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

REF: OCCL: AJR

CDUA: MA-3624
Acceptance Date: April 4, 2011
180 Day Expiration Date: October 1, 2012
SUSPENSE DATE: 21 Days from stamped date

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AUG 08 2012

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MEMORANDUM

To: Mr. Gary Hooser, Director
Office of Environmental Quality Control

From: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

Subject: Final Environmental Assessment (EA) for Conservation District Use Application (CDUA) MA-3624 for the construction of a new communications facility for the Maui Police Department (MPD) Located on Mt. Lanaihale, Ka'ohai, County of Maui, Island of Lana'i, *TMK: (2) 4-9-002:001.*

The Department of Land and Natural Resources has reviewed the Final Environmental Assessment (FEA) for the proposed project and has determined a Finding of No Significant Impact (FONSI). Please publish notice of availability for this project in the **August 8, 2012** issue of the Environmental Notice. We have enclosed a hard copy of the Applicant Action EA OEQC Bulletin Publication Form, a CD with a copy of the FEA and publication form and one hard copy of the FEA.

Should you wish to provide comments regarding this project, please respond by the suspense date noted above. If no response is received by the suspense date, we will assume there are no comments. Please contact Alex J. Roy of our Office of Conservation and Coastal Lands staff at (808) 587-0316 should you have any questions.

Enclosures: *One (1) CD with a copy of OEQC publication form, FEA*
OEQC Publication Form (hard copy)
FEA (hard copy)

FILE COPY
AUG 08 2012

Applicant Action EA
Chapter 343, HRS
Publication Form

OFC. OF ENVIRONMENTAL QUALITY CONTROL
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Project Name	Final Environmental Assessment for the Proposed Maui Police Department Waiakeakua Communications Facility
Island:	Lanai
District:	Lanai
TMK:	(2) 4-9-002:001 (por.)
Permits:	State of Hawaii, Conservation District Use Permit, Federal Communications Commission licenses/approvals, as applicable, National Pollutant Discharge Elimination Permit, as applicable, Noise Permit, as applicable
Applicant:	County of Maui Police Department, 55 Mahalani Street, Wailuku, Hawaii 96793, Contact: Captain Jeffrey Amaral, (808) 244-6445
Approving Agency:	Office of Conservation and Coastal Lands, Department of Land and Natural Resources, Kalanimoku Building, 1151 Punchbowl Street, Room 131, Honolulu, Hawaii 96813, Contact: Samuel J. Lemmo, OCCL Administrator, Telephone: (808) 587-0377
Consultant:	Munekiyo & Hiraga, Inc., 305 High Street, Suite 105, Wailuku, Hawaii 96793, Contact: Michael Munekiyo, President, Telephone: (808) 244-2015
Status:	Statutory 30-day comment period

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page)**:**

The Maui Police Department (MPD) proposes a communications facility to be located off of Munro Trail on the southern ridge of Mt. Lanaihale, Lanai. The facility site and access driveway will be approximately 8,500 sq. ft. and will include a single-story radio equipment building that will house radio equipment, batteries, and an emergency generator; an above-ground fuel tank; and a 4-leg 100-ft. self-supporting steel lattice tower with a waveguide bridge that connects the antennas to the equipment building. Related electrical improvements include the installation of new transformers atop small concrete pads, an electric meter, and approximately 350 linear feet of buried conduit.

The proposed facility will enhance MPD's communications network, most critically by establishing direct line-of-sight microwave transmission with the MPD Lanai City Station. The network carries County data and voice transmission, including emergency calls to the 911 dispatch in Wailuku, Maui. Additionally, the facility will be equipped with land-mobile radio, which is used to communicate with first responder agencies and emergency vehicles.

Final Environmental Assessment

PROPOSED MAUI POLICE DEPARTMENT WAIAKEAKUA COMMUNICATIONS FACILITY NEAR PUU KOLE, LANAI

TMK (2) 4-9-002:001(por.))

Prepared for:

County of Maui,
Police Department

July 2012

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MUNEKIYO & HIRAGA, INC.

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Executive Summary

Project Name:	Public Safety Radio System Replacement, Site Improvements and Construction Project, Phase II, Waiakeakua Communications Facility, Lanai (Proposed Maui Police Department Waiakeakua Communications Facility)
Type of Document:	Final Environmental Assessment
Legal Authority:	Chapter 343, Hawaii Revised Statutes
Agency Determination:	Finding of No Significant Impact (FONSI)
Applicable Environmental Assessment review "Trigger":	Use of State Conservation District Lands Use of County Funds
Location:	South Munro Trail, near Puu Kole TMK (2)4-9-002:001(por.) Island of Lanai
Landowner:	Castle & Cooke, Inc. Commercial Properties P.O. Box 630310 Lanai City, Hawaii 96763 Contact: Wayne Ishizaki, Director of Financial Mangement Phone: (808) 565-1000
Applicant:	County of Maui, Police Department 55 Mahalani Street Wailuku, Hawaii 96793 Contact: Captain Jeffrey Amaral Phone: (808) 244-6445
Approving Agency:	Office of Conservation and Coastal Lands (OCCL) Department of Land and Natural Resources Kalanimoku Building 1151 Punchbowl Street, Room 131 Honolulu, Hawaii 96813 Contact: Samuel J. Lemmo, OCCL Administrator Phone: (808) 587-0377

Consultant:

Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793
Contact: Neal Dixon, Analyst
Phone: (808) 244-2015

Project Summary:

The County of Maui Police Department (MPD) proposes a communications facility to be located on the southern ridge of Mt. Lanaihale, Island of Lanai. The facility will occupy an approximately 8,500 square foot (sq. ft.) portion of the parcel that makes up the vast majority of the Castle & Cooke, Inc. Lanai landholdings[1]. The project will consist of one (1) single-story radio equipment building that will house various radio equipment, batteries, and an emergency generator, a 1,000-gallon fuel tank, a 4-leg 100-ft. self-supporting steel lattice tower, a waveguide bridge connecting the antennas to the equipment building, and an onsite transformer. The site will be surfaced with concrete and gravel and enclosed by 8-ft. high security fencing.

The proposed facility will be located approximately 300 feet south, downhill along the ridge of an existing commercial site owned and operated by Harmer Radio and Electronics (Harmer), which currently houses MPD radio equipment. The existing Harmer site, however, is operating at capacity, which limits growth opportunities as technologies develop, and does not provide the MPD with line-of-sight propagation to its Lanai City police station. Additionally, the Harmer site is used by multiple parties, which exposes MPD radio equipment to potential security risks.

Additional proposed improvements located outside of the immediate site will provide electrical power to the site. These include the installation of a new electric meter and transformer on a small (approximately 6 feet by 6 feet) concrete pad at the site of Well No. 5, where an existing underground power cable connects to Maui Electric Company, Ltd.'s (MECO) power line, the energization of a currently unused circuit on the existing underground cable that powers the Harmer site, and a transformer to be located at the existing communications facility located in the vicinity of the proposed project site. Approximately 350 linear feet of

[1] Note: Since the publication of the Draft Environmental Assessment, news sources have reported the property was acquired by Mr. Larry Ellison. Castle & Cooke, Inc. is continuing to manage the property.

conduit to be installed underground along Munro Trail will connect to the proposed MPD radio facility to the existing Harmer site. It is noted that all improvements are located on the same tax map key (TMK) parcel, TMK (2) 4-9-002:001.

The site will be accessible by an approximately 90-ft. long gravel access driveway off the north side of Munro Trail, a one-lane dirt road that follows the ridge and is accessible from Manele Road.

The proposed action involves the use of State Conservation District lands and County funds. Subsection 343-5.a, Hawaii Revised Statutes (HRS) states that an Environmental Assessment (EA) shall be required for actions that propose "the use of State or County funds" and that "propose any use within any land classified as a Conservation district by the State Land Use Commission under chapter 205." As such, an EA has been prepared according to Chapter 200 of Title 11, Hawaii Administrative Rules (HAR), Environmental Impact Statement Rules. This EA documents the project's technical characteristics and environmental impacts and advances the findings and conclusions relative to the significance of the project.

I. PROJECT OVERVIEW

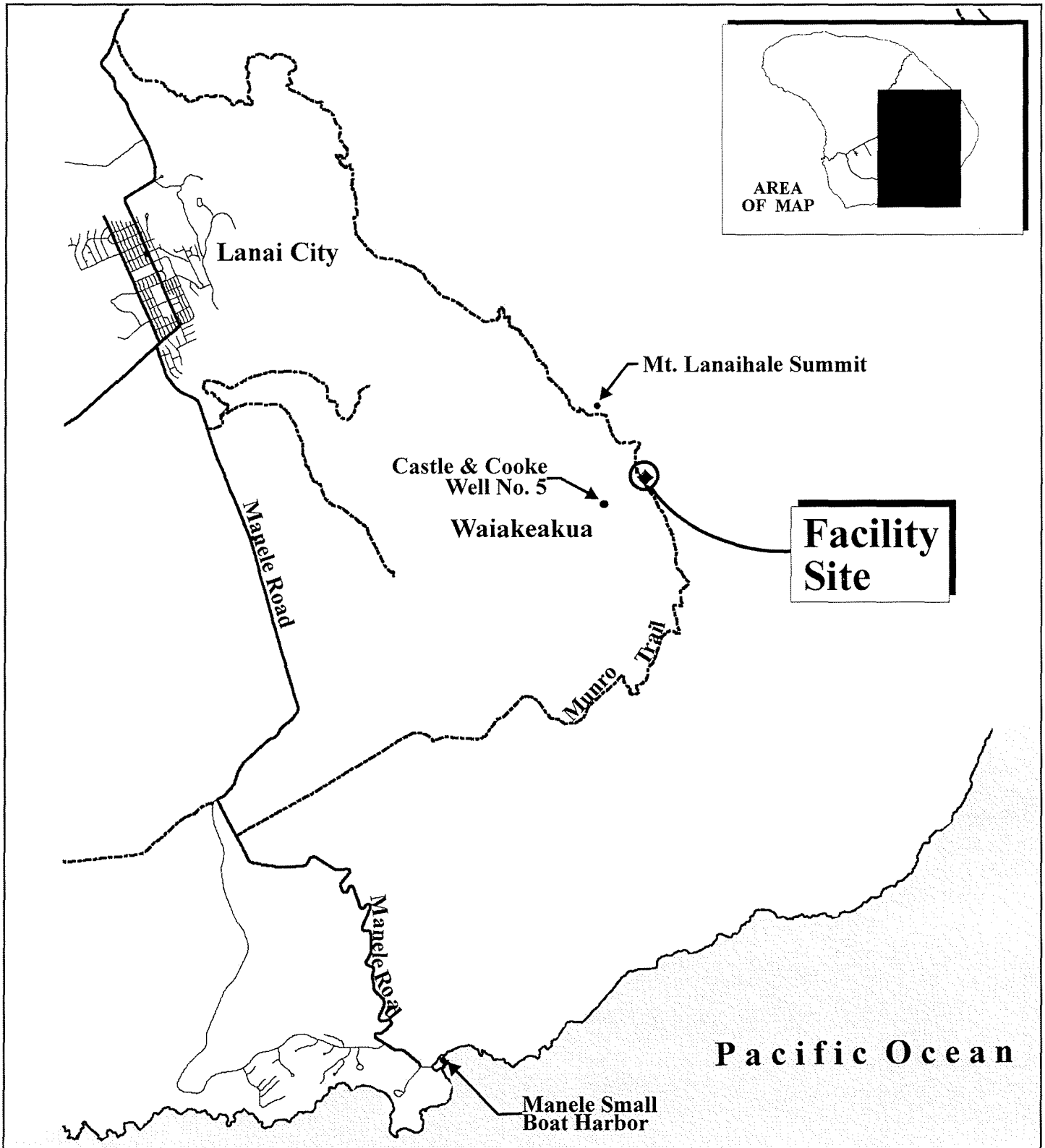
I. PROJECT OVERVIEW

A. BACKGROUND

The applicant, County of Maui Police Department (MPD), proposes the construction of a communications facility that will meet departmental needs in terms of coverage, reliability, capacity, and security. The proposed action will enhance the existing communication infrastructure and provide a secure communications facility for governmental agencies that provide public, health, safety, and emergency services within the County of Maui. The proposed facility is to be located on the southern ridge of Mt. Lanaihale, Island of Lanai, at an elevation of approximately 3,200 feet above mean sea level (amsl). See **Figure 1**. The facility is situated along the eastern side of the ridge (toward Maui), set back approximately 90 feet from Munro Trail.

The proposed MPD Waiakeakua Communications Facility will provide secure radio transmission via microwave and land-mobile radio (LMR) systems. The facility will be owned and operated by the MPD and will serve only public agencies. There will be no commercial uses. Microwave receivers and transmitters will augment the County's information infrastructure and provide secure transmission to the Police Station in Lanai City. Second, the site will provide LMR coverage to be used by police and other first responders throughout most of central Lanai as well as parts of West Maui, South Maui, and Upcountry.

The proposed project involves the use of land within the Resource Subzone of the State Conservation District. See **Figure 2**. Conservation lands come under the jurisdiction of the Department of Land and Natural Resources (DLNR) and are administered by the Office of Conservation and Coastal Lands (OCCL). Lands within the State Conservation District have been set aside for preservation of the environment and natural and cultural resources, as well as to set aside land where development would be premature. Permitted land uses generally require the discretionary approval of the DLNR or the Board of Land and Natural Resources (BLNR). The proposed site is located within the Resource Subzone, which is considered to be of moderate sensitivity and is characterized by lands suitable for forestry uses and outdoor recreation. As such, land uses in the immediate area are limited to those identified in Chapter 13-5, Hawaii Administrative Rules (HAR), "Conservation District" rules.



Sources: Maui County Geographic Services Division,
Department of Management
USGS Geographic Names Information System

Figure 1 Proposed Maui Police Department Waiakeakua Communications Facility

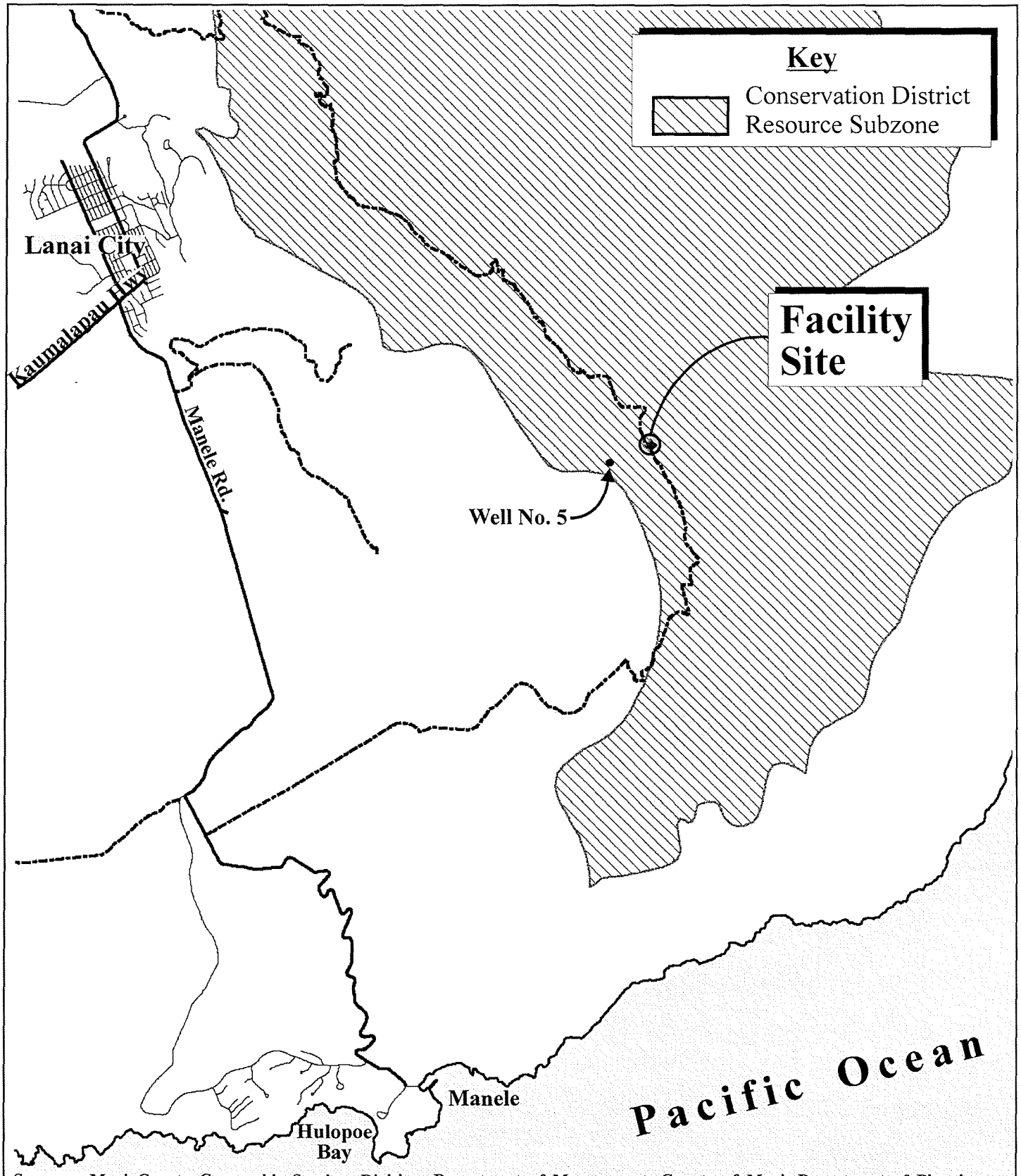
Regional Location Map

0 .25 .50 1.0 Mile

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\RegLoca



Sources: Maui County Geographic Services Division, Department of Management, County of Maui, Department of Planning

Figure 2 Proposed Maui Police Department Waiakeakua Communications Facility

State Conservation District Resource Subzone Map

0 .75 1.5 3.0 Miles

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\Subzone

An Environmental Assessment (EA) and a Conservation District Use Application (CDUA) are required by DNLR or the Board of Land and Natural Resources (BLNR) as part of the discretionary approvals. Additionally Federal Communications Commission (FCC) licenses will be sought for actions related to the proposed project.

B. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

In selecting a location for the proposed facility, MPD considered criteria pertaining to LMR radio coverage on Lanai and West Maui, line-of-sight transmission to other communication facilities, site accessibility, and impacts on environmental resources. The communications facility is to be located on the eastern edge (toward the Island of Maui) of the southern ridge of Mt. Lanaihale, along Munro Trail, a single-lane dirt road established in 1955 with origins stemming from previously existing horse and foot trails. The proximity of the site to Munro Trail renders the site accessible for construction of the facility and routine maintenance. The proposed site is currently characterized by undeveloped lands vegetated with low lying shrubs and ferns and surrounded by various woody trees, such as Cook Island pine trees.

The proposed site is located approximately 300 feet south and downhill along the ridgeline of an existing privately-owned commercial telecommunications facility. The existing facility, owned and operated by Harmer Radio and Electronics (Harmer), consists of two (2) equipment shelters, one (1) emergency generator, one (1) fuel tank, and one (1) 70-foot dual-mast tower. The Conservation District Use Permit (CDUP) for the existing site and related improvements was approved in June 1998 under DLNR File No. LA-2990. Being in close proximity to an existing telecommunications site where electrical power is readily available will reduce the costs and environmental impact associated with the installation of the communications facility. The location of the site along the ridge provides line-of-sight transmission to communication facilities throughout Maui County, enhancing the microwave data network. These sites include several in West Maui, South Maui, and Ulupalakua on the island of Maui, a facility on Kahoolawe, and the Lanai Airport. Most critically, the location of the proposed site establishes line-of-sight propagation to the MPD Lanai Police Station. The proposed site will transmit emergency calls made from Lanai to the 911 dispatch located at the Maui Police Station in Wailuku. In addition to providing voice services, the proposed facility will provide County data services to the Lanai City Police Station. The location of the tower at the MPD facility will also allow for microwave transmission to Oahu. Also critical for the needs of the MPD, the proposed site will provide LMR coverage throughout much of Lanai, including the Lanai Airport, and a wide portion of West and South Maui.

See **Figure 3**. The project is completely dedicated to improve communication services to police, fire, and related governmental communication facilities.

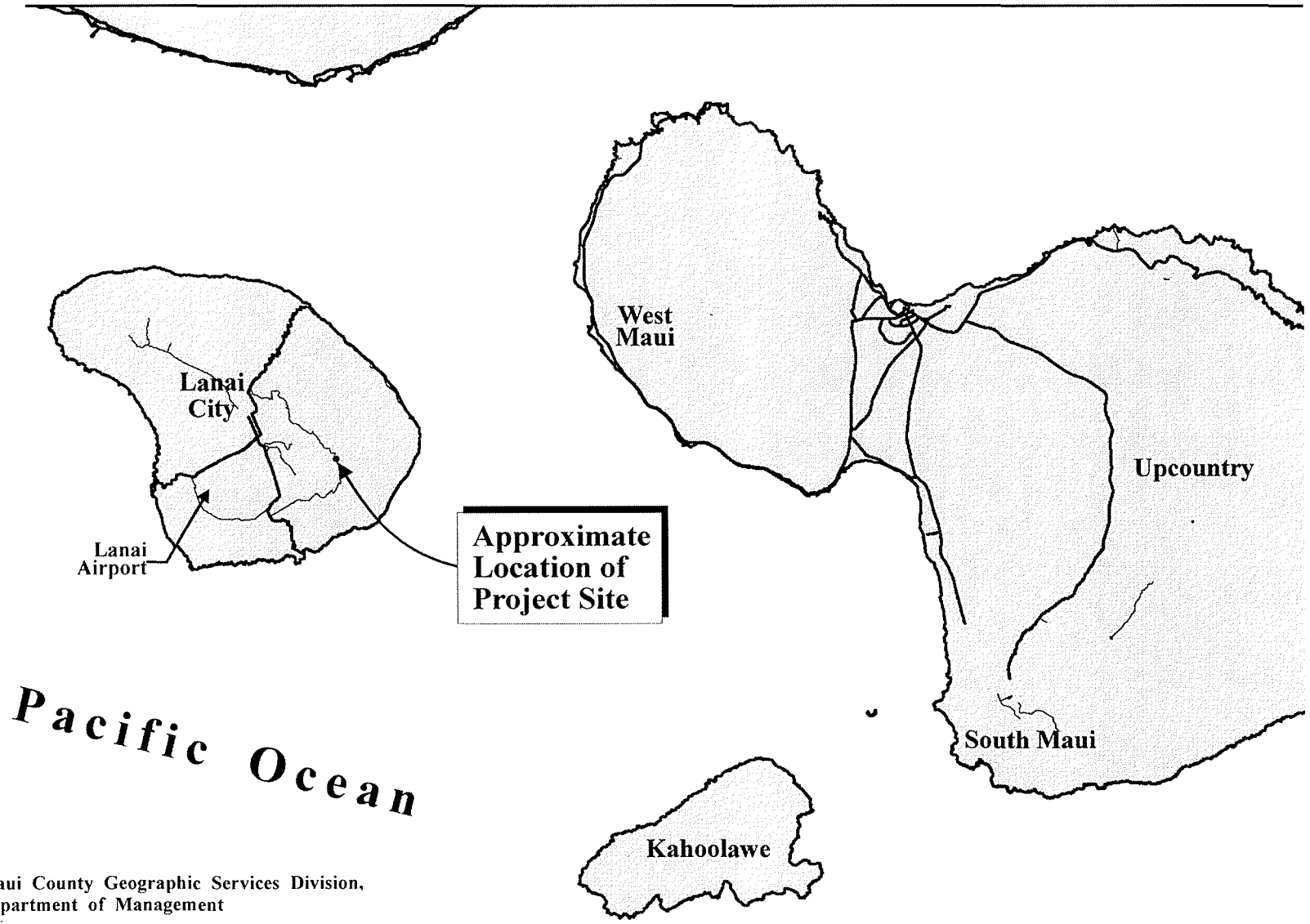
The proposed site is located on the parcel identified as TMK (2)4-9-002:001 (por.). According to news sources, this parcel, formerly owned by Castle & Cooke, Inc., was recently purchased by Mr. Larry Ellison. At present, Castle & Cooke, Inc. is managing the land. See **Figure 4**. The facility is to be situated on the eastern side of the ridge (toward Maui). An approximately 90-foot gravel driveway from Munro Trail will provide access to the facility. In total, the proposed communications facility will occupy an approximately 8,500-sq. ft. (0.190-acre) portion of the 86,000-acre parcel. MPD has negotiated a long-term lease with the landowner. As mentioned previously, the proposed facility site and all related project components are located within the Resource Subzone of the State Conservation District.

