

PrimeCo Telecom.
Facility at Kailua

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii

RECEIVED

April 28, 1997

'97 APR 28 P3:54

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

REF:PB:LT

File No.: OA-2856
180-Day Exp. Date: 8/12/97

MEMORANDUM

TO: Gary Gill, Director
Office of Environmental Quality Control

FROM: Dean Uchida, Administrator
Land Division *DU*

SUBJECT: Finding of No Significant Impact (FONSI) on
Conservation District Use Permit Application #OA-2856
for a New Personal Communications Services (PCS)
Antenna Facility, TMK: 4-5-35: por. 05 at
Kailua, Oahu

The Department of Land and Natural Resources has reviewed the comments received on the draft environmental assessment (DEA) during the public comment period which ended April 7, 1997.

As the approving agency, we have determined that this project will have no substantial impact on the environment.

Please publish the attached final environmental assessment (FEA) in the May 8, 1997 bulletin. We have enclosed a completed OEQC Bulletin Publication Form, four copies of the FEA and a diskette of the Summary of the Proposed Action. An additional copy will be deposited at the Kailua library by the applicant.

Should you have questions, please call Lauren Tanaka at 587-0385.

Enclosures

1997-05-08-OA-PEA-PrimeCo
Telecommunications Facility
at Kailua

MAY 8 1997
FILE COPY

Final Environmental Assessment

For

**Project: PrimeCo Personal Communications, L.P.
Kaneohe Ranch Cell Site
TMK: (1) 4-5-35: 005**

**Applicant: PrimeCo Personal Communications, L.P.
1132 Bishop Street, Suite 1105
Honolulu, Hawaii 96813**

**Agent: BLUEBERRY/Architecture
615 Piikoi Street, Suite 1406
Honolulu, Hawaii 96814**

**Approving Agency: Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813**

April, 1997

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PART 1 - PROJECT SUMMARY

1. A. PROJECT DATA

Project Name: PrimeCo Personal Communications, L.P.
Kaneohe Ranch Cell Site

Applicant: PrimeCo Personal Communications, L.P.
1132 Bishop Street, Suite 1105
Honolulu, HI 96813

Agent: BLUEBERRY/Architecture
615 Piikoi Street, Suite 1406
Honolulu, HI 96814

Approving Agency: Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street, Rm. 220
Honolulu, HI 96813

Use Requested: Public Utility Communications Use (New equipment shelter and
one antenna pole)

Project Location: Intersection of Kamehameha, Pali and Kalaniana'ole Highways,
Kailua, Oahu, Hawaii

TMK: (1) 4-5-35: 005, portion of

Zoning District: P-1
Preservation Use, Koolau-poko Development Plan Land Use Map

State Land Use: Conservation District, General Use Subzone

Special Management Area: The subject parcel is not within a designated Special Management Area (SMA)

Zoning Lot Area: 33,700 sq. ft.

Site Area: 600 sq. ft. lease area

Land Fee Owner: Alice H. Castle Trust
James C. Castle Trust

1. B. AGENCIES AND CITIZEN GROUPS CONSULTED / CONTACTED

Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street, Rm. 220
Honolulu, Hawaii 96813

Don Horiuchi

Office of Environmental Quality Control
State of Hawaii
235 South Beretania, Rm. 702
Honolulu HI 96813

Jayan Thirugnan, Nancy

Property Management Section, Right-of-Way Branch
Highways Division, Department of Transportation
State of Hawaii
888 Mililani Street, Rm. 502
Honolulu, Hawaii 96813

Michael Amuro
Anne Shiigi

Department of Land and Natural Resources
Historic Preservation Office
State of Hawaii
33 South King Street, 6th Flr.
Honolulu, Hawaii 96813

Don Hibbard
Muffet Jurdane

Dept. of Land and Natural Resources
Land Division
1151 Punchbowl Street, Rm. 220
Honolulu, HI 96813

Ed Henry

Office of Planning
State of Hawaii
235 South Beretania, 6th floor
Honolulu, HI

Douglas Tom

State of Hawaii
Dept of Health
Environmental Planning Office
919 Ala Moana Boulevard, Third Floor
Honolulu, HI 96813

Art Bauckham

State of Hawaii
Dept of Transportation
Statewide Transportation Planning Office (STPO)
1 Kapiolani Boulevard, Rm. 306

Elton Teshima

City and County of Honolulu
Dept. of Land Utilization
Environmental Review Branch
650 South King Street, 8th floor
Honolulu, HI 96813

Art Challacombe

City and County of Honolulu
Dept of General Planning
City and County of Honolulu
650 South King Street, 9th floor
Honolulu, HI 96813

Kaneohe Neighborhood Board No. 30
c/o Elaine Murphy, Chair
44-130 Puuohalai Place
Kaneohe, HI 96744

Kailua Neighborhood Board No. 31
c/o Claudine Tomasa, Chair
1259 Mokapu Boulevard
Kailua, HI 96734

Life of the Land
1111 Bishop Street, Suite 511
Honolulu, HI 96813

Outdoor Circle
1110 University Avenue, Suite 406
Honolulu, HI 96826

PART 2 - GENERAL DESCRIPTION OF THE PROJECT

2. A. TECHNICAL CHARACTERISTICS

DESCRIPTION OF PROPOSED USE.

Personal Communications Services, or PCS, represents the new digital generation of wireless communications which accommodates the transmission of voice, data, and video through small hand-held portable telephones. Operating in the 1.8 to 2.2 Gigahertz frequency range, PCS will serve the general public, as well as businesses and government agencies, by offering mobile services not currently available through other existing telecommunications providers.

The applicant proposes to construct a PCS antenna facility, as a public purpose use. The facility will include a small equipment shelter and one (1) eighty foot (80') height monopole upon which the antennas will be mounted.

The proposed facility will not alter the character of the surrounding area in a manner that would substantially limit, impair, or preclude the use of the surrounding properties for the principal uses permitted in the underlying zoning district. To minimize tower proliferation in the area, the applicant has designed the proposed facility to accommodate co-location.

The proposed antenna facility will allow for more adequate radio signal coverage for the applicant's Windward Oahu network in the Kaneohe-Kailua area. This general area includes existing PrimeCo antennas at Puu Papaa, Haiku Hale, and Waimanalo Ridge.

The proposed project will allow the applicant to provide essential PCS service to the Castle Junction area, and the three major commuter arteries that serve Kailua, Maunawili, Kaneohe, and the Pali Highway.

DESCRIPTION OF PROPOSED FACILITY

The PrimeCo antenna facility will occupy approximately 600 square feet of land to be leased from the Alice H. Castle and James C. Castle Trust. The facility will be fenced in for security, and will include the following:

Equipment shelter: A small pre-fabricated equipment shelter, approximately ten feet (10') width X fifteen feet (15') length X twelve feet six inches (12'-6") height. The shelter will be installed on a concrete slab foundation. Electrical power and telephone service will be provided from a nearby utility pole. Coaxial cables will run from the equipment shelter, through the interior of the monopole to the new antennas. The shelter will be painted to blend in with the surroundings.

Antenna pole: An eighty foot (80') height antenna pole will be installed next to the shelter. A total of nine (9) directional (panel type) antennas will be mounted at the top of the pole.

The typical antenna is approximately 7.4 inches in depth X 8.4 inches in width X 4 feet 3 inches in height. The antennas will not extend beyond the top of the monopole. The antennas and monopole will also be painted to blend in with the surrounding area, thus minimizing any visual effects to motorists traveling in the mauka or makai directions or the Pali Highway.

DESCRIPTION OF SITE AREA.

The project site (lease area) is approximately 600 sq. ft. in area. The zoning lot is 33,700 sq. ft. in area, and is bounded by the south corner of Castle Junction, and by Pali Highway and a dead end road identified as "Remnant A" on highway right-of-way drawings and which appears to be a remnant of Auloa or Kionaole Road.

The zoning lot is not within a designated Special Management Area (SMA).

The zoning lot is moderately sloping and the terrain consists of trees and overgrown grass, weeds and bushes. According to the owner, the lot does not have any current or future uses, except for the proposed facility. The area has a number of existing utility poles, asphalted areas, cut rock curbs, and a drainage culvert.

A steep hillside with tall Norfolk pine trees forms a backdrop to the east and southeast of the project site. Toward the south and southwest, dense tree growth screens the site from view from Pali Highway.

PROJECT'S PUBLIC BENEFIT.

Personal Communications Services (PCS) will benefit the general public by offering digital transmission of voice, data and video through small hand-held portable telephones. PCS services can complement other telecommunications systems, and thereby improve business, social, governmental, and emergency communications. The proposed project will serve the Windward communities of Kaneohe, Kailua, Enchanted Lake, Maunawili and Waimanalo.

PROJECT SCHEDULE.

Assuming that zoning approvals are secured, the applicant is currently planning for a June 1, 1997 project start, and a June 30, 1997 project completion. Actual construction operations typically are completed over a two week period.

2. B. ECONOMIC CHARACTERISTICS

ECONOMIC CHARACTERISTICS.

The proposed project will not have a significant impact on the immediate community or on the statewide economy. Construction of this project will foster jobs in the construction, telecommunications industry and related trades.

The proposed project will become part of a regional Personal Communication Services network. Increased competition among wireless carriers has resulted in reduced rates and increased types of services and features. The regional PCS network will foster economic growth by providing digital voice, data and paging services to the business community, vendors, consumers and the public at large.

2. C. SOCIAL CHARACTERISTICS

SOCIAL CHARACTERISTICS.

The proposed project will not, in itself, have a negative social impact on the immediate community.

The proposed project will become part of a regional *Personal Communication Services* network which can contribute positively to the social fabric of the community, by fostering immediate communications between persons and organizations. Mobile telephones are carried for personal safety and for emergency situations. The proportion of the population using mobile telephones in Hawaii is one of the highest in the nation and illustrates the social need and desire for such services.

2. D. ENVIRONMENTAL CHARACTERISTICS

ENVIRONMENTAL CHARACTERISTICS.

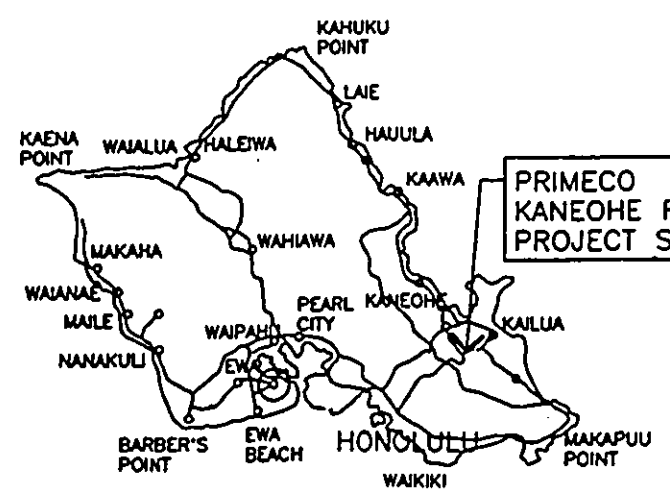
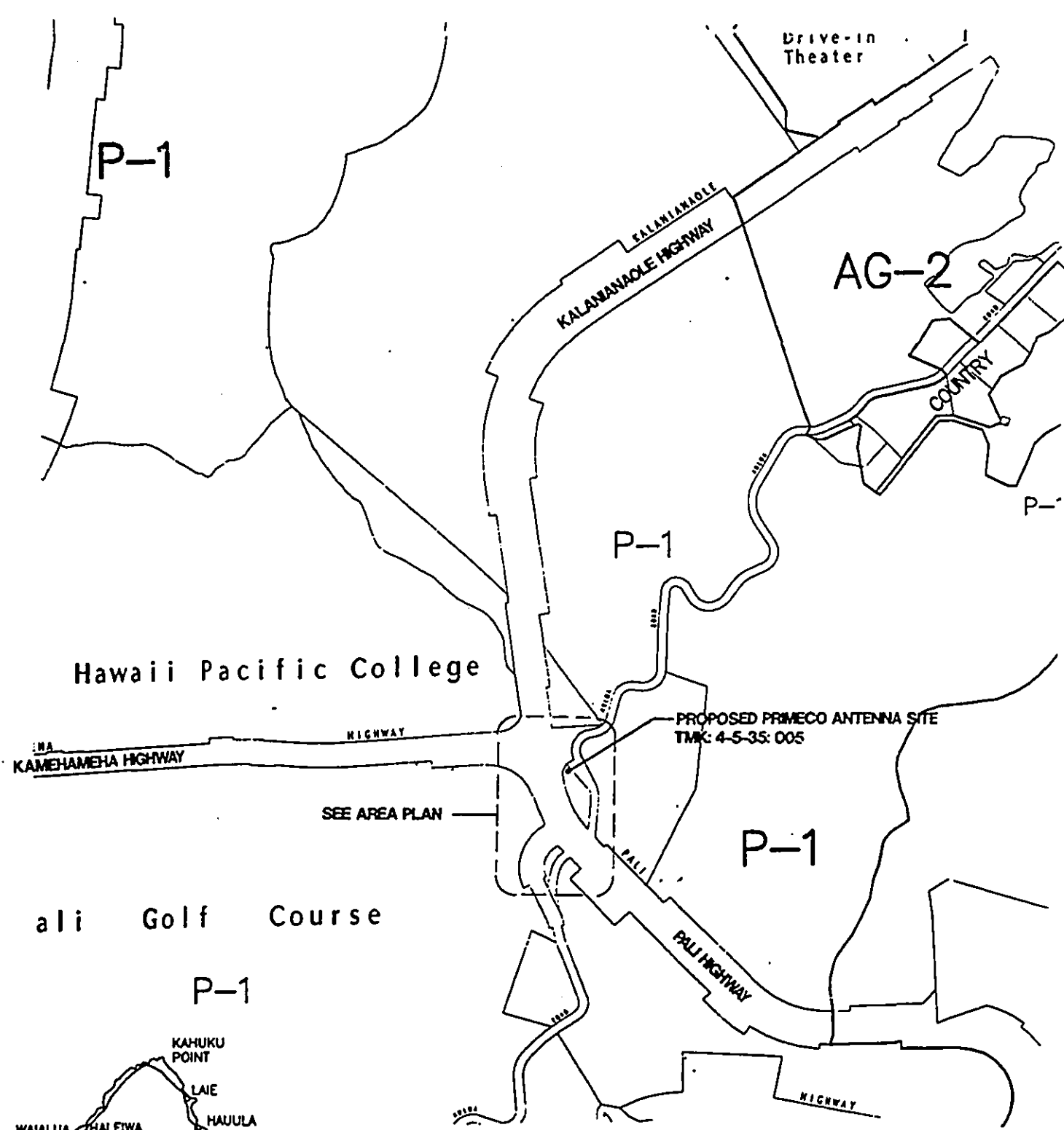
In terms of context the proposed project will not limit, impair or alter the character of the surrounding area. The site is suitable for the proposed use; however the proposed project will have the following environmental characteristics:

- Short term construction disturbance at the site.
- Effect on the visual environment, primarily visibility of the antennas.

SHORT TERM CONSTRUCTION DISTURBANCE. Construction operations, including clearing of the site, will generate relatively small and insignificant effects on the environment. Depending on weather conditions, small amounts of soil migration or erosion could result during this short term construction period.

EFFECT ON THE VISUAL ENVIRONMENT. The most obvious impact on the environment is the visibility of the project's antennas. Castle Junction is a heavily travelled and important vehicular intersection. The visual impact of the antennas is largely confined to the immediate vicinity of the junction. The antennas will not be readily visible from other locations.

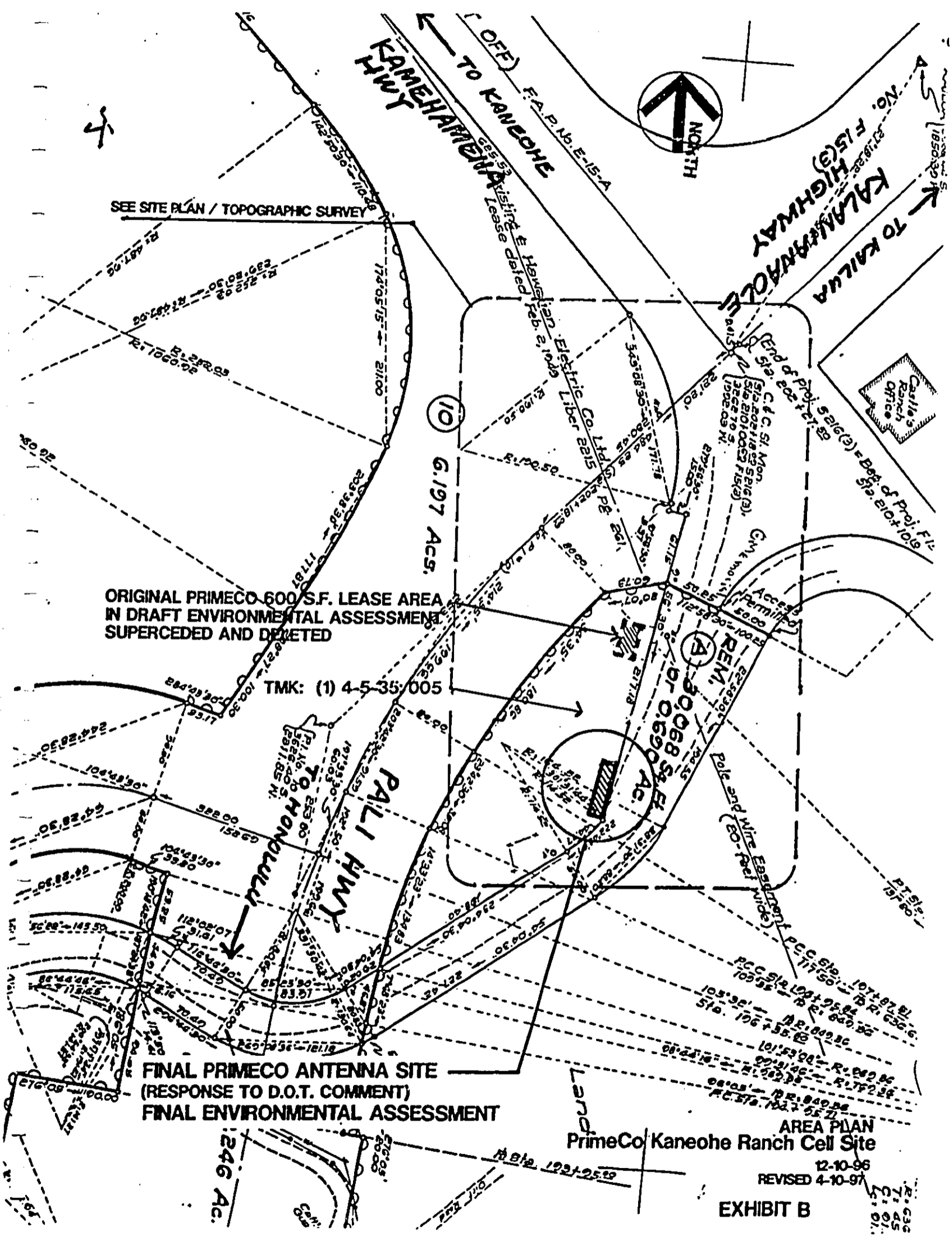
PART 3 - PROJECT DRAWINGS



PrimeCo Personal Communications, L.P.
**KANEOHE RANCH CELL SITE
 VICINITY PLAN**

EXHIBIT A

 **Oahu**
 NOT TO SCALE



**AREA PLAN
PrimeCo Kaneohe Ranch Cell Site**

12-10-96
REVISED 4-10-97

EXHIBIT B

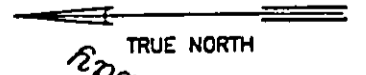
Scale:
1" = 45'
1" = 90'

ORIGINAL PRIMECO SITE
IN DRAFT ENVIRONMENTAL ASSESSMENT
(SUPERCEDED AND DELETED)

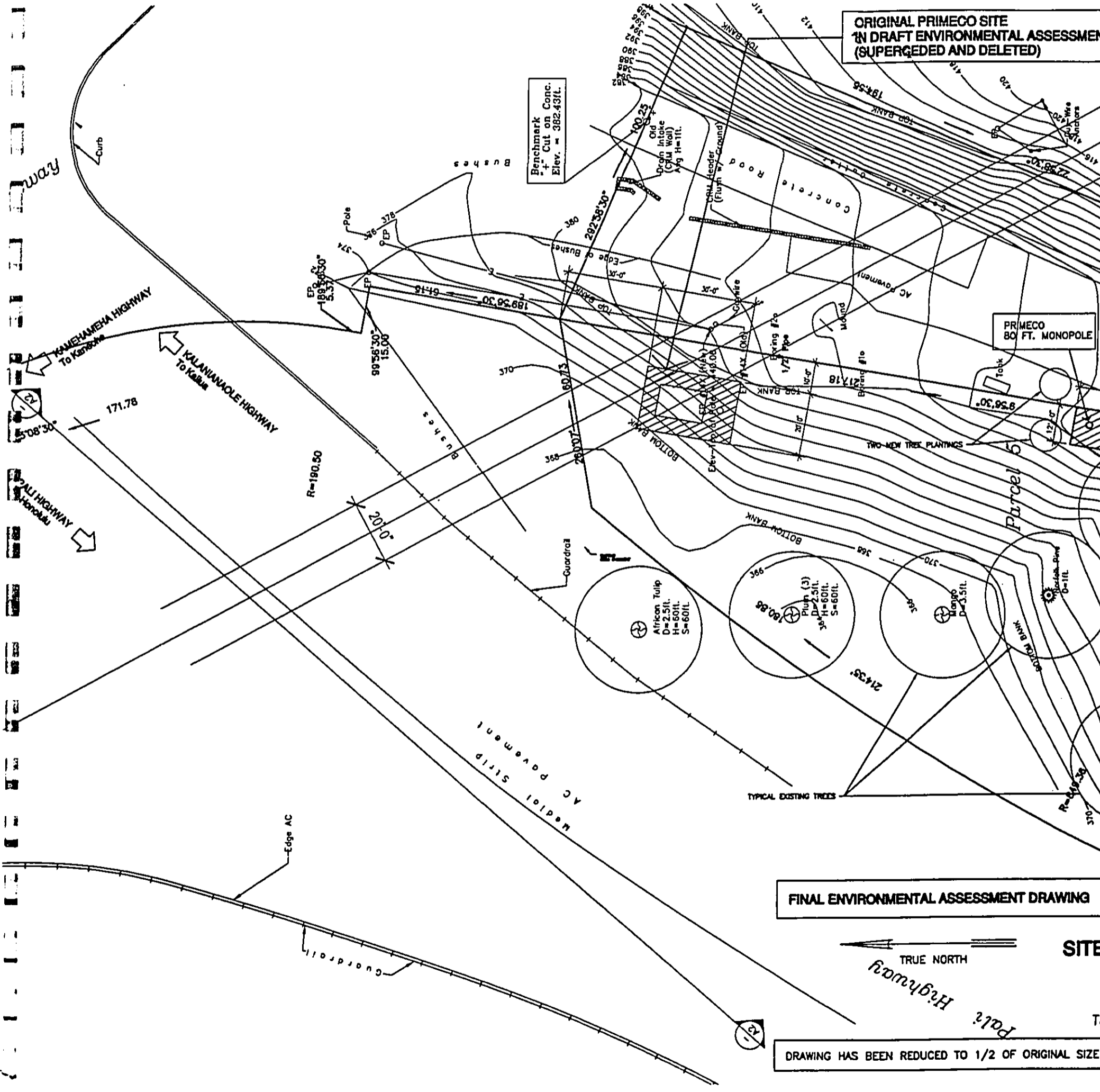
Benchmark
+ Cut on Conc.
Elev. = 382.43ft.

