
3. 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;
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 environmental assessment 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. Provisions for access, parking, drainage, fire protection, safety, signs, lighting, and changes on the landscape shall be provided;
 9. 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;
 10. 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;
 11. During construction, appropriate mitigation measures shall be implemented to minimize impacts to off-site roadways, utilities, and public facilities;
 12. 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;
 13. The permittee shall obtain a county building or grading permit or both for the use prior to final construction plan approval by the department;
 14. 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;
 15. 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
 16. Other terms and conditions as prescribed by the chairperson.
 17. Failure to comply with any of these conditions shall render a permit void under the chapter, as determined by the chairperson or board.

Respectfully submitted,

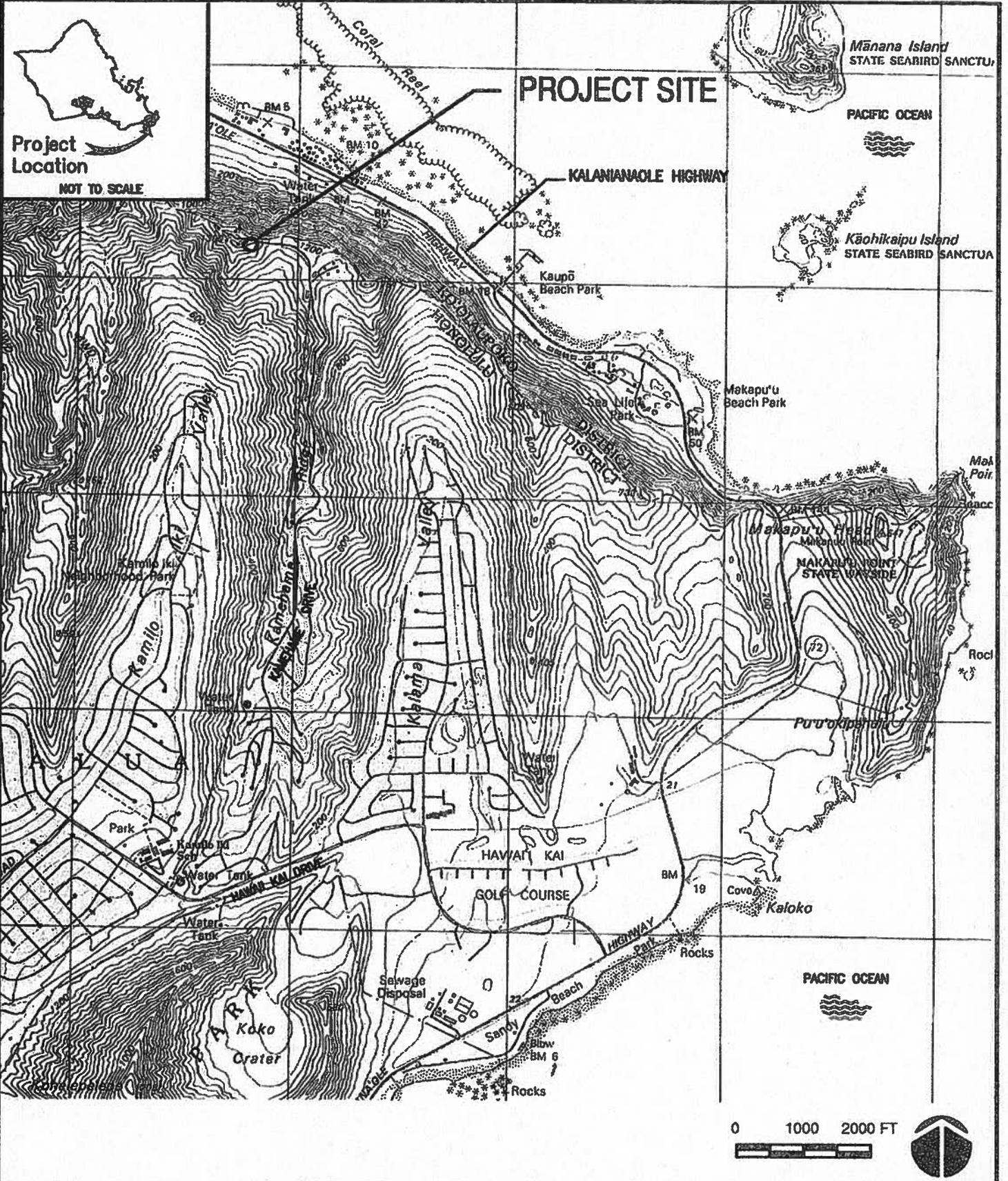


Michael Cain, Staff Planner
Office of Conservation and Coastal Lands

Approved for submittal:



William J. Aila, Chairperson
Board of Land and Natural Resources

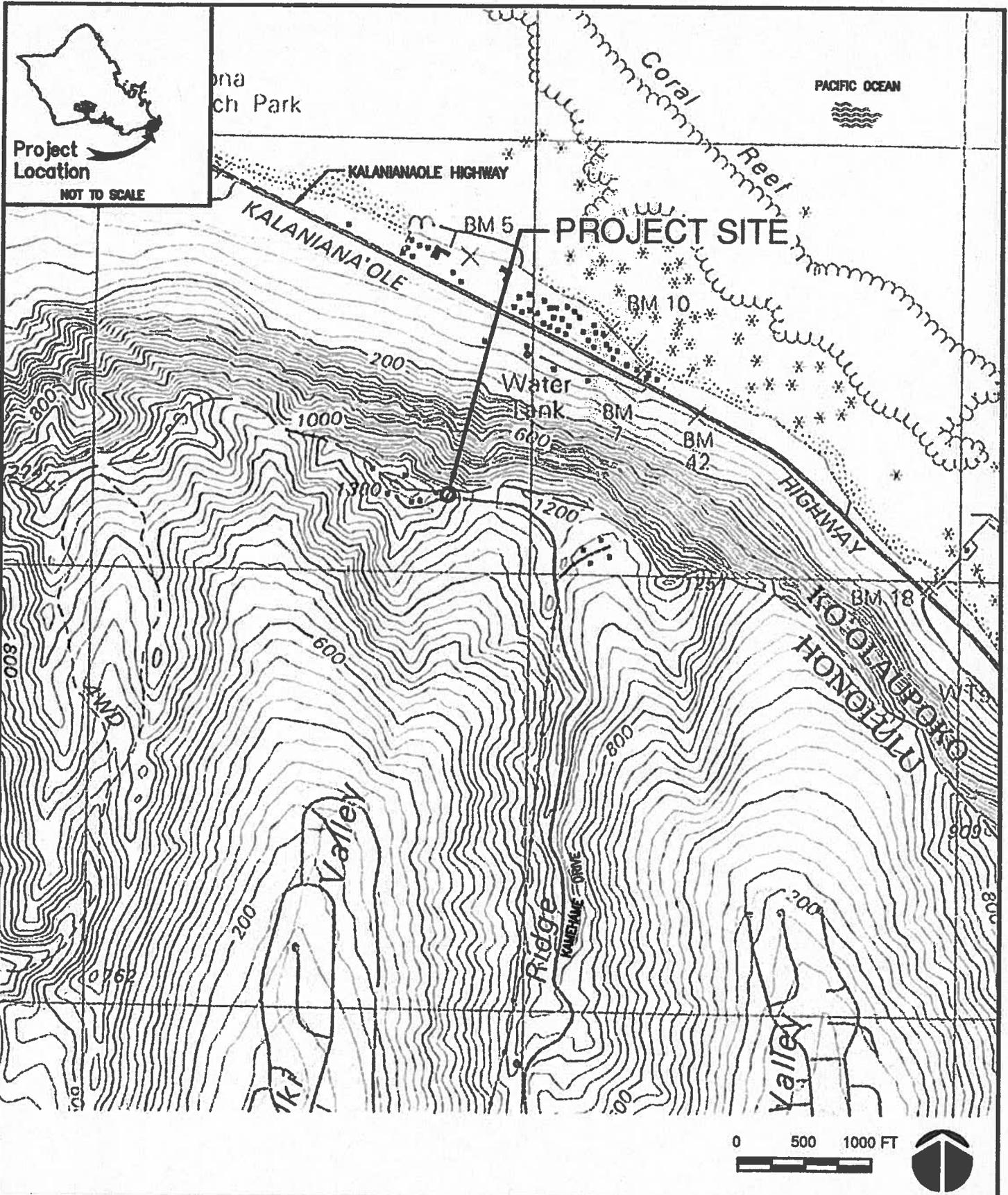



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**INFORMATION & COMMUNICATIONS SERVICES DIVISION
KAMEHAME RIDGE RADIO FACILITY, DAGS JOB NO. 12-10-0646**