The project site is accessible via Munro Trail, a one-lane dirt road, suitable for off-road capable vehicles with high ground clearance. Munro Trail is accessible from Manele Road and terminates approximately 1.5 miles north of Lanai City. The remote location provides a security measure for the proposed project.

C. PROPOSED ACTION

1. Project Need

In addition to housing MPD radio transmitters and equipment, the existing Harmer site, which has been in operation since 1998, hosts multiple commercial tenants and various radio and cellular operations. Currently, the Police Department uses the existing Harmer site, as described in the previous section, for limited microwave and LMR coverage. The location and layout of the Harmer site and the geographic conditions of the surrounding area prevents microwave transmission to the MPD Lanai City Station. Furthermore, the antenna tower has no additional capacity, restricting the ability to meet current departmental needs and precluding opportunities for expansion as technology develops. These operational concerns make the installation of additional equipment infeasible on the Harmer site. Adding to these limitations, the commercial nature of the Harmer site means that multiple private sector parties have access to the radio equipment shelters, raising concerns of maintaining security for the equipment and for MPD data.



Source: Maui County Geographic Services Division, Department of Management

Figure 3

Proposed Maui Police Department Waiakeakua Communications Facility

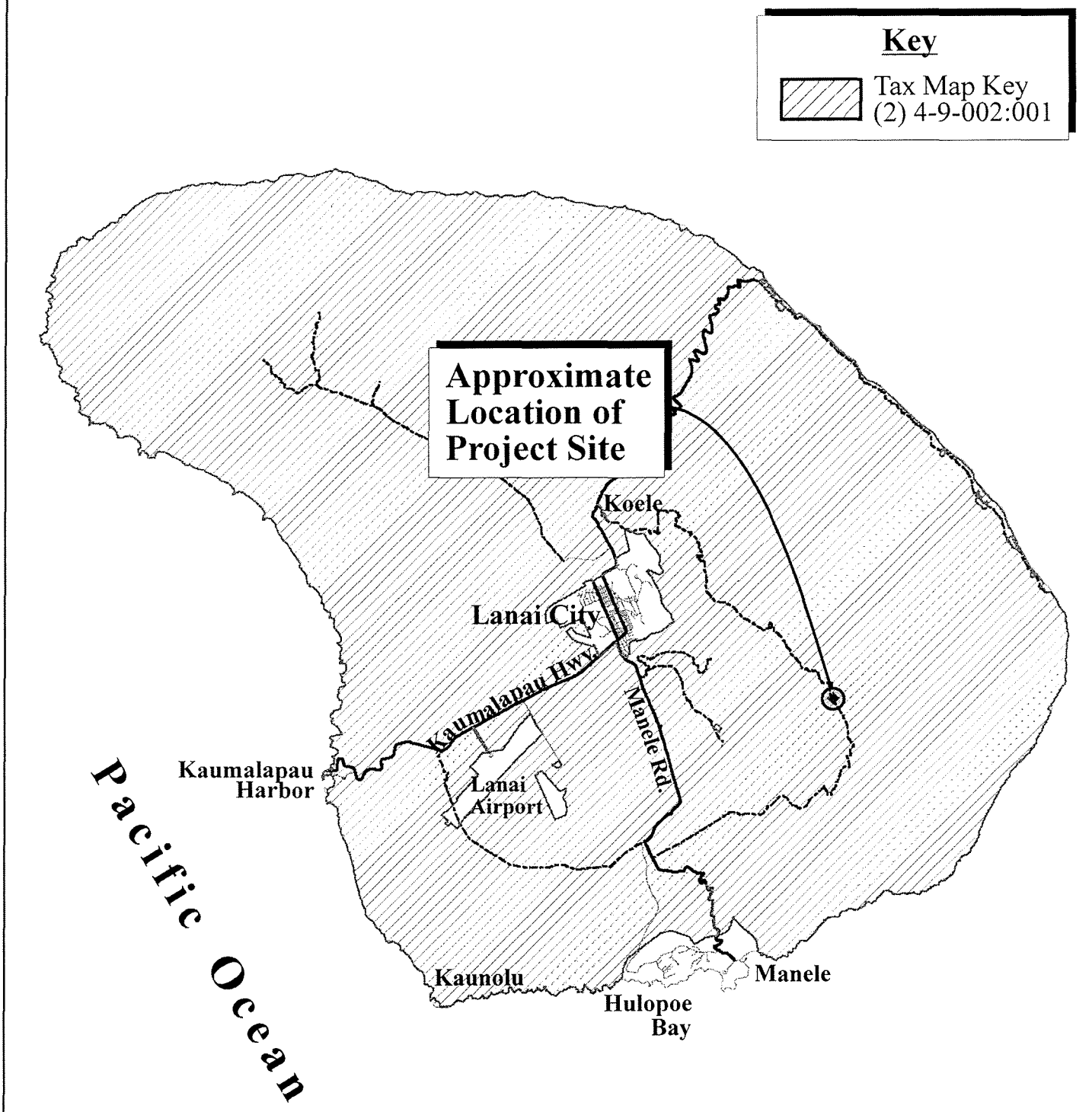
Area Coverage Map

NOT TO SCALE

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\Islands



Source: County of Maui, Planning Department, 2010, Maui County Geographic Services Division, Department of Management

Figure 4 Proposed Maui Police Department Waiakeakua Communications Facility

TMK Identifier Map

0 1.5 Miles
75 3.0

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

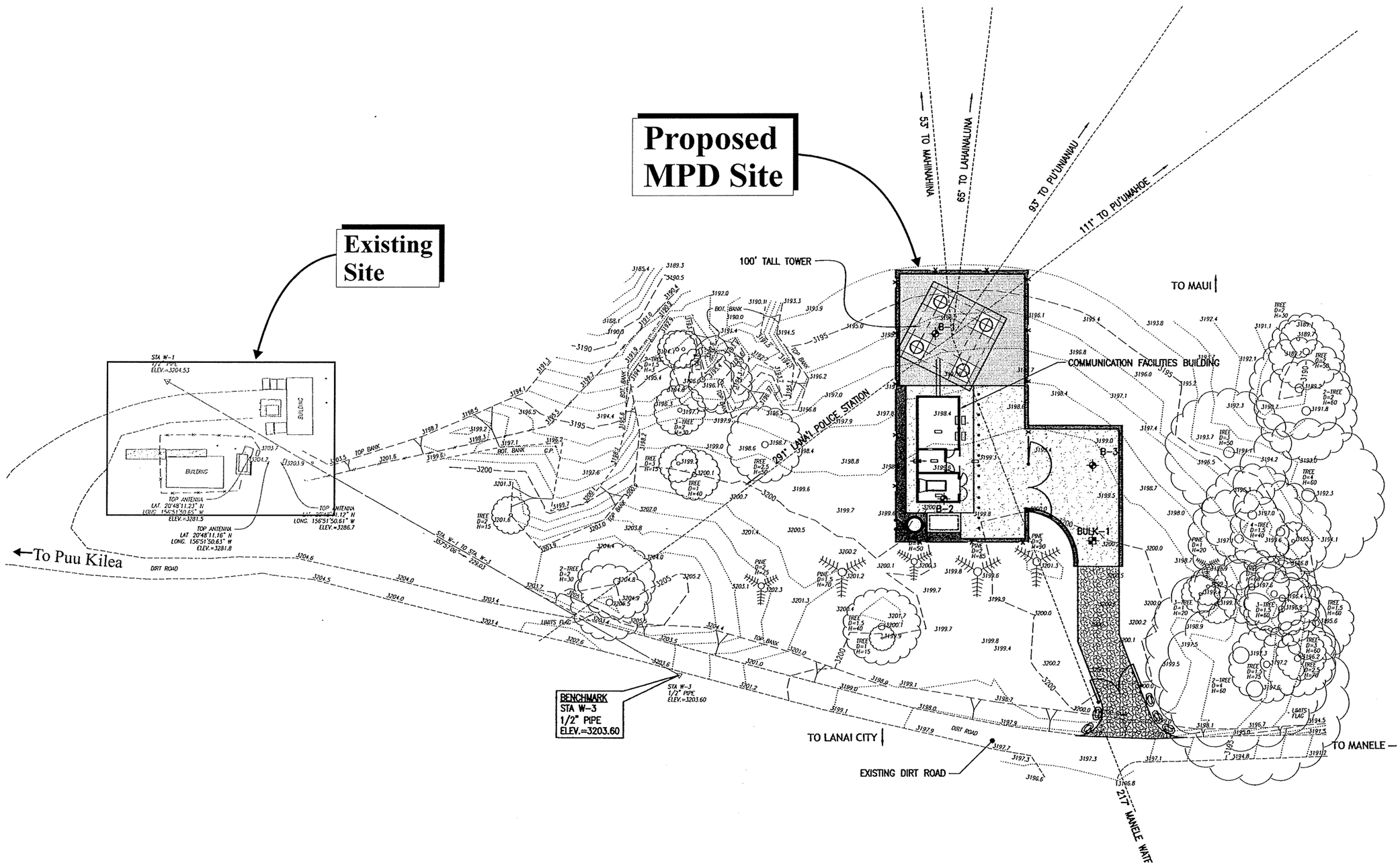
WOC\LanaiPolicTelecom\TMK Identifier

For this reason, the Maui Police Department proposes the development of a new communications facility on the southern ridge of Mt. Lanaihale that will meet its current and future needs. Upon completion of the facility, MPD will vacate the Harmer site. The proposed facility will add to the network of microwave communications facilities throughout the County of Maui, providing County data services as well as transmitting emergency calls from first responders on Lanai to the 911 dispatch in Wailuku, Maui. The proposed facility will be used exclusively by governmental entities with MPD as the primary user. The facility will provide LMR coverage to Lanai, West Maui, and surrounding areas for first responders at the local, state, and federal levels.

2. Proposed Development

The project site will consist of one (1) radio equipment building, an above-ground fuel tank, a four (4) leg, 100-foot-tall steel lattice tower, and waveguide bridge that connects the tower's antennas to the equipment building, a water catchment system for various non-potable uses, and electrical improvements. See **Figure 5**. The site will be surfaced with gravel and concrete and enclosed using eight (8) foot security fencing interwoven with white polytape. Improvements include various measures to avoid negative environmental impacts, as described in the following chapter. The proposed MPD Waiakeakua Communications Facility will be located in the vicinity of the existing commercial telecommunications facility owned and operated by Harmer Radio and Electronics, approximately 300 feet south and downhill along the ridge. The MPD facility will draw power from the Harmer site by way of approximately 350 feet of underground conduit. See **Figure 6**.

The Waiakeakua project site will not require potable water services for domestic uses or for fire protection. A water catchment system will provide water for various non-potable uses onsite. This will negate the need to transport water for non-potable uses as equipment spray down and initial replanting. Fire protection for the building will include a fire suppression systems in each room specific to the types of equipment they house and hand-held fire extinguishers. A portable toilet will be brought to the project site and will be serviced periodically by a contractor personnel.



Source: Wilson Okamoto Corporation

Figure 5 Proposed Maui Police Department Waiakeakua Communications Facility NOT TO SCALE

Site Plan

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

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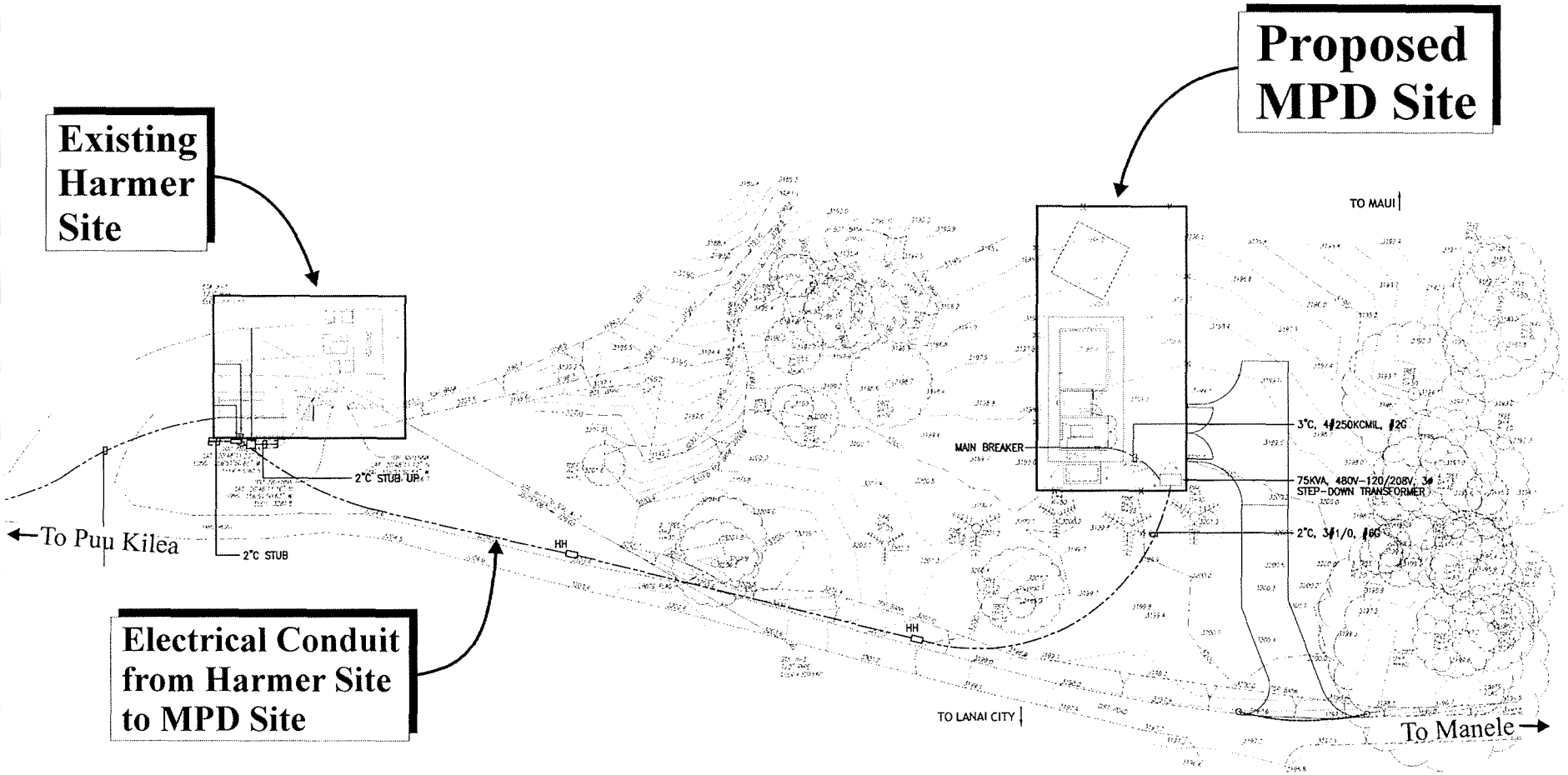


Source: Wilson Okamoto Corporation

Figure 6

Proposed Maui Police Department
Waiakeakua Communications Facility
Facility Electrical Plan

NOT TO SCALE

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\electricplan

MPD specifications require the building, tower, and antennas to remain operational at wind speeds of up to 110 miles per hour (mph) and the facilities survive wind speeds of up to 155 mph. Wind speeds of 110 mph are the highest sustained winds expected in a Safir-Simpson Category 2 hurricane. Wind speeds of 155 mph are the highest reached in a Safir-Simpson Category 4 hurricane.

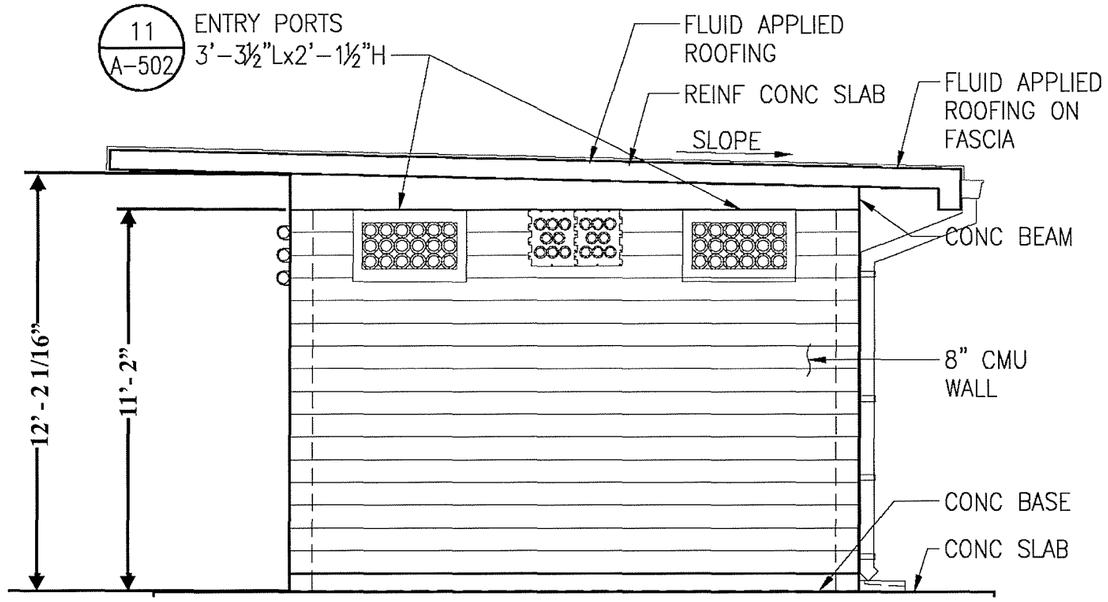
a. Radio Equipment Building

A three (3) room, single-story 700-sq. ft. equipment building with 8-inch thick reinforced concrete-masonry unit (CMU) walls, cast-in-place concrete roof, and concrete slab floors will be constructed on the project site to accommodate a 356-sq. ft. radio equipment room, a 98-sq. ft. battery room, and a 200-sq. ft. emergency generator room. See **Figure 7**. A 46-sq. ft. covered lanai area on the front side (toward the southeast) of the building will provide protected entry to the radio equipment and battery rooms. An approximately five (5) foot roof overhang on the front of the equipment building (toward the southeast) will provide protection for the generator room entry and the air condition condensers. A three (3) foot roof overhang on the northeast side of the building will protect cable entry ports for the waveguide cables and coaxial cables which will be installed through the entry ports on the wall.

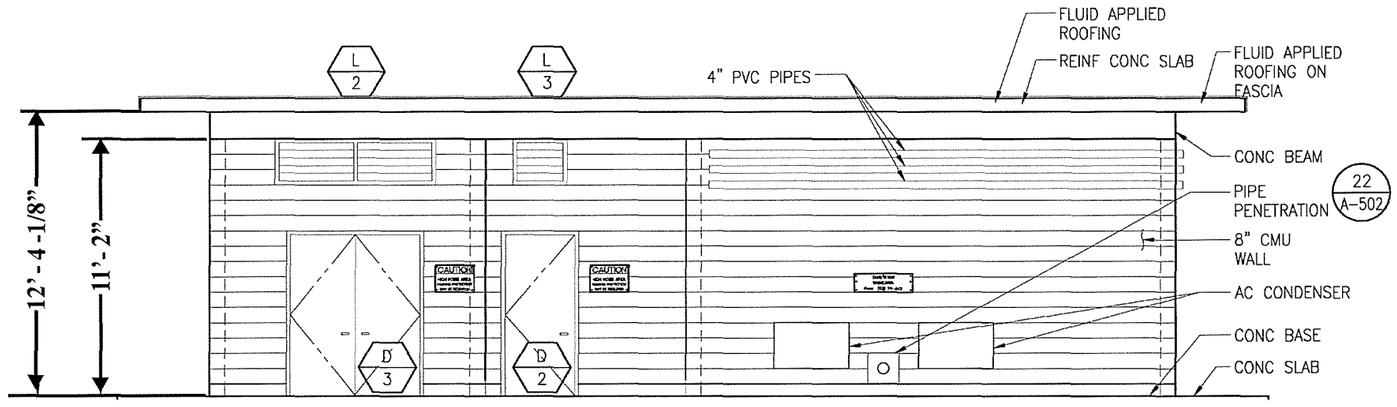
A water catchment system, which will utilize the roof of the equipment building will be provided. Rain water will flow to the rear of the building and be directed to a raised PVC storage tank located on the west side (rear) of the building. The catchment system will provide a limited water supply for various non-potable uses such as spraying down of equipment and landscaping. Employing a catchment system will, furthermore, negate the need to transport water to the site for these purposes.

The 356-sq. ft. equipment room will be designed with an eleven (11) foot high ceiling to accommodate two (2) rows of eight (8) foot tall equipment racks, overhead cable trays, microwave waveguides, and LMR coaxial cables. The rows will be designed to accommodate five (5) racks with space for two (2) additional racks in each row.

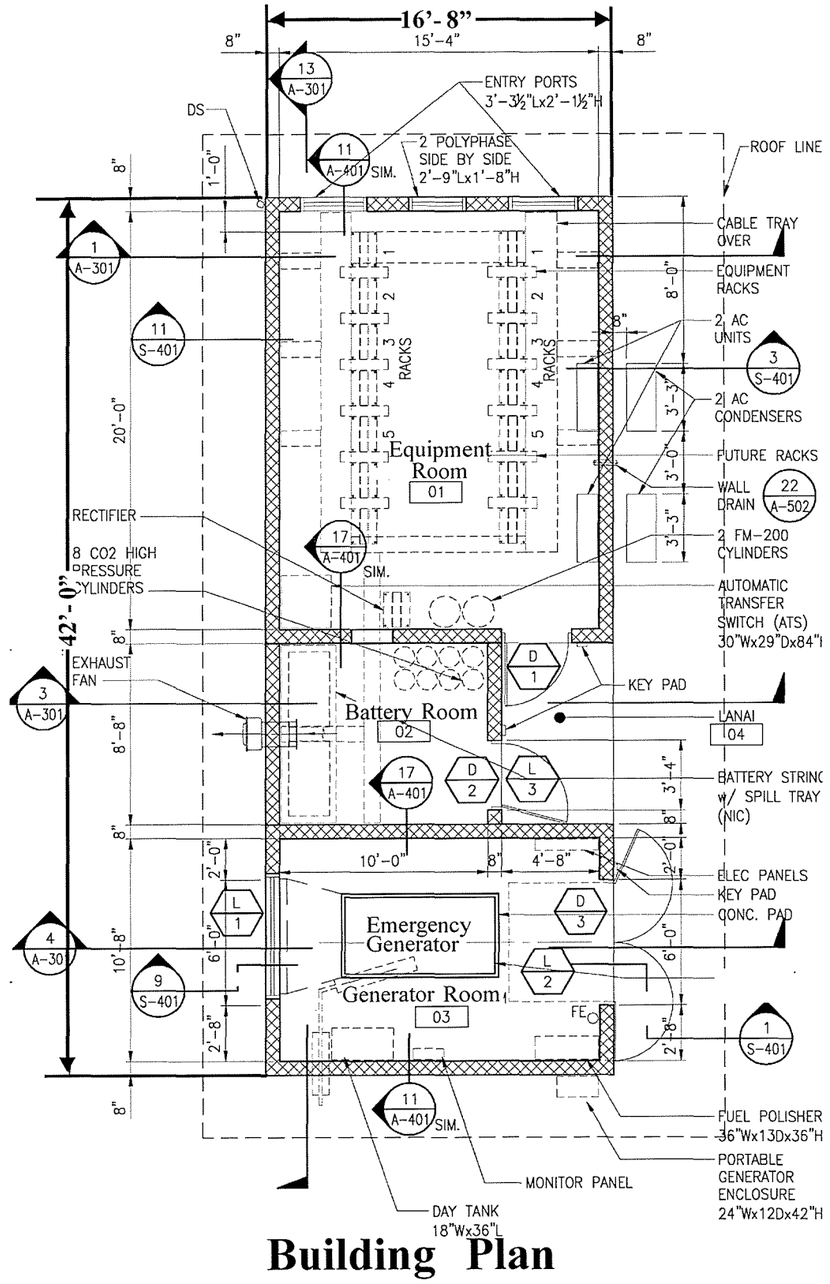
The equipment room will use a split air conditioning system to provide cooling for the radio equipment. The air conditioning system is designed as



Front Elevation



Side Elevation



Building Plan

Source: Wilson Okamoto Corporation

Figure 7

Proposed Maui Police Department Waiakeakua Communications Facility

Building Plan and Elevations

NOT TO SCALE

Prepared for: County of Maui, Police Department

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a primary unit and backup unit. This design will allow a single-unit to provide the necessary cooling for the entire equipment room should one (1) unit fail. The split system does not draw outside air into the equipment room. A small dehumidifier will be used to remove moisture, if needed. The equipment and battery rooms will use eight (8) inch thick insulation on the ceiling. The insulation is comprised of four (4) inches of acoustic insulation and four (4) inches of thermal interior insulation.