PRIMECO
80 FT. MONOPOLE

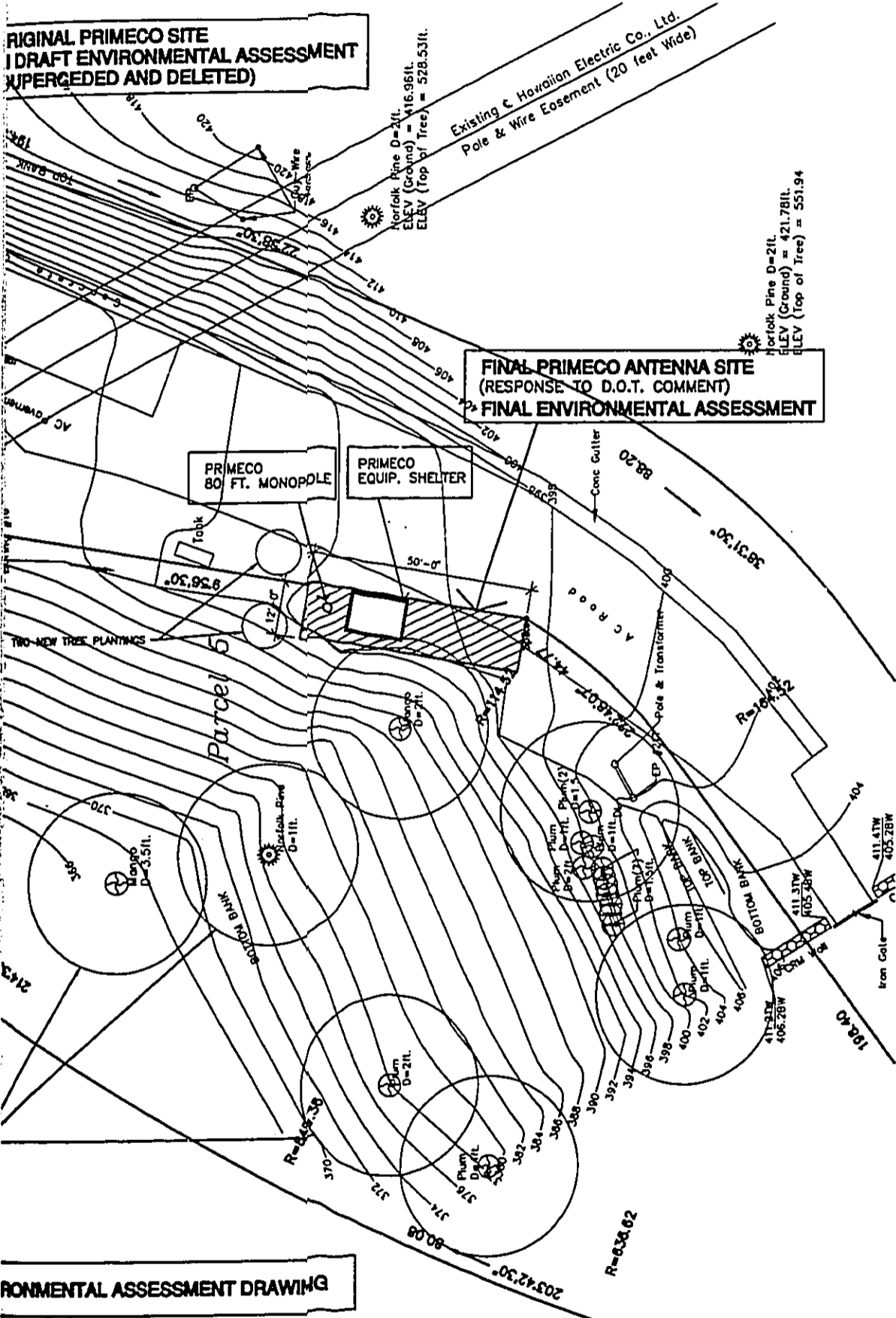
FINAL ENVIRONMENTAL ASSESSMENT DRAWING



DRAWING HAS BEEN REDUCED TO 1/2 OF ORIGINAL SIZE



**ORIGINAL PRIMECO SITE
DRAFT ENVIRONMENTAL ASSESSMENT
SUPERCEDED AND DELETED**



**FINAL PRIMECO ANTENNA SITE
(RESPONSE TO D.O.T. COMMENT)
FINAL ENVIRONMENTAL ASSESSMENT**

**PRIMECO
80 FT. MONOPOLE**

**PRIMECO
EQUIP. SHELTER**

Existing & Hawaiian Electric Co., Ltd.
Pole & Wire Easement (20 feet Wide)

Norfolk Pine D=2ft.
ELEV (Ground) = 416.96ft.
ELEV (Top of Tree) = 528.53ft.

Norfolk Pine D=2ft.
ELEV (Ground) = 421.78ft.
ELEV (Top of Tree) = 551.94

NOTES
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THE ONE INDICATED HEREON, WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

REVISIONS

No./Date	Description

PRIMECO
Personal Communications, L.P.
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FIRST HAWAIIAN TOWER, SUITE 1105
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**BLUEBERRY /
Architecture**
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TEL: (808) 593-0144
FAX: (808) 593-0979
Architecture / Planning / Design

DRAWN BY:

PROJECT TITLE
PrimeCo
Personal Communications, L.P.
Kaneohe Ranch Cell Site
Kaneohe, Oahu, Hawaii
TAC: (1) 4-5-35: 005

SHEET TITLE
SITE PLAN

FILE NAME: PRKWRZ\A1
SCALE: 1/16" = 1'-0"

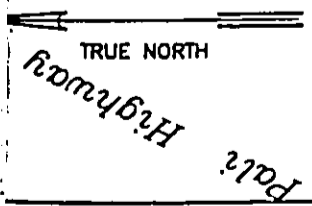
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EXHIBIT C
DATE
4-10-97

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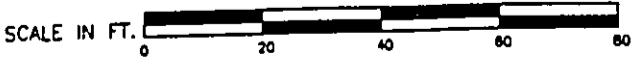
ENVIRONMENTAL ASSESSMENT DRAWING

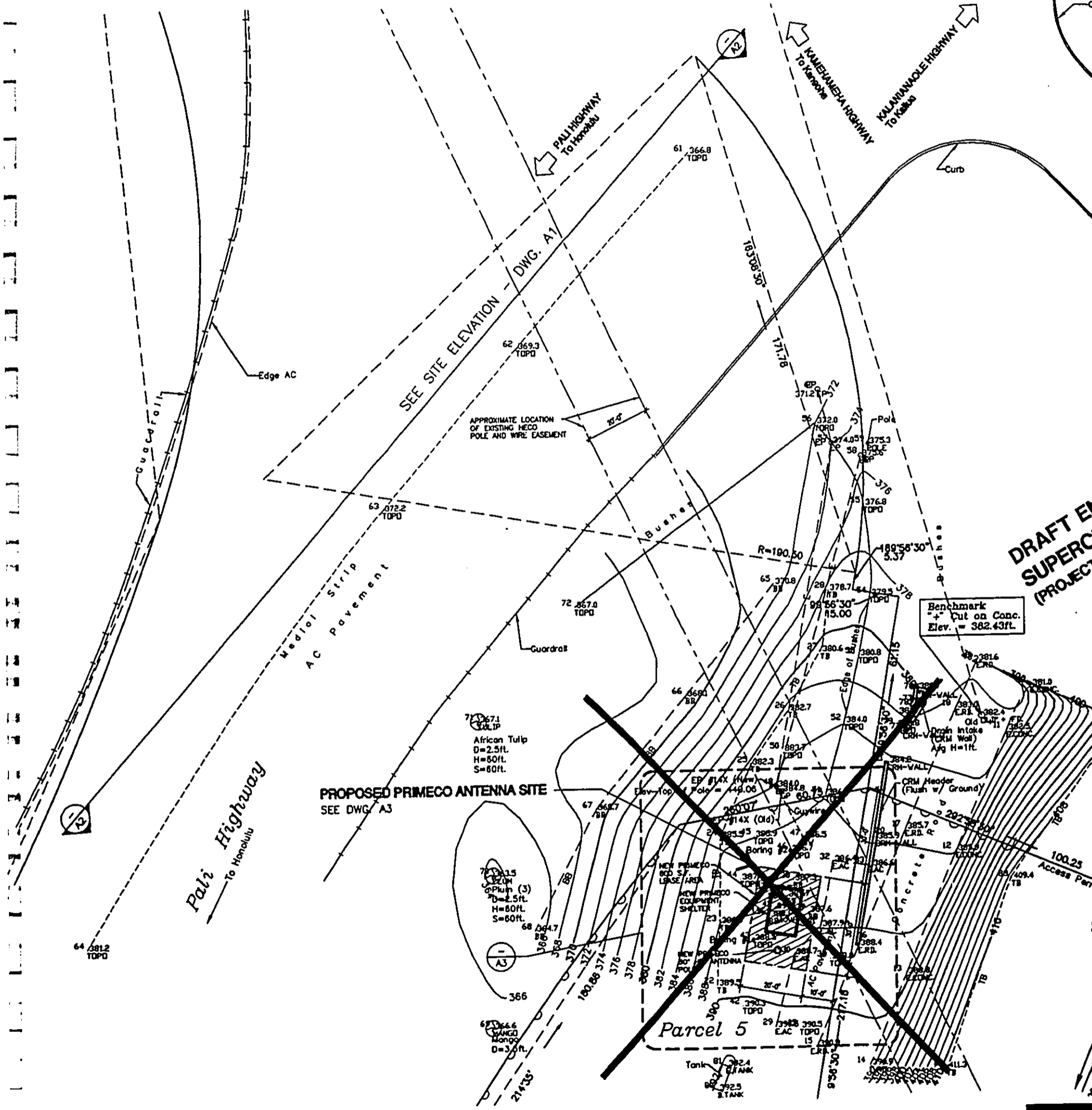
SITE PLAN AND TOPOGRAPHIC SURVEY

Portion of Parcel 5 and Pali Highway
at Kailua, Kookaupo, Oahu, Hawaii
Tax Map Key: 4-5-35: 5
Topo Survey by Towill, Shigeoka & Associates, Inc.

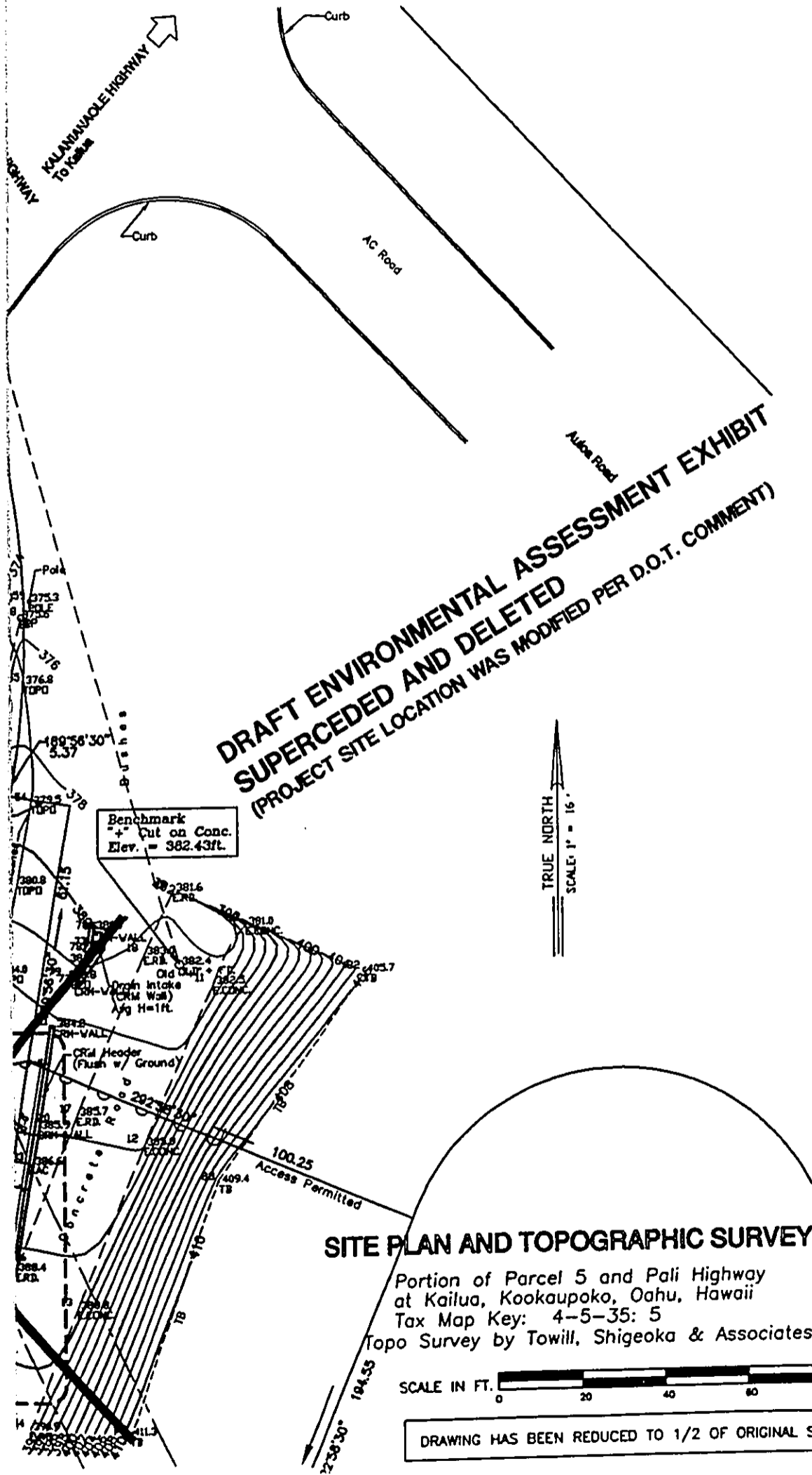


BEEN REDUCED TO 1/2 OF ORIGINAL SIZE





DRAFT ENGINEERING
SUPERVISOR
PROJECT



**DRAFT ENVIRONMENTAL ASSESSMENT EXHIBIT
SUPERCEDED AND DELETED
(PROJECT SITE LOCATION WAS MODIFIED PER D.O.T. COMMENT)**

SITE PLAN AND TOPOGRAPHIC SURVEY

Portion of Parcel 5 and Pali Highway
at Kailua, Kookaupo, Oahu, Hawaii
Tax Map Key: 4-5-35: 5
Topo Survey by Towill, Shigeoka & Associates, Inc.

SCALE IN FT.

DRAWING HAS BEEN REDUCED TO 1/2 OF ORIGINAL SIZE

NOTES

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REVISIONS

No./Date	Description

PRIMECO

Personal Communications, L.P.
1132 BISHOP STREET
FIRST HAWAIIAN TOWER, SUITE 1105
HONOLULU, HI 96813
TEL: (808) 566-9400
FAX: (808) 566-9570

**BLUEBERRY /
Architecture**

615 PIKONI STREET, SUITE 1406
HONOLULU, HI 96814
TEL: (808) 593-0144
FAX: (808) 593-0879
Architecture / Planning / Design

DRAWN BY:

PROJECT TITLE
**PrimeCo
Personal Communications, L.P.
Kaneohe Ranch Cell Site
Kaneohe, Oahu, Hawaii
TRK: (1) 4-5-35: 005**

SHEET TITLE
SITE PLAN

FILE NAME: PRKANH/A1
SCALE: 1/16" = 1'-0"

PROJECT NO. DRAWING NO.

EXHIBIT C
DATE 1-15-97 **A1**

**FINAL PRIMECO ANTENNA SITE
(RESPONSE TO D.O.T. COMMENT)
FINAL ENVIRONMENTAL ASSESSMENT**

**ORIGINAL PRIMECO SITE
IN DRAFT ENVIRONMENTAL ASSESSMENT
(SUPERCEDED AND DELETED)**

EXISTING PINE TREES
IN BACKGROUND

ORIGINAL PRIMECO ANTENNA POLE
(SUPERCEDED AND DELETED)

EXISTING 56' HT.
UTILITY POLE
(POWER & TELEPHONE)

EXISTING UTILITY POLES

EXISTING ROADWAY
AULDA ROAD

EXISTING GRADE ALONG
TOP OF BANK

EXISTING GRADE ALONG
PAV. HIGHWAY

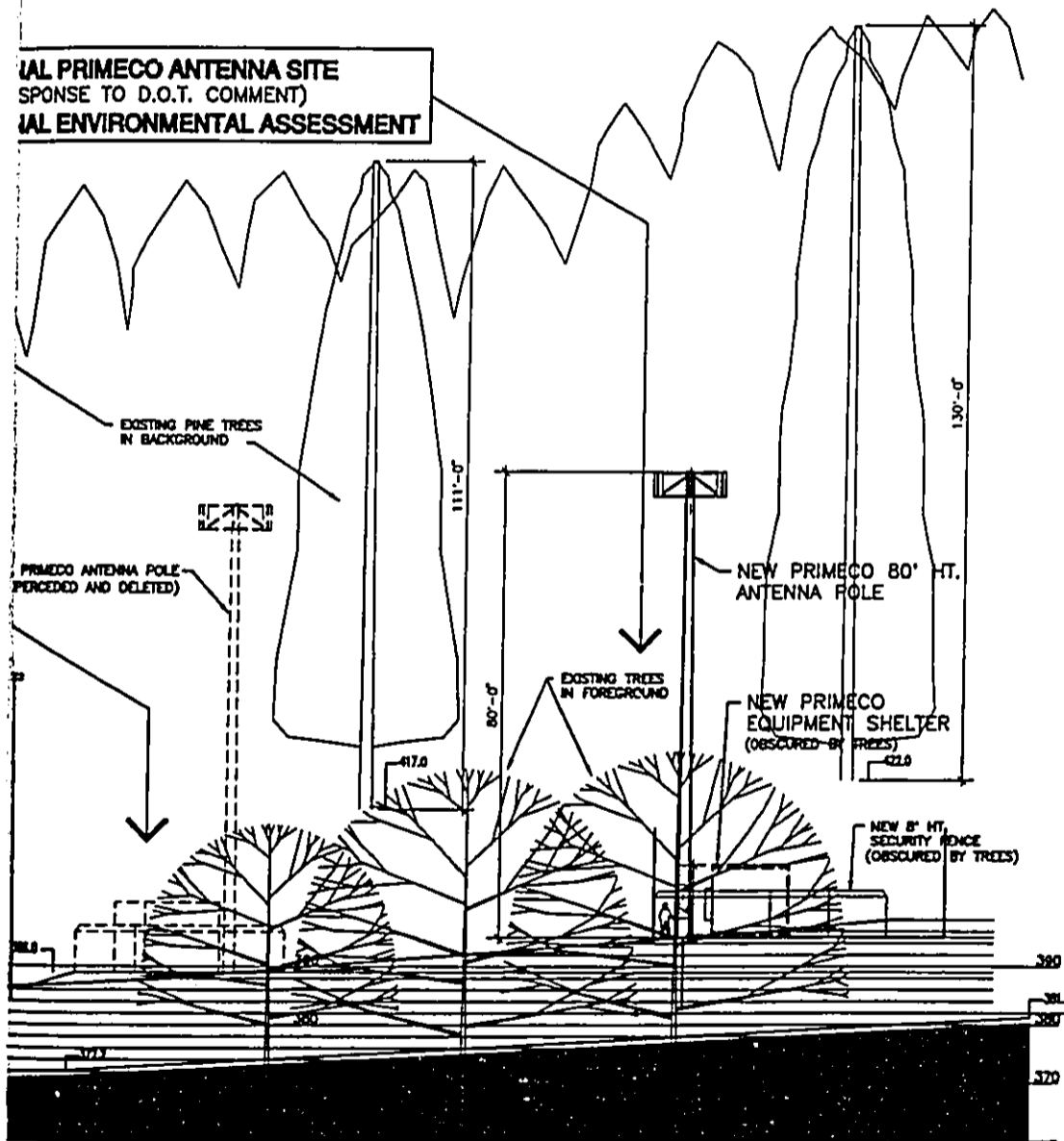
SITE ELEVATION

SCALE IN FT.