PROJECT LOCATION MAP

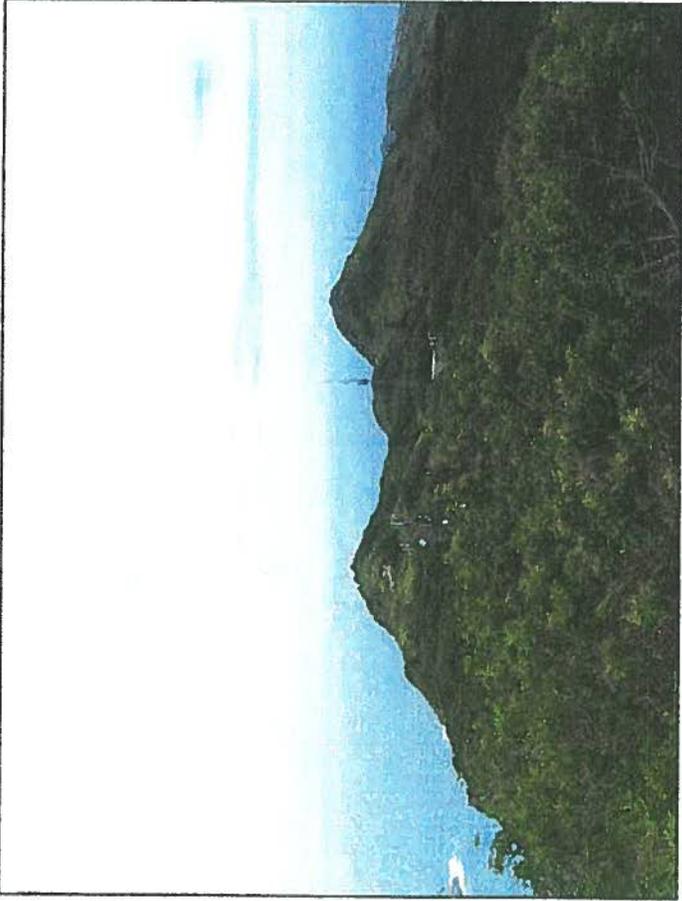
**FIGURE
1.1**



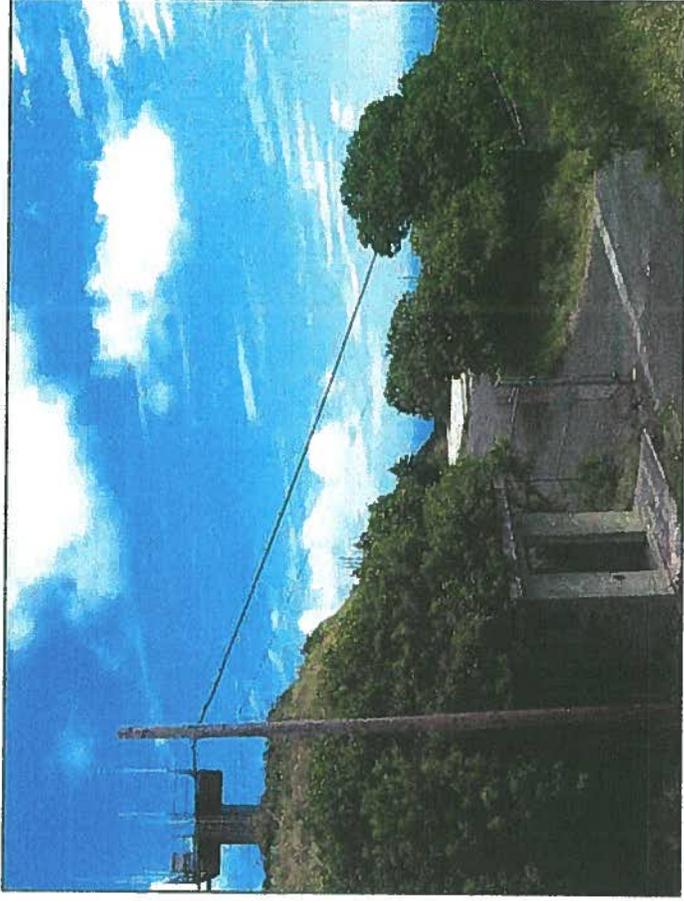
INFORMATION & COMMUNICATIONS SERVICES DIVISION
 KAMEHAME RIDGE RADIO FACILITY, DAGS JOB NO. 12-10-0646