An integrated approach will be taken to protect the entire facility, including the tower, from potential damage that could result from lightning strikes. An internal halo ground will connect non-active metallic items such as door frames and cable racks. The tower and the building ground systems will be interconnected to a buried ground grid system under the building and tower project site. The ground system will utilize buried copper wire and ground rods.

The 98-sq. ft. battery room will house the battery system to support radio equipment. The battery system utilizes strings of valve regulated lead acid (VRLA) battery cells which are an improved version of the lead acid batteries found in most vehicles. VRLA batteries are supplied with a gelled electrolyte, as such, they do not require water. The VRLA batteries will be equipped with flame arresting safety vents. The batteries will have 48 individual cells that will support the radio equipment for 15 hours. VRLA cells are not classified as hazardous materials.

The batteries will be kept under constant charge by rectifiers that also provide direct current (DC) power to the critical radio equipment. The rectifiers will operate from commercial power and will be backed up by an emergency generator. The use of the commercial/battery/generator power redundancy is standard procedure in the telecommunications industry and at public safety facilities. The battery room will use an outside air inlet with a filter and an exhaust fan to provide cooling for the batteries. The fan will also exhaust hydrogen in the event of a leak from the sealed batteries. There will be no air exchange between the battery and equipment rooms.

Fire suppression for the equipment and battery rooms will be suitable for use with electronic equipment. The fire suppression system in the electronics

rooms will utilize the DuPont FM-200, which uses a suppressant known as heptafluoropropane. Such systems are non-ozone-depleting and safe for use in occupied spaces. In addition, the equipment room and battery room will be equipped with hand-held fire extinguishers suitable for use in rooms with electronic equipment.

MPD specifications require that the emergency system provide power to the facility in the event of an outage for a seven (7) day period. The 200-sq. ft. generator room will house a diesel generator to provide emergency power in the event of a power outage to the commercial system. The generator will be sized to provide sufficient power for charging the batteries, running the air conditioning for the equipment room and other facility needs. The generator room will be equipped with heat detectors and a carbon dioxide fire suppression system.

Diesel fuel for the emergency generator will be stored in a double-walled Convault style above-ground tank to be located on the southwest side of the equipment building, near the generator room. It is expected that a 1,000-gallon fuel capacity will be required to provide for the mandated seven (7) day supply of fuel. The above-ground double-walled tank will not require a spill containment system around its base. The interstitial space between the walls of the tank contains a leak detection system. The tank fill opening contains an overfill protection system to contain any spills when the tank is being filled with fuel.

Outdoor lighting will be kept to a minimum, will meet the County code for exterior lighting, and will be down-shielded to reduce glare and light spill over from the site. The project site will not be lighted at night, unless required for night repair work at which time the light would be activated on-demand by a timer switch. Additionally, the building will be equipped with a building alarm system to monitor and transmit door entry, high temperature conditions, fire alarms, and other environmental and security indicators.

b. <u>Tower and Antennas</u>

A 100-foot tall, four (4) leg self-supported tower utilizing pipe-leg construction will be used to mount a total of 14 solid microwave antennas, including two (2) 15-foot diameter, four (4) 12-foot, four (4) ten (10) foot,

two (2) eight (8) foot, and two (2) six (6) foot diameter antennas. The tower will also support seven (7) omnidirectional LMR antennas and a lightning rod. The above-referenced antenna quantities and dish sizes represent maximum loading conditions and the final number of dishes and diameters may be less. The lightning rod will be the highest of the tower's fixtures, rising 125 feet above grade. At its base, the tower legs will be spaced twenty (20) feet apart. See **Figure 8**. The tower has been sited to provide LMR coverage for the central portion of Lanai and the West Maui coastal area, at existing sites on Lanai, Maui, and a State facility on Oahu. Most critically, the development of the proposed tower will establish line-of-sight transmission capabilities to the Lanai City Police Station.

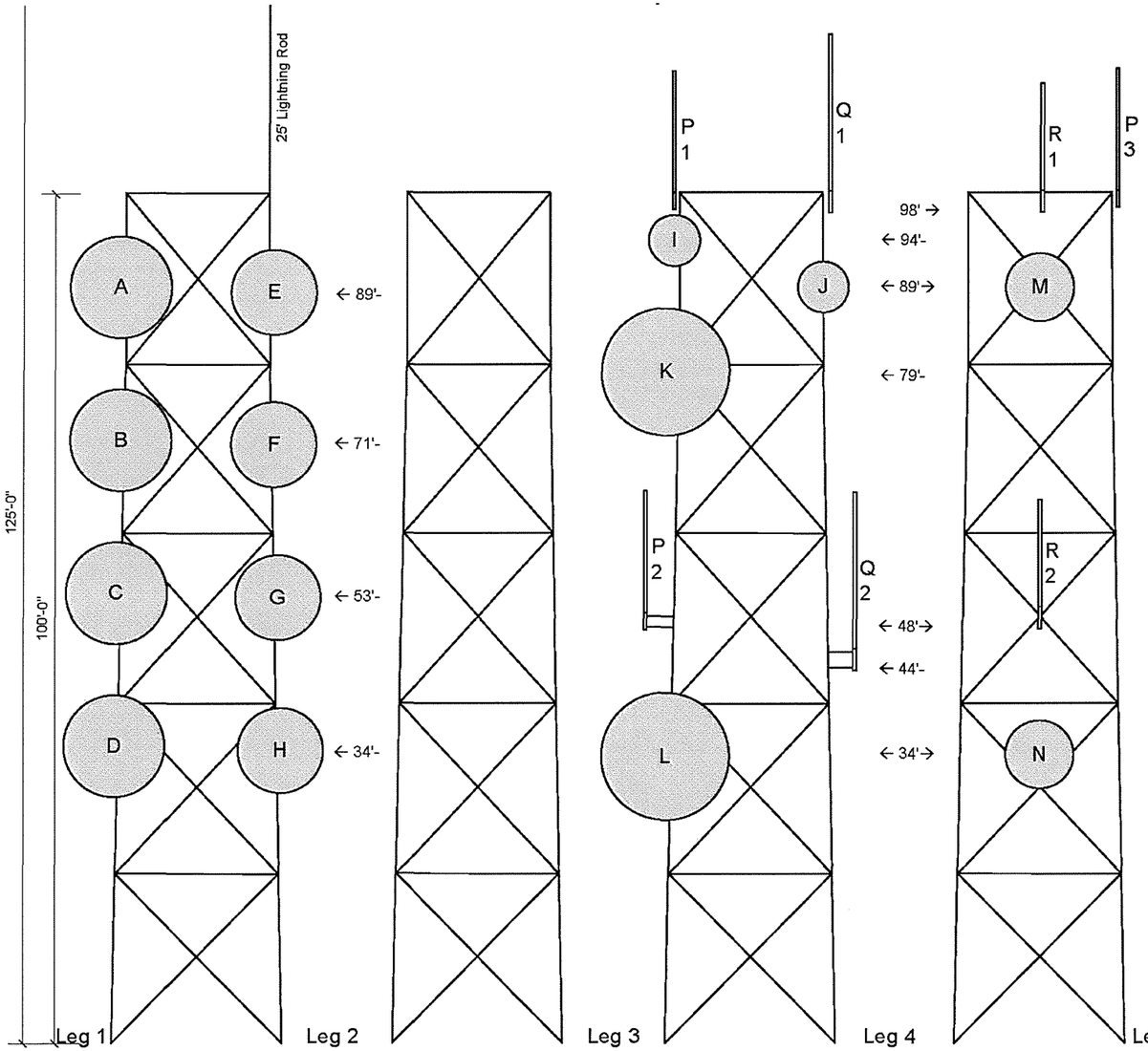
The tower will also include work platforms, internal climbing ladders equipped with a safety climb device, ladder and trap door locks, and two (2) vertical waveguide ladders. A covered horizontal waveguide transmission line bridge will be used to carry the cables between the tower and the building entry ports. The tower will not require guy wires. The tower will be factory painted a light gray shade similar to the color of the galvanized finish which will ensure its visibility to seabirds in flight.

Each of the tower's four (4) legs will be anchored using four (4) drilled piers. Each pier will be three (3) feet in diameter and 30-feet deep. The drilled piers will be tied together with a 3-foot foundation which will be three (3) feet below the surrounding grade. The tower legs will be bolted to raised pedestals. The area surrounding the tower will be covered with a gravel surface. Refer to **Figure 5**.

The design criteria used for the tower includes factors which will allow the addition of other antennas, depending on their specific characteristics.

c. <u>Electrical Improvements</u>

Maui Electric Company (MECO) currently provides single-phase electric power via overhead lines to Well No. 5, which is located downslope of the proposed MPD Communications Facility at an elevation of 2,300 feet amsl. In connection with the original Harmer site development in 1998, Harmer installed an underground armored cable from the MECO supply at the Well



Projected Antenna Load Plan

Antenna Schedule

A – 12' WEUHX to Pu'umahoe Centerline @ 89'

B – 12' WEUHX to Pu'unianiau Centerline @ 71'

C – 12' WEUHX to Pu'umahoe Centerline @ 53'

D – 12' WEUHX to Pu'unianiau Centerline @ 34'

E – 10' WEUHX to Māhinahina Centeline @ 89'

F – 10' WEUHX to Lahainaluna Centerline @ 71'

G – 10' WEUHX to Māhinahina Centerline @ 53'

H – 10' WEUHX to Lahainaluna Centerline @ 34'

I – 6' WEUHX to Lāna'i PS Centerline @ 94'

J – 6' WEUHX to Lanai Airport Centerline @ @ 89'

K – 15' WEUHX to East O'ahu Centerline @ 79'

L – 15' WEUHX to East O'ahu Centerline @ @ 89'

M – 8' WEUHX to Seagull Centerline @ @ 89'

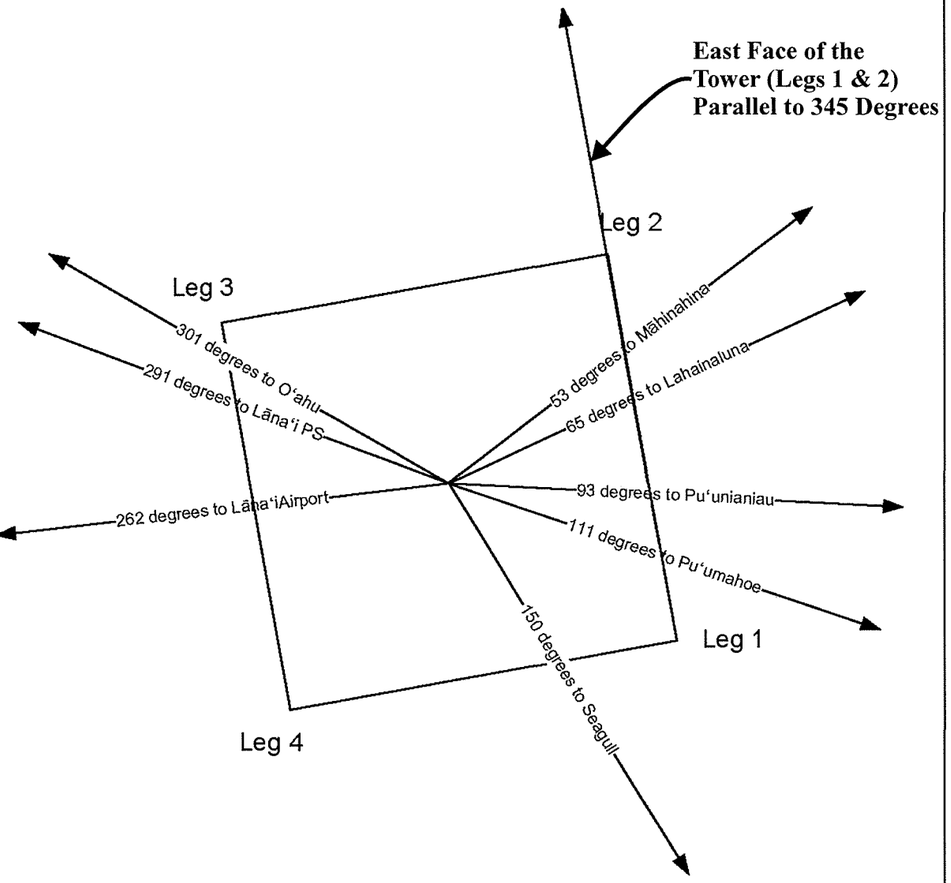
N – 8' WEUHX to Seagull Centerline @ @ 34'

P1 & P3 – 14.5' SC479-HF1LDF 700-800MHz Antenna Base @ 98'

P2 – 14.5' SC479-HF1LDF 700-800MHz Antenna Base @ 48'

Q1 & Q2 – 21' SC281-HL VHF Antenna Base at 44' & 98'

R1 & R2 – 13' SC381-HF2LDF UHF Antenna Base at 48' & 98'



Tower Azimuths

Source: Wilson Okamoto Corporation

Figure 8

Proposed Maui Police Department Waiakeakua Communications Facility

Preliminary Antenna Plan

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No. 5 site to power their operations. Currently, the underground cable provides 480-volt (V) power to the existing Harmer site. It is noted that Harmer's underground cable has one (1) conductor that is currently not in use.

MPD intends on sub-metering and purchasing power from Harmer. The additional load will necessitate the upgrade of the existing MECO overhead service to the Well No. 5 site. MPD will request of MECO an upgrade from the existing single-phase electrical service to 3-phase electrical service. A new electrical meter and transformer will be installed on a new small concrete pad, approximately six (6) feet by six (6) feet at the Well No. 5 site to step up power to 600 V. See **Figure 9**. The spare conductor in the existing underground cable will be energized to provide power for the additional load.

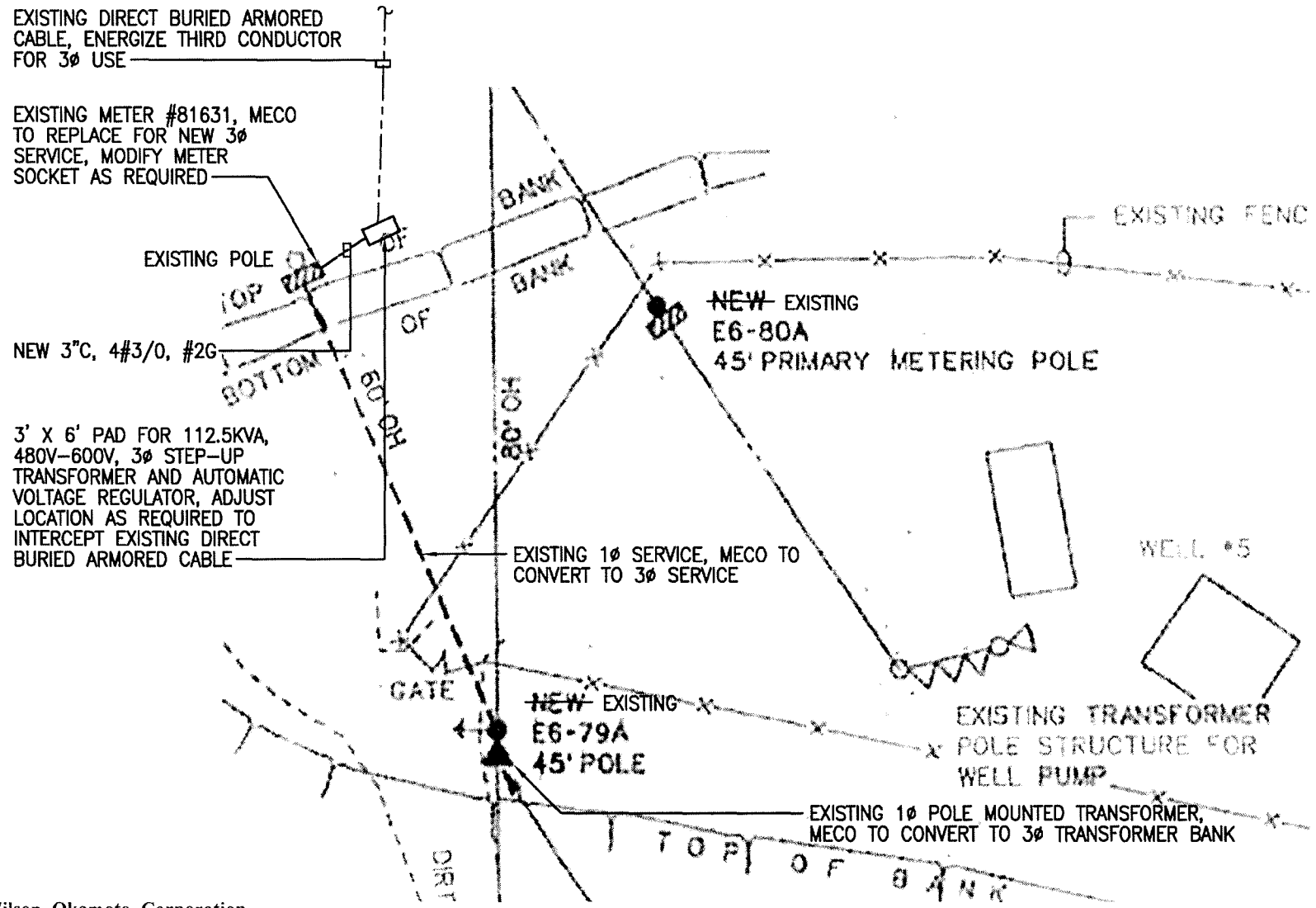
The electrical power will be split at the existing Harmer site, at which location MPD will install one (1) new transformer. From there, MPD will install handholes and approximately 350 feet of buried conduit through which power will be provided to the MPD facility. The buried conduit will generally follow the alignment of the Munro Trail travelway in order to minimize the amount of grubbing required for installation. Refer to **Figure 6**. One (1) new transformer will be installed within the MPD facility.

d. Maintenance

Once the facility is operating, routine maintenance trips are expected to occur at an interval of approximately one (1) trip per month. Contractor personnel will conduct the tests and maintain the emergency power system. The VRLA batteries will be tested, cleaned, and serviced semi-annually by contractor personnel. The emergency generator will be tested regularly to ensure it is operational during emergency situations. Testing of the generator will be an automatic exercise, conducted on a weekly basis for approximately thirty (30) minutes. The facility will not be manned during normal operations.

D. DISCRETIONARY APPROVALS REQUIRED

The proposed MPD Waiakeakua Communications Facility is located in the Resource Subzone of the State Conservation District. The proposed facility will only support public



Source: Wilson Okamoto Corporation

Figure 9

Proposed Maui Police Department Waiakeakua Communications Facility

Well No. 5 Electrical Plan

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agencies and qualifies as a public purpose use. Such uses are identified as permissible with BLNR approved Conservation District Use Permit (CDUP) in §13-5-22, HAR, P-6, Public Purpose Uses. These uses are defined therein as:

> *Not for profit land uses undertaken in support of a public service by an agency of the county, state, or federal government, or by an independent non-governmental entity, except that an independent non-governmental regulated public utility may be considered to be engaged in a public purpose use. Examples of public purpose uses may include but are not limited to public roads, marinas, harbors, airports, trails, water systems and other utilities, energy generation from renewable sources, communication systems, flood or erosion control projects, recreational facilities, community centers , and other public purpose uses, intended to benefit the public in accordance with public policy and the purpose of the conservation district.*

The Draft EA was included for review with the CDUA as a supporting technical document.

E. REGULATORY CONTEXT AND CHAPTER 343, HAWAII REVISED STATUTES

Development of the proposed Maui Police Department Communications Facility will involve the use of land that is part of the Resource Subzone of the State Conservation District. Furthermore, the project uses County of Maui funds. As such, the processing of an EA pursuant to Chapter 343, Hawaii Revised Statutes (HRS) will be required. This EA is being prepared pursuant to both HRS, Chapter 343 and Chapter 200 of Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules. Accordingly, this document addresses the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the significance of the proposed action. Because of the use of the State Conservation District lands, the approving agency for the EA is the Department of Land and Natural Resources, Office of Conservation and Coastal Lands.

F. ANTICIPATED DEVELOPMENT SCHEDULE

The County of Maui Police Department intends to include the subject project in its Fiscal Year 2013 budget and anticipates commencing construction during the second half of 2012. The construction phase of the project is expected to take approximately 12 months and the Police Department anticipates the proposed communications facility to be operational by the end of 2013.

II. DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS AND MITIGATION MEASURES

II. DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

a. Existing Conditions

As previously indicated, the subject site is situated upon the southern ridge of Mt. Lanaihale. The area is characterized by undeveloped conservation lands vegetated with woody trees such as Cook Island pines as well as native shrubs and ferns. The site is to be located south of the summit of Lanaihale, on the eastern edge (toward the Island of Maui) of the ridge, set back approximately 90 feet from Munro Trail. Munro Trail is one of a number of dirt trails and former agricultural roads that cover the island. At its southern terminus, Munro Trail is most easily accessible from Manele Road via a series of former agriculture roads. Munro Trail follows the ridgeline of Lanaihale and connects to single-lane roads north of Lanai City. Just as with many of the other trails, Munro Trail is used by hikers and recreational off-road drivers as well as by hunters.

The proposed MPD Waiakeakua Communications Facility is located approximately 300 feet south and downhill along the ridge from an existing communications facility owned and operated by Harmer Radio and Electronics. The nearby facility is served by an existing underground power connection owned by Harmer. The existing line currently supplies single-phase power at 480 V to the Harmer site. However, with service upgrades to 3-phase power to be carried out by MECO on the utility side, the private power supply has the capacity to transmit the additional power required by the MPD facility.

The proposed MPD Communications Facility is located within the State Conservation District. Conservation lands come under the jurisdiction of the DLNR and are administered by the OCCL.

Lanai City, which is home to most of Lanai's workforce, is approximately 4.5 miles to the northeast of the project site. Lanai Project District 1 (Manele) and the Manele Small Boat Harbor are situated approximately 4.5 miles to the southwest of the proposed facility. Other urban areas of Lanai include Lanai Airport, which is about three (3) miles to the southwest of Lanai City and Kaumalapau Harbor, the commercial seaport for the island, situated about 5.5 miles to the southwest of Lanai City.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action is located in a remote area and is minimally intrusive. The area of the site is approximately 5,500 sq. ft. and the total area of permanent disturbance is limited to approximately 8,500 sq. ft. The site is accessible by Munro Trail and will share power with the existing commercial communications facility. While the site is located along a ridge, the surrounding vegetation, which includes tall, woody trees such as Cook Island pines, will provide a visual buffer. Additionally, the tower will be located on the eastern edge of the ridge, away from Lanai's population centers, which are both approximately 4.5 miles removed. The proposed project is not anticipated to have a significant adverse effect on surrounding land uses.