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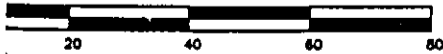
**FINAL PRIMECO ANTENNA SITE
RESPONSE TO D.O.T. COMMENT
FINAL ENVIRONMENTAL ASSESSMENT**



SITE ELEVATION (Looking Southeast)

FINAL ENVIRONMENTAL ASSESSMENT DRAWING

DRAWING HAS BEEN REDUCED TO 1/2 OF ORIGINAL SIZE



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Personal Communications, L.P.

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TEL: (808) 593-0144
FAX: (808) 593-0979

Architecture / Planning / Design

DRAWN BY:

PROJECT TITLE

PrimeCo
Personal Communications, L.P.
Kaneohe Ranch Cell Site
Kaneohe, Oahu, Hawaii
TMK: (1) 4-5-35: 005

SHEET TITLE

SITE ELEVATION

FILE NAME: PRKANRZA1
SCALE: 1/16" = 1'-0"

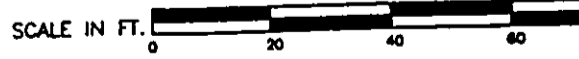
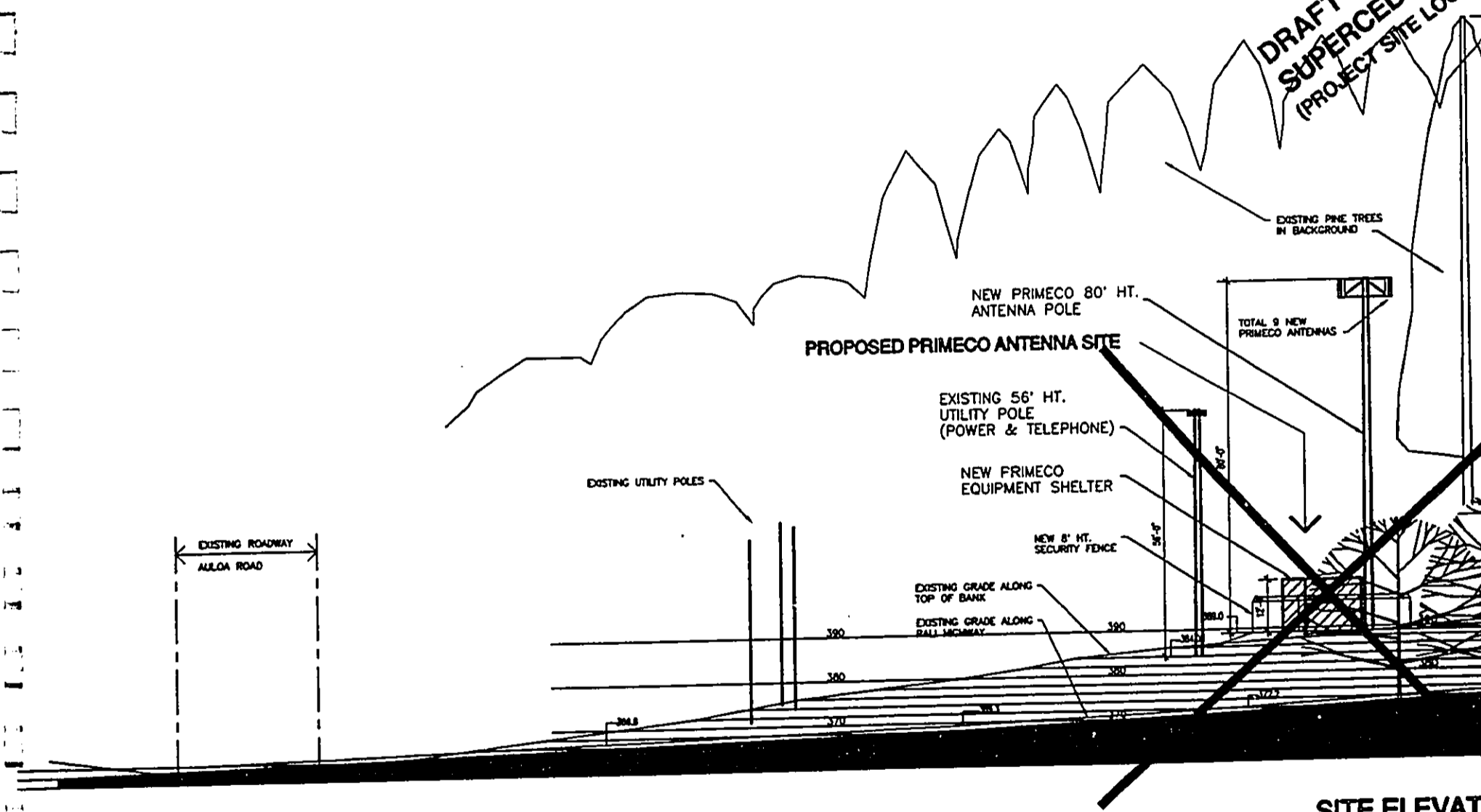
PROJECT NO. DRAWING NO.

EXHIBIT D

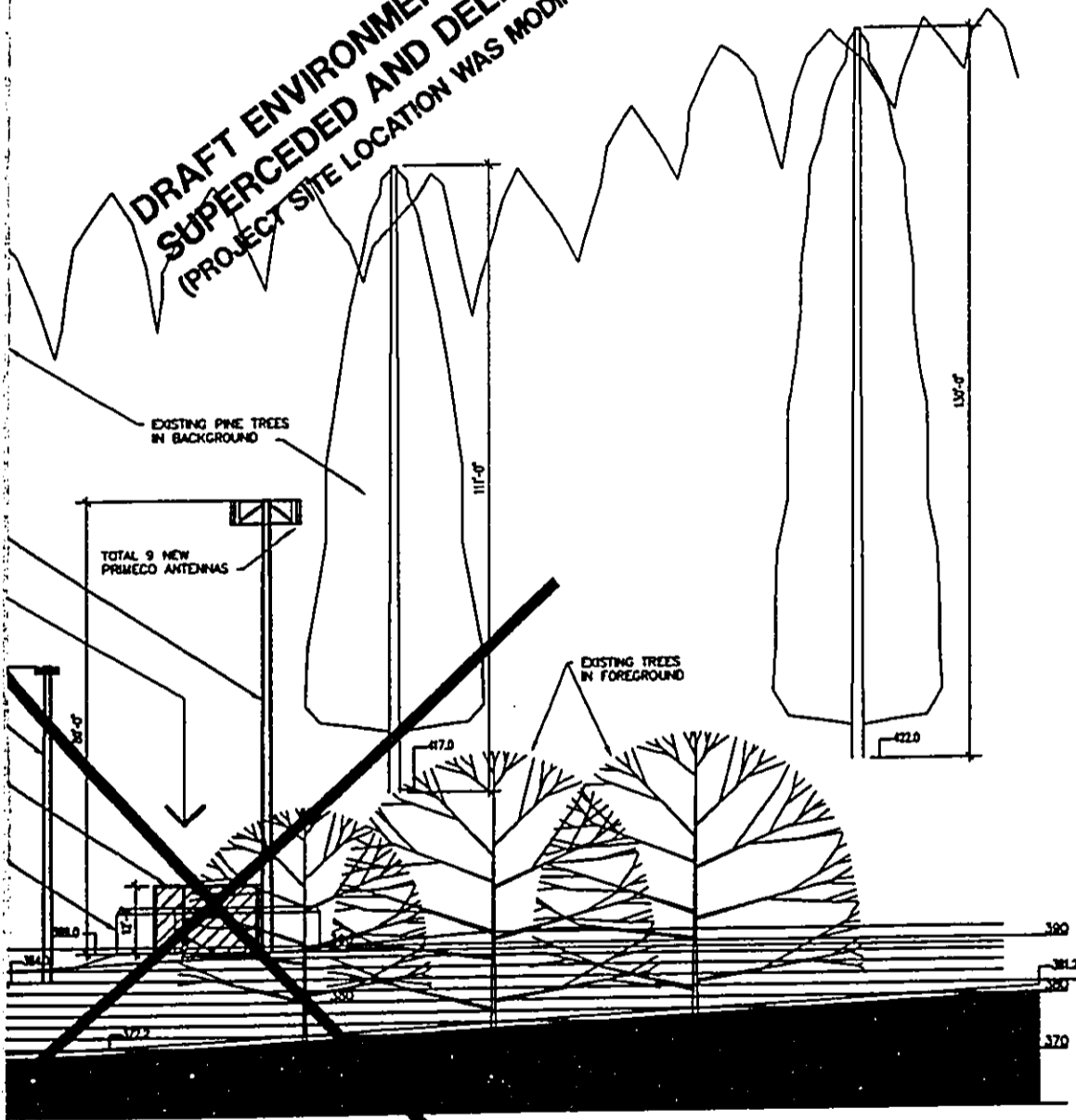
DATE
4-10-97

A2

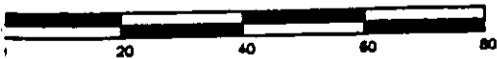
**DRAFT ENVIRONMENTAL
STATEMENT
SUPERCEDED AND
REPLACED BY
(PROJECT SITE LOCATION)**



**DRAFT ENVIRONMENTAL ASSESSMENT EXHIBIT
 SUPERCEDED AND DELETED
 (PROJECT SITE LOCATION WAS MODIFIED PER D.O.T. COMMENT)**



SITE ELEVATION (Looking Southeast)



DRAWING HAS BEEN REDUCED TO 1/2 OF ORIGINAL SIZE

NOTES

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REVISIONS

No./Date	Description

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 TEL: (808) 566-9400
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 FAX: (808) 593-0979

Architecture / Planning / Design

DRAWN BY:

PROJECT TITLE

PrimeCo
 Personal Communications, L.P.
 Kaneohe Ranch Cell Site
 Kaneohe, Oahu, Hawaii
 TRK: (1) 4-5-35: 005

SHEET TITLE

SITE ELEVATION

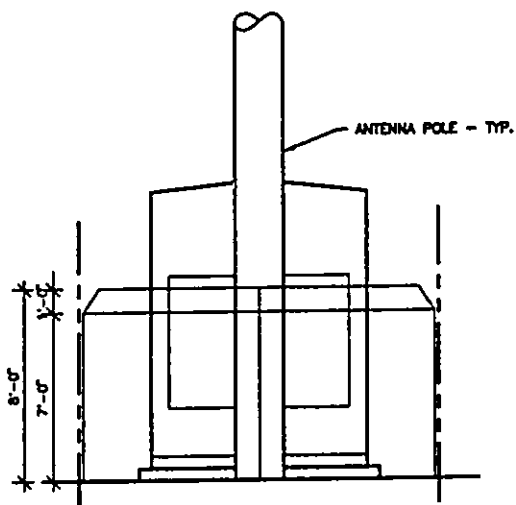
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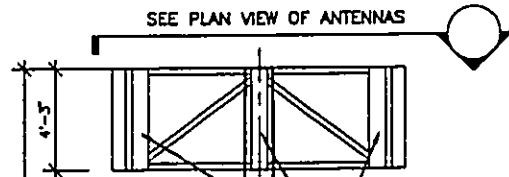
EXHIBIT D

DATE
 1-15-97

A2

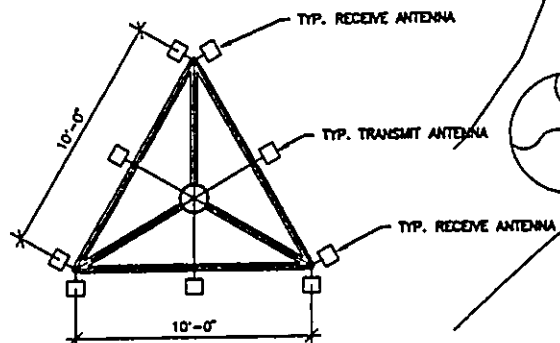


ELEVATION A



PRIMECO DIRECTIONAL (PANEL) ANTENNAS -
3 EACH AT 3 SECTORS =
9 TOTAL ANTENNAS

NEW PRIMECO 600 S.F. LEASE AREA
(Hatched Area)



PLAN VIEW OF ANTENNAS

PROPOSED 80 FT. HT. PRIMECO ANTENNA POLE

80'-0"

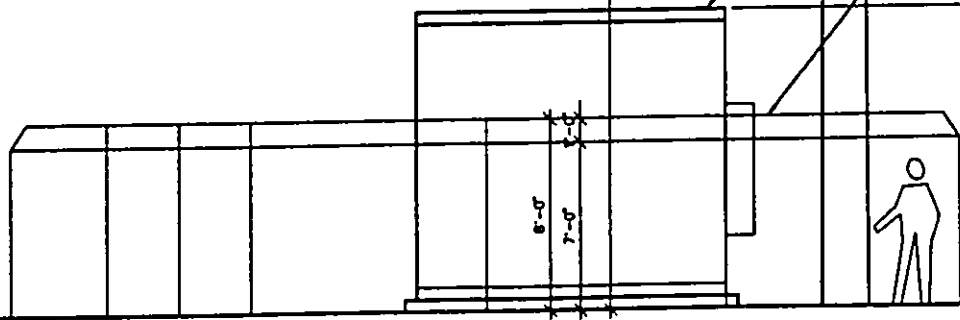
ANTENNA POLE

PRIMECO PRE-FABRICATED EQUIPMENT SHELTER

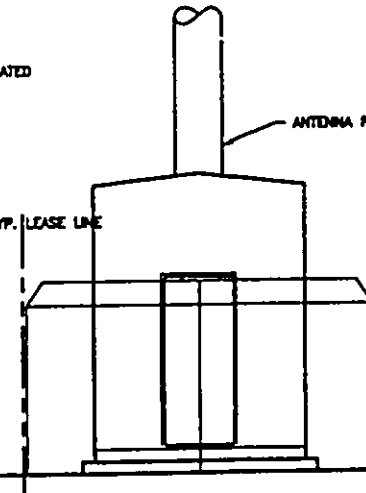
CHAINLINK FENCE W/ BARBED WIRE AT TOP

TYP. LEASE LINE

ANTENNA POLE - TYP.



ELEVATION B



ELEVATION C

ELEVATION B

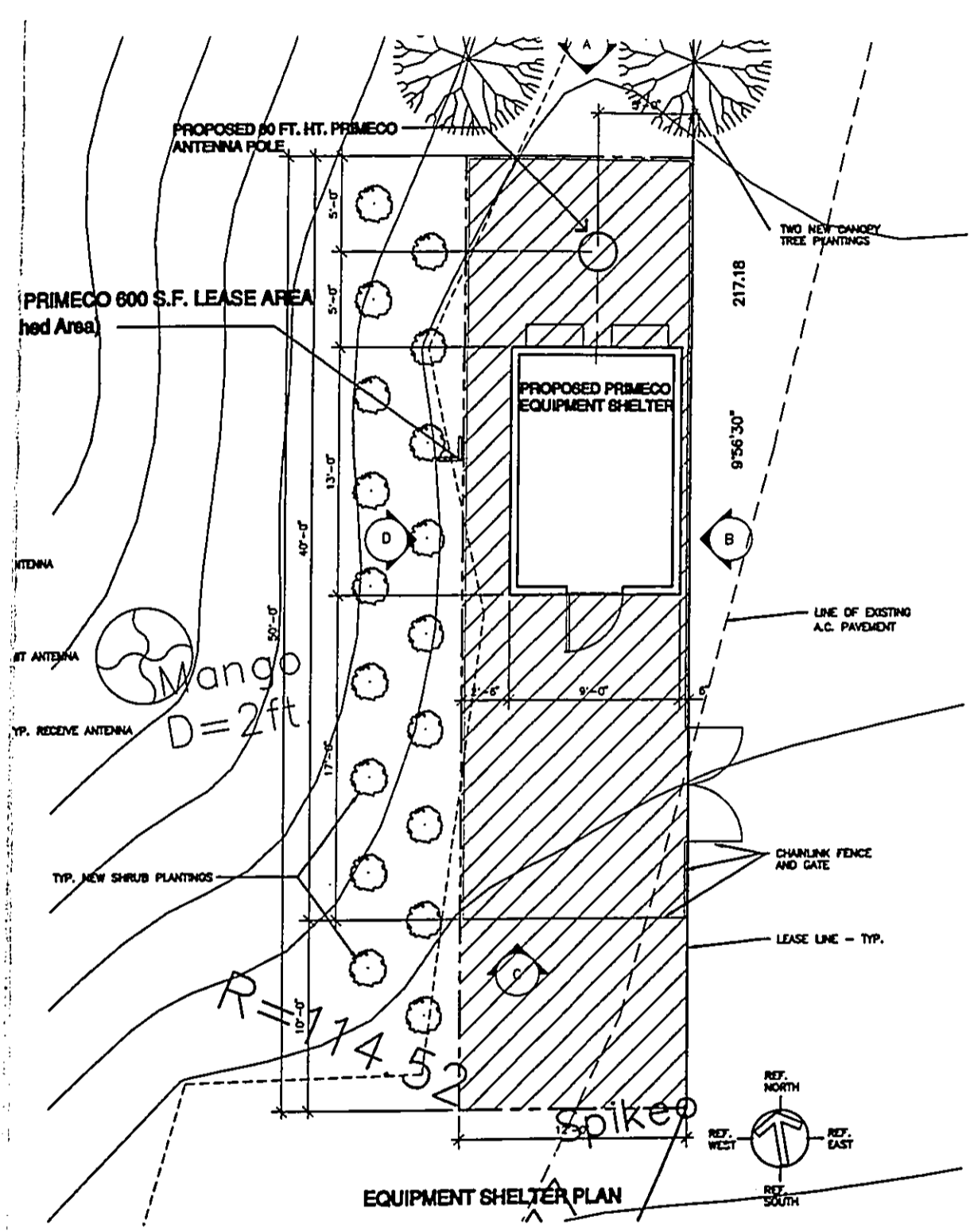
SCALE IN FT. 0 5 10 15 20

DWG. HAS BEEN REDUCED TO 1/2 OF ORIGINAL SIZE

R=17

TYP. NEW SHRUB PLANTINGS

5'-0"
5'-0"
13'-0"
40'-0"
50'-0"
17'-6"



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 Kaneohe, Oahu, Hawaii
 TRK: (1) 4-5-35: 005

SHEET TITLE
EQUIPMENT SHELTER PLAN
ELEVATIONS

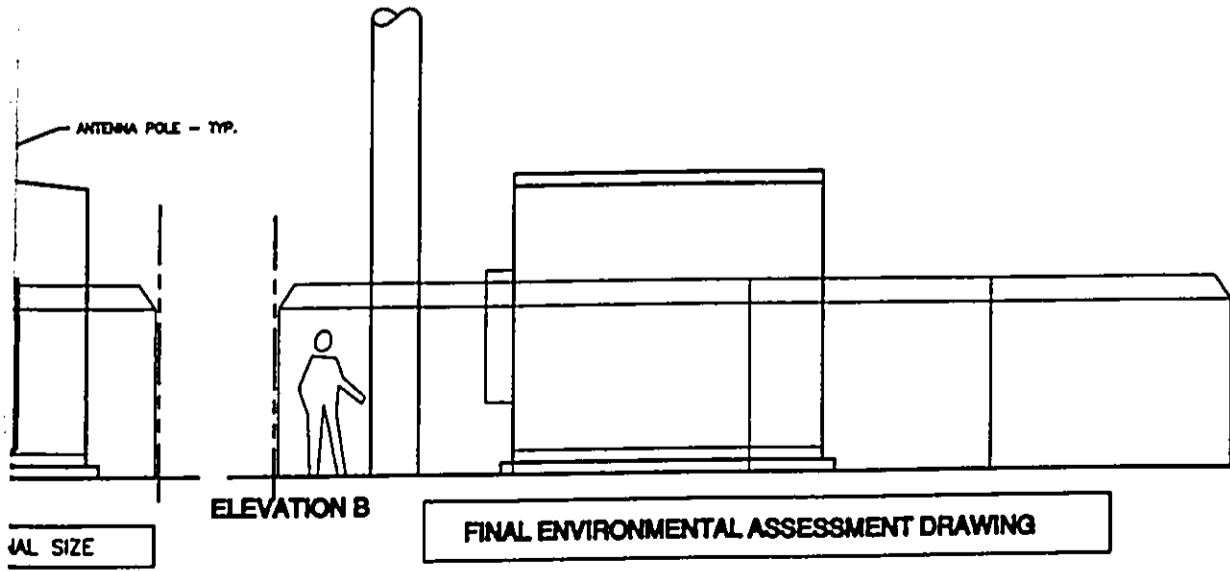
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PROJECT NO. DRAWING NO.