PROJECT SITE MAP

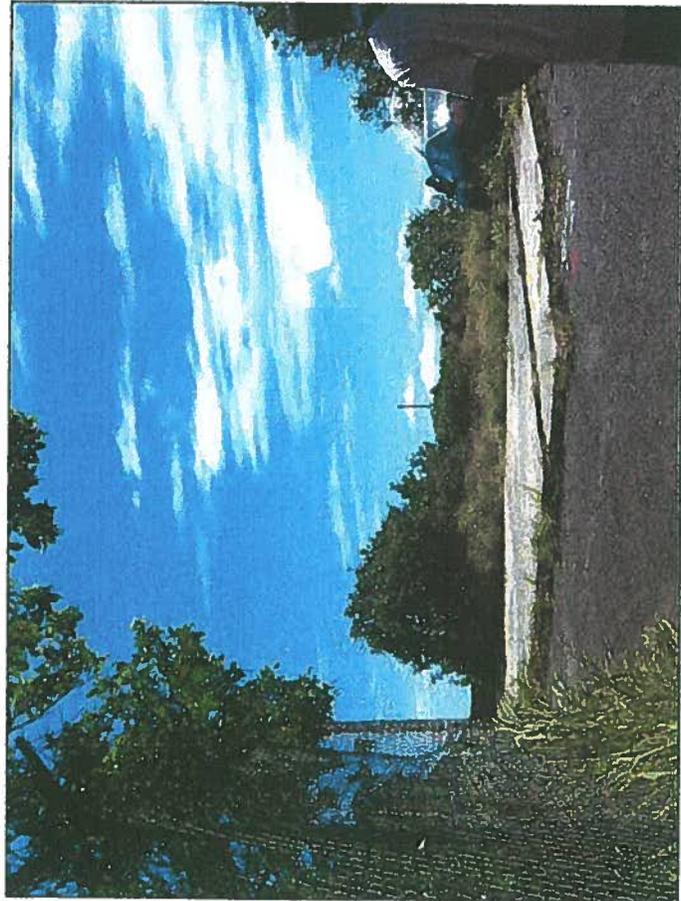
FIGURE
1.2



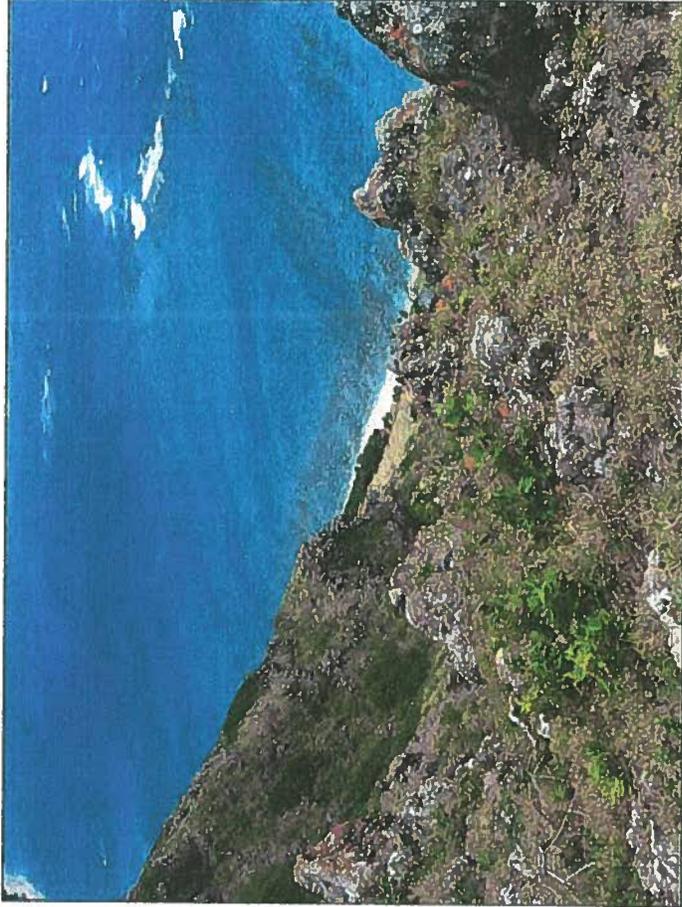
Project site looking east towards existing commercial towers.