2. Climate, Topography, and Soil Characteristics

a. Existing Conditions

Like most areas of Hawaii, Lanai's climate is relatively uniform year-round. The region's tropical climate, its position relative to storm tracks and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions then, is largely left to local terrain.

Temperature data collected at Lanai City indicates that August is typically the warmest month, with an average high temperature of 78.1 degrees Fahrenheit,

while January is the coolest month of the year with an average high temperature of 72.5 degrees Fahrenheit (Maui County Data Book, 2010).

The Island of Lanai falls in the wind shadow of the West Maui Mountains and thus, even the windward portions of the island typically receive significantly less precipitation than corresponding regions of other islands. Rainfall patterns are highly seasonal, with most precipitation occurring between November and April when winter storms hit the area. Precipitation data collected at Lanai City shows that January is the wettest month, with an average of 5.3 inches of precipitation, while June is the driest with an average of 1.24 inches of precipitation. The average annual total rainfall is 34.67 inches (Maui County Data Book, 2011). The summit area is characterized by relatively consistent fog cover, but still averages only 35 inches of precipitation annually (Hobdy, 2011). Although the summit does not receive much rainfall, the Cook Island pines act to collect moisture from clouds. Fog drip moderately enhances the effective precipitation that enters the aquifer.

The prevailing winds are northeasterly trades, consistent about 90 percent of the time during summer and 50 percent of the time during winter (Atlas of Hawaii, 1998).

The proposed site is located along the southern ridge of Lanaihale at approximately 3,200 feet amsl. The ridgetop site is nearly level with a gentle slope for southwest to northeast to about 3,197 feet amsl at the low end. To the east and west of the ridge, the mountain slopes steeply downhill. The proposed site has been selected as the tower will have line-of-sight transmission capabilities to several key areas throughout the County of Maui. The LMR repeaters on the proposed site will provide coverage to emergency vehicles throughout Central Lanai and a large portion of West Maui and South Maui. The Lanai site will be a node in a network of County-owned microwave communications facilities. The elevation and topography of Mt. Lanaihale enables microwave communication with locations in West Maui, South Maui, Ulupalakua, Oahu, and most importantly, with MPD station in Lanai City. The tower is located toward the east side of the site, as close to the ridge facing Maui as practicable. That position, along with the growth of the Cook Island pines and distance from urban areas, mitigates the visual impacts of the tower.

Located along a ridge, the site is situated within the Kahanui-Kalae-Kanepuu soil association indicated by the USDA Soil Conservation Service General Soil Map for Molokai and Lanai, in the vicinity where two (2) other soil associations, very stony land-Rock land association and rough broken land-Oli association, converge. See **Figure 10**.

All three (3) of these soils are typical of upland areas and moderately to steeply sloping terrain. As such, they are generally well-drained. The USDA Soil Conservation Service indicates that Kahanui silty clay, 3 to 20 percent slops (KASD) comprises the soil classification under the proposed site. Kahanui soil is characterized by very slow permeability, slow to medium runoff, and good drainage. See **Figure 11**.

Site-specific soil conditions have been assessed, which confirmed that medium-stiff silt makes up the residual soils to a depth of approximately three (3) feet below the existing ground surface. These residual soils are underlain by medium dense silty gravel to a depth of approximately nine (9) feet below the ground surface. Underlying the silty gravel are saprolitic soils consisting primarily of very stiff silt.

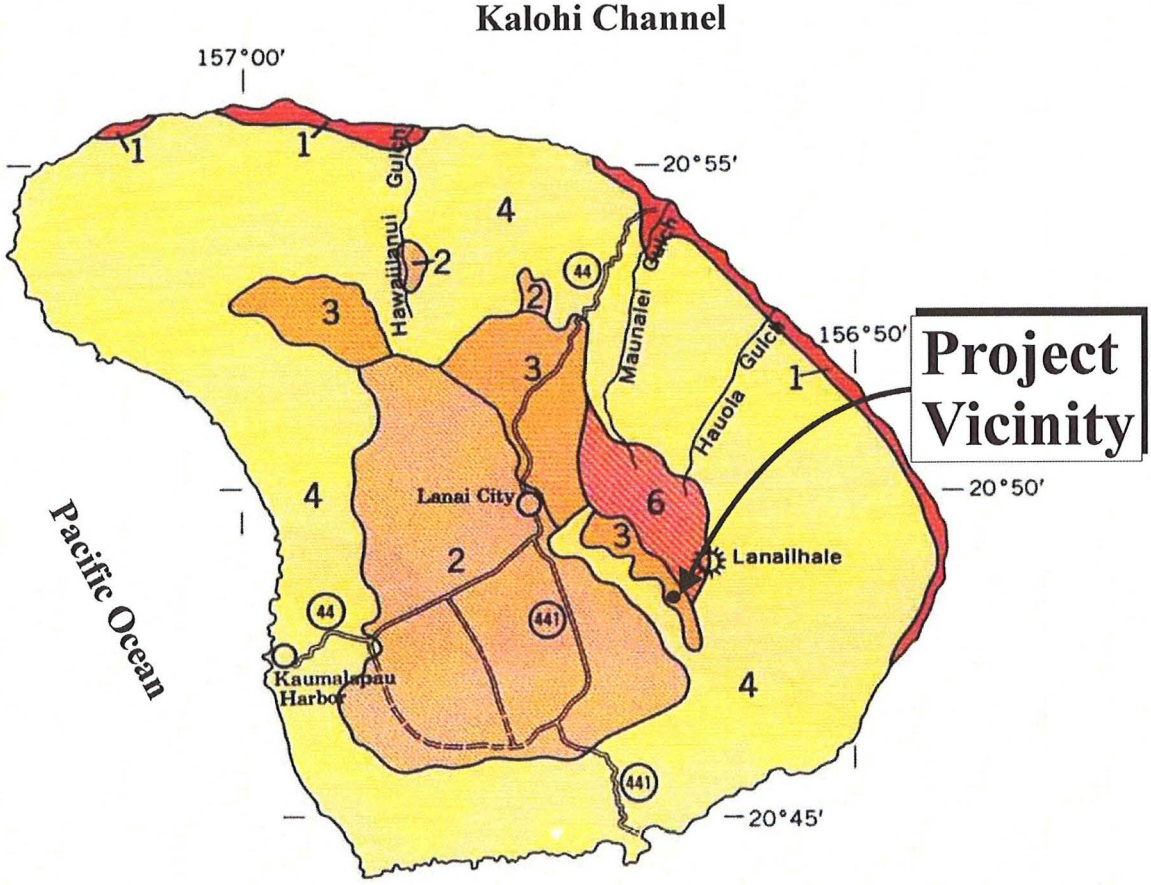
b. Potential Impacts and Proposed Mitigation Measures

The proposed project is not anticipated to have any substantial adverse impacts on climate, topography or soil conditions. All equipment associated with this proposed project will be located above ground with only the electric line from the existing Harmer site to the proposed communications facility to be undergrounded. As discussed in Chapter I, Project Description, the foundation for the tower will extend approximately thirty (30) feet below the existing grade in order to provide sufficient load bearing capacities. The development of the MPD Waiakeakua Communications Facility will require a limited amount of trenching, grading, and grubbing.

The building and area immediately in the rear of the equipment building (toward the northwest) will be covered with concrete surface and sloped to the north to direct flows away from the building. The area in front of the equipment building will also be surfaced using concrete and sloped away from the building. The northeast side of the building, including the portion around the tower, will be covered with a four (4) inch gravel layer underlain

KEY

1	Jaucas-Mala-Pulehu association: Deep, nearly level and gently sloping, excessively drained and well-drained soils that have coarse-textured to fine-textured underlying material; on alluvial fans and in drainageways
2	Molokai-Lahaina association: Deep, nearly level to moderately steep, well-drained soils that have a moderately fine textured or fine textured subsoil; on uplands
3	Kahanui-Kalae-Kanepuu association: Deep, gently sloping to moderately steep, well-drained soils that have a dominantly fine-textured subsoil; on uplands
4	Very stony land-Rock land association: Gently sloping to very steep, rocky and stony land types; on uplands and in gulches and valleys
5	Rough broken land-Oli association: Shallow to deep, very steep to precipitous soils in gulches and moderately deep to deep, gently sloping to steep, well-drained soils that have a medium-textured and moderately fine textured subsoil; on uplands
6	Rough mountainous land-Amalu-Olokui association: Shallow, very steep lands of mountains and gulches and deep to shallow, gently sloping to hilly, poorly drained soils over soft weathered rock; on uplands



Source: USDA Soil Conservation Service

Figure 10 Proposed Maui Police Department Waiakeakua Communications Facility

Soil Association Map

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WOC\LanaiPolicTelecom\Soil Association Map

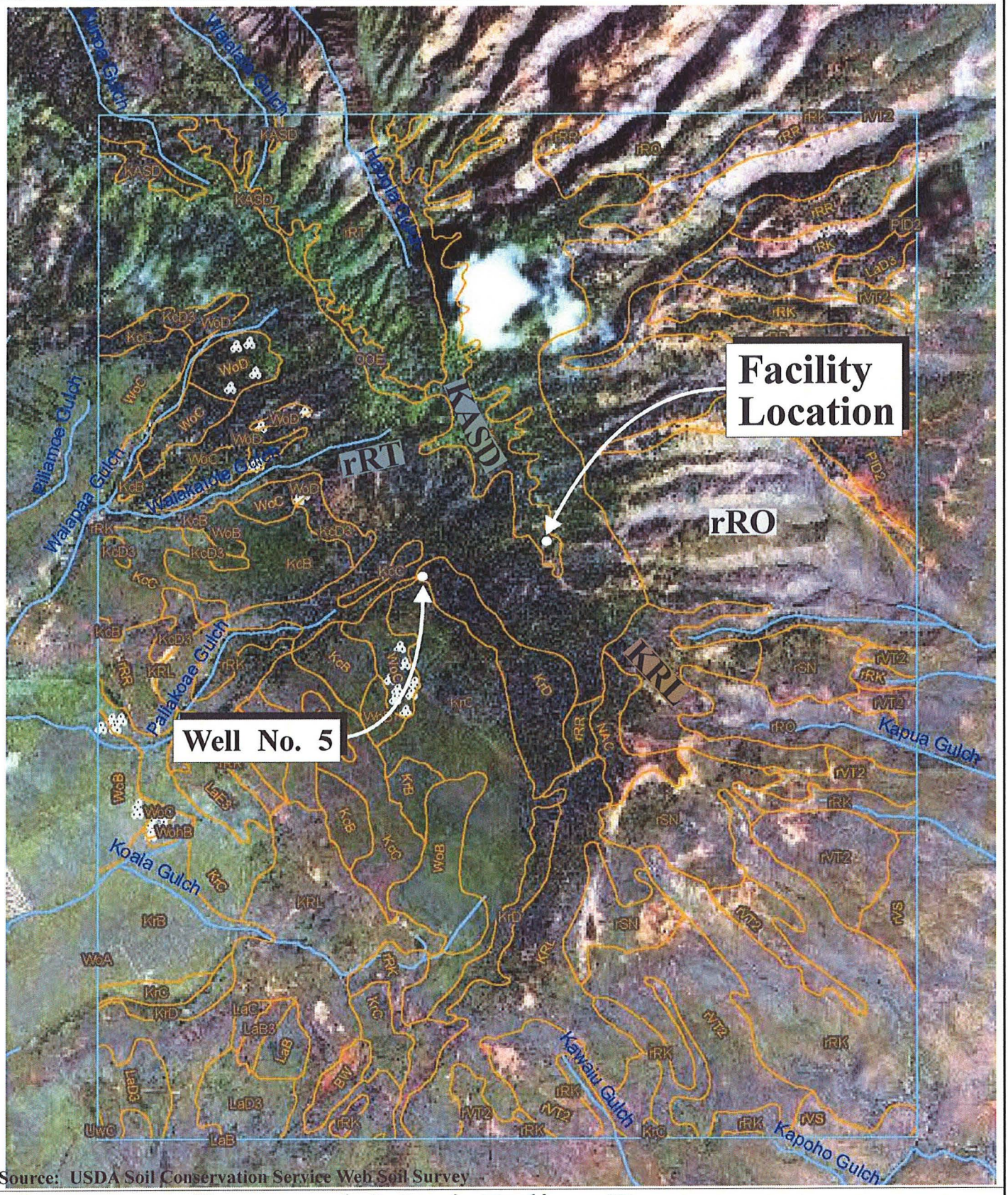

Figure 11 Proposed Maui Police Department Waiakeakua Communications Facility Soil Classification Map

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with a geotextile fabric lining to allow infiltration of surface flows which will minimize runoff to adjacent areas. The geotextile fabric will also act to prevent growth of weeds. The four (4) inch gravel area will cover approximately 40 percent of the building and tower area. The entire site will be bordered by a twelve (12) inch deep gravel strip to retain surface flow onsite. Refer to **Figure 4**. Lastly, the access driveway will be gravel surface which will also allow infiltration of flows and minimize runoff to adjacent areas.

The construction plans and specifications for the project will include best management practices (BMPs) to minimize erosion on the project site during and after construction and will also include measures to contain runoff onsite during the construction period. Temporary erosion control measures will be used during construction to prevent runoff to nearby areas, including placement of silt fences or silt barriers, as appropriate, to prevent surface runoff from construction areas entering into adjacent areas. These measures will contain surface flows within areas of construction during the construction period.

The design drawings will include water pollution and erosion notes related to erosion and sediment control practices for exposed area and use of materials in the work areas. The contract specifications will also include sections on Environmental Controls and Pollution Control which set forth the requirements to be implemented during construction to protect adjacent areas from runoff and discharge of pollutants.

The project will comply with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55, as applicable, and discharges related to the project construction or operation activities, whether or not National Pollutant Discharge Elimination System (NPDES) permit coverage and/or Section 401 Water Quality Certification are required, must comply with the State's Water Quality Standards.

3. Flood and Tsunami Hazards

a. Existing Conditions

The Flood Insurance Rate Map dated September 25, 2009 for the island of Lanai identifies the subject property in Zone X, an area of minimal flooding. The project site is located approximately 3,200 ft. amsl. The tsunami evacuation map for this area of Lanai indicates that the project site is located outside of the tsunami inundation area.

b. Potential Impacts and Proposed Mitigation Measures

The proposed project is not located within a flood hazard district and there are no restrictions on development in Flood Zone X. Moreover, the site is located outside of the tsunami inundation area and tsunami evacuation zone. The use of the subject property use is not anticipated to create adverse flood hazard conditions. As described in the previous section, the site will be graded and surfaced as to minimize flow and maximize infiltration. Approximately 40 percent of the 8,500 sq. ft. site will be surfaced with gravel.

4. Flora and Fauna

a. Existing Conditions

The project area is largely undeveloped and vegetated with low-saturated ferns, primarily the native uluhe fern, and bordered by trees. The summit area of Mt. Lanaihale, which was once a native cloud forest, is characterized by wind-driven clouds. In August 2011, Robert W. Hobdy, environmental consultant, conducted surveys of the biological resources within the area of potential effect (APE). See **Appendix "B"**. The objectives of the surveys were to:

1. Document the plant and animal species that occur or are likely to occur within the project area;

2. Document the status and abundance of each species;

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered;

4. Determine if the project area contains any special habitat which, if lost or altered, might result in a significant negative impact on flora and fauna in the subject region; and

5. Note which aspects of the proposed development may pose significant concerns for plants or wildlife and provide recommendations for measures that could mitigate or avoid altogether such problems.

The native flora in the summit area has been encroached upon by invasive species such as strawberry guava, manuka, and eucalyptus trees. The spread of non-native species of flora has been exacerbated by the progressive ingress of non-native ruminants. Existing roads and trails have allowed for the ingress of non-native axis deer and predators, such as feral cats. As deer and, to a lesser extent, sheep have penetrated the native forest, they destroyed many of the native plants and, further, provided opportunity for non-native plants to become established, exacerbating habitat degradation as the non-native plants would out-compete the native species. In recent years, Castle & Cooke has been installing fencing to exclude non-native ruminants from the summit area as part of a watershed conservation project. All of the native species of plants found during the survey are widespread and relatively common. The endemic species are found throughout the summit area and on multiple islands. While four (4) species of endangered plants are known to have extant populations on Lanai island, no endangered or threatened plant species were documented in the project area.

Despite the fencing efforts, numerous tracks of axis deer were observed during the botanical resources survey. Other species of non-native birds were observed. Several other species of non-native vertebrates, including rats, mice, and feral cats, could be expected in the area. Two (2) species of native insects were observed during the survey. The native population of forest birds has been extirpated from Lanai, however, two (2) extant populations native seabirds, the endangered ʻuaʻu, or Hawaiian Petrel (*Pterodroma sanwichensis*), and the threatened ʻaʻo, or Newell's Shearwater (*Puffinos newelli*) exist on Lanai. A large colony of the Hawaiian petrel is known to exist near the summit of Lanaihale. Approximately two (2) miles north of the

project site, the Lanai Native Species Restoration Project has established an approximately 3-acre restoration site that serves as habitat for the petrel. It is thought that the birds from the colony fly to and from the sea to the north and northeast of Lanai. However, no known data is available to quantify the approximate size of the colony or define the movement corridors used by the birds to fly between the colony and the sea. In light of the presence of the endangered Hawaiian petrel, the U.S. Fish and Wildlife Service (USFWS) indicated that passage rates by seabirds over the site would need to be documented as part of an avian obstruction survey to establish baselines for impacts. See the technical assistance provided from the USFWS review of the Draft EA provided in Chapter X of this document.

In summary, the project site is not characterized by endangered or threatened plant species and does not provide habitat to endangered or threatened animal species.

b. Potential Impacts and Proposed Mitigation Measures

As indicated above, a known colony of Hawaiian petrel burrows approximately two (2) miles north of the site. In light of the presence of the endangered Hawaiian petrel, the USFWS indicated that consultation would be appropriate to establish guidance for possible survey protocols and agency determination pertaining to Section 7 of the Endangered Species Act. The Maui Police Department met with the USFWS on June 15, 2012 to discuss avian survey protocols and study review processes. As a result of that meeting, the Maui Police Department has contracted with an environmental services consultant to design and implement an avian survey study methodology. The survey plan was provided to the USFWS via email on June 22, 2012 and is also included in the copy of the response letter to USFWS, which is presented in Chapter X of this Final EA. Having received approval of the study methology, the avian survey began on July 12, 2012, with results expected in September 2012. MPD will continue coordination with the USFWS to ensure that study results and associated Section 7 compliance requirements (as applicable) are addressed.

It is also noted that the proposed structure does not trigger the requirement of Federal Aviation Administration (FAA) obstruction lighting, which are installed on certain structure that may pose hazards to aircraft navigation.

Notice of Proposed Construction or Alteration (FAA Form 7460-1) for the proposed steel tower was filed on March 21, 2012 with the FAA Obstruction Evaluation Group. The Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) resulted in the determination of "No Hazard to Air Navigation", which was issued by the FAA on April 20, 2012. As such, the tower will not be lighted at night, reducing the potential impact to seabirds. Additionally, the factory-applied light gray paint will make it more visible to seabirds in flight.

Outdoor lighting on the radio building will be minimal. Outdoor lights will be placed under the equipment building overhang and, in addition, will be shielded and downward facing. Should nighttime maintenance be necessary, lights will be placed under the equipment building overhang and, in addition, will be activated using timer switches that automatically shut off. Construction activities will take place only during daytime hours. Limited lighting reduces the chances of confusing seabirds which return to their burrows using celestial navigation.

5. Noise and Air Quality

a. Existing Conditions

The project site does not experience significant adverse noise or air quality conditions. Noise and airborne pollutants that do exist can largely be attributed to noise and dust from occasional vehicle traffic in the area. While the area is open to vehicular traffic, the trail requires four wheel drive and traffic is limited primarily to recreational and hunting use. The site is located at an elevation of approximately 3,200 feet amsl, well removed from residential or developed portions of Lanai. As such, the area does not experience much noise or airborne pollution as a result of human activity. The prevailing winds are northeasterly trades which blow away from the project site and minimize potential impacts from dust.

b. Potential Impacts and Proposed Mitigation Measures

Air quality impacts associated with the project include dust generated by short-term construction related activities. Site work for the 8,500 sq. ft. project area, such as grading and grubbing are associated with the generation

of airborne particulates. BMPs, such as regular watering and sprinkling, will be implemented to minimize fugitive dust. Water for dust control and construction will be brought to the site during the construction phase as needed. In the long term, there will be no impacts to air quality associated with the proposed project.

As with air quality, ambient noise conditions will be impacted by construction activities. Noise from construction activities will be unavoidable during the construction period. The use of sound attenuating equipment and proper vehicle and equipment maintenance will be utilized, as necessary, to minimize impacts to ambient noise levels during construction.

The radio electronics and accessory equipment (e.g. air conditioning and generator) will not produce significant noise. Furthermore, the generator will be located in the radio equipment building which will buffer any noise. In general, the project will not generate significant adverse long-term noise conditions. It is noted that, as the surrounding areas are in remote locations, are undeveloped and the proposed facility will not be inhabited, any impacts to noise levels or air quality, temporary or otherwise, will not affect population centers.

6. Scenic and Open Space Resources

a. Existing Conditions

The project area is part of a larger mountainous area of the island which is visible from the middle and upper elevations of Lanai Island, including the Palawai Basin and surrounding areas. The summit and upper levels of Lanaihale are densely vegetated and establishes color, depth and diversity of the area's mountainous viewscape. Lanaihale distinguishes itself as a geographic landmark which defines the borders of former pineapple fields once grown on the island.

b. Potential Impacts and Proposed Mitigation Measures

The impact on view planes along the summit region has been considered during project development and methods for preserving the view plans have

been incorporated into the design. While one of the project requirements is line-of-sight propagation to a microwave station in Lanai City, the design of the proposed facility has taken into consideration the potential impact to existing scenic views of the summit area of Mt. Lanaihale, especially from the urban areas of Lanai City and Manele. As such, the facility is located on the eastern edge (toward Maui Isle) of the ridge, away from both Lanai City and Manele. Being set away from Lanai City and at an elevation of approximately 3,200 feet amsl, approximately 1,600 feet in elevation higher than Lanai City, visual impacts will be minimal.

Fixtures on the steel lattice tower will top out at 125 feet above surface level. As mentioned previously, the FAA issued a determination of "No Hazard to Air Navigation". As such, the tower will have no required lighting and will not have a negative impact on nightime visual resources.

Lights on the radio equipment building will be downward facing and shielded and will operate on an on-demand basis with an automatic shut-off feature. As such, visual resources during nighttime hours will not be adversely impacted by the project. Additionally, the facility is sited amongst Cook Island pine trees that measure from 80 to 90 feet in height. The site has been designed to avoid the removal of trees. Thus, the visual buffer provided by the existing trees will remain.

7. Chemical and Fertilizer Use

a. Existing Conditions

The project site is located within Conservation lands and has no history of being used for agriculture. The project site is vegetated primarily with relatively dense growth of the native uluhe fern surrounded by trees. Refer to **Appendix "B"**. There is no evidence of chemical or fertilizer use or of hazardous materials on the project site or on adjacent lands.

b. Potential Impacts and Proposed Mitigation

The operation of the communications facility does not require the use of fertilizer, noxious chemicals, or of classified hazardous materials. The emergency generator will use diesel fuel which will be stored in an above-

ground, double-walled concrete-encased tank such as those manufactured by Convault. It is expected that at least 1,000 gallons total fuel capacity will be required to provide for the desired 7-day supply of fuel. In the unlikely event of a leak from the inner tank wall, the diesel fuel would be contained in the interstitial space between the walls of the tank and would be detected by a monitor system typical of these types of tanks. According to the U.S. Environmental Protection Agency (EPA), an above-ground, double-walled concrete tank will not require a secondary spill containment system around its base.