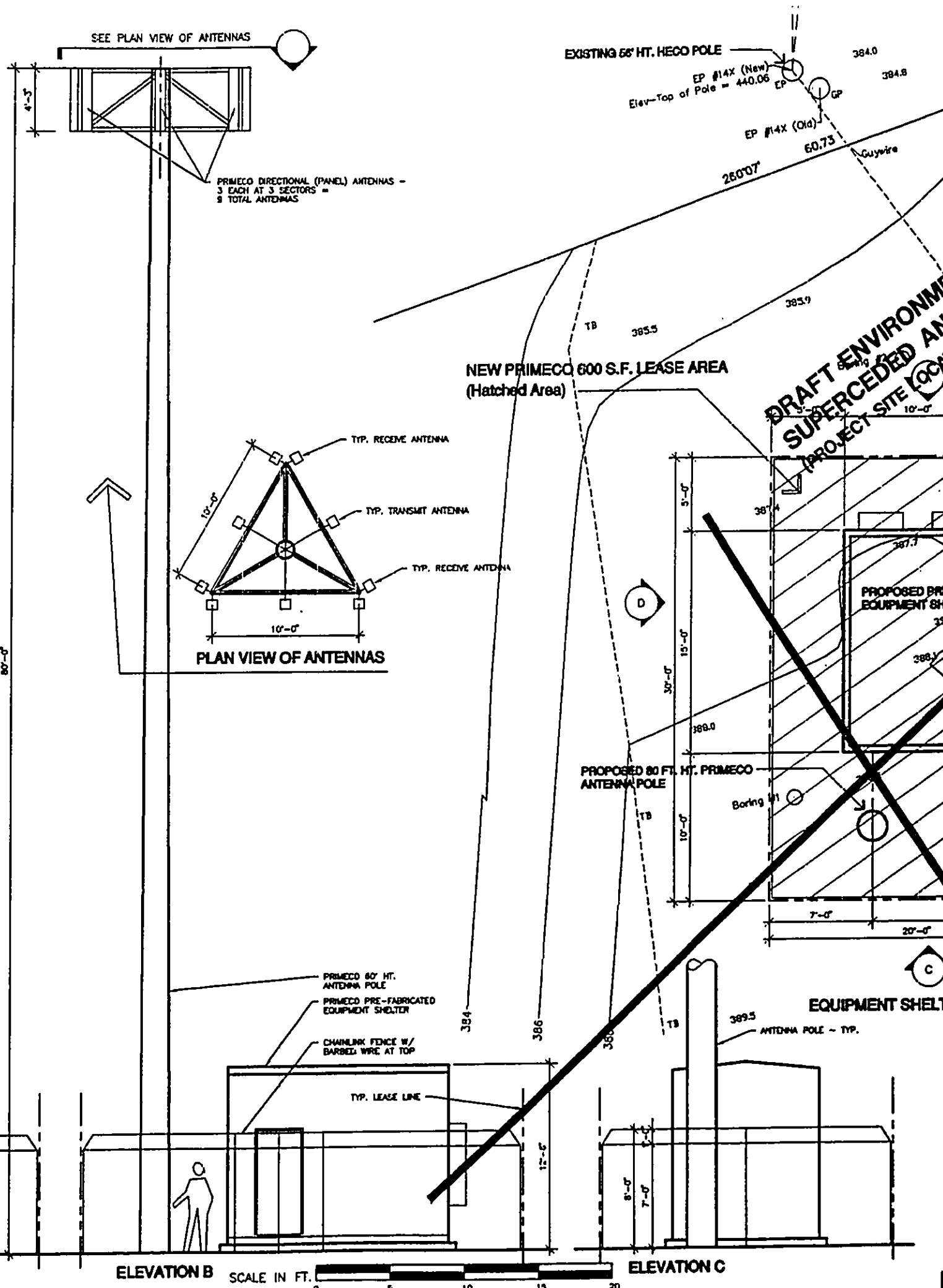
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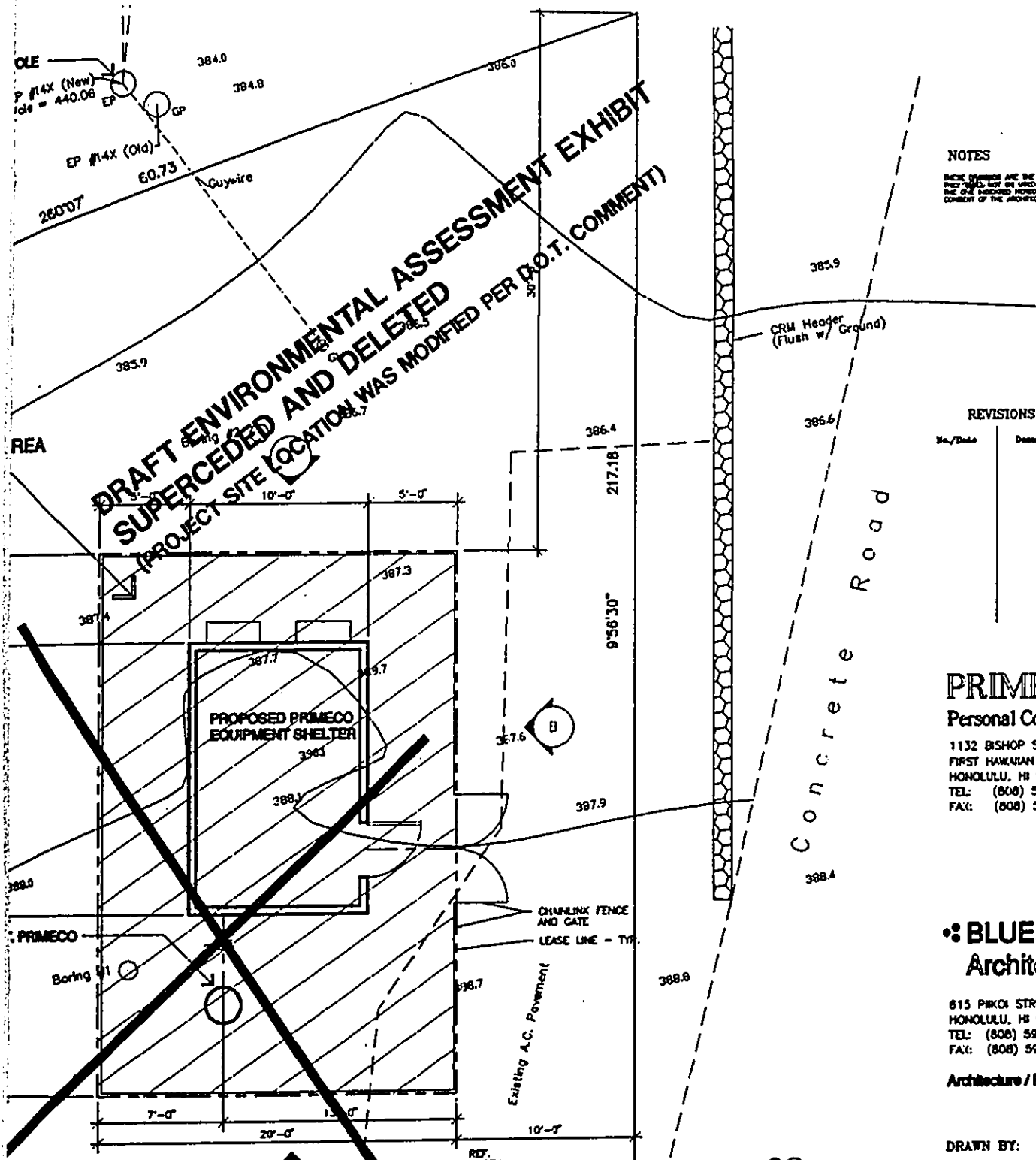
DATE
 4-10-97

A3



ORIGINAL SIZE





**DRAFT ENVIRONMENTAL ASSESSMENT EXHIBIT
SUPERCEDED AND DELETED
PROJECT SITE LOCATION WAS MODIFIED PER D.O.T. COMMENT**

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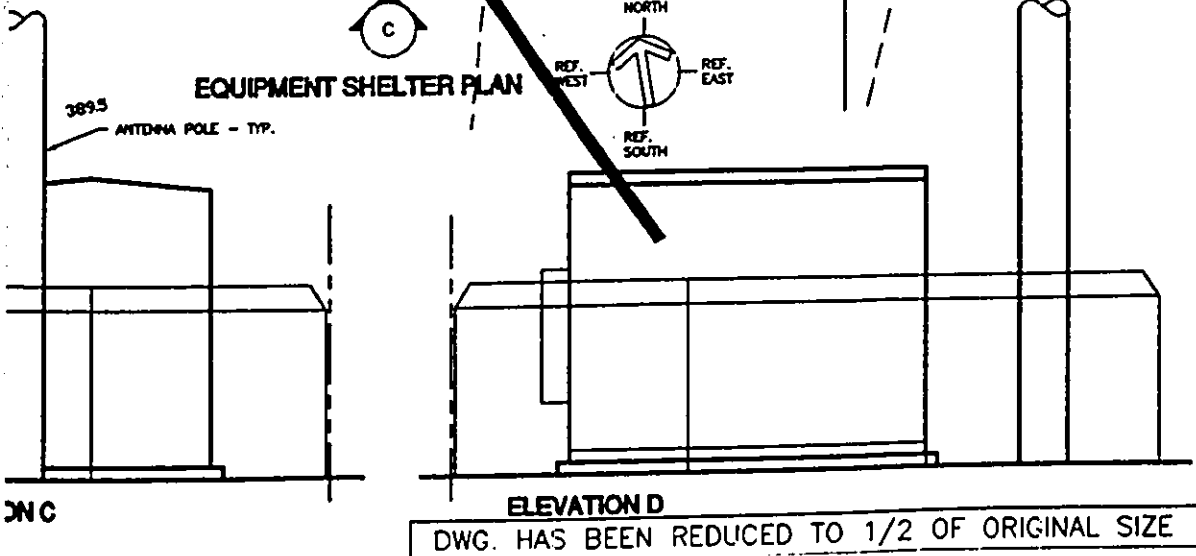
REVISIONS

No./Date	Description

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PROJECT TITLE
PrimeCo
Personal Communications, L.P.
Kaneohe Ranch Cell Site
Kaneohe, Oahu, Hawaii
TRK: (1) 4-5-35: 005
SHEET TITLE
**EQUIPMENT SHELTER PLAN,
ELEVATIONS**
FILE NAME: PRKANRVA3
SCALE: 1/4" = 1'-0"
PROJECT NO. DRAWING NO.
EXHIBIT E
DATE 1-15-98



DWG. HAS BEEN REDUCED TO 1/2 OF ORIGINAL SIZE

A3



PCS Panel antenna

PCSA065-13- * series

1850 – 1990MHz

Printed stripline construction

65° sector antenna

Mechanical downtilt adjustable from -10° to +10°

UV-stabilised polystyrene radome

COMSAT-RSI's design is based on the use of stripline techniques and employs a linear array of radiating elements fed from a corporate feed network. This method of construction provides accurate repeatability for quantity production and very high reliability in use. Electrical components are sealed by a lamination process and the whole antenna is protected by a radome which covers all internal components. The standard pan/tilt mounting hardware allows the antenna to be mounted to vertical walls, or to poles of various diameters.

Electrical specifications

Frequency	1850 – 1990MHz
Gain	17.9 ± 0.5 dBi (15.8 ± 0.5dBd)
Input impedance	50 ohms
VSWR	1.4:1 maximum
Polarization	Vertical
Elevation sidelobes above main beam	< -18dB for all lobes less than 20° above elevation main beam peak
Electrical downtilt (°)	0, 2 or 5°
Electrical null fill	First minimum below main beam > -21dB
Azimuth beamwidth	65° ± 3°
Elevation beamwidth	7.1° ± 0.5°
Front / back ratio	≥ 30dB
Input power	250W at 40°C (Continuous rating)
Intermodulation products	< -153dBc for 2 x 20W carriers
Lightning protection	Direct ground; optional lightning finial available

Mechanical specification

Input connector	7/16-DIN
Radiating element material	Copper
Radiating element housing	Chromated aluminium chassis, UV-stabilised polystyrene radome
Mounting interface	3in (76mm) Pole mount, or optional wall mount
Survival wind speed	125 MPH (56m/s)
Wind load at 100mi/h (45m/s)	Front 27 lbf 120 N
	Side 52 lbf 230 N
Temperature	-40°F (-40°C) to 140°F (60°C)
Humidity	Up to 100%, condensing

ANTENNA MANUFACTURER'S LITERATURE EXHIBIT F

Antenna Model PCSA065-13-*
Radiation patterns

• When ordering, replace this asterisk with the required electrical down tilt as follows:

PCN/PCS

For 0.2 and 0.4m models: 0° only

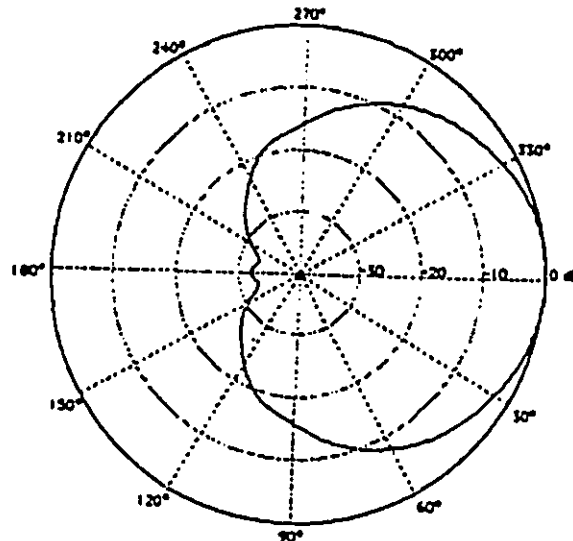
For models 0.6m to 1m: 0° or 5°

For models 1.2m and longer: 0°, 2° or 5°

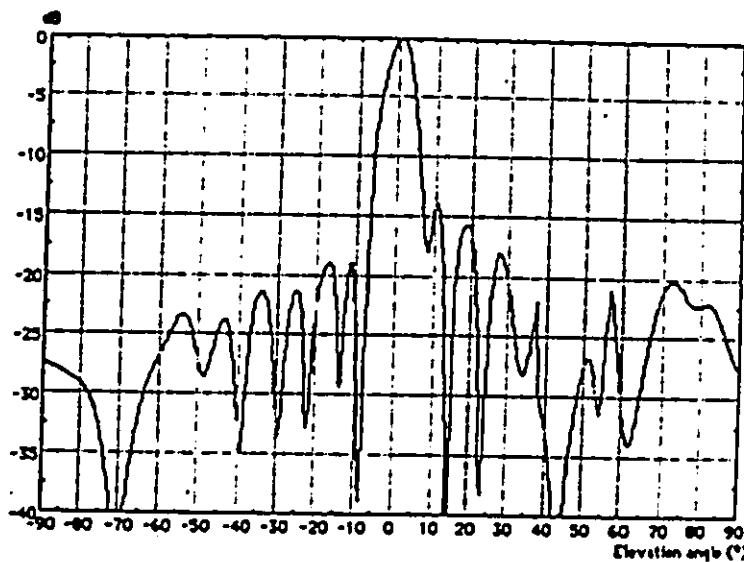
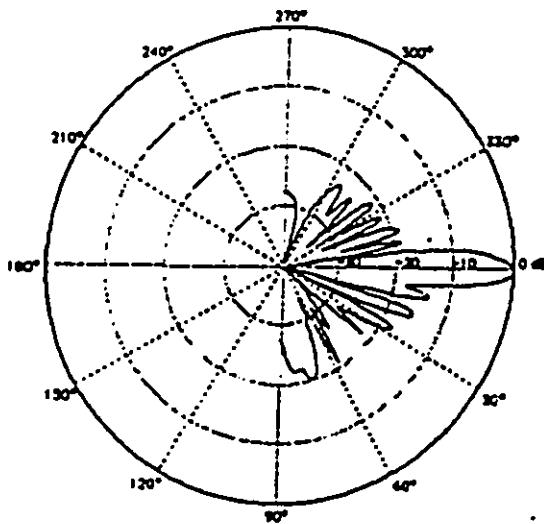
GSM

0° and 4°

Additional down tilt variants may be available for some antenna models.



Typical azimuth radiation pattern, plotted at the peak of the elevation pattern



Elevation pattern with 2° beamtilt, plotted in polar and Cartesian coordinates.

Product weights and dimensions

Overall dimensions (h x w x d)	1295 x 215 x 190mm	(51 x 8.4 x 7.4in)
Weight	Antenna 7.8kg	(17.1lb)
	Mountings 4.4kg	(9.6lb)
Shipping weight	18kg	(39.6lb)
Shipping dimensions (h x w x d)	1500x340x390mm	(59x13x15in)

(Multiple packs are available which reduce shipping weight and volume)

CRSI reserves the right to modify the data contained in this publication

V2.0, February 20th 1996

ANTENNA MANUFACTURER'S LITERATURE EXHIBIT G 3/9960942237

COMSAT RSI Mark Antennas
 1747 S. Winthrop Dr.
 Des Plaines, IL 60018

Tel: 847-298-9420
 Fax: 847-635-7946

COMSAT RSI CSA Antennas
 Knight Road, Rochester, Kent
 England ME2 2AX

Tel: 44-1634-7155 44
 Fax: 44-1634-7157 42

PART 4 - SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

4. A. DESCRIPTION OF THE PROJECT ENVIRONMENT

CASTLE JUNCTION.

The junction of Pali, Kamehameha and Kalaniana'ole Highways is a highly travelled vehicular way. The junction is one of the gateways to Kaneohe and Kailua and other areas of Windward Oahu.

Correspondingly, there is relatively little pedestrian experience of the site area. There is one bus stop at the intersection on Pali Highway in the direction to Kailua. There is one bus stop on Kalaniana'ole Highway in the direction to Honolulu. On Kamehameha Highway, there is a pedestrian walk that runs along the medial strip from the junction to the entrance to Hawaii Pacific University. Except at the immediate vicinity of the bus stops, there are no other pedestrian walks along any of the highways. Little pedestrian traffic has been observed on 4 site visits undertaken at varying times of the day and week.

All parcels surrounding the Castle Junction area are zoned P-1.

To the north and downhill from the project site, and apparently within the street right-of-way, is a gently sloping grassed area with a commemorative rock monument. Two plaques affixed to the monument indicate that it is in memoriam to the men in the community killed in action during World War II.

At the corner of Auloa Road and the dead end road leading to the project site, is a pay telephone booth. Also in the vicinity are approximately seven coconut trees and six utility poles.

ADJACENT PARCEL TMK: 4-5-35: 003

This parcel occurs on the north side of Auloa Road, and is owned by H.K.L. Castle Trust Estate. The Kaneohe Ranch Co. Office is situated on this parcel. This structure is on the State and Federal Register of Historic Places.

The historic office is approximately 350 feet away from the proposed antenna site. Existing utility poles and a twenty foot wide HECO utility easement lie between the historic office and the proposed antenna site.

The State Historic Preservation Division has been consulted regarding possible impacts to the office. The Division's Historic Places Review Board informed the applicant that the Board has determined that the proposed antenna facility will not adversely impact the aesthetic environment surrounding the Kaneohe Ranch Office. A memorandum dated March 4, 1997 describing this determination is in Part 10 Comments to the Draft E.A.

DEAD END "REMNANT A" ROAD.

The project site is accessed from a dead end road which is a remnant of an old Auloa or Kionaole Road alignment. The remnant is identified as "Remnant A" on street right-of-way maps. The dead end road currently serves as access to a single private driveway leading to the James Christian Castle estate.