Project site looking northeast - existing FAA tower to left.



Project site looking east at building and tower site.



View of shoreline from tower site looking north.

PROJECT SITE PHOTOGRAPHS FIGURE 1.5

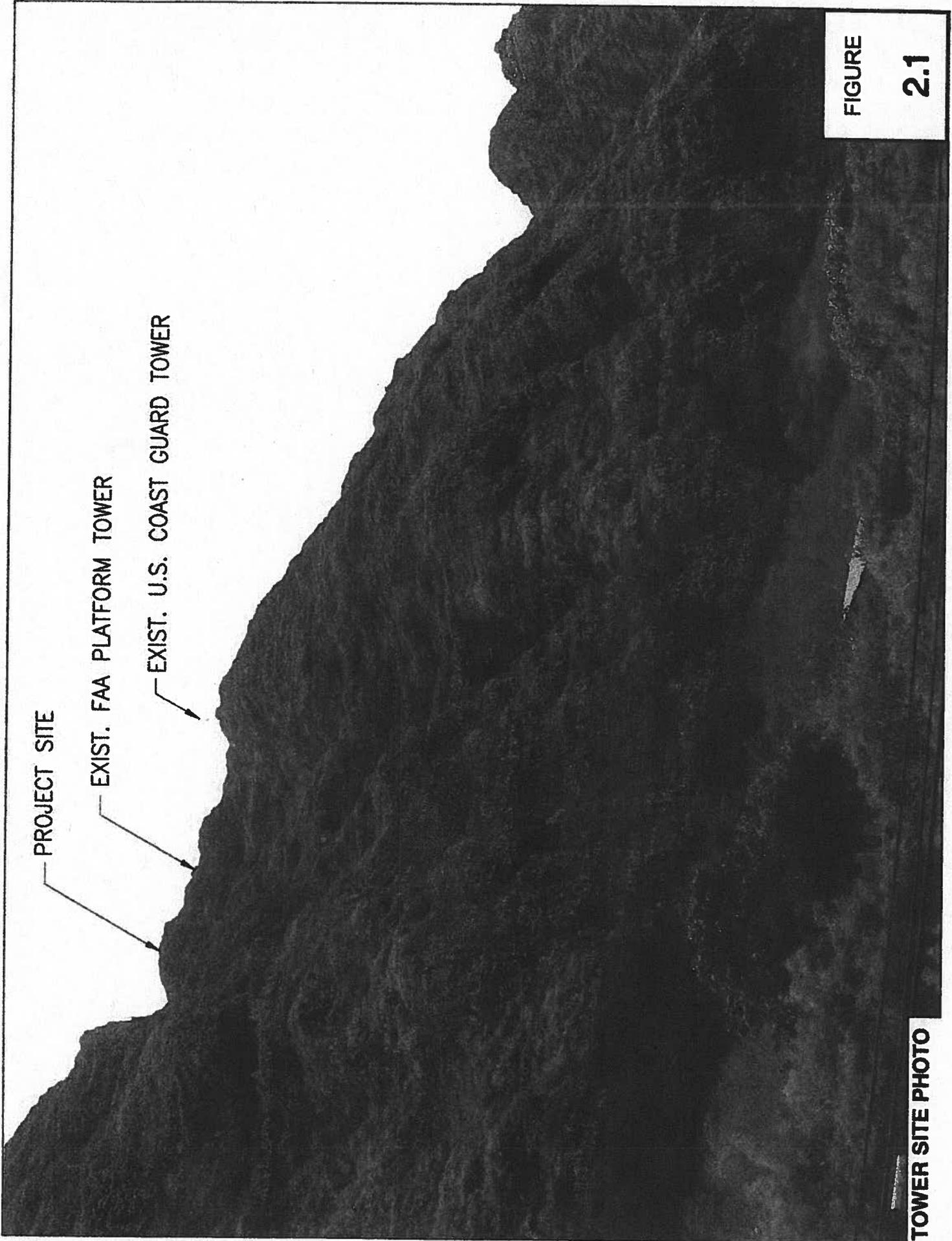


FIGURE
2.1

TOWER SITE PHOTO

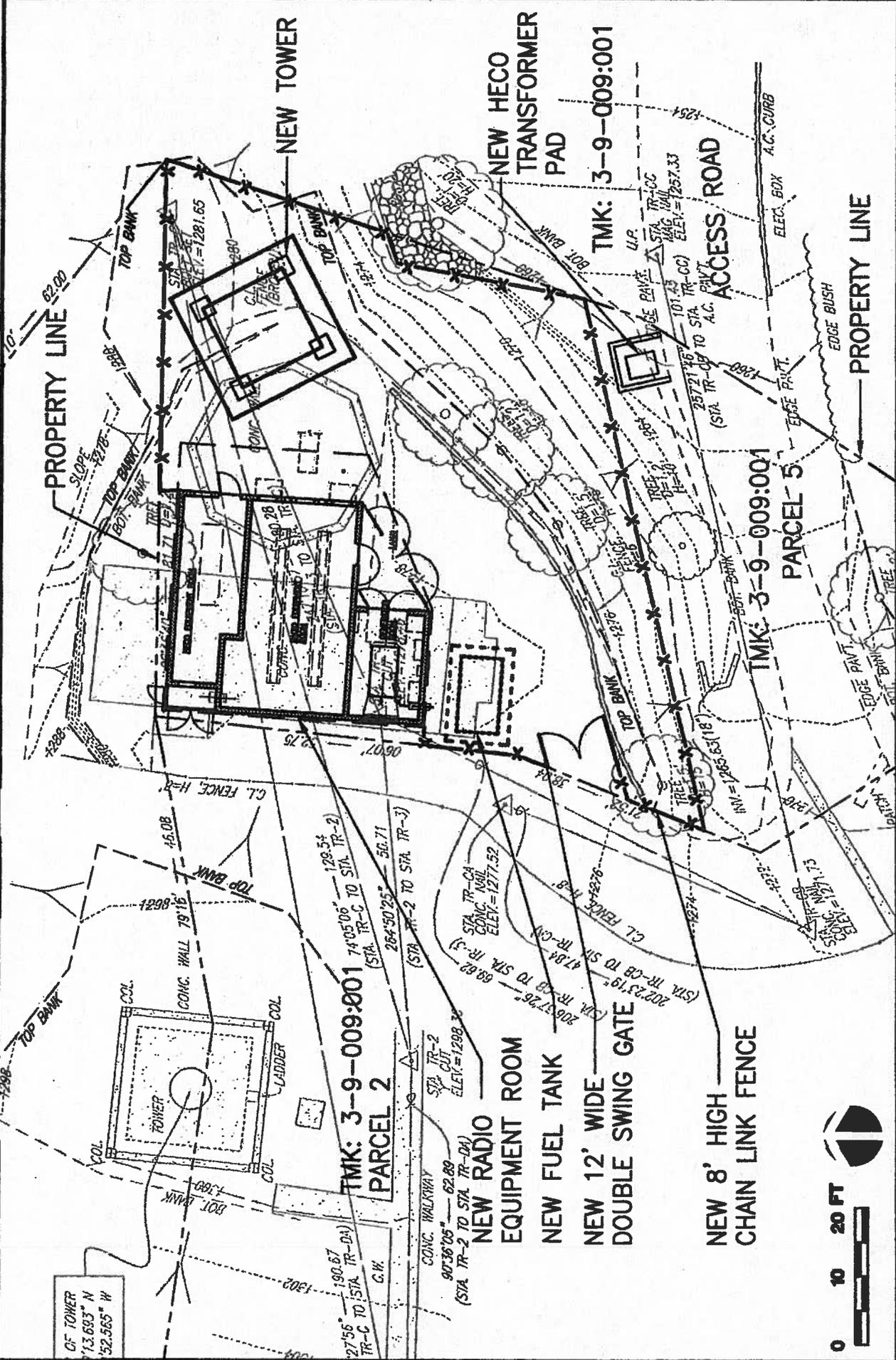


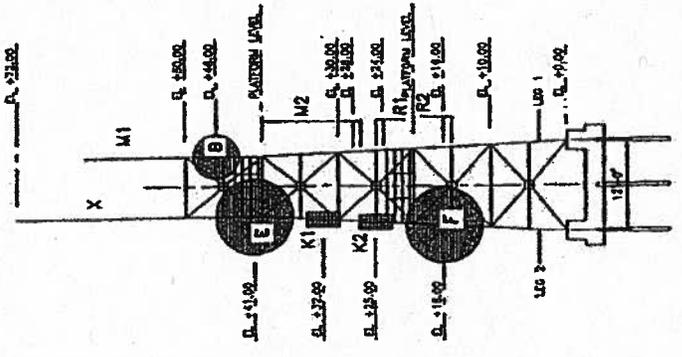
FIGURE 1.6

SITE PLAN