The fill pipe for the tank will be provided with two or more of the following methods to protect against overfill: (1) a direct reading level gauge on the tank which is visible from the fill pipe location; (2) a valve located within the fill-pipe access that will close automatically at a specified fill level; or (3) an audible high level alarm activated by a float switch at a specified fill level. These measures will protect against spills from overfilling when the tank is being filled with fuel. Fuel will be supplied by a commercial source on Lanai that supplies diesel fuel. A commercial supplier will deliver diesel as needed. Per regulatory measures, the commercial supplier will be responsible for supplying the fuel in a proper manner.

The emergency generator will be tested regularly to ensure it is operational during emergency situations. Testing of the generator will be an automatic exercise, conducted on a weekly basis for approximately thirty (30) minutes. Contractor personnel will conduct the tests and maintain the emergency power system. The VRLA batteries will be tested, cleaned, and serviced semi-annually by contractor personnel. No MPD personnel will be assigned to the facility.

8. Archaeological Resources

a. Existing Conditions

The proposed MPD Communications Facility is located in a remote, mostly undeveloped region of Lanai. Consultation pertaining to the subject communications facility was undertaken with the State Historic Preservation Division (SHPD) of the DLNR and an Archaeological Field Inspection (AFI) was conducted in order to assess the presence or absence of archaeological

resources within the APE associated with the development of the proposed communications facility. The AFI, carried out by Xamanek Researches, LLC on August 19, 2011, consisted of a pedestrian survey of the APE, including the site of the proposed communications facility, the Well No. 5 site, the existing Harmer site, and the segment of Munro Trail between the Harmer site and the proposed MPD Waiakeakua Communications Facility. The AFI contributed to the assessment of the suitability of the site for the development of the proposed public purpose use by determining the presence or absence of architecture, midden deposits, and artifacts on the surface and assessing the potential for subsurface cultural deposits.

Within the communications facility site, the ground is largely undisturbed, with the exception of limited clearing in conjunction with site studies related to the proposed project. All other portions of the APE have been previously disturbed in conjunction with various other projects. As discussed previously, the existing Harmer Site, Castle & Cooke Well No. 5 site, and Munro Trail segment have been previously altered in connection with permitted actions and actions predating the establishment of the Conservation District.

The results of the AFI are discussed in the archaeological monitoring plan (AMP) for the subject project prepared by Xamanek Researches, LLC. See **Appendix "C"**. No surface historic sites, features, midden scatters, or artifacts were noted during the AFI. The survey indicated no areas thought to potentially contain subsurface cultural materials.

It is recognized that the summit area of Lanaihale has a long history of use. Use of highland areas, while not a center of population in pre-contact or historic eras, is evidenced by pre-contact and historic sources. Additionally, finds of material historic remains within the broader upland area have occurred and have been registered with SHPD. Among these is an inadvertent discovery of human remains in the upper regions of Lanai Island, which came to the attention of the MPD during a cultural informant interview for the subject project. A transcript of the interview with Kepa Maly, Executive Director of the Lanai Culture & Heritage Center, conducted in conjunction with the preparation of this EA, is in **Appendix "D"**.

It is noted that the particular find, located over 3,000 feet southwest of the proposed communications facility site, is located outside of the subject project's APE. This site was discovered in conjunction with an independent project being undertaken by Castle & Cooke.

b. Potential Impacts and Proposed Mitigation Measures

In consultation with the SHPD Maui Lead Archaeologist, it was determined that precautionary monitoring would be appropriate to mitigate possible impacts that could be associated with the development of the project. The monitoring plan details the protocol for archaeological monitors during excavation and grading work and provides protocol for the inadvertent discovery of cultural remains. Refer to **Appendix "C"**.

A monitor will be onsite during any earthwork activities. MPD has expressed the preference of employing someone from the Lanai community who possesses familiarity with the history of the island and various cultural sensitivities. Should any cultural remains be inadvertently encountered during construction, work will be halted in the immediate vicinity of the find and appropriate mitigation procedures will be implemented in coordination with SHPD.

9. Historic and Cultural Resources

a. Existing Condition

Located along the southern ridge of Lanaihale, the communications facility proposed by MPD is sited in a remote region that would not have seen continuous use or habitation. As discussed above, no surface archaeological features, midden scatters, or other material cultural remains or signs of subsurface features were noted during the AFI, which indicate it is unlikely that the project site would have been a significant gathering place for cultural practices. Nevertheless, the area is part of the native Hawaiian and historic cultural landscapes. Native Hawaiians would have had free access throughout much of the island for purposes of gathering of resources to fulfill their community responsibilities. Additionally, the broader summit area of Lanai, in which the proposed communications facility would be located, includes storied places. The Lanaihale summit and its minor sub-peak,

Haalelepaakai, are among the more notable named places on Lanai. For this reason, members of the Lanai community knowledgeable of the island's history and culture were engaged in order to assess the cultural resources and practices that are or would have been conducted within the project site and surrounding vicinity as well as to evaluate potential impacts associated with the development of the proposed project.

Two (2) individuals familiar with the Lanai community, Robert Hobdy and Kepa Maly, were interviewed during the second half of 2011. Refer to **Appendix "D"** for the respective summary and transcript of the interviews. Robert Hobdy, was interviewed in person on September 30, 2011 in a format that included questions for the informant and allowed for open responses. Mr. Hobdy is a former long-time resident of Lanai who moved to Lanai with his parents when he was in the third grade. His parents had taken a job with "the Company"—the abbreviated name for the Lanai Company, a former subsidiary of Castle & Cooke. Growing up on Lanai, Mr. Hobdy was able to explore the island and learn about cultural practices and resources directly from some of the older Hawaiian cowboys. He sees a clear connection between his experiences on the island and his career with the DLNR, Division of Forestry and Wildlife (DOFAW), with which he spent 37 years before retiring in 2002, as the Maui District Manager. Such experiences have instilled in Mr. Hobdy an appreciation for native Hawaiian biological resources, which has, in turn, spurred a deep interest in the history and cultural practices of pre-contact and historic Lanai, as well as the broader Hawaiian islands.

During consultation with Mr. Hobdy, he referred Kepa Maly, Executive Director of the Lanai Culture & Heritage Center, for his cultural expertise and in-depth knowledge of the traditions and history of Lanai. Mr. Maly was contacted regarding the proposed project and agreed to be interviewed for the assessment of cultural resources. Though he permanently resides in the Hawaiian Homestead community of Waiakea in Hilo, island of Hawaii. Mr. Maly was raised on the islands of Oahu and Lanai. His strong ties to the Lanai community persist and he currently spends much of his time on Lanai because of his involvement with the Lanai Culture & Heritage Center, a non-profit community organization that aims to collect, document, and share the island's traditional, historic, and contemporary history with Lanai's visitors

and residents. Mr. Maly was raised in a setting where Hawaiian was spoken at home and at church. There, he began learning of the island's storied places, as well as Hawaiian tradition and culture from his kupuna and various kupuna of the island. Mr. Maly has continued his research throughout the Hawaiian Islands, which has included translating and indexing historical Hawaiian sources, detailed archival studies, conducting oral histories with kupuna and other elder kamaaina, and preparing cultural assessment reports. With his wife, Onaona Maly, Mr. Maly operates the consultancy Kumu Pono Associates, LLC. The interview with Mr. Maly was conducted via telephone on October 6, 2011.

The site is located in the *ahupuaa* of Kaohai. While most *ahupuaa* spanned from the coast to the mountain, providing for the various needs of the respective inhabitants, four (4) of the *ahupuaa* on Lanai crossed from the windward to leeward side of the island.

Kaohai *ahupuaa*, which crossed from shoreline to shoreline, was delineated in a way as to facilitate access to the different resources available on the windward and leeward sides of the island for the benefit of its inhabitants. On a more specific level, the proposed MPD Communications Facility is located near Puu Kole and is located in the vicinity, but mauka (upslope) of Waiakeakua gulch.

Recorded place names indicate some level of significance of the place. Puu Kole, to the recollection of both cultural informants, is not associated with Hawaiian traditions or significant events but, instead, has been kept from passing out of recollection because of its location for a cartographic triangulation (trig) station. Waiakeakua is a storied place with ties to the traditional account of Kaululuaau, son of Alii nui Kakaalaneo, a pre-contact ruler of Maui. Based on genealogical information, the story of Kaululaau is set during the early 1400s. The tradition recounts the story of a young chief, Kaululaau, who, because of his misdeeds in Lahaina, was banished to Lanai where he would live or die by his wits. At that time, Lanai was known for being haunted by ghosts. Waiakeakua is the name of the place where the ghosts of Lanai would gather and drink. The story recounts Kaululaau's plot to stay alive and kill the ghosts. According to the account, Kauluaau built himself a house on the summit of the Lanai and held a ceremonial dedication.

Inviting the remaining ghosts into the house, Kauluaau killed the ghosts and ridded Lanai of their presence. This story also serves as the basis for the name of Lanaihale, *hale* being the Hawaiian word for "house". The official name of the MPD capital improvement project includes the place name Waiakeakua, however, the site is located outside of and above Waiakeakua gulch.

While the project site is not in the vicinity of population centers, native Hawaiians in the pre-contact area would have used the area for transitory practices such as passage and gathering of resources. The Hawaiian population was somewhat mobile, moving seasonally within the *ahupuaa* to areas where resources would be more abundant. Trails in Hawaii's landscape are important to note as many of them have origins as native foot trails, or *alahele*. Sections of Munro Trail followed the old *alahele*. As stated above, native Hawaiians would have had free access throughout much of the island for purposes of gathering of resources to fulfill their community responsibilities. Traditional access is also evidenced by the legend of Haalelelpaakai, which is also the name of the southern and lesser summits. The legend of Haalelepaakai is the story of people who had come from Maui to fish leaving the windward side of the island. They ascended Lanaihale and descended the trail down into the Palawai Basin.

Because of the transitory nature of cultural practices that would have occurred in the area surrounding the proposed communications facility and the limited physical footprint of the facility itself, a majority of the concerns expressed in consultation with the cultural informants centered around the natural resources present in the area. The native flora and fauna found in the upper reaches of Lanai would have been used by native Hawaiians and gathering of resources would have fallen within the responsibilities of community members. Respect for natural resources is stressed not as a practice of environmental sensitivity, but also as a cultural sensitivity. To a lesser extent, but not unheard of, native Hawaiians would move between *ahupuaa*, with a ridgeline path being a likely route.

Since Western contact, Lanai's history has been characterized by several eras, the most notable characterized by ranching and by pineapple cultivation. During the ranching era, the landowner employed numerous cowboys who

would have ridden horses all over the island. The original *alahele* would have been co-opted by cowboys for use as horse trails and, in 1955, the Lanaihale trail was cut to the width of a vehicle. The jeep trail came to bear the name of the former ranch manager George C. Munro, who was responsible for planting the numerous Cook Island pines some 40 years earlier.

At present day, the summit area is used by locals and visitors for recreational activities such as hiking and off-road driving. The summit area is also used for limited hunting.

b. Potential Impacts and Proposed Mitigation Measures

The proposed MPD Waiakeakua Communications Facility is located in the context of a broad cultural landscape. While named and storied places are located in the vicinity of the project, the site will not occupy any such sites. The site will not interfere with passage along the ridge via Munro Trail, which has origins stemming from native foot trails, nor will it block passage along the Kaohai *ahupuaa*, which traverses from the windward shoreline to the leeward shoreline. Nevertheless, sensitivity to the historical and cultural resources of the Lanaihale summit area is imperative in the development of the proposed facility.

Munro Trail provides easy access for recreational and traditional practices alike. The development of the proposed facility will not result in significant impacts to passage through the area or along Munro Trail. During the construction phase, Munro Trail will remain open to public access, though the deliveries of equipment and supplies and the transportation of workers may result in temporary delays along the private road.

Measures to avoid impacts to biological resources, as described previously in this chapter, will be implemented. During grading or ground altering activities, an archaeological monitor will be onsite. If significant sites or human remains are discovered, work in the immediate vicinity of the find will cease and appropriate mitigation protocols implemented in coordination with SHPD. Best Management Practices (BMPs) to protect sensitive environmental resources will be implemented as set forth in the Archaeological Monitoring Plan.

In response to the comment letter from the Department of Hawaiian Home Lands (DHHL) that followed their review of the Draft EA, additional coordination efforts were undertaken with the Lanai City Homesteader Community. Refer to Chapter X of this document for a copy of the correspondence with DHHL. Consultation was intended to assess concerns the Homesteader community may have. No issues were raised during consultation.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Land Use and Community Character

a. Existing Conditions

The island of Lanai is the second smallest of the inhabited islands in Hawaii, with a land area of about 90,000 acres or 141.3 square miles. Of this total area, lands within the State "Agricultural" District occupy 72.9 square miles, while lands within the "Conservation" District encompass 59.7 square miles. "Urban" and "Rural" designated lands comprise 5.7 and 3.8 square miles, respectively (Maui County Data Book, 2011).

Historically, Castle & Cooke, Inc. acquired more than 98 percent of the island and established a 16,000-acre pineapple plantation surrounding its company town, Lanai City, by the 1920s. For most of the 20th century, Lanai remained a plantation community. In the early 1990s, the declining profitability from pineapple cultivation resulted in a transition from an agricultural to visitor industry-based economy.

The island of Lanai is accessible by commercial inter-island flights, barge and ferry services, and private boats and aircraft. Lanai City is the island's urban center and its residential and commercial core. Lanai Airport, located 5.5 miles west of the project site, is the island's only airport linking Lanai to Oahu and other neighbor islands. Kaumalapau Harbor, under the jurisdiction of the State Department of Transportation, Harbors Division, is a small barge harbor located approximately 8.5 miles west of the project site on the southwest coast of Lanai. It is the island's only commercial seaport. Fuel and commodities for the island's residents come through this harbor. The Manele Small Boat Harbor accommodates various recreational and

commercial boating activities and a regularly scheduled ferry service for foot passengers to and from Lahaina, Maui.

Lanai's attraction to visitors is attributed to its comfortable year-round climate and its world renown, first class golf resorts, which include The Lodge at Koele and the Manele Bay Hotel. Hotel Lanai in Lanai City also offers accommodations for visitors to the island.

b. Potential Impacts and Proposed Mitigation Measures

The proposed MPD Waiakeakua Communications Facility is located near the summit of Mt. Lanaihale, away from the residential and commercial areas of Lanai Island and will not alter the community character. While the summit area is used for recreation and for hunting, the facility occupies a 8,500 sq. ft. portion of the undeveloped areas and will not adversely affect the use of the summit area.

The site is part of a larger communications network that fulfills a vital public safety function throughout Maui County. The site will also establish a new link to Lanai City for the MPD and other first responder agencies. In this regard, the impacts of the proposed development positively impact the community.

2. Population and the Economy

a. Existing Conditions

The resident population of Lanai has grown steadily over the past 20 years. This gain was particularly evident during the period from 1990 to 2000 as the island's emerging visitor industry attracted new employees for its resort operations.

In 1990, the resident population of Lanai was at 2,426. In 2000, the population was 3,193, an increase of 31.6 percent (Maui County Data Book, 2011). With the nation's economic growth and decline between 2000 and 2010, Lanai responded to the economy in terms of growth and decline in its visitor industry operations and population. As such, in 2010, the population of Lanai was recorded to be 3,135 (U. S. Census Bureau). Nevertheless, the

population of Lanai is projected to grow over the next two (2) decades to approximately 4,300 in 2020 and 4,900 in 2030 (Maui Planning Department, 2006).

With the shift to the visitor industry, the island of Lanai has emerged as one of the foremost luxury golf resort destination areas in the world. Conde Nast Travel magazine has ranked the Manele Bay Hotel and its golf course, the Challenge at Manele, and the Lodge and its golf course, The Experience at Koele, in the top five golf resorts in North America and the Carribean.

The seasonally adjusted jobless rate for the State of Hawaii was 6.3 percent in May 2012 compared to 6.5 for the same month in 2011. For Lanai island, the seasonally unadjusted jobless rate was 2.6 percent in May 2012, down from 2.9 percent in May 2011 (State Department of Labor and Industrial Relations, June 2012).

During the years immediately following the 2008 downturn of the global markets, Lanai experienced a drop in visitor arrivals (State of Hawaii, Department of Business, Economic Development, and Tourism, 2012). As tourism declined, resorts reduced employee hours resulting in layoffs. However, as of 2010, Lanai saw a 7.6 percent increase visitors from the previous year, a 12.4 percent increase in number of visitor days, and an increase in spending of 14.4 percent. Preliminary counts indicate that the total visitor days spent on Lanai in 2011 was up another 8.4 percent from 2010 and visitor days from January 2012 to April 2012 were up by 1.3 percent from the same period in 2011.

b. Potential Impacts and Proposed Mitigation Measures

On a short-term basis, the project will support construction and construction-related employment. Accordingly, the project will have a beneficial impact on the local economy during the period of construction.

The proposed project is not anticipated to have an adverse long-term impact upon the population or economy.

3. Housing

a. Existing Conditions

Although the real estate industry had been robust on Lanai before the economic downturn, much of the housing sales resulted from off-island buyers seeking vacation homes in the island's resort areas. Lanai sees a scarcity of affordable housing, which is only expected to increase with the projected number of households to reach approximately 1,700 in 2020 and 2,000 in 2030 (Maui Planning Department, 2006). In light of this, the County of Maui has proposed a 400-home affordable housing development in Lanai City.

b. Potential Impacts and Proposed Mitigation Measures

The proposed communication facility is to be located well outside of Lanai's urban core and will be unmanned during normal operations, requiring only occasional maintenance. As such, the facility will not be a population generator and the project will not have an effect on the housing conditions of the island.

C. PUBLIC SERVICES

1. Police, Fire Protection and Medical Services

a. Existing Conditions

Police and safety services for the island residents are provided by the Maui Police Department. The Lanai Police Station is situated in Lanai City and is staffed by one (1) Lieutenant Commander, two (2) Sergeants, six (6) patrol officers, and one (1) school resource officer.

Fire prevention, protection, and suppression services for the island of Lanai are provided by the Maui County Department of Fire and Public Safety. Located in Lanai City, the Lanai Fire Station is staffed by fire fighters on alternating work shifts and is equipped with two (2) vehicles with a water storage capacity of 700 gallons per vehicle. The station is staffed 24 hours a day with a "three shifts on, six shifts off" schedule. On duty at any shift are

one (1) Captain, two (2) fire apparatus operators, and (3) firefighters. The total assignment to the Lanai Fire Station includes 18 personnel.

The Lanai Community Hospital is the only major medical facility on the island. The 14-bed facility provides acute and long-term medical care, as well as 24-hour emergency medical service.

Also in Lanai City is the Straub Lanai Family Health Center which provides out-patient medical care for the island's residents including Kaiser Permanente members. In addition, air ambulance service is provided by Mercy Air Hawaii, Inc., while surface ambulance and emergency medical care services are provided by American Medical Response, Inc.

There are no adult residential care homes on the island. Persons needing long-term residential care are accommodated off-island or provided by caregiver families.

b. Potential Impacts and Proposed Mitigation Measures

Police, fire protection and medical services are not expected to be adversely impacted by the proposed project. Rather their services will benefit from this proposed project.

In addition to providing expanded geographic coverage for LMR used by emergency service vehicles on Lanai and Maui, the proposed communications facility will provide secure communication services for government agencies that provide public safety and health services within the County. First responder agencies will be the primary users of the communications provided, however, data transmission capacity will be shared with the County of Maui Management Information System (MIS) program which provides access to County information sources to various County agencies. In this regard, the proposed project will directly improve emergency services on the island of Lanai.

The proposed facility will comply with current building code and other regulations to minimize fire or other risks. Additionally, the radio equipment building will be equipped with fire suppression systems which require no water source. The equipment and battery room will be equipped with the

FM-200 system, which uses a non-halogenated gas system designed specifically to suppress fires in rooms with electronic equipment. The generator room will employ a CO_2 suppression fire system. Both systems are suitable for occupied spaces. As such, the development of the proposed facility represents a safe alternative in terms of fire protection.

2. Recreational Facilities

a. Existing Conditions

Public parks and recreational facilities in Maui County are administered and maintained by the Department of Parks and Recreation (DPR). DPR parks and facilities in Lanai City include: the Lanai Community Center, the Lanai Gym and Tennis Courts, the Lanai Little League Field, Fraser Avenue Park and Kaumalapau Highway/Fraser Avenue Park.

There are also a number of privately owned and maintained recreational facilities that are available for public use. Situated in Lanai City, Dole Park is a privately owned park utilized by the public. Additional privately owned parks utilized by the public include Waialua Park and Hulopoe Beach Park. Olopua Woods Park and Waialua Park are located in Lanai City, while Hulopoe Beach Park is situated near Manele Small Boat Harbor in the Manele Project District.

The Lanai Recreation Center is a privately owned and maintained recreational complex which is utilized by the public. Other privately operated recreational facilities on Lanai include two (2) 18-hole championship golf courses and a 9-hole golf course.

Many residents hunt sheep, goat, and deer for both sport and for sustenance. The landowner permits hunting on a vast portion of their landholdings. Prime hunting regions include the uplands of both the windward and leeward sides of the island, as well as the undeveloped drylands north of Lanai City.

Munro Trail is one of the numerous vehicular trails that cover the island. In addition to providing access to hunters, recreational off-road drivers use the trail as do hikers.

b. Potential Impacts and Proposed Mitigation Measures

As the proposed telecommunication facility is to be located well outside of Lanai's urban core, the project will not have an effect on the islands recreational facilities. The footprint of the proposed substation is limited and, is located within proximity of the existing Harmer facility with a similar use. Additionally, the facility is set back from Munro Trail. As such, with its limited footprint, adverse impacts to recreational uses and opportunities are not anticipated as a result of the project. During the construction phase, Munro Trail will remain open to the public, though the deliveries of equipment and supplies and the transportation of workers may result in temporary delays along Munro Trail. Hunting in the summit area is generally not permitted, as such, the construction and operation of the MPD Waiakeakua Communications Facility will not have a significant impact on the island's hunting opportunities.

3. Educational Facilities

a. Existing Conditions

Lanai is served by the State Department of Education's (DOE's) public school system. Located in Lanai City, Lanai High and Elementary School provides elementary, intermediate level and secondary educational facilities and services for children from kindergarten through the twelfth grade.

b. Potential Impacts and Mitigation Measures

As the proposed communication facility is to be located well outside of Lanai's urban core, the project will not have an effect on the island's educational facilities.

4. Solid Waste Disposal

a. Existing Conditions

Single-family solid waste disposal on Lanai is provided by the Maui County Department of Environmental Management (DEM) on a weekly basis, while commercial disposal service is provided by a private disposal service.

According to the DEM, the Lanai Landfill as of February, 2009 has a remaining capacity of 178,000 cubic yards and an annual capacity usage of 13,400 cubic yards or 5,127 tons per year. It is estimated that the landfill can accommodate the solid waste needs of the Lanai Community until year 2020 (Department of Environmental Management, Integrated Solid Waste Management Plan, 2009).

In addition, programs for recycling diverted waste, such as glass, tires, cardboard, green waste, scrap metal, used oil, newspapers, and aluminum, have been undertaken by individuals, school students, the 4-H Club, and the Castle & Cooke Resorts, LLC.

b. Potential Impacts and Proposed Mitigation

The proposed communication facility will not result in any population change and is thus expected to have no impact on the island's solid waste disposal system. Construction waste management is addressed in the contractor bid package. The contractor specifications will include details outlining the disposal of construction waste pursuant to all applicable regulations. Waste produced onsite will be consolidated, removed, and disposed of pursuant to applicable policies and requirements set forth by the Solid Waste Division of the DEM.