Immediately uphill to the south, is a rusted and empty fuel tank hoisted on blocks. Also in the vicinity are portions of concrete roadway, asphalt concrete paving, and additional utility poles.

ADJACENT PARCEL TMK: 4-2-11: 020.

This parcel occurs to the south and east of the project site, and is owned by James Christian Castle, Jr., Trust. The bulk of this parcel includes a steep hillside with tall Norfolk pine trees. The hillside and pine trees forms a backdrop to the project site.

SCREENING TREES ON PALI HIGHWAY.

A dense growth of trees occurs to the west and southwest of the project site, including african tulip, plum and mango trees.

HECO UTILITY EASEMENT.

A twenty foot wide Heco utility pole and wire easement runs across Castle Junction and passes through the area directly downhill and north of the project site. A fifty-six foot height utility pole stands within this easement. Utility wires running to this pole continue up the steep hillside to the southeast, following the twenty foot wide utility easement.

D.O.T. PROPOSED CASTLE JUNCTION INTERCHANGE PROJECT.

The applicant has been informed that the State Department of Transportation has for a number of years been planning for a future highway interchange project at Castle Junction. The applicant has consulted with planning staff at the D.O.T. planning offices. D.O.T. has requested that the applicant's proposed antenna facility be relocated so as to fall outside of the area involved in the D.O.T. interchange study area.

The applicant has complied with this request and relocated the project site approximately 120 feet further south from the original location indicated on drawing exhibits in the Draft Environmental Assessment.

The final project site is now located in an area that is less visible to the public when viewed from the Castle Junction intersection. The large existing tree growths of Norfolk pines, mango, and plum trees to the west of the final project site will more effectively

screen the project from view. A two foot diameter trunk mango tree now lies about 20 feet west of the site.

To complement the dense existing tree growth, the applicant will plant two new screening trees at the north downhill end of the project. Because existing trees occur to the west and the existing deadend roadway occurs to the east, there is no room for more than two tree plantings.

4. B. SHORT TERM CONSTRUCTION EFFECTS ON ENVIRONMENT.

DESCRIPTION OF CONSTRUCTION EFFECTS.

Construction of this project includes clearing and grading of the 600 square foot lease area, and perhaps about 5 feet around the perimeter of the lease area. The antenna pole will be installed either by direct burial or embedment, or on a drilled pier foundation. The prefabricated equipment shelter will be installed on a poured concrete slab foundation. The major portions of construction typically occur over a two week period.

Any construction noise generated is not a factor, due to the high noise level of existing traffic.

Vehicular traffic will not be affected, since construction staging will be off the dead end road.

The site's underlying soil is predominantly clayey silt. The soil presents no special problems for the proposed project.

There are no nearby residential communities, businesses, schools or other public facilities which could be affected by the proposed construction.

EROSION CONTROL.

The 600 square foot lease area will be fenced in and covered with gravel surfacing. Because sloping terrain can be susceptible to erosion after construction clearing and grubbing operations, the perimeter 5 feet around the lease area will be planted with self-sustaining shrubs and ground cover. The planted shrubs will also provide a landscape buffer around the lease area, when the project is viewed from the Kamehameha / Pali Highway intersection.

4. C. VISUAL ENVIRONMENT.

AFFECTED VISUAL ENVIRONMENT.

The primary environmental impact of the proposed project is the effect on the visual environment. By nature of their functional requirements, telecommunications antennas must be elevated and therefore in some cases seen in the natural environment.

Castle Junction is a heavily traveled vehicular intersection that serves as a gateway to Kaneohe, Kailua and to surrounding communities.

Views of the project site are documented in the following sequence of site photographs. The major views of the site addressed in the photos, lie along:

- Kamehameha Highway.
- Kalaniana'ole Highway.
- Pali Highway.

Discussion of the visibility of the project site pertains primarily to the proposed 80 foot height monopole and antennas.

Photographs were taken with a panoramic lens camera to capture the expanses of surrounding terrain and to provide a field of reference for the viewer.

Photographs are generally taken from the viewpoint of vehicular traffic driving toward the project site.

The proposed antenna structure has been superimposed on photographs 5, 8, 9, 10 and 11.

As requested by the State Department of Transportation, the applicant has relocated the project site approximately 120 feet further south from the original location indicated on drawing exhibits in the Draft Environmental Assessment. The final project site is now located in an area that is less visible to the public when viewed from the Castle Junction intersection.

KAMEHAMEHA HIGHWAY

Kamehameha Highway presents the clearest view of the project site.

Photo 1 - Kamehameha Hwy. at H-3 Overpass. The grade is uphill and the site is not visible.

Photo 2 - Kamehameha Hwy. Approx. 1/3 Mile from Junction. Photo is taken near a medial break. The site is barely visible, occurring to the right hand (south) side of the junction, and nestled within the hillside and trees.

Photo 3 - Kamehameha Hwy. at Hawaii Pacific University. The top of the existing 56 foot height HECO utility pole immediately adjacent to site is visible, and provides a reference point for the project's 80 foot height antenna structure. Street lights, utility poles and trees in the foreground along Kamehameha Highway appear taller due to the foreshortening effect.

Photo 4 - Kamehameha Hwy. Near Junction. Directly approaching the junction, the antennas will be visible but will be painted to blend with the immediate surroundings and will be screened by landscape and utilities in the foreground.

Photo 5 - Kamehameha Hwy. at Junction. This view is the clearest shot of the site. The proposed antennas will have their greatest visual impact from this viewpoint. To the greater extent the visual impact of the antennas is limited to the immediate vicinity of the intersection. The HECO wires and poles following the 20 foot wide utility easement can be seen in this photo.

KALANIANAOLE HIGHWAY

Photo 6 - Kalanianaole Hwy. at Kapaa Quarry Rd. The site is not visible from this station, nor from points before it from Kailua Town.

Photo 7 - Kalanianaole Hwy. at Beginning of Right Turn Lane to Kaneohe. The site is not visible.

Photo 8 - Kalanianaole Hwy. at Right Turn Lane to Kaneohe. The antennas will be visible, but will be painted to blend in with the immediate surroundings and will be somewhat obscured by trees.

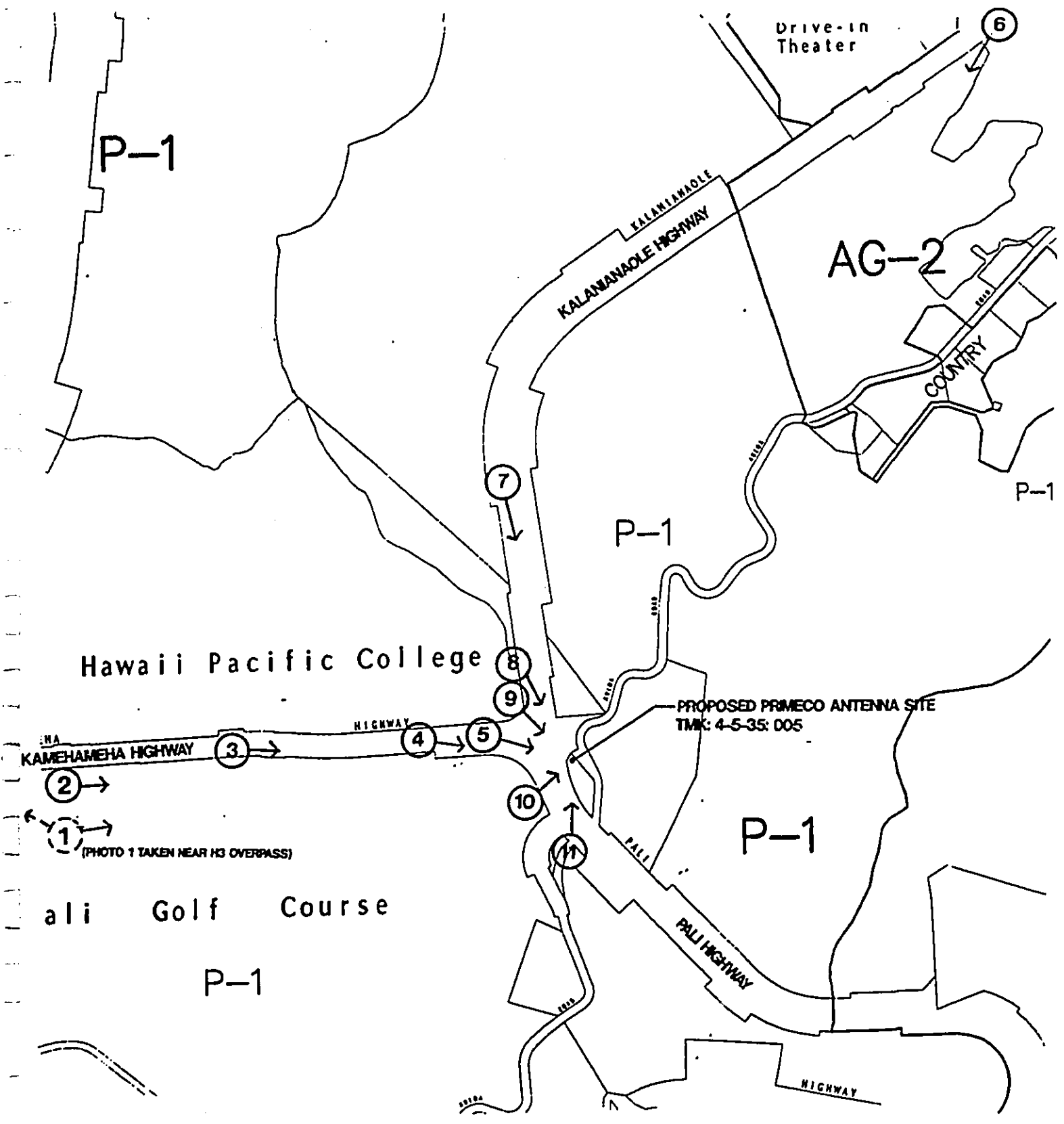
Photo 9 - Kalanianaole Hwy at Junction. The site is visible.

PALI HIGHWAY

Photo 10 - Pali Hwy. near Junction. The site is predominantly obscured by trees in the foreground.

Photo 11 - Pali Hwy. at Kionaole Rd. The site is not visible. The antennas will barely break the tree line from the Honolulu bound side of Pali Highway.

The site is not visible from all points further up Pali Highway. The site is not visible from any of the Pali Highway view lookouts (roadside stops) above. The site is not visible from the Pali Lookout.



PrimeCo Personal Communications, LP.
 KANEOHE RANCH CELL SITE
 INDEX TO SITE PHOTOGRAPH LOCATIONS

EXHIBIT H

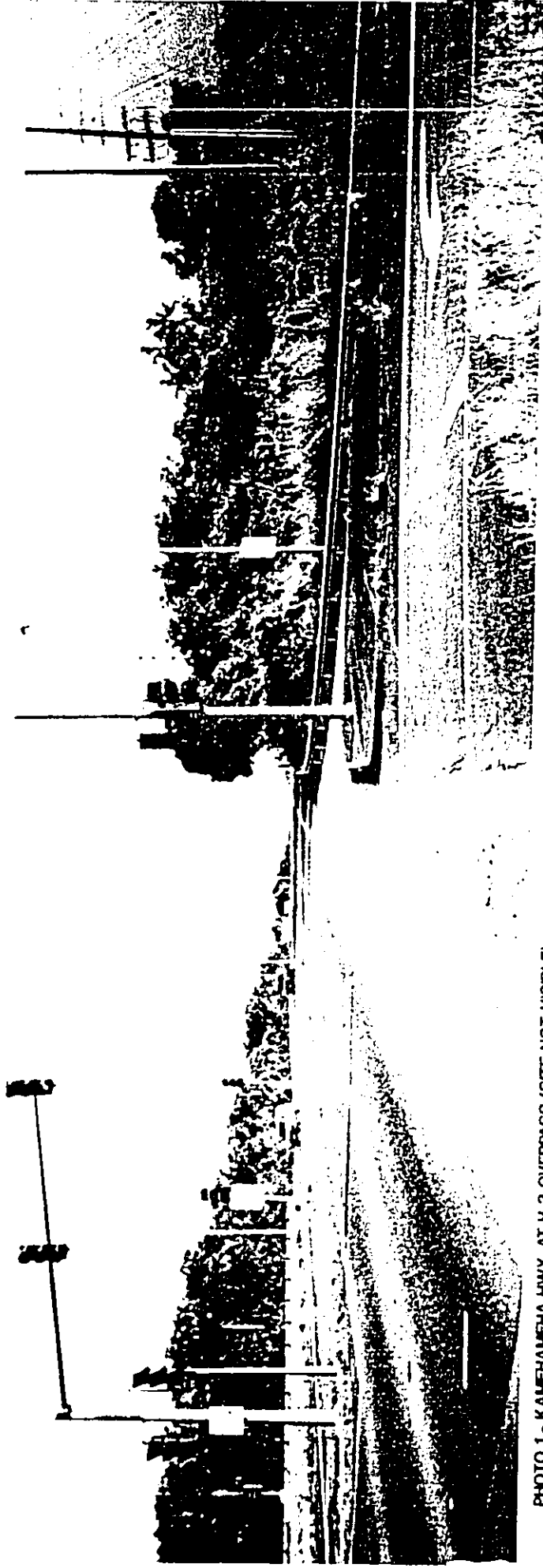
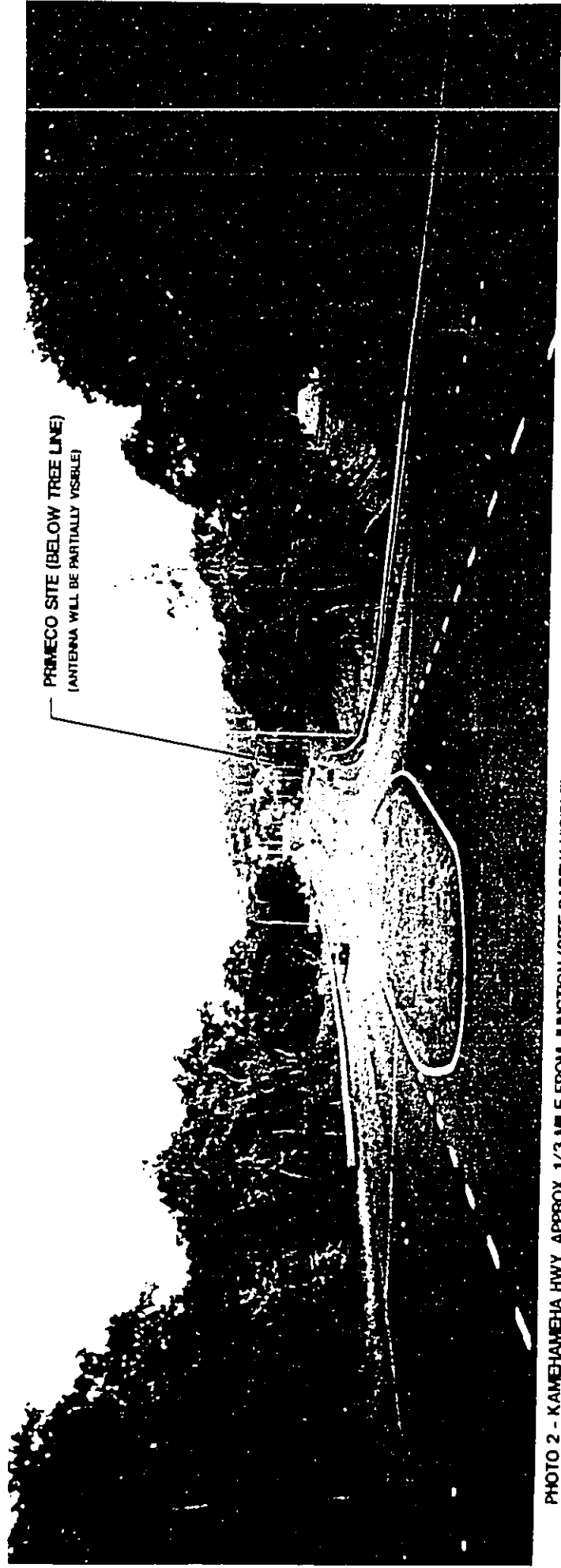


PHOTO 1 - KAMEHAMEHA HWY. AT I-3 OVERPASS (SITE NOT VISIBLE)



PRIMECO SITE (BELOW TREE LINE)
(ANTENNA WILL BE PARTIALLY VISIBLE)

PHOTO 2 - KAMEHAMEHA HWY. APPROX. 1/3 MILE FROM JUNCTION (SITE BARELY VISIBLE)

EXHIBIT 1

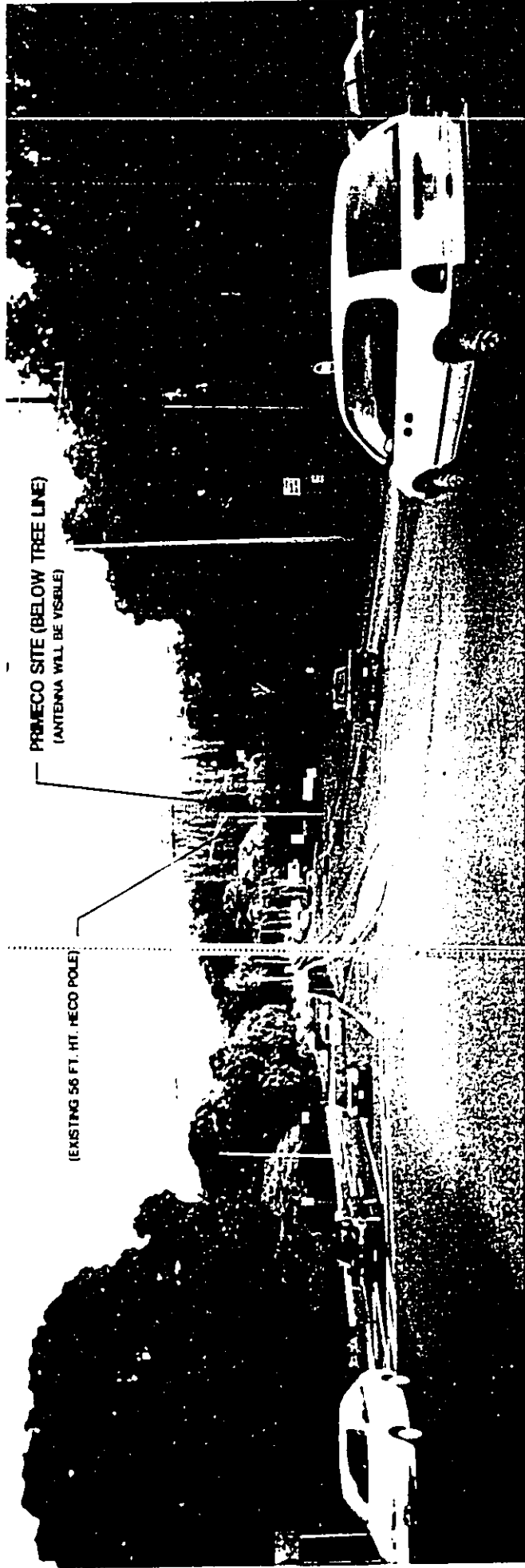


PHOTO 3 - KAMEHAMEHA HWY. AT HAWAII PACIFIC UNIVERSITY

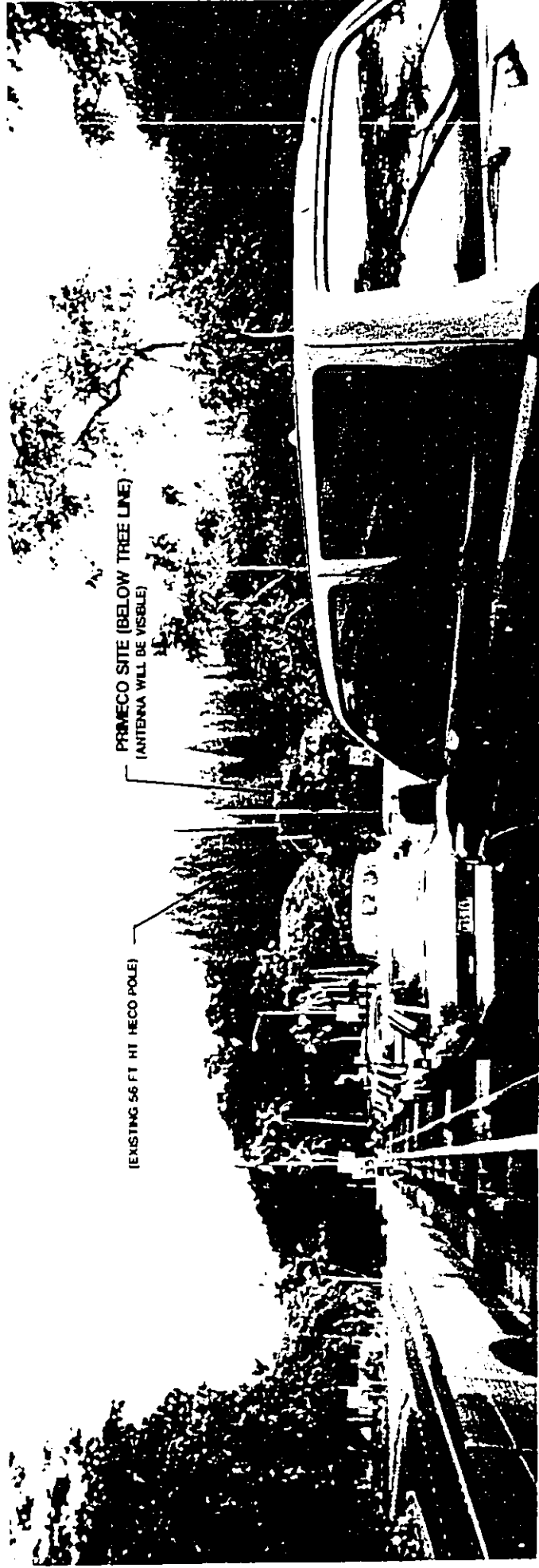


PHOTO 4 - KAMEHAMEHA HWY. NEAR JUNCTION

EXHIBIT J



PHOTO 5 - KAMEHAMEHA HWY. AT JUNCTION

EXHIBIT K



PHOTO 6 - KALANANA'OLE HWY. AT KAPPA QUARRY RD. (SITE NOT VISIBLE)