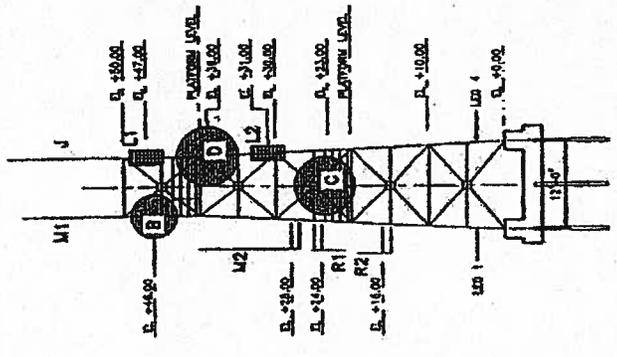
DAGS ICSD KAMEHAME RIDGE RADIO SITE AND TOWER, PROJ NO. 12-10-0625



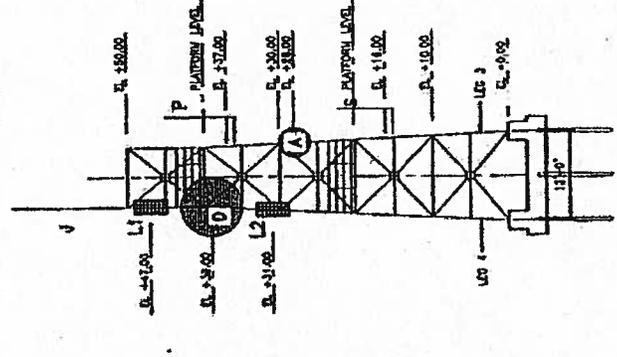
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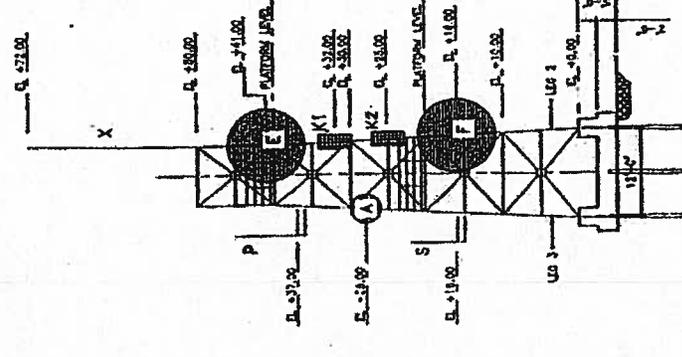
1 SOUTHWEST ELEVATION
S-24 SCALE 1/8"=1'-0"



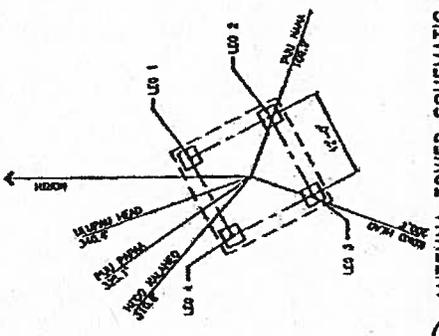
2 SOUTHWEST ELEVATION
S-24 SCALE 1/8"=1'-0"



3 NORTHWEST ELEVATION
S-24 SCALE 1/8"=1'-0"



4 NORTHEAST ELEVATION
S-24 SCALE 1/8"=1'-0"



A ANTENNA TOWER SCHEMATIC PLAN
S-24 SCALE 1/8"=1'-0"

FIGURE 1.9

DEPARTMENT OF TRANSPORTATION & GENERAL SERVICES FEDERAL BUREAU OF SURVEYING WASHINGTON, D.C. 20540		PROJECT NO. S-24 DRAWING NO. 11
TITLE: ANTENNA TOWER ELEVATIONS		DATE: 11-18-66
DRAWN BY: [Name] CHECKED BY: [Name]		SCALE: AS SHOWN