D. INFRASTRUCTURE

1. Roadway System

a. Existing Conditions

The urban areas of the island of Lanai are connected by Highway 440, a two-lane, undivided state highway. South from Lanai City to Manele, Highway 440 is named Manele Road, while the portion that travels west from Lanai City to Lanai Airport and past to Kaumalapau Harbor is referred to as Kaumalapau Highway.

Various other state highways, county roads, former agriculture roads, and dirt trails provide vehicular access to most of Lanai, including the remote northern and eastern shorelines.

Vehicular access to the proposed site is provided via Munro Trail, a dirt road that courses the ridge of Mt. Lanaihale in a generally north-south manner. For the most part, Munro Trail is capable of handling one (1) vehicle at a time. There are vehicle pull-outs along this trail at regular intervals to allow for the passing of oncoming traffic. Vehicular traffic along the trail is limited primarily due to terrain appropriate for trucks and other vehicles with high ground clearance and, in general, four-wheel drive. The trail's southern terminus is accessible via former agriculture roads that connect to Manele Road at the southern rim of Palawai Basin in central Lanai. The northern terminus is located approximately 1.5 miles north of Lanai City along Keomuku Highway, at which intersection Keomuku Highway becomes Keomuku Road.

b. Potential Impacts and Proposed Mitigation Measures

During the construction phase, construction workers, building materials, project components, and construction equipment will be transported to the site. As such, an increase in vehicular traffic to the project site during the construction phase will occur. Munro Trail, despite being an unpaved vehicular trail, provides adequate access for loads associated with the construction of the project. Special measures will be put into place to ensure the safety of operators and recreational users during the period of increased traffic due to construction.

When the site is operational, project-related trips will be limited to emergency and routine maintenance. Routine maintenance trips will occur on an approximately monthly basis. Contractor personnel will conduct the tests and maintain the emergency power system. The 1,000-gallon fuel tank will be serviced and filled by contractor personnel. No MPD personnel will be assigned to the facility.

2. Water System

a. Existing Conditions

Domestic water service for the island of Lanai is provided by the Lanai Water Company (LWC), a privately owned utility regulated by the Public Utilities Commission. Lanai island has four (4) aquifer sectors, of which only one (1),

the Central Aquifer Sector produces potable groundwater. Between the two (2) Ground Water Hydrological Units, the Windward and the Leeward aquifer systems, the Central Aquifer Sector produces a sustainable yield of approximately 6 million gallons per day (MGD) (Wilson Okamoto Corporation, 2008). Domestic water service to Lanai City consists of two (2) reservoirs, the Koele Reservoir and the Lanai City Reservoir, both of which draw from ground water resources.

The Koele Reservoir has a capacity of 0.75 million gallons (MG) and is fed by Well No. 8 and will also be fed by Well No. 3a when it is brought online. The Lanai City Reservoir has a capacity of 2.0 MG and is located near the eastern edge of the Koele Project District and is fed by Well No. 6 (Lanai Water Company, 2012).

The Lanai Water Use and Development Plan inventories existing water sources and uses and provides a framework for managing development in the context of sustainable water supply. In September 2011, the Plan, which is a State and County level requirement, was put into ordinance. The Lanai Water Advisory Panel is being assembled to monitor the implementation of the plan (County of Maui, Department of Water Supply, 2011).

b. Potential Impacts and Proposed Mitigation Measures

The proposed MPD Waiakeakua Communications Facility is located in an undeveloped area in the Resource Subzone of the State Conservation District. The facility is not to be inhabited and the fire suppression systems, as discussed previously, do not rely on a water system. As such, the communications facility will not be connected to any water system. Additionally the proposed communications facility will not result in any population growth. Considering these, the project will have no impact on the island's water resources and system.

The facility will not produce wastewater effluent and it will not have an individual wastewater treatment system. Containment systems to be put in place for the emergency generators fuel tank, as described in Section 4 of this Chapter, will conform to guidelines set by the Environmental Protection Agency (EPA). Additionally, BMPs will be implemented during the construction period to prevent chemicals and concrete products from falling

to the ground and from leaching into the water system. As such, the development and operation of the proposed facility will not have an impact on Lanai island's potable groundwater sources.

Water for use during construction will be trucked in from offsite. A water catchment system will be installed. The system will utilize the roof of the equipment building and store the water in an elevated PVC tank located on the west side (rear) of the building. The catchment system will provide a limited water supply for various non-potable uses such as spraying down of equipment and for initial landscaping. The catchment system negates the need to transport water in for these minor uses.

3. Wastewater Systems

a. Existing Conditions

Wastewater on the island is treated at the County of Maui's Lanai Wastewater Treatment Facility (WWTF) located in Lanai City approximately 3,000 feet southeast of the project site. The WWTF has a design capacity of 0.5 MGD. The current usage is well below the facility's capacity. The Lanai sewerage system is a gravity flow system serving Lanai City. The WWTF and treatment ponds are located southwest of Lanai City and provide secondary (R-2) treatment of incoming flows. The Auxiliary Wastewater Treatment Facility (AWWTF) takes the R-2 effluent from the County WWTF and treats it to R-1 quality which allows for unrestricted reuse for irrigation. The R-1 system was completed in November 1994 by Castle & Cooke Resorts, LLC and is located to the east of the County WWTF. Since the time it was put into operation, R-1 effluent has been the sole source of irrigation supply for The Experience at Koele Golf Course. The AWWTF is owned and operated privately by Castle & Cooke Resorts, LLC.

b. Potential Impacts and Proposed Mitigation

The proposed communications facility will generally be unoccupied and is not associated with any uses that will produce effluent. No onsite wastewater treatment systems are proposed. There are no sewer lines within the vicinity of the project site. As such, it will not be connected to the island's wastewater reclamation facility and will thus have no impact on it. A portable toilet will

be brought to the project site and will be serviced periodically by contractor personnel.

4. Drainage

a. Existing Conditions

The ridgeline area in the project vicinity is nearly level that gently slopes from southwest to northeast. The ridgeline area as well as Well No. 5 are characterized by soils that are generally well-drained. Vegetation is generally dense in the project area, which prevents movement of soil and stormwater flow across the surface.

b. Potential Impacts and Proposed Mitigation

The building and area immediately in the rear of the equipment building (toward the northwest) will be covered with concrete surface and sloped to the north to direct flows away from the building. The area in front of the equipment building will also be surfaced using concrete and sloped away from the building. The northeast side of the building, including the portion around the tower, will be covered with a four (4) inch gravel layer underlain with a geotextile fabric lining to allow infiltration of surface flows which will minimize runoff to adjacent areas. The geotextile fabric will also act to prevent growth of weeds. The four (4) inch gravel area will cover approximately 40 percent of the building and tower area. The entire site will be bordered by a twelve (12) inch deep gravel strip to retain surface flow onsite. Lastly, the access driveway will be gravel surface which will also allow infiltration of flows and minimize runoff to adjacent areas.

The project is being designed to minimize the amount of grubbing and, to the maximum extent practicable, existing vegetative cover will remain in place.

The construction plans and specifications for the project will include BMPs to minimize erosion on the project site during and after construction and will also include measures to contain runoff onsite during the construction period. Temporary erosion control measures will be used during construction to prevent runoff to nearby areas, including placement of silt fences and or silt barriers to prevent surface runoff from construction areas entering into

adjacent areas. These measures will contain surface flows within areas of construction during the construction period.

The design drawings will include water pollution and erosion notes related to erosion and sediment control practices for exposed area and use of materials in the work areas. The contract specifications will also include sections on Environmental Controls and Pollution Control which set forth the requirements to be implemented during construction to protect adjacent areas from runoff and discharge of pollutants.

5. Electrical, Telephone Systems, and Cable Television Systems

a. Existing Conditions

Telephone service on Lanai is provided by Hawaiian Telcom, Inc. Cable television service is available in Lanai City through Time Warner Cable, Cox and Charter Communications. The project site is not serviced by telephone or cable systems. Maui Electric Company provides electric utilities to the island. Castle & Cooke's Well No. 5 site is serviced by single-phase electric power. A step-down transformer provides 480 V electricity, which is metered at the Well No. 5 site and transmitted to the Harmer Communications site approximately via an existing underground cable owned and operated by Harmer.

b. Potential Impact and Proposed Mitigation Measures

The electrical connection from Well No. 5 to the Harmer site will be upgraded to accommodate the extra load of the proposed MPD Waiakeakua Communications Facility. A new step-up transformer at Well No. 5 site will feed 600 V electricity to the Harmer transmission line which will be delivered through a second transformer which will be installed at the Harmer site. The higher voltage will allow for the increased load from the proposed project and will reduce the effects of electrical resistance.

The existing MECO connection to Well No. 5 will be upgraded from single-phase power to 3-phase power. Upgrading the power supply to 3-phase power will involve the installation of new overhead lines on MECO's existing utility poles that lead from central Lanai, uphill to the Well No. 5 site. Except for

the topmost portion, the existing MECO transmission lines are located outside the conservation district. Such service upgrades are standard and will be carried out by MECO at the request of the MPD. A new transformer, along with a new electric meter, will be located near the existing electric meter on a small concrete pad that will measure approximately 6 feet by 6 feet. The existing underground cable contains a spare conductor that can be energized to accommodate the additional demand of the proposed MPD Waiakeakua Communications Facility. Energizing the additional circuit will not require physical upgrades to the electric cable or trenching between Well No. 5 and the Harmer site.

A new transformer will be installed at the Harmer site. Handholes and approximately 350 linear feet of electric conduit will be installed underground along the alignment of Munro Trail to provide the electric connection to the proposed MPD facility. Based on the availability of electrical service in close proximity to the proposed project site, there are no anticipated impacts in relation to the electrical improvements.

There are no telephone or cable television improvements required for the project. As such, there are no anticipated impacts to those utility systems.

E. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined as impacts on the environment which result from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions. The proposed MPD Waiakeakua Communications Facility is being developed independent of any other facility in the general region. While the improved electrical infrastructure may enable Harmer to enhance its operations at the existing site, there is no anticipated further development of the Harmer site.

Secondary impacts are those which have the potential to occur later in time or farther in distance, but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. The secondary impacts associated with the proposed action include improved functions and operations of emergency service providers.

Such impacts are considered beneficial. The development of the subject facility does not provide a commitment to any further development at this location.

III. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

III. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Section 205-2, Hawaii Revised Statutes (HRS), relating to the State Land Use Commission (SLUC), establishes the four (4) major land use districts in which all lands in the State are placed. These districts have been designated "Urban", "Rural", "Agricultural" and "Conservation". The SLUC classifies the majority of lands on Lanai for "Agricultural" and "Conservation" uses.

The State Conservation District, which was established to ensure the preservation of natural and cultural resources, is further classified according to criteria specific to five (5) subzones: "Protective", "Limited", "Resource", "General", and "Special". The former four (4) subzones range from the most environmentally sensitive ("Protective") to the least sensitive ("General"). The Special Subzone is used to designate lands that exhibit unique characteristics and to allow specific land uses.

The island of Lanai encompasses a total land area of approximately 90,000 acres. Of this total area, "Agricultural" lands occupy 46,639 acres, "Conservation" lands encompass 38,197 acres, "Urban" lands comprise 3,257 acres, and "Rural" lands consist of 2,407 acres (Maui County Data Book, 2010). The lands underlying the subject property are part of the Resource Subzone of the State Conservation District. Refer to **Figure 2**. State Conservation lands are administered by the OCCL, which is part of the DLNR. The proposed MPD Waiakeakua Communications Facility will be owned by the Police Department and will only serve public purposes. There will be no commercial uses. Public purpose uses, which are undertaken in support of a public service and include communications systems, are permitted in all four (4) of the hierarchical subzones. New public purpose uses, as defined in the identified land uses of Section 13-5-22, Hawaii Administrative Rules (HAR) require a permit from the BLNR. A CDUA was submitted to the OCCL to meet this requirement and was accepted on April 4, 2012. The CDUA is currently being processed by the OCCL.

B. DEPARTMENT OF LAND AND NATURAL RESOURCES RULES, CHAPTER 13-5, HAWAII ADMINISTRATIVE RULES (HAR)

Chapter 183C, HRS, charged the DLNR with, among other things, identifying and appropriately zoning lands classified within the Conservation District and establishing rules to administer such lands. The rules for the Conservation District are set forth in Chapter 13-5, HAR.

The proposed development of the MPD Waiakeakua Communications Facility has been analyzed with respect to the standards of the Conservation District and Resource Subzone as set forth in Chapter 13-5, HAR. As of the time of writing, revisions to Chapter 13-5, HAR have been proposed and accepted by the DLNR. They are currently awaiting the governor's approval.

1. Resource Subzone (§13-5-13, HAR)

Section 13-5-13, HAR, pertains to the objective of ensuring the sustainable use of the natural resources of areas within the Resource Subzone.

Subsection 13-5-13(b) sets the standards for the kinds of lands within the Conservation District to be included within the Resource Subzone.

> *The (R) [Resource] subzone shall encompass:*
>
> *(1) Lands necessary for providing future parkland and lands presently used for national, state, county, or private parks;*
>
> *(2) Lands suitable for growing and harvesting of commercial timber or other forest products;*
>
> *(3) Lands suitable for outdoor recreational uses such as hunting, fishing, hiking, camping, and picnicking;*
>
> *(4) Offshore islands of the State of Hawaii, unless placed in a (P) or (L) subzone;*
>
> *(5) Lands and state marine waters seaward of the upper reaches of the wash of waves, usually evidenced by the edge of vegetation or by the debris left by the wash of waves on shore*

to the extent of the State's jurisdiction, unless placed in a (P) or (L) subzone.

2. <u>Identified Land Uses in the Resource Subzone (§13-5-24, HAR)</u>

Section 13-5-24, HAR sets forth permitted land uses within the Resource Subzone. Land uses identified in the section, as well as those identified for the Protective and Limited Subzones, apply to the Resource Subzone.

Identified land uses in the Resource Subzone and their required permits are listed in Subsection 13-5-24(c), HAR.

> *(3) Identified land uses beginning with the letter (C) require a departmental permit; and*
>
> *(4) Identified land uses beginning with the letter (D) require a board permit, and where indicated, a management plan.*

Section 13-5-22, HAR identifies permitted land uses in the Protective Subzone. Pursuant to §13-5-24, land uses identified in the Protective Subzone are identified in the Resource Subzone.

Section 13-5-22, HAR, P-6, Public Purpose Uses, states that:

> *(D-1) Not for profit land uses undertaken in support of a public service by an agency of the county, state, or federal government, or by an independent non-governmental entity, except that an independent non-governmental regulated public utility may be considered to be engaged in a public purpose use. Examples of public purpose uses may include but are not limited to public roads, marinas, harbors, airports, trails, water systems and other utilities, energy generation from renewable sources, communication systems, flood or erosion control projects, recreational facilities, community centers, and other public purpose uses, intended to benefit the public in accordance with public policy and the purpose of the conservation district.*

<u>Response:</u> The proposed MPD Waiakeakua Communications Facility qualifies as a public purpose use. The communications facility is being undertaken by a County agency to fulfill a service for public benefit

and in accordance with public policy. As such, as the Conservation District Rules currently stand, the proposed project fits within the definition provided Section 13-5-22, HAR, Paragraph 6, Public Purpose Uses of a land use and will require board permit.

C. HAWAII STATE PLAN

Chapter 226, HRS, also known as the Hawaii State Plan, is a long-range comprehensive planning document which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies and priorities, as well as implementation mechanisms. The proposed MPD Waiakekua Communications Facility is in accord with the following goals of the Hawaii State Plan:

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.

- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.

- Physical, social and economic well-being for individuals and families in Hawaii that nourishes a sense of community responsibility, of caring and of participation in community life.

1. Objectives and Policies of the Hawaii State Plan

The proposed MPD Waiakeakua Communications Facility is in conformance with the following objectives and policies of the Hawaii State Plan:

Chapter 226-10.5, HRS, Objectives and Policies for the Economy—Information Industry

226-10.5 (b)(1), HRS: Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth in the information industry;

226-10.5 (b)(3), HRS: Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;

Chapter 226-11, HRS, Objectives and Policies for the Physical Environment—Land-based, Shoreline and Marine Resources

226-11 (a)(1), HRS: Prudent use of Hawaii's land-based, shoreline, and marine resources.

226-11 (a)(2), HRS: Effective protection of Hawaii's unique and fragile environmental resources.

226-11 (b)(1), HRS: Exercise an overall conservation ethic in the use of Hawaii's natural resources.

226-11 (b)(3), HRS: Take into account the physical attributes of areas when planning and designing activities and facilities.

226-11 (b)(4), HRS: Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.

226-11 (b)(5), HRS: Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.

226-11(b)(8), HRS: Pursue compatible relationships among activities, facilities and natural resources.

226-11 (b)(9), HRS: Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

Chapter 226-13, HRS, Objectives and Policies for the Physical Environment—Land, Air and Water Quality

226-13(b)(2), HRS: Promote the proper management of Hawaii's land and water resources.

226-13(b)(6), HRS: Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.

Chapter 226-14, HRS, Objective and Policies for Facility Systems—in General

226-14 (b)(1), HRS: Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.

226-14 (b)(1), HRS: Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.

226-14 (b)(1), HRS: Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.

Chapter 226-18.5, HRS, Objectives and Policies for Facility Systems—Telecommunications

226-18.5 (c)(3), HRS: Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning.

Chapter 226-20, HRS, Objectives and Policies for Socio-Cultural Advancement—Health

226-20 (a)(1), HRS: Fulfillment of basic individual health needs of the general public.

Chapter 226-24, HRS, Objective and Policies for Socio-Cultural Advancement—Individual Rights and Personal Well-Being

226-24 (b)(1), HRS: Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.

Chapter 226-26, HRS, Objectives and Policies for Socio-Cultural Advancement—Public Safety

226-26 (a)(1), HRS: Assurance of public safety and adequate protection of life and property for all people.

226-26 (a)(2), HRS: Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.

226-26 (b)(1), HRS: Ensure that public safety programs are effective and responsive to community needs.

226-26 (d)(1), HRS: Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.

226-26 (d)(2), HRS: Enhance the coordination between emergency management programs throughout the State.

Chapter 226-27, HRS, Objectives and Policies for Socio-Cultural Advancement—Government

226-7 (a)(1), HRS: Efficient, effective, and responsive government services at all levels in the State.

226-27 (b)(1), HRS: Provide for necessary public goods and services not assumed by the private sector.

226-27 (b)(2), HRS: Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.

2. **Priority Guidelines of the Hawaii State Plan**

The proposed action is in keeping with the following priority guidelines of the Hawaii State Plan:

Chapter 226-103, HRS, Economic Priority Guidelines:

226-103 (b)(1), HRS: Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.

226-103 (b)(8), HRS: Support law enforcement activities that provide a safer environment for both visitors and residents alike.

Chapter 226-105, HRS, Crime and Criminal Justice

226-105 (1), HRS: Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

D. MAUI COUNTY GENERAL PLAN

As indicated by the Maui County Charter, the purpose of the Maui County General Plan shall be to:

> *... indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density; land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.*

Chapter 2.80B of the Maui County Code, relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a Maui Island Plan. The Countywide Policy Plan was adopted as Ordinance No. 3732 on March 24, 2010.

With regard to the Countywide Policy Plan, Section 2.80B.030 of the Maui County Code states the following:

> *The countywide policy plan shall provide broad policies and objectives which portray the desired direction of the County's future. The countywide policy plan shall include:*
>
> *1. A vision for the County;*
> *2. A statement of core themes or principles for the County; and*

3. *A list of countywide objectives and policies for population, land use, the environment, the economy, and housing.*

Core principles set forth in the Countywide Policy Plan are listed as follows:

1. *Excellence in the stewardship of the natural environment and cultural resources;*
2. *Compassion for and understanding of others;*
3. *Respect for diversity;*
4. *Engagement and empowerment of Maui County residents;*
5. *Honor for all cultural traditions and histories;*
6. *Consideration of the contributions of past generations as well as the needs of future generations;*
7. *Commitment to self-sufficiency;*
8. *Wisdom and balance in decision making;*
9. *Thoughtful, island appropriate innovation; and*
10. *Nurturance of the health and well-being of our families and our communities.*

Congruent with these core principles, the Countywide Policy Plan identifies goals objectives, policies and implementing actions for pertinent functional planning categories, which are identified as follows:

1. *Natural environment*
2. *Local cultures and traditions*
3. *Education*
4. *Social and healthcare services*
5. *Housing opportunities for residents*
6. *Local economy*
7. *Parks and public facilities*

8. *Transportation options*

9. *Physical infrastructure*

10. *Sustainable land use and growth management*

11. *Good governance*

With respect to the MPD Waiakeakua Communications Facility and related improvements, the following goals, objectives, policies and implementing actions are illustrative of the project's compliance with the Countywide Policy Plan:

Improve Physical Infrastructure

Goal: *Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.*

Objective:

- *Improve the planning and management of infrastructure systems.*

Policy:

- *Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimize delivery inefficiencies.*

The proposed project will improve the County of Maui communications network throughout Maui County, enhance emergency services on Lanai, and improve emergency LMR coverage in the West Maui region. In this regard, the proposed project is consistent with the themes and principles of the Countywide Policy Plan.

E. LANAI COMMUNITY PLAN

The project site is located in the Lanai Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region.

Land use guidelines are established by the Lanai Community Plan land use map. The site of the proposed facility is designated as "Open Space". See **Figure 12**. One of the areas identified in the Community Plan is that adequate infrastructure capacities be made available concurrent with, or prior to increases in public health and safety. One aim of this project is to provide the police force and other governmental services on Lanai island with needed bandwidth for communication needed for their operations on Lanai island.

The Lanai Community Plan sets forth goals, objectives and policies which are statements identifying preferred future conditions. Goals, objectives and policies associated with the proposed use of the proposed project include the following:

SOCIAL INFRASTRUCTURE

Goal: *Provide a public facilities and services system which is responsive to the needs of Lanai's rural island environment and lifestyle.*

Health and Public Safety

Objective and Policy:

- *Support the development of a new public safety facility.*

GOVERNMENT

Goal: *Ensure the effective, efficient, and reliable provision of government services through recognition of the unique access, communication and program needs of Lana'i's residents.*

Objective and Policy:

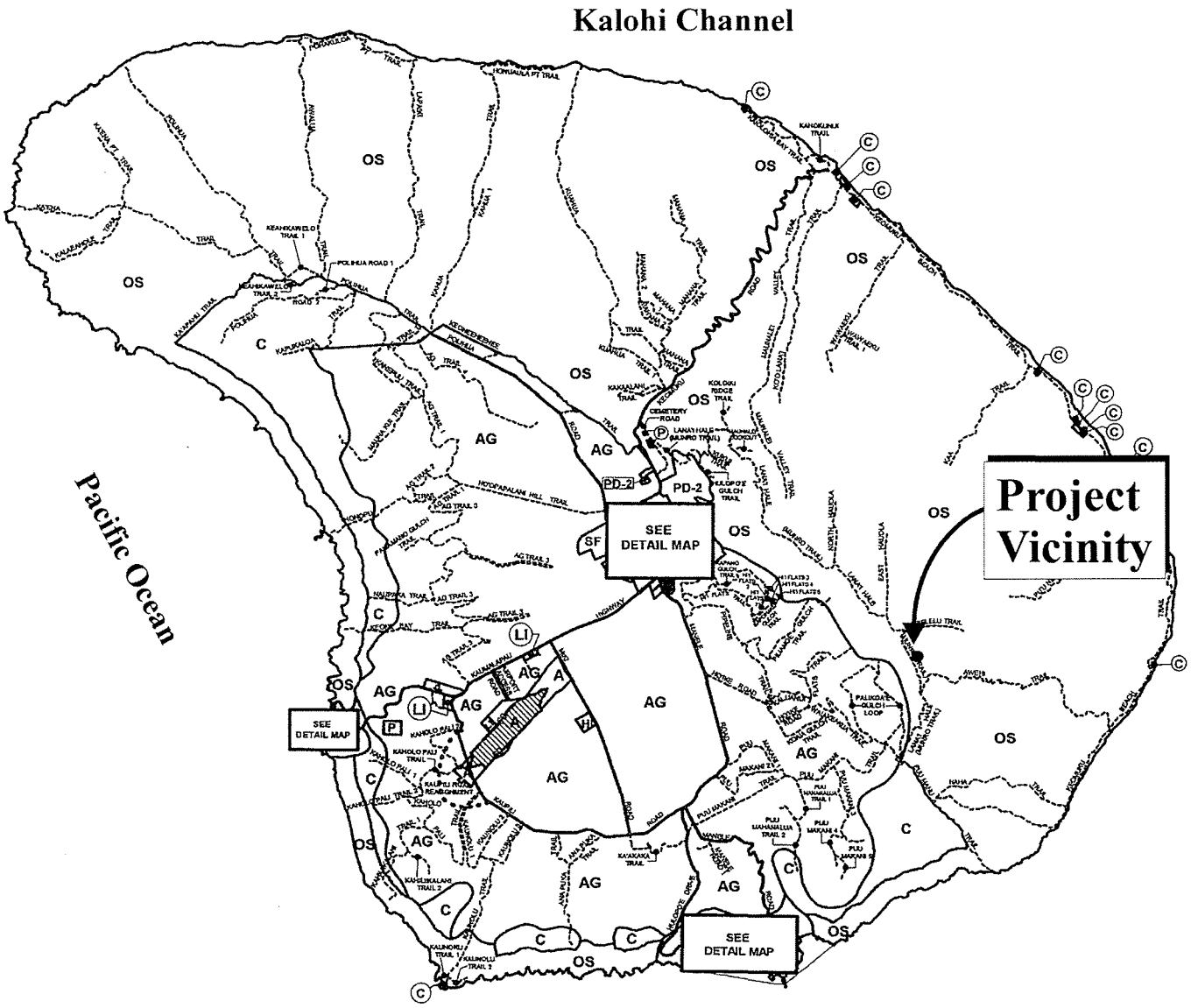
- *Encourage improved communications among government agencies and between the public and government agencies in order to improve public service reliability and efficiency.*

F. COUNTY ZONING

Land use regulatory administration in the State Conservation District falls under the authority of the DLNR and its governing Board. Thus, there are no County-level zoning controls which apply to the proposed action.