PHOTO 7 - KALANANA'OLE HWY. AT BEGINNING OF RIGHT TURN LANE TO KANEHOE (SITE NOT VISIBLE)

EXHIBIT L

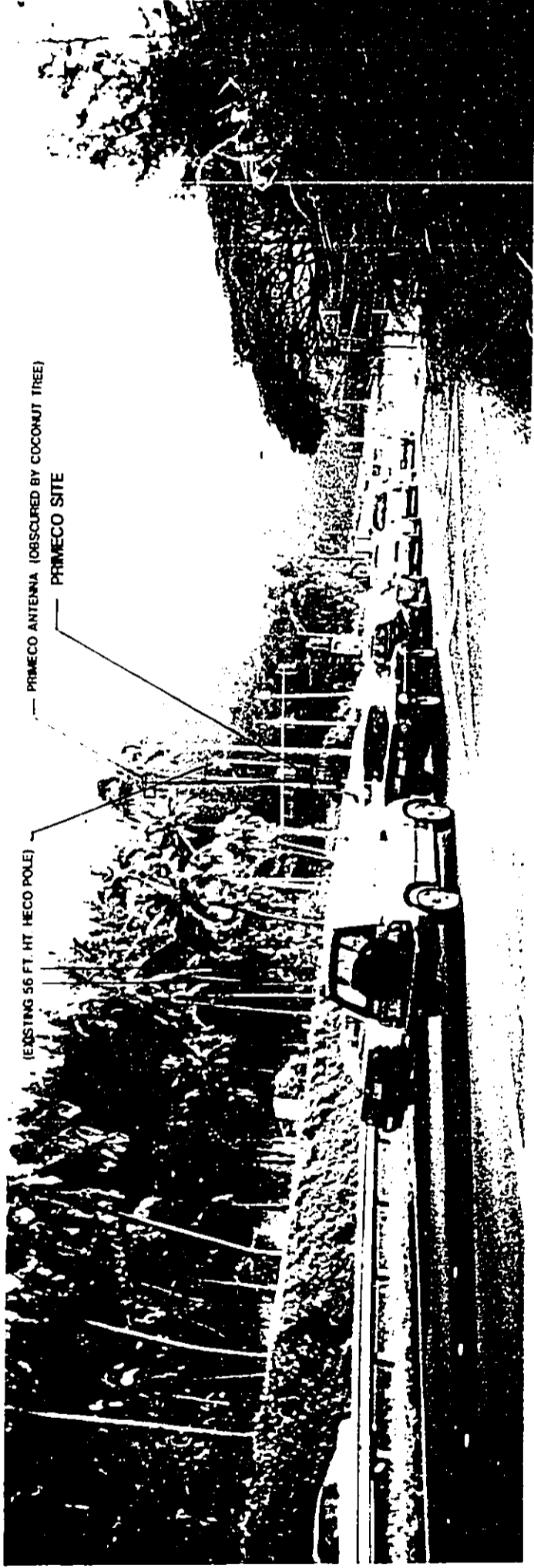


PHOTO 8 - KALANIANA'OLE HWY. AT RIGHT TURN LANE TO KANE'OHE



PHOTO 9 - KALANIANA'OLE HWY. AT JUNCTION

EXHIBIT M

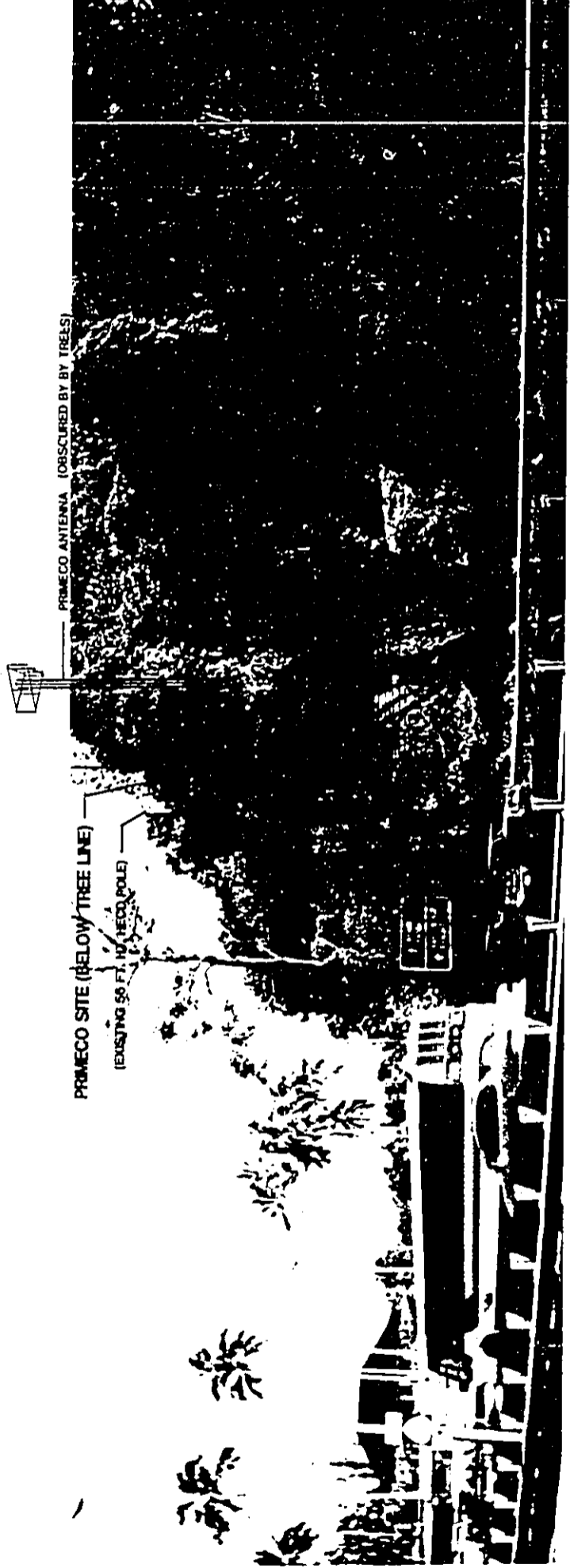


PHOTO 10 - PALI HWY. NEAR JUNCTION

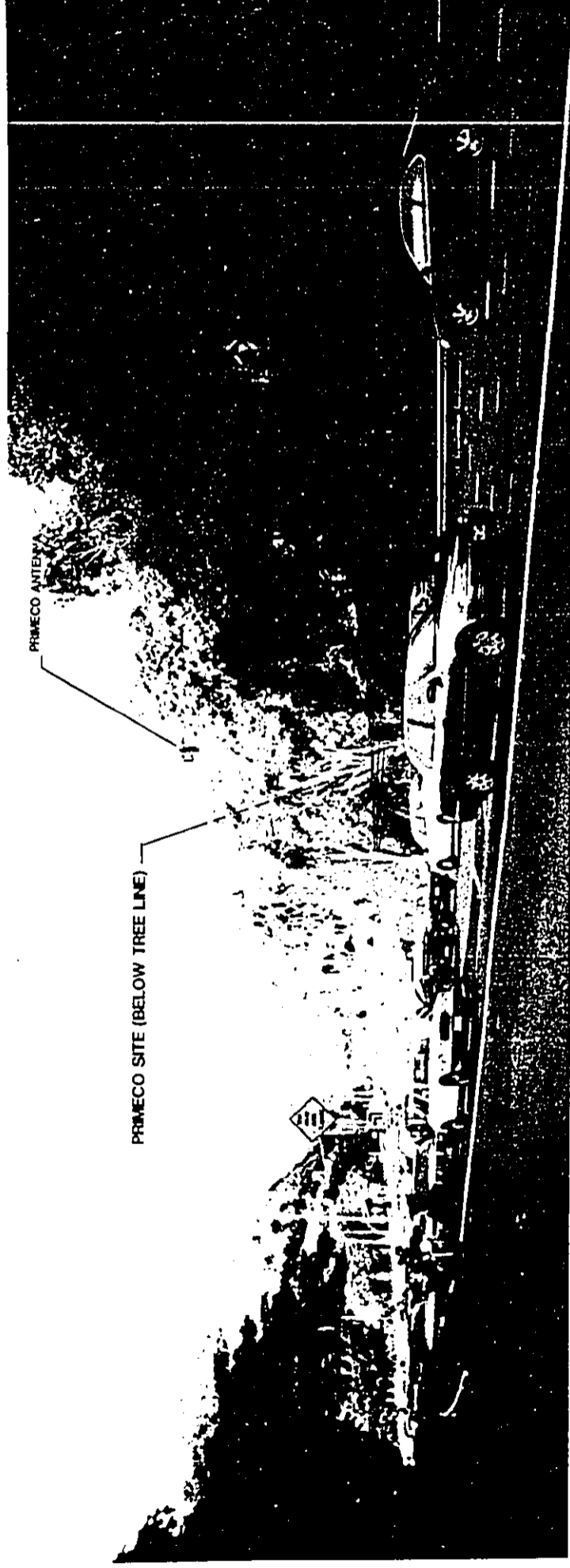


PHOTO 11 - PALI HWY. AT KIONAOLE RD.

4. D. CO-LOCATION OF TELECOMMUNICATIONS ANTENNAS.

Although this project's specific antenna location has been chosen to minimize the visual impact, it is recognized that other telecommunications providers may desire to erect future antennas in other locations. This project has been designed for potential co-location and has alloted space in event a second carrier should express interest in the future.

The applicant has an agreement and requirement with the land fee owner of this project, which allows co-location of antennas with other providers. This co-location requirement will help to consolidate antenna sites and minimize future visual impacts *at the Castle Junction area.*

The applicant is sensitive to the cumulative visual effect of antennas in the Kaneohe-Kailua areas. The applicant's network in the area has existing antennas at Puu Papaa, Haiku Hale, and Waimanalo Ridge.

The applicant's antenna pole at Puu Papaa is available for co-location with a future wireless provider. The applicant's antennas at Haiku Hale are mounted on an existing building, which also has other providers' antennas. Where appropriate, the consolidation of telecommunications antennas on an existing building can also serve to mitigate the cumulative impact of antennas. The applicant's antennas at Waimanalo Ridge are co-located with other provider's antennas on one antenna tower.

**PART 5 - IDENTIFICATION AND SUMMARY OF IMPACTS AND
ALTERNATIVES CONSIDERED**

5. A. VISUAL IMPACTS

The visual impact of the proposed antennas is to the greater extent limited to the immediate vicinity of Castle Junction. Motorists traveling in the eastward direction of Kamehameha Highway would likely be presented with the clearest view of the proposed project. As illustrated in the photographic sequence, the visual impact from a distance along Kamehameha Highway tends to be mitigated by the trees and utilities in the foreground.

The applicant is aware that the visibility of telecommunications antennas is an issue of concern to the community, wherever they are proposed to be located. The applicant has endeavored to secure a site that can provide the Kaneohe, Kailua and Pali Highway areas with essential PCS mobile telephone service while, at the same time, presenting the least amount of visible intrusion possible into the Windward area landscape.

The junction of the Pali Highway, Kamehameha Highway and Kalaniana'ole Highway, is a heavily traveled intersection. However, the visible impact of the proposed antenna site is mitigated by the following:

- The intersection has existing traffic lights, street lights and utility poles. These appear in the foreground when the site is viewed from the intersection.
- Also in the foreground and near the proposed antenna site is an existing 56' height HECO utility pole. Utility wires run to this pole and continue up the hillside beyond, following a 20' wide utility easement.
- The visual impact of the proposed site and antenna is primarily limited to the immediate vicinity of the intersection. Views of the site from other points along Pali Highway and Kalaniana'ole Highway are to, the greater extent, obscured or completely blocked off by trees and topography.
- When viewed from the intersection, there is a dense and tall growth of Norfolk pine trees in the background. The antennas will not be seen in silhouette against the sky from any vantage point along the highways.
- The proposed antenna facility is not located on a hilltop or elevated area that could be visible from other areas of the community.
- *The site has been relocated as requested by the State Department of Transportation. The project site is now located in an area that is less visible to the public when viewed from the Castle Junction intersection. The large existing tree growths of Norfolk pines, mango, and plum trees will largely screen the current site location from view. A 2 foot diameter trunk mango tree now lies about 20 feet west of the site.*

- *To complement the dense existing tree growth, the applicant will plant two new screening trees at the north downhill end of the project. Because existing trees occur to the west and the existing deadend roadway occurs to the east, there is no room for more tree plantings.*

5. B. ALTERNATIVES CONSIDERED

The applicant has considered numerous alternative antenna sites in the area. The alternative sites were evaluated on the basis of proper and adequate radio signal coverage, feasibility and construction cost, accessibility and ease of maintenance, and visibility and visual impact.

Location of an acceptable site at Castle Junction is crucial to the applicant's PCS network in order to link communication services with the rest of Oahu. The evaluation of alternative sites is considered by the applicant to be proprietary information. This information is listed here to emphasize the difficulties of securing sites that are both functional as well as acceptable from environmental perspectives.

A key map to alternative sites considered is included in this section. All alternative sites are on parcels zoned P-1, Conservation District.

ALTERNATIVE SITE 1 - HAWAII PACIFIC UNIVERSITY - HAWAILLOA CAMPUS, TMK: 4-5-35: 010.

The only available space was on the rooftop of the campus building. Due to the applicant's equipment size and facility needs, this site was rejected because no feasible rooftop space was available. An alternative plan was to build a monopole on campus. However further radio signal evaluations determined that the site would not provide sufficient coverage along Kalaniana'ole Highway toward Kailua.

ALTERNATIVE SITE 2 - HECO SITE AT KALANIANA'OLE HIGHWAY TMK: 4-5-35: 012.

Radio signal coverage at this site was acceptable. However, this site was rejected due to impossible access and a lack of entry from Kamehameha or Kalaniana'ole Highways.

ALTERNATIVE SITE 3 - MORGAN'S CORNER SITE, TMK: 4-5-35: 004.

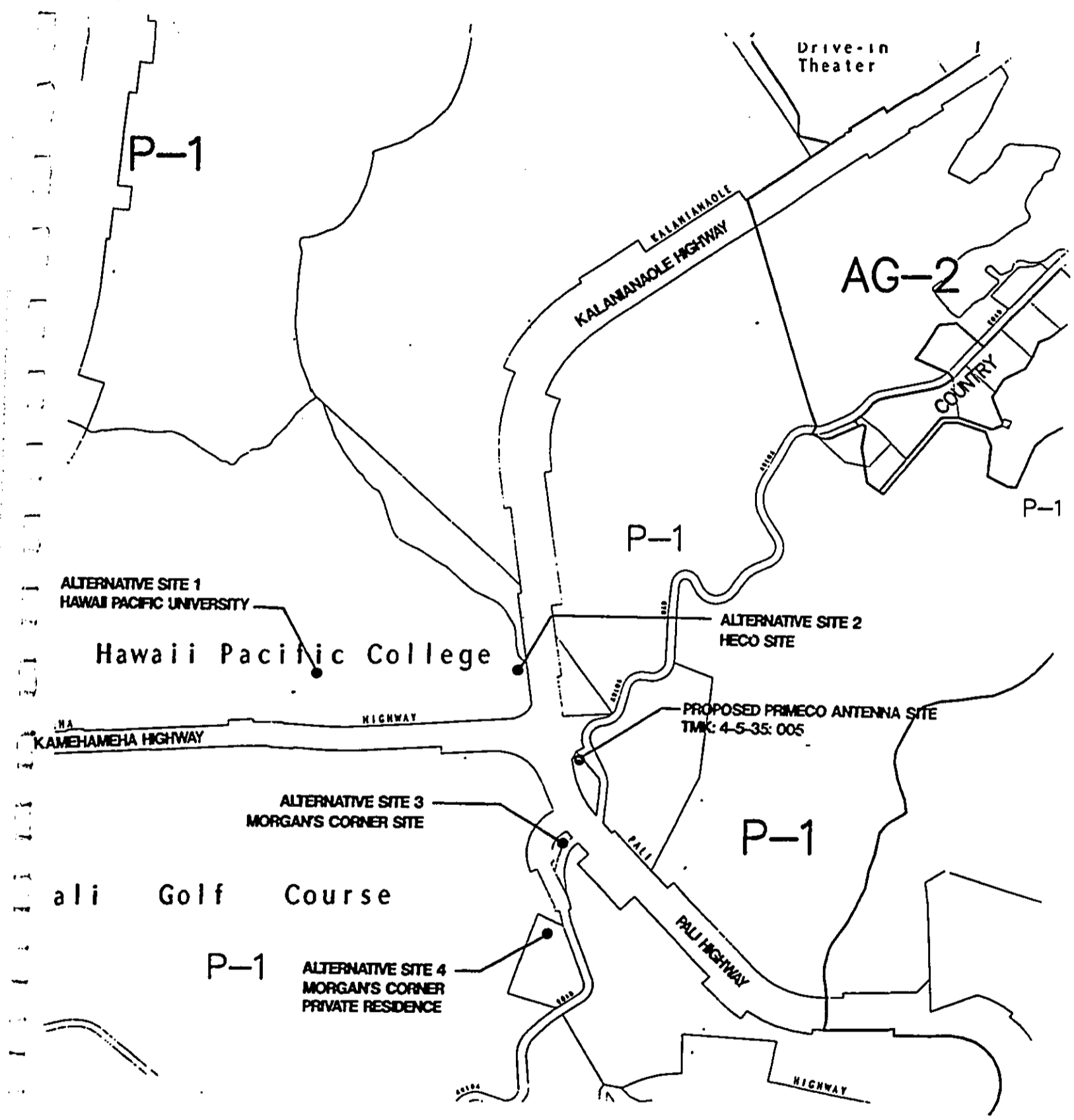
Test results were acceptable at this site. This site was rejected due to the following reasons: a) the antenna monopole would have to be erected to a height of 80 to 100 feet; b) the relatively steep slopes entailed difficult construction operations and higher construction costs; and c) a lack of nearby HECO and telephone service would add to construction costs.

ALTERNATIVE SITE 4 - MORGAN'S CORNER, PRIVATE RESIDENCE,
TMK: 4-5-35: 006.

This site was rejected due to non-interest on the part of the owner.

NO BUILD ALTERNATIVE.

Denial of the project will impose a severe hardship on the applicant's ability to provide the public with reliable and affordable Personal Communication Services along the Kamehameha, Kalaniana'ole and Pali Highway corridors. Denial of the project will result in a major gap in service to the public.



PrimeCo Personal Communications, L.P.
 KANEOHE RANCH CELL SITE

ALTERNATIVE SITES CONSIDERED

1-2-97

EXHIBIT O

PART 6 - PROPOSED MITIGATION MEASURES

6. A. PROPOSED MITIGATION MEASURES - VISUAL IMPACTS

The junction of the Pali Highway, Kamehameha Highway and Kalaniana'ole Highway, is a heavily traveled intersection. The visual impact of the proposed antennas is, to the greater extent, limited to the immediate vicinity of the junction.

As stated previously, the visible impact of the proposed antenna site is mitigated by the following:

- The intersection has existing traffic lights, street lights and utility poles. These appear in the foreground when the site is viewed from the intersection.
- Also in the foreground and immediately adjacent to the proposed antenna site is an existing 56' height HECO utility pole. Utility wires run to this pole and continue up the hillside beyond, following a 20' wide utility easement.
- The visual impact of the proposed site and antenna is primarily limited to the immediate vicinity of the intersection. Views of the site from other points along Pali Highway and Kalaniana'ole Highway are, to the greater extent, obscured or completely blocked off by trees and topography.
- When viewed from the intersection, there is a dense and tall growth of Norfolk pine trees in the background. The antennas will not be seen in silhouette against the sky from any vantage point along the highways.
- The proposed antenna facility is not located on a hilltop or elevated area that could be visible from other areas of the community.

In addition to the above considerations, the applicant proposes the following additional mitigation measures:

- The antenna pole and antennas will be painted to blend in with the backdrop of Norfolk pine trees.
- The equipment shelter will be painted to blend in with the surrounding foliage.
- The immediate perimeter of the project lease area will be planted with self-sustaining shrubs to screen the equipment shelter.
- *As requested by the State Department of Transportation, the applicant has relocated the project site approximately 120 feet further south from the original location indicated on drawing exhibits in the Draft Environmental Assessment. The final project site is now located in an area that is less visible to the public when viewed from the Castle Junction intersection.*

- *A maximum of two tree plantings have been added to the north end of the project site, to screen the equipment shelter when viewed from the intersection.*

6. B. PROPOSED MITIGATION MEASURES - CO-LOCATION OF ANTENNAS

Although this project's specific antenna location has been chosen to minimize the visual effects on the environment, it is recognized that other telecommunications providers may desire to erect future antennas in other locations. The cumulative effect of various future antennas sites can have a detrimental effect on the overall environment. Because of this, various telecommunications providers in conjunction with governing agencies have cooperated where possible in co-location of antennas at appropriate sites.

The applicant has an agreement and requirement with the land fee owner of this project, for co-location of antennas with other providers. This project:

- Will help to consolidate the locations of future antenna sites in the Windward community.
- Will help to mitigate the cumulative visual effect of multiple antenna sites.
- Reflects the desire of the land fee owner to preserve the open spaces and vistas of the Windward community.

6. C. PROPOSED MITIGATION MEASURES - OTHER IMPACTS

EROSION CONTROL.

Because sloping terrain can be susceptible to erosion after construction clearing and grubbing operations, the perimeter five (5) feet around the lease area will be planted with self-sustaining shrubs and ground cover. The planted shrubs will also provide a landscape buffer around the equipment shelter, when the project is viewed from the Castle Junction intersection.

The site has been relocated as requested by the State Department of Transportation. The project site is now located in an area that is less visible to the public when viewed from the Castle Junction intersection. The large existing tree growths of Norfolk pines, mango, and plum trees will largely screen the current site location from view. A 2 foot diameter trunk mango tree now lies about 20 feet west of the site.

To complement the dense existing tree growth, the applicant proposes to plant two new screening trees at the north downhill end of the project. Because existing trees occur to the west and the existing deadend roadway occurs to the east, there is no room for more than two tree plantings.

Dense shrubs, weeds and ground cover already blank the area. As stated above, the perimeter 5 feet around the lease area will be planted with new shrubs and ground cover. Increasing the new plantings further outward around the lease area may require additional clearing and uprooting of existing vegetation, which may be counterproductive to erosion control measures.

The applicant has consulted with the project's soil engineer regarding erosion. The proposed project will not have any significant impact on erosion or the stability of the existing hillside.

The major impact has been the construction of the existing roadway, undertaken perhaps forty or more years ago. The existing deadend roadway now functions as a stabilizing element for the downslope areas to the west and south, including the project site area. The roadway's hard surface prevents rain runoff from percolating into the ground and can mitigate the possibility of the ground slipping at the project site area. In addition the existing deadend road has a continuous concrete culvert along its uphill shoulder. This open "gutter" directs surface runoff coming from the steep hillside to the east, and directs the runoff down the roadway and away from the project site. The project site itself involves only 600 square feet. The shrub and tree plantings described above are intended to mitigate any local erosion directly around the project site.

**PART 7 - FINDINGS AND REASONS SUPPORTING A NEGATIVE
DECLARATION**

The proposed project is not expected to cause significant impacts to the environment, as addressed in the Hawaii Administrative Rules, Title 11, Chapter 200.

7.A. THE PROPOSED PROJECT WILL NOT INVOLVE AN IRREVOCABLE COMMITMENT TO LOSS OR DESTRUCTION OF ANY NATURAL OR CULTURAL RESOURCES.

- *The project site is situated adjacent to an existing roadway in an area that has been previously disturbed. No known significant natural or cultural resource exists on the project site.*

7.B. THE PROPOSED PROJECT WILL NOT CURTAIL THE RANGE OF BENEFICIAL USES OF THE ENVIRONMENT.

- *The project will not significantly impact the uses and enjoyment of the natural environment.*

7.C. THE PROPOSED PROJECT WILL NOT CONFLICT WITH THE STATE'S LONG-TERM ENVIRONMENTAL POLICIES OR GOALS AND GUIDELINES AS EXPRESSED IN CHAPTER 344, HRS. AND ANY REVISIONS THEREOF.

- *The proposed project will not conflict with the State's environmental policies and the State Plan. The project will have no significant impact on natural and cultural resources. The project will emit no noise or pollutants.*

7.D. THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT THE ECONOMIC WELFARE, SOCIAL WELFARE, OR PUBLIC HEALTH OF THE COMMUNITY OR STATE.

- *The proposed project will benefit the economic and social life of the community, by fostering better communications between people, businesses and social groups. Public health will not be impacted. The project site is removed from any school, residential area, or public institution.*

7.E. THE PROPOSED PROJECT WILL NOT INVOLVE SUBSTANTIAL SECONDARY IMPACTS, SUCH AS POPULATION CHANGES OR EFFECTS ON PUBLIC FACILITIES.

- *The project will not increase the population. It will not place significant demands on other public facilities.*

7.F. THE PROPOSED PROJECT WILL NOT INVOLVE A SUBSTANTIAL DEGRADATION OF ENVIRONMENTAL QUALITY.

- The project will not introduce pollutants into the air, water or soil.

7.G. THE PROPOSED PROJECT WILL NOT HAVE SIGNIFICANT CUMULATIVE IMPACTS OR INVOLVE A COMMITMENT FOR LARGER ACTIONS.

- The proposed project will be a part of a wireless telephone communications system. The antenna sites that serve the larger Kaneohe-Kailua area are described and included in the Final Environmental Assessment. The system as described, including other antenna sites, will not have a significant cumulative detrimental impact on the environment.

7.H. THE PROPOSED PROJECT WILL NOT SUBSTANTIALLY AFFECT ANY RARE, THREATENED OR ENDANGERED SPECIES OF FLORA OR FAUNA OR HABITAT.

There are no known rare, threatened or endangered flora or fauna within the project site.

7.I. THE PROPOSED PROJECT WILL NOT DETRIMENTALLY AFFECT AIR OR WATER QUALITY OR AMBIENT NOISE LEVELS.

- The project will not introduce pollutants into the air, water or soil. The project will not have any impact on ambient noise levels. The project will comply with all Department of Health rules and regulations regarding noise and emissions.

7.J. THE PROPOSED PROJECT IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA SUCH AS A FLOOD PLAIN, TSUNAMI ZONE, BEACH, EROSION-PRONE AREA, GEOLOGICALLY HAZARDOUS LAND, ESTUARY, FRESH WATER, OR COASTAL WATERS.

- The project site is located between a major existing highway and an existing deadend roadway, in an area that is not erosion-prone.

7.K. THE PROPOSED PROJECT WILL NOT WILL NOT SUBSTANTIALLY AFFECT SCENIC VISTAS AND VIEWPLANES IDENTIFIED IN COUNTY OR STATE PLANS OR STUDIES.

- The project will not obstruct any view planes identified by the County or State. The project will not be readily seen from any of the scenic viewpoints along the Pali Highway.

7.L. THE PROPOSED PROJECT WILL NOT REQUIRE SUBSTANTIAL ENERGY CONSUMPTION.

- The project's telecommunications equipment will not require substantial energy consumption.

PART 8 - LIST OF PROJECT PERMITS AND APPROVALS REQUIRED

The proposed project will require the following permits and approvals:

- **Environmental Assessment (for anticipated negative declaration)**
Department of Land and Natural Resources
State of Hawaii
- **Conservation District Use Permit**
(Board Permit or other permit as determined by DLNR)
Department of Land and Natural Resources
State of Hawaii
- **Building Permit**
Building Department
City and County of Honolulu
- *Right of Access Approval*
Department of Transportation
State of Hawaii

**PART 9 - EARLY CONSULTATION COMMENTS TO THE DRAFT
ENVIRONMENTAL ASSESSMENT**

KANEOHE RANCH
The Estates of Harold K.L. Castle and Alice H. Castle

Trustees:

John C. Baldwin
James C. McIntosh
Hawaiian Trust Company, Limited
President and Chief Executive Officer:
Randolph G. Moore

Castle Junction
1199 Auloa Road
Kailua, Hawaii 96734-4606
Telephone (808) 266-1400

January 7, 1997

Mr. Michael Wilson
Chair, Board of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Wilson:

Subject: Conservation district use application
TMK 4-5-35:5
Kailua, Oahu

PrimeCo Personal Communications, L. P., will be submitting to you a conservation district use application to construct a pole and install related equipment for telecommunications purposes on the subject parcel, owned by one of the Castle Trusts.

We have identified this site as appropriate for telecommunications users. In our license with PrimeCo Personal Communications, we have required PrimeCo to accommodate other telecommunications users, on a co-location basis, to utilize the pole that PrimeCo will be installing on the site.

Thank you for your consideration of PrimeCo's application.

Sincerely,



Randolph G. Moore

KANEOHE RANCH

The Estates of Harold K.L. Castle and Alice H. Castle

Trustees:

John C. Baldwin
James C. McIntosh
Hawaiian Trust Company, Limited
President and Chief Executive Officer:
Randolph G. Moore

Castle Junction
1199 Auloa Road
Kailua, Hawaii 96734-4606
Telephone (808) 266-1400

January 10, 1997

Mr. Michael Wilson
Chairperson, Board of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Wilson:

Subject: TMK 4-5-35:5 (Oahu)

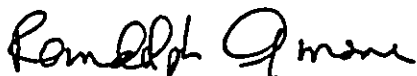
We understand PrimeCo Personal Communications, L.P. will submit to you a Conservation District Use Application to construct and operate a telecommunications tower on the subject parcel.

We are the owners of the property identified as TMK 4-5-35:3 (the Kaneohe Ranch office at 1199 Auloa Road) across Auloa Road from the subject property.

We have no objection to the work proposed by PrimeCo and support PrimeCo's application to you.

Thank you for your consideration.

Sincerely yours,



Randolph G. Moore

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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JAN 7 1996



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AJARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND DIVISION

STATE PARKS
WATER AND LAND DEVELOPMENT

BLUEBERRY ARCHITECTURE

December 19, 1996

Albert Murakami
Blueberry Architecture
615 Piikoi St., Suite 1406
Honolulu, Hawaii 96814

LOG NO: 18672
DOC NO: 9612EJ16

Dear Mr. Murakami:

**SUBJECT: PrimeCo Antenna Facility at Castle Junction
Kailua, Ko'olaupoko, O'ahu
TMK: 4-5-35:005**

Thank you for the opportunity to comment on this project which proposes construction of an antenna facility including a small equipment shelter and a 60 foot high antenna pole at the junction of Kalaniana'ole and Pali highways. A review of our records shows that there are no known historic sites at the project location. This area has been cleared, and partly developed in the past and contains existing utility poles making it unlikely that historic sites will be found here. Therefore, we believe that this project will have "no effect" on historic sites.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

EJ:jk

LIAISON J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE NEEDE
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

ENVIRONMENTAL PLANNING OFFICE
HAWAII STATE DEPARTMENT OF HEALTH
919 ALA MOANA BLVD., 3RD FLOOR
HONOLULU, HI 96814-4912

FACSIMILE TRANSMITTAL

DATE: 1/2/97 NO. OF PAGES (w/ cover sheet): 2

TO: Albert Murakami

OFFICE: Blueberry Architecture

FAX: 593-0979 PHONE: _____

FROM: Art Bauckham

OFFICE: _____

PHONE: (808) _____ FAX: (808) 586-4370

MESSAGE: We have had no comments on the last few similar installations

NOTE: If this transmittal was illegible or incomplete, please call the sender.

JOHN WAIREE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
HEER OFFICE

DOH POLICY RELATING TO ELECTRIC AND
MAGNETIC FIELDS FROM POWER-FREQUENCY SOURCES

January 19, 1994

The Department of Health, in response to continuing but inconclusive scientific investigation concerning electric and magnetic fields (EMF) from low-frequency power sources, recommends a "prudent avoidance" policy. "Prudent avoidance" means that reasonable, practical, simple, and relatively inexpensive actions should be considered to reduce exposure.

A cautious approach is suggested at this time concerning exposure to electric and magnetic fields (EMF) around low-frequency sources, such as electric appliances and power lines. The existing research data on possible adverse health effects, including cancer, are inconclusive and not adequate to establish or quantify a health risk. For example, the biological mechanisms that might underlie any apparent relationship between EMF and cancer have yet to be clearly defined. Also, some epidemiological studies suggest that, if these fields increase the risk of cancer, it is a very small increase. Other epidemiological studies suggest that there is no increased risk.

The Department of Health will continue to collect and evaluate information on possible health hazards associated with electric and magnetic fields. If adequate data ever become available to establish what levels may be harmful, appropriate standards will be established.

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
RIGHT-OF-WAY BRANCH
888 MILILANI STREET, SUITE 502
HONOLULU, HAWAII 96813

JAN 15 1997

KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-RM
3.71573

Mr. Albert Murakami
Blueberry/Architecture
Planning/Design
615 Piikoi Street
Honolulu, Hawaii 96814

Dear Mr. Murakami:

Pali Road, FASP No. S-216(3)
Hairpin Turn to Castle's Ranch Office
Primco Kaneohe Ranch Cell Site
Conservation Use Application
Tax Map Key 4-5-35-5

This is in response to your telecon request on January 14, 1997 concerning our comments for the environmental assesement report. Assuming that we do not have any interest in Tax Map Key 4-2-35-5, we have no objections to the use of the subject premises as a cell site.

If you have any questions, please call me 587-2022.

Very truly yours,

Ann M. Shiigi

ANN M. SHIIGI
Right-of-Way Agent
Property Management Section

Post-It™ brand fax transmittal memo 7871		# of pages	1
To	Mr. Albert	From	Ann Shiigi
Co.	Murakami	Co.	DOT
Dept.	Blueberry/Arch	Phone #	587-2022
Fax #	593-0979	Fax #	

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PART 10 - COMMENTS TO THE DRAFT ENVIRONMENTAL ASSESSMENT

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

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'97 MAR 11 P12:32

OFFICE OF LAND AND NATURAL RESOURCES
QUALITY CENTER

February 26, 1997

State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Sir/Madam:

Thank you for the opportunity to review the Conservation District Use Application Form for the Construction of a PrimeCo Personal Communications Services (PSC) antenna facility near the south corner of the intersection of Kamehameha, Pali, and Kalaniana'ole Highways, Kailua, Island of Oahu.

The Office of Hawaiian Affairs has no objections at this time to the proposed antenna facility. Based on information contained in the application, the project apparently bears no significant long-term adverse impacts on adjacent areas nor upon existing flora or fauna habitats. Furthermore, no known archaeological remains exist and based on photo 5 (Exhibit K) the proposed antenna will not significantly affect scenic resources. Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis Manrique, should you have any questions on this matter.

Sincerely yours,

Martha Ross

Martha Ross
Deputy Administrator

LM:lm



Environmental Services & Technologies

MEMORANDUM

March 4, 1997

PrimeCo Personal Communications, I.P.
1132 Bishop Street, Suite 1105
Honolulu, Hawaii 96813

Attention: Mr. Ted Tsagris

Subject: Impact on Adjoining Historic Site
Kaneohe Ranch Site
1199 Auloa Road
Kailua, HI 96734

Mr. Tsagris:

On February 28th, 1997, we informed Ms. Carol Ogata, Department of Land and Natural Resources, Historic Preservation Division, Historic Places Review Board (Board) by telephone of the specific site conditions and why we believed the proposed telecommunications facility would not adversely impact the adjoining historic site. These reasons included distance from the historic Kaneohe Ranch office structure, proximity to Pali Highway, and presence of existing light, telephone and electric utility poles and lines.

On March 3, 1997, Ms. Ogata contacted our office by telephone to inform us that the Board agreed that the proposed facility would not adversely impact the aesthetic environment surrounding the Kaneohe Ranch office. As such, the Board would not oppose the construction of the proposed telecommunications facility.

Thank you for this opportunity to serve you.

Respectfully submitted,
REST, Inc.

Robert J. Thomas, Jr., P.E.
President

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

March 5, 1997

Michael D. Wilson, Director
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Lauren Tanaka

Dear Mr. Wilson:


Subject: Draft Environmental Assessment (EA) for PrimeCo Telecommunications
Facility at Maunawili, Kailua

Please include the following in the final EA:

1. What are the anticipated start and end dates of the project?
3. What is the distance from the project site to the historic Kaneohe Ranch Co. Office? Consult with the State Historic Preservation Division regarding possible impacts to this historic structure.
4. Consult with neighboring landowners and document your findings in the final EA.
5. A discussion of findings and reasons, according to the significance criteria listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) (formerly called negative declaration) determination. You may use the enclosed sample as a guideline.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

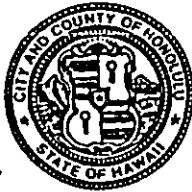

GARY GILL
Director

c: Ted Tsagris, PrimeCo

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED
MAR 7 1997



JEREMY HARRIS
MAYOR

PATRICK T. ONISII
CHIEF PLANNING OFFICER
DONA L. HANADKE
DEPUTY CHIEF PLANNING OFFICER

BLUEBERRY/Architects

MH 2/97-0383

March 6, 1997

Honorable Michael D. Wilson, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Conservation District Use Permit (CDUP) Application
No. OA-2856/Draft Environmental Assessment (DEA)
for the Proposed PrimeCo Personal Communications,
L.P. Kaneohe Ranch Cell Site, Kailua, Oahu, Hawaii,
Tax Map Key: 4-5-35; Portion of 5

In response to your department's request that was received on February 19, 1997, we have reviewed the subject CDUP Application/DEA and have the following comments to offer:

1. Section 1.A. PROJECT DATA of the Final Environmental Assessment (FEA) should include that the proposed project site is designated for Preservation use on the Koolaupoko Development Plan Land Use Map.
2. According to the attached portion of the Koolaupoko Development Plan Public Facilities Map, the proposed project site appears to be within the boundaries of a symbol for a publicly funded Highway Interchange (IC), site determined, within six years, for the proposed Castle Junction Interchange. With regard to the proposed Castle Junction Interchange, we suggest that the applicant consult with the State Department of Transportation and disclose its findings in the FEA.
3. According to the description of proposed use in section 2.A. TECHNICAL CHARACTERISTICS, the proposed project will allow the applicant to provide essential Personal Communications Services (PCS) to the Castle Junction Area,

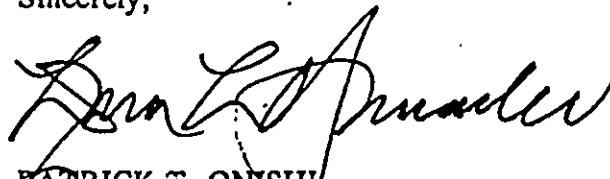
Honorable Michael D. Wilson, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources
March 6, 1997
Page 2

and the three major commuter arteries that serve Kailua, Maunawili, Kaneohe, and the Pali Highway. If other PrimeCo antenna facilities or cell sites are needed to provide PCS service to these areas, PrimeCo should disclose their plans for the entire PCS system and the potential impacts that may emanate from this system. This is mandated by Section 200-11-7 of Chapter 200, Title 11, Department of Health's Administrative Rules, which states that a group of actions proposed by an agency or an applicant shall be treated as a single action when:

- "(1) The component actions are phases or increments of a larger total undertaking;"
- "(2) An individual project is a necessary precedent for a larger project;"
- "(3) An individual project represents a commitment to a larger project."

Thank you for the opportunity to comment. Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,


PATRICK T. ONISHU
Acting Chief Planning Officer

PTO:js

Attachment

cc: Office of Environmental Quality Control
State Department of Transportation
PrimeCo Personal Communications, L.P.
/BLUEBERRY/Architecture

6244
HWY-PS
2.3884

MAR 20 1997

TO: MIKE D. WILSON, CHAIRPERSON AND
STATE HISTORIC PRESERVATION OFFICER
BOARD OF LAND AND NATURAL RESOURCES
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: KAZU HAYASHIDA *K.H.*
DIRECTOR OF TRANSPORTATION

SUBJECT: PRIMECO PCS ANTENNA FACILITY CONSERVATION DISTRICT
USE PERMIT APPLICATION (CDUA) #OA-2856, KANEOHE, OAHU,
TMK: 4-5-35: 05

Thank you for your February 14, 1997 letter requesting our review of the subject CDUA. We have the following comments:

1. The proposed antenna site lies within the proposed alignment of our future Castle Junction Interchange.
2. At the end of January 1997, we provided the developer with our preliminary interchange plans and requested that the antenna site be shifted to avoid any conflicts. However, the developer has not informed us of any changes in his plans.
3. We request that you require the developer to either sign a written agreement with us to be totally responsible for any needed future relocation of his facilities or install it now at a location that will not conflict with our future Castle Junction Interchange project.
4. Construction plans for any improvements within the existing State highway right-of-way must be submitted for our review and approval.