KEY

A	Airport	MF	Multi-Family Residential
AG	Agriculture	OS	Open Space
AG/Act 15	AG/Act 15	PK	Park
B	Business/Commercial	PD	Project District
BI	Business/Industrial	P	Public/Quasi-Public
BMF	Business/Multi-Family	R	Rural
C	Conservation	SB/R	Service Business/Residential
HI	Heavy Industrial	SF	Single Family Residential
H	Hotel		Kaupili Road Realignment
LI	Light Industrial		Coastal Access/Hunting Trails



Source: County of Maui, Lanai Community Plan, 1998

Figure 12 Proposed Maui Police Department Waiakeakua Communications Facility Lanai Community Plan Land Use Designations

NOT TO SCALE

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\CPLUD

G. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

As set forth in Chapter 205A, HRS, this section addresses the project's relationship to applicable coastal zone management considerations. It is noted that the project site is not located within the County's Special Management Area (SMA).

1. Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

a. Improve coordination and funding of coastal recreational planning and management; and

b. Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

i. Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

ii. Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;

iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

v. Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

vi. Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

vii. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

viii. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

Response: Development of the proposed MPD Waiakeakua Facility will not interfere with coastal recreational opportunities. The proposed project is located in the summit area of Mt. Lanaihale, approximately three (3) miles from the nearest shoreline. The construction and operation of the proposed project will not impede travel along Munro Trail or any other road. As such, access to coastal recreational opportunities will not be impeded.

2. Historic Resources

Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

a. Identify and analyze significant archaeological resources;

b. Maximize information retention through preservation of remains and artifacts or salvage operations; and

c. Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: An AFI was conducted for the areas associated with the proposed project. No surface archaeological features were identified during the field inspection. Interviews conducted in conjunction with the project, as well as a lack of recordation of place names in the project vicinity, indicate the area would likely not have been

inhabited. Refer to **Appendix "C"**. While the project site is located in a portion of Lanai that has not been previously examined by an AIS, SHPD has previously concurred that precautionary monitoring for the project would be recommended. Should cultural materials be found during construction, work shall stop in the immediate area of the find and the State Historic Preservation Division shall be notified to determine appropriate mitigation measures. It is further noted that the cultural interviews conducted for the project indicated that no traditional or cultural resources would be adversely impacted by the proposed action. Refer to **Appendix "D"**.

3. **Scenic and Open Space Resources**

Objective: Protect, preserve, and, where desirable, restore, or improve the quality of coastal scenic and open space resources.

Policies:

a. Identify valued scenic resources in the coastal zone management area;

b. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

c. Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

d. Encourage those developments that are not coastal dependent to locate in inland areas.

Response: The proposed communication facility will not be located in the shoreline area and as such does not affect views to and along the shoreline. Impacts to the views of Mt. Lanaihale from the Palawai Basin and Lanai City will not be significantly impacted. The site will be located on the eastern edge (toward Maui) of the ridgeline, at an elevation of approximately 3,200 feet amsl and set back from central Lanai. The ridge along Mt. Lanaihale is known for its tall Cook Island pine trees, which reach upward of 85 to 95 feet in height. The steel tower will be 100 feet in height and the lightning rod to be affixed will reach a maximum height of 125 feet. Removal of trees is not anticipated with this project. As such, the proposed project is not anticipated to have a significant adverse impact on scenic resources.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

a. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

b. Improve the technical basis for natural resource management;

c. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

d. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

e. Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: The total proposed area of permanent disturbance for the development of the MPD Waiakeakua Communications Facility is approximately 8,500 sq. ft. Approximately 40 percent of the building and tower area will be covered with a four (4) inch gravel layer underlain with a geotextile fabric lining to allow infiltration of surface flows which will minimize runoff to adjacent areas. The geotextile fabric will also act to prevent growth of weeds. The entire site will be bordered by a twelve (12) inch deep gravel strip to retain surface flow onsite. Lastly, the access driveway will be gravel surface which will also allow infiltration of flows and minimize runoff to adjacent areas.

The construction plans and specifications for the project will include BMPs to minimize erosion on the project site during and after construction and will also include measures to contain runoff onsite during the construction period. Temporary erosion control measures will be used during construction to prevent runoff to nearby areas, including placement of silt fences and or silt barriers to prevent surface runoff

from construction areas entering into adjacent areas. These measures will contain surface flows within areas of construction during the construction period.

The design drawings will include water pollution and erosion notes related to erosion and sediment control practices for exposed area and use of materials in the work areas. The contract specifications will also include sections on Environmental Controls and Pollution Control which set forth the requirements to be implemented during construction to protect adjacent areas from runoff and discharge of pollutants. Considering these factors, the impact of post-development storm water runoff is anticipated to be negligible.

5. Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

a. Concentrate coastal dependent development in appropriate areas;

b. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

c. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

   i. Use of presently designated locations is not feasible;

   ii. Adverse environmental effects are minimized; and

   iii. The development is important to the State's economy.

Response: In the short term, the project will provide employment for construction workers and will, as such, benefit the local economy. In the long term, the project will improve the public safety communication system servicing Lanai and portions of Maui. As such, it will benefit the State's economy.

6. Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

a. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

b. Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;

c. Ensure that developments comply with requirements of the Federal Flood Insurance Program; and

d. Prevent coastal flooding from inland projects.

Response: The proposed site is situated in the summit area of Mt. Lanaihale, approximately three (3) miles inland from the shoreline. The subject property is not located in any tsunami, flood, erosion, or subsidence area. As such, tsunamis, storm waves, and stream flooding do not prove to be hazards to the site.

7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

b. Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

c. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: The proposed communications facility is not located in a shoreline area, nevertheless, opportunities for public review and consideration of the proposed action is provided through the EA and CDUA processes. Early consultation with agencies and interested parties was conducted for the preparation of this Draft EA.

Agency comments received in response to the early consultation letter and their responses are included in Chapter IX of this Draft EA document. Following submittal of this document to the OCCL, this Draft EA will be published in the Environmental Notice, upon which date a 30-day public comment period will commence. Substantial comments will be included and addressed in the Final EA.

8. Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

a. Promote public involvement in coastal zone management processes;

b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and

c. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: While the proposed MPD Waiakeakua Communications Facility is located approximately three (3) miles inland from the nearest shoreline, opportunities for public awareness, education, and participation pertaining to significant resources attributes of the coastal zone are provided through the EA and the CDUA processes.

Specifically, several members of the Lanai island community were engaged regarding this project. These members included Christine Costales of the Lanai Native Species Recovery Program, Kepa Maly, Executive Director of the Lanai Culture & Heritage Center, and Renee Plunkett of the Lanai City Hawaiian Homestead community.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

a. Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;

b. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

c. Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project is situated inland, approximately three (3) miles away from the shoreline and at an elevation of approximately 3,200 feet amsl. As such, no adverse effects on beach processes are anticipated. Appropriate BMPs will be implemented to mitigate storm water runoff associated with the project and to ensure that downstream and adjoining areas will not be adversely affected.

10. Marine Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

a. Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

b. Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

c. Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

d. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

e. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project is located at an elevation of approximately 3,200 feet amsl and approximately three (3) miles inland of the shoreline. As such, the development of the MPD Waiakeakua Communications Facility is not expected to have impacts on the shoreline or marine resources.

In addition, to the foregoing objectives and policies, SMA permit review criteria pursuant to HRS Section 205A- 30.5 provides that:

No special management area use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights uses for decorative or aesthetic purposes when the light:

(1) Directly illuminates the shoreline and ocean waters; or

(2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

Subsection (a) shall not apply to special management area use permits for structures with:

Artificial lighting provided by a government agency or its authorized users for government operations, security, public safety, or navigational aids provided that a government agency or its authorized users shall make reasonably efforts to properly shield lights to minimize adverse impacts.

Response: The project site is located near the summit on the southern ridge of Mt. Lanaihale, at an elevation of approximately 3,200 feet amsl and a distance of approximately three (3) miles inland from the nearest shoreline. The project will comply with applicable

requirements of the County's Outdoor Lighting Ordinance. The tower will not require warning lights. Exterior lighting will be downward facing and shielded. Additionally, lights of the facility will be activated on demand using a timer switch.

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

In the short term, construction associated with the project will generate noise impacts. These impacts will be limited to the immediate vicinity of the project construction areas. Sound attenuating construction equipment will be used, where practicable and necessary, to mitigate noise impacts caused by construction. Coordination with the landowner and other island-based organizations will be undertaken by the applicant as to not interfere with recreational activities and to mitigate noise impacts on wildlife.

Unavoidable air quality impacts will also arise as a result of construction activities, such as the generation of dust and other airborne pollutants. Appropriate BMPs will be incorporated in the construction process to mitigate impacts, such as frequent watering of exposed surfaces and regular maintenance of construction equipment to minimize construction-related impacts.

In the long term, the proposed project is not anticipated to result in any significant adverse environmental effects.

V. ALTERNATIVES TO THE PROPOSED ACTION

V. ALTERNATIVES TO THE PROPOSED ACTION

A. PREFERRED ALTERNATIVE

The proposed action described in Chapter I, Project Overview, represents the preferred alternative. This alternative, which entails the development and operation of a new communications facility consisting of a radio equipment building, a self-supporting steel lattice tower with fixtures topping out at 125 feet above grade, a waveguide bridge to connect antennas to the radio equipment located in the building, and related improvements including the grading and surfacing with concrete and gravel of the approximately 5,500 sq. ft. site and 2,800 sq. ft. access driveway, presents the most viable alternative in terms of meeting departmental needs. Upon project completion, MPD intends on vacating the existing Harmer-owned site. In addition to accommodating operations currently housed at the existing Harmer site, the preferred alternative will establish direct microwave transmission capabilities to the Police Station in Lanai City and provide expansion capacity as radio technologies develop.

B. LOCATION ALTERNATIVES

The location selected by the Police Department suits departmental needs in terms of the line-of-site propagation for both microwave transmission and land-based radio used by emergency vehicles. The proposed site enables transmission to existing microwave transmission facilities in West Maui, South Maui, and Ulupalakua, Maui. However, in selecting a site, line-of-sight transmission to the Lanai City Police Station was deemed to be most critical of the multiple criteria. If a different site were to be selected, further studies would be necessary to determine which sites have adequate line-of-sight transmission capabilities.

In addition to offering the ideal breadth of coverage, the preferred site is located just off of Munro Trail, which will accommodate construction-related deliveries and maintenance trips without requiring the grading of new access roads. This reduces the environmental impacts associated with construction and the cost of construction and maintenance. If the site were

to be located in another locale that offers similar line-of-sight propagation, vehicular access for construction and maintenance may require extensive grading. In such a situation, the development of new wilderness roads or use of alternative sources of transportation may be needed, thereby increasing potential environmental impacts and costs.

Finally, the proximity to the existing Harmer site, which has an existing power source, provides access to electrical power while mitigating the costs and environmental impacts of cleaning an access corridor for the installation of new transmission lines to connect the facility to the MECO grid. MPD is engaging Harmer in discussions to upgrade the power supply and utilize the Harmer electrical cable service extension to provide power for the proposed site. Situating the site in an alternative location would increase the cost of the project as well as the potential environmental and visual impacts associated with overhead electrical lines to the MPD communications site.

C. ALTERNATIVE ENERGY ALTERNATIVE

Alternative sources of electrical power, such as the use of photovoltaic panels, were considered for the MPD Waiakeakua Communications Facility. Pursuant to MPD specifications, the facility must be in operation at all times without interruption. In addition, since the radio equipment has specific power requirements related to "clean power" and air conditioning to maintain temperature in the radio equipment room, use of photovoltaic power was not considered practical.

D. NO ACTION ALTERNATIVE

The no action alternative would mean that MPD would continue to use the existing Harmer commercial site. Under this alternative scenario, options for expanding transmission capabilities would continue to be limited due to the constraints related to the lack of available space at the Harmer site. Additionally, security of both equipment owned by the Police Department and of the data transmitted cannot be guaranteed. Finally, the no action alternative does not allow for the establishment of direct microwave transmission to the Lanai City Police Station, which has been deemed a priority for the MPD. The existing tower at the Harmer site does not have line-of-site propagation to the police station in Lanai City.

Under the no action alternative, the aforementioned limitations of the existing system will remain unaddressed.

E. DEFERRED ACTION ALTERNATIVE

Similar to the no action alternative, the postponed action alternative does not address the current need for expanded data transmission capabilities and security of facilities and data.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

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The proposed project will result in the irreversible and irretrievable commitment of certain natural and fiscal resources. Major resource commitments include the land on which the project will be developed, as well as fuel, labor, funding, and material resources. Impacts relating to the use of these resources should be weighed against the expected positive benefits to be derived from the project versus the consequences of taking no action.

The commitment of resources required for the development of the project includes building materials and labor, both of which are non-renewable and irretrievable. However, these commitments are considered appropriate as they enable the Maui Police Department to provide better public safety and health services as a result of the improved communications and data delivery to come as a result of the system upgrade. Development of the proposed facility will involve the commitment of land for a needed public safety facility. This commitment of Conservation lands is identified as a permitted use within the Resource Subdivision of the State Conservation District. As described herein, appropriate mitigation measures will be employed to ensure that Conservation District objectives and standards are met.

VII. SIGNIFICANCE CRITERIA ASSESSMENT

VII. SIGNIFICANCE CRITERIA ASSESSMENT

Since the proposed action is within the State Conservation District and County funds would be utilized, an Environmental Assessment (EA) has been prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS), and Chapter 200 of Title 11, Administrative Rules of the State Department of Health.

The proposed action, expected consequences, both primary and secondary, and the cumulative, as well as the short-term and long-term effects of the action have been evaluated in accordance with the "Significance Criteria" of Section 11-200-12 of the Administrative Rules. Based on the analysis, the proposed project is not anticipated to result in any significant impacts. Discussion of project conformance to the "Significance Criteria" is noted as follows:

1. **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**

   Lands bordering the project are undeveloped forested lands, except for the existing Harmer commercial communications site located approximately 100 yards north.

   Biological resources identified in the area do not include rare or threatened species, nor are there any sensitive natural environments (e.g., wetlands or streams) in the immediate vicinity of the project site.

   No surface or subsurface cultural remains were identified during the field inspection conducted on August 19, 2011. Refer to **Appendix "C"**. Considering the limited area of disturbance, an Archaeological Monitoring Plan has been prepared for submittal to SHPD. While the project site is located in a portion of Lanai that has not been previously examined by an archaeological survey, SHPD has previously concurred that, in the event of an absence of significant surface material cultural remains being encountered during the inspection of the site, precautionary monitoring for the project would be recommended.

   According to cultural informant interviews conducted in conjunction with this project, traditional practices and cultural resources associated with the vicinity surrounding the project are regional in nature. As such, the development of the site is not anticipated to significantly impact cultural resources.

2. **Curtails the range of beneficial uses of the environment**

The project site, which is located within the Resource Subzone of the State Conservation District, is limited in its physical footprint. The DLNR and OCCL have administrative authority over Conservation lands and determine the identified uses and grant their approval. The proposed action, the development of a communications facility, is permissible in the Resource Subzone pursuant to Chapter 13-5, HAR. An approval by the BLNR will ensure it is within the scope of identified uses within the Resource Subzone and is a responsible use of Conservation lands.

3. **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders**

The State Environmental Policy and Guidelines are set forth in Chapter 344, HRS. The proposed project is not in conflict with the environmental goals and policies of the State of Hawaii.

4. **Substantially affects the economic welfare, social welfare and cultural practices of the community or State**

The proposed communications facility will not adversely affect economic, social and cultural elements important to Lanai residents. The proposed project will directly benefit the local economy by providing construction and construction-related employment in the short term. Development of the MPD Waiakeakua Communications Facility will enable direct microwave transmission to the MPD Lanai Police Station in Lanai City. In addition to providing County data services, the communications network also transmits emergency calls to the 911 Dispatch located in Wailuku, Maui. The LMR antennas will improve radio coverage for first responder vehicles throughout central Lanai and West Maui. As such, the project will improve emergency response and public safety for the Lanai and West Maui communities.

Cultural and traditional practices which would have occurred in the area, such as gathering or passage, would have occurred on a regional, instead of a site-specific, basis. The constrained footprint of the proposed facility and location relative to and off of Munro Trail mitigate the impact on passage and other cultural or traditional practices.

5. **Substantially affects public health**.

Adverse impacts to the public's health and welfare are not anticipated. The improved LMR coverage will enhance the ability of first responder agencies to deliver emergency services. Furthermore, the proposed MPD Waiakeakua Communications Facility will establish a direct microwave link to the Lanai City Police Station. This segment of the network will transmit emergency calls made on Lanai through the County's communication network to the 911 dispatch in Wailuku, Maui. The development of the MPD Waiakeakua Communications Facility will be a vital component of the County-wide communications network and will provide voice and data services needed for public safety and health emergencies. As such, the development of the proposed MPD Waiakeakua Communications Facility will have a direct positive effect on public health.

6. **Involves substantial secondary impacts, such as population changes or effects on public facilities**

The proposed project will provide benefits to the existing and future communities of Lanai and West Maui by enhancing and supporting police operations and other first responder agencies that play a role in health and public safety. The project is not anticipated to have any adverse effects on public services, such as police, medical, educational, and solid waste collection services, nor will it have a negative impact on parameters for the Lanai population.

The proposed project is not anticipated to impact water and wastewater capacities and facilities. In the context of the parcel underlying the proposed site, post-development stormwater runoff will be negligible. Post-development storm water runoff will be mitigated by way of surfacing a large portion of the site with pervious gravel. Additionally, the site will be bordered by a twelve (12) inch deep gravel trench, which will retain surface flow onsite. The vegetative buffer provided by the native uluhe fern will further reduce impacts related to runoff.

7. **Involves a substantial degradation of environmental quality**

Aside from the short-term impacts related to dust and noise generated during the construction phase, there will not be a degradation of environmental quality. These potential dust and noise impacts will be mitigated through implementation of appropriate BMPs.

Because of its elevation, relative position being set back along the southern ridge of Mt. Lanaihale, and surrounding vegetation, the proposed project is not anticipate to adversely affect the scenic character of the area.

As mentioned above, the increase in stormwater runoff as a result of the development of the project is expected to be negligible. Utilizing permeable surfacing and gravel trenching and retaining the native vegetative cover will increase infiltration of stormwater and reduce the impacts of runoff and sedimentation.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions

The proposed project is specifically designed to improve MPD's data services for the island of Lanai and LMR coverage for emergency vehicles in West Maui. Other MPD microwave sites may be developed, but are functionally discreet and are not committed with the development of the subject project. Accordingly, the proposed action is not anticipated to result in cumulative effects upon the environment.

9. Substantially affects a rare, threatened, or endangered species, or its habitat

A flora and fauna survey assessment of the property was prepared and no rare, threatened, or endangered species were identified. Refer to **Appendix "B"**. MPD officials met previously with Christine Costales of the Lanaihale Native Species Restoration Project to discuss potential impacts to the native uau. As such, the design of the facility has taken into consideration potential impacts and minimizes them through the use of a self-supporting tower, light-colored painting and markers on the tower and security fencing, and maintaining of tall trees and tree tops. The letter from DOFAW provided during the early consultation period corroborates the self-imposed measures will mitigate impacts to seabirds and documents no findings of native plant concerns. This letter is found in Chapter IX of this EA document.

Rare, threatened or endangered species of flora, fauna, avifauna or their habitats are not expected to be impacted by the proposed project.

10. Detrimentally affects air or water quality or ambient noise levels

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. Appropriate BMPs will be utilized to reduce impacts on water quality from storm water runoff and its effects on adjacent and downstream areas. The area of the site is limited and the surrounding lands are undeveloped so any post-development runoff should have minimal impact. Approximately 40 percent of the building and tower area will be surfaced with gravel underlain with a geotextile fabric lining to allow infiltration of surface flows which will minimize runoff to adjacent areas. The entire site will be bordered by a twelve (12) inch deep gravel strip to retain surface flow onsite. Additionally, the access driveway will utilize gravel for surfacing which will also allow infiltration of flows and minimize runoff to adjacent areas. The vegetative buffer provided by the relatively dense uluhe fern that surrounds the project site will be retained to the extent practicable and allowed to grow back. This will stabilize soil and limit the flow of water across the surface.

The construction plans and specifications for the project will include BMPs to minimize erosion on the project site during and after construction and will also include measures to contain runoff onsite during the construction period. Temporary erosion control measures will be used during construction to prevent runoff to nearby areas, including placement of silt fences and or silt barriers to prevent surface runoff from construction areas entering into adjacent areas. These measures will contain surface flows within areas of construction during the construction period.

The design drawings will include water pollution and erosion notes related to erosion and sediment control practices for exposed area and use of materials in the work areas. The contract specifications will also include sections on Environmental Controls and Pollution Control which set forth the requirements to be implemented during construction to protect adjacent areas from runoff and discharge of pollutants.

Short-term noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper equipment and vehicle maintenance, are anticipated to mitigate noise from construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the State of Hawaii, Department of Administrative Rules Title II, Chapter 46, "Community Noise Control", as applicable. These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in the Chapter 46

rules. There are no long-term impacts on air, water, or ambient noise levels anticipated after construction has been completed.

11. Affects or is likely to suffer damage by being 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 proposed project is not located in an environmentally sensitive area and is in a remote area away from the shoreline and water bodies and as such, is not anticipated to suffer damage from hazardous occurence.

12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies

The proposed project will not affect scenic and open space resources and will not affect scenic viewplanes. No removal of trees is anticipated for the development of the site. As such, the existing 85- to 95-foot high Cook Island pines will provide a visual buffer for the proposed antenna site.