DOCUMENT CAPTURED AS RECEIVED

HWY-PS
2.4326

APR 25 1997

Mr. Albert Murakami
Blueberry/Architecture
615 Piikoi Street, Suite 1406
Honolulu, Hawaii 96814

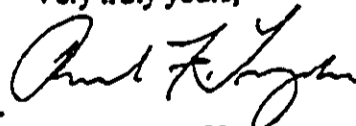
Dear Mr. Murakami:

Subject: Primeco PCS Antenna Facility Conservation District Use Permit
Application (CDUA) #OA-2856, Kaneohe, Oahu; TMK: 4-5-35: 05

As indicated in our previous comments (HWY-PS 2.3884), the Primeco antenna site proposed in your CDUA would lie within the proposed alignment of our future Castle Junction Interchange. On April 3, 1997, you met with our Planning Branch to propose an alternative site. We have the following comments on the alternative site:

1. Based on current interchange plans, the alternative Primeco antenna site would not be affected by development of the Castle Junction Interchange. However, since our plans are preliminary in nature, they may be subject to change.
2. The access road to the proposed alternative antenna site appears to fall within our jurisdiction. Technically, the access road is treated as part of the State highway right-of-way. A request for right-of-access and construction plans for any improvements within the highway ROW must be submitted for our review and approval.

Very truly yours,



HUGH Y. ONO

Administrator
Highways Division

DM:gm

Attachment

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THE OUTDOOR CIRCLE

1110 University Ave., #406 • Honolulu, HI 96826
Phone: 808-943-9658 Fax: 808-955-7364

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Established 1912
A Non-profit Organization

BRANCHES

OAHU

Kaneohe
Lani-Kailua
North Shore

HAWAII

Hilo
Ka'u
Kona
Puna
Waimea

KAUAI

MAUI

MOLOKAI

GARDEN CIRCLES

Kaneohe
Lani-Kai
Waialeale-Kahala

April 3, 1997

Mr. Mike Wilson, Director
Department of Land and Natural Resources
State of Hawai'i
1151 Punchbowl Street
Honolulu, HI 96813

RE: Draft Environmental Assessment & Application for Conservation District Use
Permit, PrimeCo Personal Communications L.P., Kaneohe Ranch Cell Site

Dear Mr. Wilson:

This letter is in response to the documents we have reviewed regarding the above referenced Draft Environmental Assessment, as well as the permit request to construct a PCS antenna facility and a small equipment shelter located at the intersection of Kamehameha and Pali Highways, and Auloa Road on Kaneohe Ranch property.

The Draft EA does a good job of focusing on the visual impacts of the 80-foot high monopole and antenna. However, there is little discussion regarding plans to mitigate of the visual impacts of the fence planned to surround the installation and equipment shelter. What sort of fence will be used and how tall? This fence should be "planted-out" with trees to scale down its negative visual impact. This landscaping will do "double duty" by mitigating the effects of the equipment shelter as well. We request a landscaping plan be provided with the Final EA.

Although we are not experts in erosion control, we are sure that five feet of plantings at the perimeter of the fence are not suitable should there be a landslide. This installation is sited on a slope, in an area where slides are common. A complete erosion control plan should be developed and submitted as part of the Final Environmental Assessment.

This area is special to the thousands of residents, tourists and hikers who travel the Pali everyday. We believe that it is important to offer good service to customers, but we also believe the integrity to the natural area should be preserved. By assuring proper landscaping and by taking precautions, a balance between the two can be reached. Thank you for the opportunity to comment.

Sincerely,

Mary Steiner
CEO

cc: Gary Gill, Office of Environmental Quality Control
Mr. Ted D. Tsagris, PrimeCo Personal Communications, L.P.
~~Blueberry/Architecture/~~


KAILUA NEIGHBORHOOD BOARD NO. 31

 P.O. BOX 487 • KAILUA, HAWAII 96741

**REGULAR MEETING MINUTES
THURSDAY, APRIL 3, 1997
KAILUA RECREATION CENTER**

CALL TO ORDER: Chair Claudina Tomasa called the meeting to order at 7:07 p.m. A quorum was present.

MEMBERS PRESENT: Dorothy Rose Babineau, George Gonsalves, Christy Kawabata (late), Patrick Payton (left early), Ken Carlson (late), Charles Prentiss, William Gomes, Juanita Schiltz, Donna Wong, Dennis Dunn, Terry Carroll (late), Debbi Glanstein, Knud Lindgard, Claudine Tomasa, and Malla Manol (appointed at meeting).

MEMBERS ABSENT: Harold Falk, Richard Mirikitani, Christy Lee, Jan Reichelderfer.

GUESTS: Ralph Ukishima & Steven Young (City Planning Department), Larry Hitchcock, April Coloretti (Councilmember Steve Holmes office staff), Derek Phillips (Marine Corps Base Hawaii, Public Affairs Office), Richard Myer, Captain Ogata (Kailua Fire Station), Officer Ellen Nishiyama (Honolulu Police Department), Eloise Aguiar (Sun Press), Stephanie Araki (Department of Parks & Recreation), Nancy Crittenden (Councilmember John Henry Felix's office staff), Norman Aweau (Senator Whitney Anderson's office staff), Paula Loomis (Mayor's Representative), Lisa & Brenda Lumeng, Councilmember Duke Balnum, Rick Egged & Laura Colbert (Governor's Representatives), Malla Manol (Senator Whitney Anderson's office staff), Morton Nemiroff, William E. & Marilyn Mossman, Marilyn Seelman, Stan Lum (Le Jardin Academy), Malcolm Tom (C&C of Honolulu Budget Director), Mike and Brenda Paulley, Jeff Overton (Group 70), Antonette Capre-Brown, Sheryl Seaman, Courtney Brown, Eve Anderson, Jeanne Wilson-Gonzales (Pony League), Randolph Moore, Representative David Pendleton, Representative Kenny Goodenow, Ted Tsagrs (PrimeCo), and Bernadette Nalani Williams (Neighborhood Commission office staff).

ROLL CALL AND INTRODUCTION OF GUESTS: Board roll call was conducted by the Neighborhood Board Chair. At the time of the roll call ten members were present.

COMMUNITY REPORTS

Marine Corps Liaison: Sgt. Phillips informed the Board that the first construction meeting of the Base Re-Alignment Committee will be this Monday. For more information call Sgt. Phillips at 257-5744.

Honolulu Police Department (HPD): Officer Ellen Nishiyama noted that the crime rate is down and circulated District 4 crime statistics for the month of March which included the following: 28 residential burglaries; 10 business/school burglaries; 10 shoplifting; two robberies; 58 theft from autos; four theft of auto accessories; nine bicycle thefts; 47 other thefts; six vehicle thefts and no motorcycle thefts.

Nishiyama also reported that the Community Policing Team (CPT) has been busy working with the various CPT organizations in the community to help fight crime.

She also announced that there will be a CPT meeting on April 24, 6:00 p.m., at Kainalu Elementary School. She urged all interested residents to attend.



KAILUA NEIGHBORHOOD BOARD NO. 31
REGULAR MEETING MINUTES
THURSDAY, APRIL 3, 1997
PAGE 4

COMMITTEE REPORTS

PLANNING ZONING & ENVIRONMENT (PZ&E) - Charles Prantiss

Le Jardin Academy Site Plan Review application: Prantiss noted that the committee heard from Le Jardin at their committee meeting and inquired if there were any changes since then. Since there were no changes, the Board referred to their previous decision to support the site plan review application by Le Jardin Academy.

Proposal by PrimeCo Personal Communications, Application for antenna located at the intersection of Kamehameha Highway, Pali Highway & Aulua Road, TMK (1) 4-535:005 portion: The Board heard from Ted Tsagrs, Property Administrator for PrimeCo. Tsagrs gave a brief history of the company.

According to PrimeCo, the 80 foot monopole will be located about a quarter mile away from the closest development. Because of the distance and the height of the pole there are no potential health hazards. The pole will be designed so that other companies can piggy-back their antennas onto the PrimeCo pole, thereby, eliminating the need to install additional poles. The pole is needed to provide uninterrupted coverage for PrimeCo wireless communication customers. The pole is aligned in that particular area so that it can receive the signals from the Kaneohe antenna.

In addition, it was noted that the Castles, owners of the property, have no objections to the pole and it will not affect the Castle Hospital operations in any way.

Dorothy Rose moved and Gonsalves seconded that the Kailua Neighborhood Board support the installation of an 80 foot monopole at the intersection of Kamehameha Highway, Pali Highway & Aulua Road, TMK (1) 4-535:005. The motion carried 14-1-0. Nav: Glanstein.

Proposal to amend the General Population Distribution Policies: The Board heard from Ralph Ukishima and Steve Young from the City Planning Department on the amendment to the General Plan Population Distribution Policies.

The General Plan is the fundamental planning document of the City and County of Honolulu. It states the objectives and policies which the City and County government relies upon to provide for the future growth of the island. These objectives and policies are implemented by the Development Plans. These plans spell out the preferred land uses in individual areas which provide the common basis for functional plans, such as water, wastewater and transportation.

Population distribution is a central concern of the General Plan. It relates directly to the question of where growth and development should occur on the island.

After reviewing the General Plan population distribution policies, the Planning Department developed a set of proposed amendments which will make the General Plan a more effective planning tool.

The first proposal amends population distribution (percentage share) in a manner consistent with the direction and priorities established in Policies 1, 2, and 3. It extends the existing year 2010 population distribution to year 2020 to maintain a planning horizon of 20 years or more and consistency with planning documents.

PART 11 - PROJECT RESPONSE TO COMMENTS

PrimeCo Personal Communications
1132 Bishop Street, Suite 1105
Honolulu, Hawaii 96813-2830

Office Tel: (808) 566-9400
Fax: (808) 566-9570

April 24, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Attention: Ms. Nancy Heinrich

Re: Draft Environmental Assessment for PrimeCo
Telecommunications Facility at Maunawili, Kailua

Dear Mr. Gill:

We are in receipt of a copy of your letter addressed to the Department of Land and Natural Resources dated March 5, 1997. In connection with the above referenced project, we respectfully offer the following responses to your comments:

- Comment #1: Construction would commence within thirty (30) days of DLNR's approval of the Conservation District Use Permit, and project completion would be anticipated within two (2) weeks thereafter.
- Comment #2: The distance from the project site to the historic Kaneohe Ranch Co. Office (the "Office") is approximately 350 feet away. The State Historic Preservation Division, Historic Places Review Board (the "Board") has been consulted regarding possible impacts to the Office and informed our environmental consultant that the Board has determined the proposed facility will not adversely impact the aesthetic environment surrounding the Office. In addition, the Board would not oppose the construction of the proposed telecommunications facility.
- Comment #3: The neighboring landowners are entities of the Castle Estate, and have approved this project. We also notified both the Kailua and Kaneohe Neighborhood Boards of the proposed project and provided them with a project summary, description and preliminary drawings. The Kailua Neighborhood Board invited us to give a presentation regarding the proposed telecommunications facility. At its April 3rd meeting, the Kailua Neighborhood Board approved a motion to support our application (see attached regular meeting minutes).
- Comment #4: A discussion of findings and reasons, according to the significance criteria listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact is provided in the Final Environmental Assessment.

If you have any questions or comments, please feel free to contact me at 566-9400.

Sincerely,


Ted D. Tsagris
External and Regulatory Affairs Manager

Enclosure
cc: Lauren Tanaka, DLNR



PrimeCo Personal Communications
1132 Bishop Street, Suite 1105
Honolulu, Hawaii 96813-2830

Office Tel: (808) 566-9400
Fax: (808) 566-9570

April 24, 1997

Mr. Patrick T. Onishi, Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Matthew Higashida

Re: Conservation District Use Permit (CDUP) Application No.OA-2856/Final
Environmental Assessment for the Proposed PrimeCo Personal
Communications, L.P. Kaneohe Ranch Cell Site, Kailua, Oahu, Hawaii
Tax Map Key: 4-5-35: Portion of 5



Dear Mr. Onishi:

We are in receipt of a copy of your letter addressed to the Board of Land and Natural Resources dated March 6, 1997. In connection with the above referenced project, we respectfully offer the following responses to your comments:

- Comment #1: The statement that the project site is designated for Preservation use on the Koolaupoko Development Plan Land Use Map is provided in the Final Environmental Assessment.
- Comment #2: Pursuant to discussions with the State Department of Transportation (the "D.O.T.") the project site has been relocated as requested by the D.O.T. so as to fall outside of the area involved in the D.O.T. interchange study area. The project site is now located approximately 120 feet mauka from the originally planned location and will now be situated in an area that is less visible to the public when viewed from the Kamehameha Highway and Pali Highway intersection. The large existing Norfolk pines, mango and plum trees to the west of the final project site will more effectively screen the site location from view.
- Comment #3. Site selection is not a random process. Many factors are taken into careful consideration, including community interests, customer needs and technological capabilities. Safety, aesthetics, and visual appeal of the facilities are great concerns of PrimeCo and the community. Customer needs determine local usage patterns. And, in terms of technology, overall cellular grid and service area, topography, and potential obstructions to clear radio signals are of utmost importance for providing reliable, high quality service. PrimeCo's telecommunication network serving the Windward side currently provides coverage from the following locations: Puu Papaa - Kailua; Haiku Hale condominium project - Kaneohe; and Waimanalo Ridge - Waimanalo. Our Puu Papaa site is available for co-location with a future wireless provider. Our antennas at Haiku Hale are mounted on an existing building, which also has other telecommunications provider's antennas. Where appropriate, the consolidation of telecommunications antennas on an existing structure can also serve to mitigate the cumulative impact of antennas. Our telecommunications facility at Waimanalo Ridge are co-located with another provider's antennas on one antenna tower. It's difficult to say

Patrick T. Onishi, Chief Planning Officer
Planning Department
April 24, 1997
Page -2-

exactly how many sites will be needed because each area has different geographic characteristics. However, to give you a better indication as to the areas we anticipate providing coverage to, we have attached for your reference a map showing the existing coverage area and planned coverage areas.

If you have any questions or comments, please feel free to contact me at 566-9400.

Sincerely,

PrimeCo Personal Communications, L.P.



Ted D. Tsagris
External and Regulatory Affairs Manager

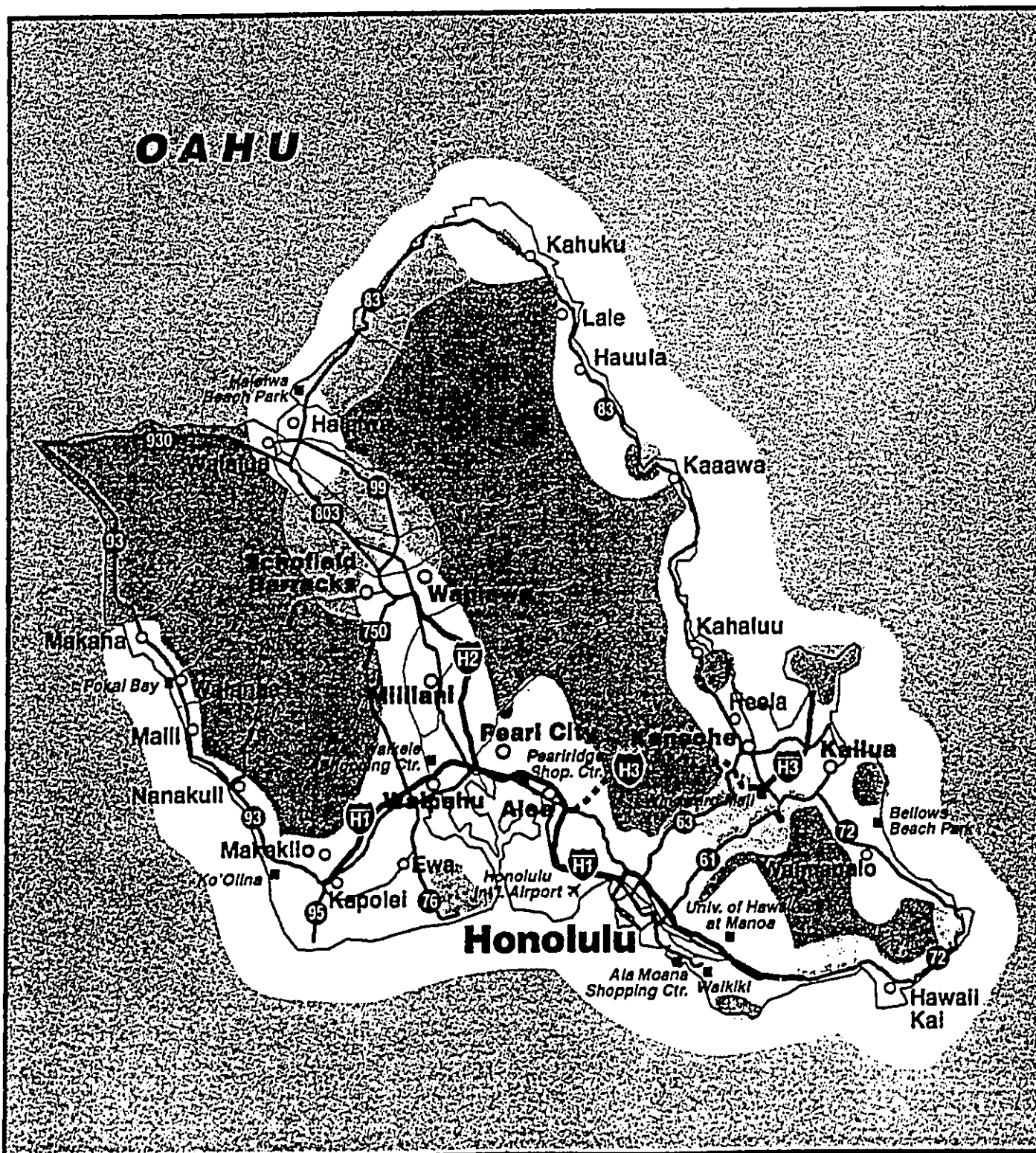
Enclosure

cc: Gary Gill, Director OEQC
Lauren Tanaka, DLNR



Your current PrimeCo Coverage

■ Planned Coverage



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PrimeCo Personal Communications
1132 Bishop Street, Suite 1105
Honolulu, Hawaii 96813-2830

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Fax: (808) 566-9570

April 24, 1997

Ms. Mary Steiner, CEO
The Outdoor Circle
1110 University Avenue, Suite 406
Honolulu, Hawaii 96826



Re: Draft Environmental Assessment & Application for Conservation District Use Permit, PrimeCo Personal Communications, L.P., Kaneohe Ranch Cell Site

Dear Ms. Steiner:

We are in receipt of a copy of your letter addressed to the Department of Land and Natural Resources dated April 3, 1997. In connection with the above referenced project, we respectfully offer the following responses to your comments:

Comment #1: A six foot (6') tall chain link fence with forest green slats will be used to surround the telecommunications facility. In addition, trellis type plantings will be used to surround the telecommunications facility as well. To compliment the dense existing tree growth, PrimeCo will also plant two (2) new screening trees at the north downhill end of the project. There is no more room for more than these two (2) screening trees because the site has been relocated approximately 120 feet mauka from the originally planned location, pursuant to a request by the State Department of Transportation. The new site will now be situated in an area that is less visible to the public when viewed from the Kamehameha Highway and Pali Highway intersection. The large existing Norfolk pines, mango and plum trees to the west of the project site will more effectively screen the site location from view.

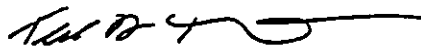
Comment #2: Dense shrubs, weeds and ground cover already blanket the area. As previously stated in the Draft EA, the perimeter five feet (5') around the lease area will be planted with new shrubs and ground cover. Increasing the new plantings further toward the lease area may require additional clearing and uprooting of existing vegetation, which may be counterproductive to erosion control measures. Our project's soil engineer believes the proposed project will not have any significant impact on erosion or the stability of the existing hillside. The existing dead end roadway now functions as a stabilizing element for the down-slope areas to the west and south, including the project site area. The roadway's hard surface prevents rain runoff from percolating into the ground and can mitigate the possibility of the ground slipping at the project site area. In addition, the existing dead end road has a continuous concrete culvert along its uphill shoulder. This open "gutter" directs surface runoff coming from the steep hillside to the east, and directs runoff down the roadway and away from the project site. The shrub and tree plantings described above are intended to mitigate any local erosion directly around the 600 square foot project site.

Mary Steiner, CEO
Outdoor Circle
April 24, 1997
Page -2-

If you have any questions or comments, please feel free to contact me at 566-9400.

Sincerely,

PrimeCo Personal Communications, L.P.



Ted D. Tsagris
External and Regulatory Affairs Manager

cc: Gary Gill, Director OEQC
Lauren Tanaka, DLNR