13. Requires substantial energy consumption

The proposed project will involve the commitment of fuel from construction equipment, vehicles, and machinery during construction activities. As a new communications facility with expanded capacity, the development will result in a net increase over the existing electrical draw of MPD's operations at the Harmer site. However, the additional energy demand will not be substantial or excessive within the context of the region's overall energy consumption.

Based on the foregoing findings, the proposed action is not anticipated to result in any significant adverse impacts. Accordingly, this Final Environmental Assessment is being processed as a Finding of No Significant Impact (FONSI).

VIII. LIST OF PERMITS AND APPROVALS

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The following approvals will be required prior to implementation of the project:

Federal

1. Federal Communications Commission licenses/approvals

State of Hawaii

1. State Department of Land and Natural Resources

    a. Conservation District Use Permit

2. State Department of Health

    a. National Pollutant Discharge Elimination Permit, as applicable

    b. Noise Permit, as applicable

IX. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED; AND RESPONSES TO SUBSTANTIVE COMMENTS

IX. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED; AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were consulted during preparation of the Draft Environmental Assessment (EA). Agency comments and responses to substantive comments are indicated herein:

1. Ranae Ganske-Cerizo, Soil Conservationist
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2. Air Traffic Manager
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Federal Aviation Administration
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3. George Young
Chief, Regulatory Branch
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U.S. Army Engineer District, Honolulu
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4. Loyal A. Mehrhoff, Field Supervisor
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5. Bruce Coppa, Director
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6. Richard C. Lim, Director
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7. Heidi Meeker
Planning Division
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cc: Lindsay Ball, Complex Area Superintendent
(Lanai/Molokai/Hana/Lahaina)

8. Alapaki Nahale-a, Chairman
Department of Hawaiian Home Lands
P.O. Box 1879
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9. Alec Wong, P.E., Chief
Clean Water Branch
State of Hawaii
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10. Patti Kitkowski
District Environmental Health
Program Chief
State of Hawaii
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11. William J. Aila, Jr., Chairperson
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12. Puaalaokalani Aiu, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
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13. Glenn Okimoto, Director
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cc: Fred Cajigal

14. Major General Darryll Wong, Director
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15. Gary Hooser, Director
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16. Clyde Nāmu`o, Administrator
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17. Jesse Souki, Director
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18. Dan Davidson, Executive Officer
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19. Teena Rasmussen, Coordinator
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20. Anna Foust, Officer Management Officer
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21. Jeffrey A. Murray, Fire Chief
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22. Jo-Ann Ridao, Director
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23. Glenn Correa, Director
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24. William Spence, Director
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Department of Planning
250 South High Street
Wailuku, Hawaii 96793

25. David Goode, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawaii 96793

26. Kyle Ginoza, Director
County of Maui
Department of Environmental Management
One Main Plaza
2200 Main Street, Suite 100
Wailuku, Hawaii 96793

27. Jo Anne Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793

28. David Taylor, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

29. Honorable G. Riki Hokama
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

30. Dan Takahata, Manager – Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96733

31. **Hawaiian Telcom**
60 South Church Street
Wailuku, Hawaii 96793

32. **Castle & Cooke, Inc.**
P.O. Box 630310
Lanai City, Hawaii 96763

33. Kepa Maly, Executive Director
Lanai Culture & Heritage Center
P.O. Box 631500
Lanai City, Hawaii 96763

34. Christine Costales, Lanai Field & Outreach Coordinator
Lanai Native Species Recovery Program
P. O. Box 631920
Lanai City, Hawaii 96763-1920

OCT 24 2011

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF:

October 20, 2011

Regulatory Branch

POH-2011-00296

Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

NO JURISDICTION/NO PERMIT REQUIRED

Dear Mr. Dixon:

We have received your letter requesting early consultation for a proposed Maui Police Department Communications Facility, near Puu Kole, County of Maui, Island of Lanai, Hawaii. We have reviewed the proposal pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). We have determined that there are no jurisdictional waters of the U.S. located at this property; therefore, a Department of Army (DA) permit is not required for any proposed or future work at this location.

Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the United States (U.S.), prior to conducting the work (33 U.S.C. 403). Because there are no navigable waters nearby, a Section 10 permit is not required. Section 404 requires that a DA permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including wetlands, prior to conducting the work (33 U.S.C. 1344). Based on the submitted information we have determined that the parcel contains no waters of the U.S. As such, work that would occur on this parcel does not require DA authorization under Section 404 of the Clean Water Act. Other state and local regulations may still apply.

This letter contains an approved JD for the subject property and is valid for a period of 5 years from the date of this letter unless new information warrants revisions of the determination. If you object to this determination, you may request an Administrative Appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Should you object to this determination, please notify this office in writing and we will provide you with the appeal information and forms and new suspense date based upon the date of your request.

Thank you for giving us the opportunity to review this proposal and for your cooperation with our regulatory program. Please be advised you can provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at http://per2.nwp.usace.army.mil/survey.html.

Should you have any questions, please contact Mr. Robert Deroche of my staff at (808) 438-2039, by facsimile at (808) 438-4060, or by Email at robert.d.deroche2@usace.army.mil. Please refer to File No. POH-2011-00296 in all future communications with this office regarding this or other projects at this location.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

George P. Young, P.E., Chief
Regulatory Branch
Department of the Army
U.S. Army Corps of Engineers, Honolulu District
Fort Shafter, Hawaii 96858-5440

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.) (POH-2011-00296

Dear Mr. Young:

Thank you for your letter of October 20, 2011, responding to our request for early consultation providing comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and the determination that there are no jurisdictional waters of the U.S. located at the project site. Additionally, Department of Army (DA) authorization under Section 404 will not be required as the project site contains no waters of the U.S.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at (808) 244-2015.

Very truly yours,

Neal Dixon

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\ArmyDept.ecres.doc

OCT 27 2011

NEIL ABERCROMBIE
GOVERNOR

BRUCE A. COPPA
COMPTROLLER

JAN S. GOUVEIA
DEPUTY COMPTROLLER

STATE OF HAWAI'I
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAI'I 96810-0119

(P)1297.1

OCT 26 2011

Mr. Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Dixon:

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility near Puu Kole, Lanai, Hawaii
TMK: (2) 4-9-002:001(por)

This is in response to your October 12, 2011 letter we received from you requesting comments on the proposed County of Maui Police Department Communication Facility, near Puu Kole, Lanai, Hawaii.

The State of Hawaii gives its full support to the development of this communications facility by the County of Maui. The State recognizes the need and importance of this facility for public safety communications.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Alva Nakamura of the Public Works Division at 586-0488.

Sincerely,

for BRUCE A. COPPA
State Comptroller

c: Mr. Robert Hlivak, DAGS ICSD

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Dean H. Seki, Acting State Comptroller
State of Hawaii
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810-0119

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Seki:

Thank you for your Department's letter of October 26, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your Department's comments supporting the project site.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at (808) 244-2015.

Regards,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DAGS.ecres.doc

NEIL ABERCROMBIE
GOVERNOR

OCT 26 2011

KATHRYN S. MATAYOSHI
SUPERINTENDENT

STATE OF HAWAI`I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI`I 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

October 25, 2011

Mr. Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Dear Mr. Dixon:

Subject: Early Consultation Request for the Proposed County of Maui Police Department Communications Facility, Near Puu Kole Lanai, Hawaii, TMK (2) 4-9-002:001 (por.)

The Department of Education (DOE) has received your early consultation request for the proposed County of Maui Police Department Communications Facility.

The DOE has no comment to offer.

Thank you for the opportunity to provide comments. If you have any questions, please call Jeremy Kwock of the Facilities Development Branch at 808-377-8301.

Sincerely yours,

Duane Y. Kashiwai
Public Works Administrator
Facilities Development Branch

DYK:jmb

c: Lindsay Ball, CAS, Hana/Lahaina/Lanai/Molokai Complex Areas

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Duane Y. Kashiwai, Public Works Administrator
Facilities Development Branch
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Kashiwai:

Thank you for your letter of October 25, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying confirmation that the Department has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at (808) 244-2015.

Very truly yours,

Neal Dixon

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DOE.ecres.doc

NEIL ABERCROMBIE
GOVERNOR
STATE OF HAWAI'I

NOV 25 2011
ref-PO-162

ALBERT "ALAPAKI" NAHALE-A
CHAIRMAN
HAWAIIAN HOMES COMMISSION

MICHELLE K. KAUHANE
DEPUTY TO THE CHAIRMAN

M. WAIALEALE SARSONA
EXECUTIVE ASSISTANT

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAI'I 96805

November 4, 2011

Mr. Neal Dixon
Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Aloha Mr. Dixon:

Subject: EARLY CONSULTATION REQUEST FOR PREPARATION OF DRAFT ENVIRONMENTAL ASSESSMENT
COUNTY OF MAUI POLICE DEPARTMENT COMMUNICATIONS FACILITY NEAR PUU KOLE, LANAI, HAWAII
TMK NO. (2)4-9-002:001(POR.)

Thank you for the opportunity to review and provide comments on the subject matter. The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call our Planning Office at (808)620-9519.

Me ke aloha,

Albert "Alapaki" Nahale-a
Chairman
Department of Hawaiian Home Lands

8

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Albert "Alapaki" Nahale-a, Chairman
State of Hawaii
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Nahale-a:

Thank you for your letter of November 4, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying confirmation that the Department has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at (808) 244-2015.

Very truly yours,

Neal Dixon

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DHHL.ecres.doc

NOV 0 2 2011

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793

November 1, 2011

Mr. Neal Dixon
Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Dixon:

Subject: **Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility, near Puu Kole, Lanai, Hawai`i [TMK: (2) 4-9-002:001 (por.)]**

Thank you for the opportunity to review this project. We have the following comments to offer:

Please address wastewater disposal for facility if any. If you have any questions, please call Roland Tejano, Environmental Engineer, at 808 984-8232.

It is strongly recommended that the Standard Comments found at the Department's website: http://hawaii.gov/health/environmental/env-planning/landuse/landuse.html be reviewed, and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Patti Kitkowski, District Environmental
Health Program Chief
Maui District Health Office
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Ms. Kitkowski:

Thank you for your letter of November 1, 2011, providing comments on the proposed Maui Police Department Waiakeakua Communications Facility Project. On behalf of the Applicant, the Maui Police Department, we wish to provide the following information in response to the comments in the order received.

Wastewater Disposal

Development plans call for an unoccupied radio equipment building. The facility will not require water services for fire protection or domestic uses. The County of Maui does not have a wastewater system in the area of the proposed facility. The facility will not have toilets and wastewater will not be generated in conjunction with use of the building or the facility. As such, onsite treatment will not be required. During the construction phase the contractor will provide onsite portable toilets and arrange for proper servicing.

Department of Health Standard Comments

The standard comments found at the Department's Land Use Planning Review Program have been reviewed in the context of the proposed project. Applicable rules and regulations will be complied with during the construction and operation of the facility.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft EA. In the

meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Sincerely yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DOHMAUI.ecres.doc

NOV 15 2011

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 10, 2011

Munekiyo & Hiraga, Inc.
Attention: Mr. Neal Dixon, Analyst
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@mhplanning.com

Dear Mr. Dixon:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Engineering Division; and (b) Land Division – Maui District Office on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures

No. of Pages: 4

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

NOV 03 AM 10:10 ENGINEERING
RECEIVED
LAND DIVISION
P 3:03

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 1, 2011

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility
LOCATION: near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of the County of Maui Police Department

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 9, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed:
Date: 11/7/11

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/DarleneNakamura
Ref.: EarlyConsultationDEAMauiPoliceDeptComFacility
Maui.535

COMMENTS

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ___.

(X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The Flood Insurance Program does not have any regulations for developments within Flood Zone X.**

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ___.

( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

( ) Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.

( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.

( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.

( ) Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: _____

_____

( ) Other: _____

_____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 11/7/11

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
MAUI DISTRICT
LAND DIVISION
2011 NOV -3 PM 1:05

November 1, 2011

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_Engineering Division
_X_Div. of Forestry & Wildlife
___Div. of State Parks
_X_Commission on Water Resource Management
_X_Office of Conservation & Coastal Lands
_X_Land Division – Maui District
_X_Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility

LOCATION: near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.

APPLICANT: Munekiyo & Hiraga, Inc. on behalf of the County of Maui Police Department

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 9, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: DANIEL ORNELLAS, DISTRICT LAND AGENT
Date: 11/3/11

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2011

Munekiyo & Hiraga, Inc.
Attention: Mr. Neal Dixon, Analyst
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@mhplanning.com

Dear Mr. Dixon:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on November 10, 2011, enclosed are comments from the Office of Conservation & Coastal Lands on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures

No. of Pages: 4

COR.
LA 12-118
AR

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2011 NOV -2 P 2:57

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

November 1, 2011

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
_X_ Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
X Historic Preservation

RECEIVED
2011 NOV 15 P 12:41
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility
LOCATION: near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of the County of Maui Police Department

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 9, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

COR: LA-12-118
Comment letter

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed:
Date: 11/14/11

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF: OCCL: AJR

COR: LA-12-118
NOV 15 2011

MEMORANDUM

TO: Russell Y. Tsuji, Administrator
Land Division

FROM: for Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

RE: *Early consultation request for the preparation of a Draft Environmental Assessment in relation to the proposed County of Maui Police Department Communications Facility*
TMK: (2) 4-9-002:001 por.
Munro Trail, Lāna'ihale, Island of Lanai

Dear Mr. Tsuji:

The Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL) is in receipt of your memorandum regarding the proposal to construct: an operations and maintenance building to house radio equipment and an emergency generator; a 1000-gallon above-ground fuel tank; a step-down transformer and a 100-foot high steel lattice antenna tower with the entire 7,250 ft² worksite to be graded and enclosed inside an 8-foot high security fence all located within the Conservation District Resource Subzone.

1. This proposal may be an identified land use within the Conservation District Resource Subzone Pursuant to Hawaii Administrative Rules (HAR) §13-5-22, P-6 **PUBLIC PURPOSE USES,** (D-1) *Land uses undertaken by the State of Hawaii or the counties to fulfill a mandated governmental function, activity or service for public benefit and in accordance to public policy and the purpose of the conservation district.*

2. This action will require the filing of a Conservation District Use Application **(CDUA)** and all required attachments for a Board Permit, including an Environmental Assessment (EA). To allow, modify or deny this use would be at the discretion of the Board of Land and Natural Resources (BLNR).

3. Pursuant to HAR §13-5-40 *Hearings,* a public hearing will not be required.

The OCCL suggests the following comments be addressed in Draft Environmental Assessment (DEA):

1. *View planes*: The applicant shall address any potential effect of this proposal on the sanctity of view planes near the worksite area.

2. *Fuel Tank*: The applicant shall discuss appropriate Best Management Practices (BMP) for the storage of fuel on-site, transport of fuel to the site and maintenance/safety of the on-site fuel tank.

3. *Runoff*: The applicant shall discuss appropriate BMP to control runoff and increased sedimentation during grading and construction; this may include planting of approved vegetation (i.e., seeding).

Should you have any questions, please feel free to contact Alex J. Roy of the Office of Conservation and Coastal Lands at 808-587-0316

Additional information regarding the OCCL can be found on our website at: www.hawaii.gov/dlnr/occl

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 30, 2011

Munekiyo & Hiraga, Inc.
Attention: Mr. Neal Dixon, Analyst
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@mhplanning.com

Dear Mr. Dixon:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on November 10 and 16, 2011, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures

No. of Pages: 3

→ USA F. - water

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 1, 2011

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
_X_ Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility

LOCATION: near Puu Kole, Lanai, Hawaii; TMK: (2) 4-9-002:001 por.

APPLICANT: Munekiyo & Hiraga, Inc. on behalf of the County of Maui Police Department

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 9, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: Paul Conry
Date: 11/15/11

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 15, 2011

Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

RE: Early Consultation for DEA for Maui Police Department Telecommunications tower at Waiakeakua Lanai, Hawaii (TMK (2)4-9-002:001 (por.))

Division of Forestry & Wildlife staff (Fern Duvall and Glenn Shishido) met with Water Pacheco on this issue, and Duvall did a subsequent site visit with MPD in July 2011. Based on notes from those meetings, there was agreement that the project site is in a low Ua'u traffic area, and outside the known seabird colony area.

The proposed lattice design of the tower and its width (20' between each leg) will make it visible to the birds. Fencing around the structures should use white polytape to enhance fence visibility to the seabirds, and painting the structure a white or light grey (similar to Pu'umahoe telecommunications site on East Maui) will make it more visible and further reduce the hazard to the U'au. Maui Police Department (MPD) stated they will also keep the surrounding trees where possible, to help make the U'au fly up over the canopy, the fences, and the structures. MPD will look into cutting slots between the trees for their microwave link paths, and keeping this approach for site and link maintenance.

Glenn Shishido and Fern Duvall both do not find that there are native plant concerns, as discussed and reviewed, in the proposed project area. The clearing of native vegetation present as proposed is not problematic. MPD has been in contact with Christine Costales of the Lanaihale Native Species Restoration Project and the Lanai Community on the project.

Sincerely,

Paul D Conry

Paul Conry, Administrator
Division of Forestry and Wildlife

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

William J. Aila, Jr., Chairperson
State of Hawaii
Department of Land and Natural Resources
Attn: Russell Y. Tsuji, Land Administrator
P.O. Box 621
Honolulu, Hawaii 96801

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK: (2) 4-9-002:001 (por.)

Dear Mr. Aila:

Thank you for your letters of November 10, November 16, and November 30, 2011, responding to our request for early consultation comments on the proposed Maui Police Department (MPD) Waiakeakua Communications Facility Project. We offer the following in response to the comments received.

ENGINEERING DIVISION

It is noted that the area of the proposed project is classified by the FEMA National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel No. 1500030525E as being in Flood Zone X, an area with little to no risk of flooding. It is further noted that the NFIP does not have any regulations for developments within Flood Zone X.

LAND DIVISION – MAUI DISTRICT

We appreciate your conveying confirmation that the Land Division – Maui District has no comments at this time.

OFFICE OF CONSERVATION AND COASTAL LANDS

Identified Land Use and Regulatory Context

- We acknowledge the Office's preliminary determination of the identified land use within the Conservation District Resource Subzone. According to Section 13-5-22, Hawaii Administrative Rules (HAR). Identified land uses in the limited subzone include "P-6, Public Purpose" uses, (D-1).

  > *Land uses undertaken by the State of Hawaii or the counties to fulfill a mandated governmental function, activity or service for public benefit and in accordance to public policy and the purpose of the conservation district.*

- Since the project is a public facility used for communications by the MPD and other public agencies, the project will be consistent with Section 13-5-22 related to the Conservation District.

- It is understood that the action will require filing of a CDUA for a Board Permit including the filing of an Environmental Assessment (EA). As such, an EA is being prepared according to Chapter 200 of Title 11, HAR, Environmental Impact Statement Rules. The EA documents the project's technical characteristics and environmental impacts and advances the findings and conclusions relative to the significance of the project. It is noted that a public hearing will not be required for the CDUA.

Early Consultation Comments

- The three (3) issues of concern suggested by the OCCL to be addressed in the Draft EA are acknowledged. These three (3) areas of concern include impacts to view planes, Best Management Practices (BMPs) for the on-site above-ground fuel tank, and BMPs to mitigate the effects the impacts of runoff. As requested, the Draft EA will address the aforementioned comments. Preliminary responses are offered below.

View Planes

- The impact on view planes along the summit region has been considered during project development and methods for preserving the view plans have been incorporated into the design. The establishment of a direct microwave link with the Lanai City Police Station has been established as a priority for the MPD. Line-of-sight propagation is necessary for microwave transmission, however, visual impacts to the urban areas of Lanai are expected to be minimal. Additional discussion of view planes

will be included in the Draft EA.

Fuel Tank

- The emergency generator will use diesel fuel which will be stored in an above-ground, double-walled concrete encased tank such as those manufactured by Convault. It is expected that at least a 1,000-gallon total fuel capacity will be required to provide for the desired 7-day supply of fuel. A leak from the inner tank would be contained in the interstitial space between the walls of the tank and would be detected by a monitor system typical of these types of tanks. According to the U.S. Environmental Protection Agency (EPA), an above-ground, double-walled concrete tank will not require a secondary spill containment system around its base.

- The fill pipe for the tank will be provided with two (2) or more of the following methods to protect against overfill: a direct reading level gauge at the tank which is visible from the fill pipe location; a valve located within the fill-pipe access to close automatically at a specified fill level; and an audible high level alarm activated by a float switch at a specified fill level. These measures will protect against spills from overfilling when the tank is being filled with fuel. Fuel will be supplied by a commercial source on Lanai that supplies diesel fuel. Per regulatory measures, the commercial supplier will be responsible for supplying the fuel in a proper manner.

Runoff

- The construction plans and specifications for the project will include Best Management Practices (BMPs) to minimize erosion on the project site during and after construction and will also include measures to contain runoff on-site during the construction period. Temporary erosion control measures will be used during construction to prevent soil loss and surface runoff to adjacent areas. These mitigation measures may include the placement of aggregate filled pouches and the erection of a silt fence to minimize surface runoff into adjacent areas. These measures will contain runoff within the project site to the extent possible during the construction period.

- The design drawings and contract specifications set forth the applicable codes and rules related to pollution prevention during construction, including to surface water sources.

- The project will comply with HAR, Chapters 11-54 and 11-55, as applicable, and discharges related to the project construction or operation

activities, whether or not National Pollutant Discharge Elimination System (NPDES) permit coverage and/or Section 401 Water Quality Certification are required, must comply with the State's Water Quality Standards.

DIVISION OF FORESTRY AND WILDLIFE

The continued coordination between the Division of Forestry and Wildlife (DFW) has played an integral part in the site location and the preliminary design of the MPD Lanai Communications facility. The preliminary design of the facility is in accordance with the representations made to the DFW and has incorporated the Division's suggestions. Should any substantive changes be necessary, MPD will consult with the DFW to ensure impacts to biological resources are mitigated.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. Copies of your letters will be included in the Draft EA. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at (808) 244-2015.

Sincerely,

Neal Dixon, Analyst

ND:tn
cc: John Sekiguchi, Wilson Okamoto Corporation
Captain Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DLNR eclresponse.ltr.doc

NOV 10 2011

NEIL ABERCROMBIE
GOVERNOR

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:
STP 8.0621

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

October 28, 2011

Mr. Neal Dixon
Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Dixon:

Subject: Maui Police Department (MPD) Communication Facility on Lanai
Early Consultation for Draft Environmental Assessment (DEA)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands that the MPD proposes the construction of a new public safety communications facility consisting of an operation and maintenance building, an emergency generator, an above ground fuel tank, a transformer, and a 100-foot antenna tower. The 7,250 sq. ft. site located 100 yards south from the Harmer Radio and Electronics telecommunications facility will be surfaced with gravel and concrete and enclosed by 8-foot security fencing.

Given the project's location, DOT does not anticiapte any significant, adverse impacts to its transportation facilties.

DOT appreciates the opportunity to provide comments. If there are any other questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Glenn M. Okimoto, Ph.D., Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.) (STP 8.0621)

Dear Dr. Okimoto:

Thank you for your letter of October 28, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying confirmation that the Department does not anticipate any significant, adverse impacts to its transportation facilities.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at (808) 244-2015.

Very truly yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\SDOT.ecres.doc

OCT 19 2011

ALAN M. ARAKAWA
Mayor

TEENA M. RASMUSSEN
Economic Development Coordinator

OFFICE OF ECONOMIC DEVELOPMENT

COUNTY OF MAUI
2200 MAIN STREET, SUITE 305, WAILUKU, MAUI, HAWAII 96793, USA
Telephone: (808) 270-7710 • Facsimile: (808) 270-7995 • Email: economic.development@mauicounty.gov

Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
304 High St. Ste. 104
Wailuku, HI 96793
Oct. 17, 2011

RE: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility, near Puu Kole, lanai, Hawaii
(TMK (2)4-9-002:001 (por.)

RESPONSE: The Maui County Office of Economic Development is in complete support of the County of Maui Police Dept. Communications Facility, near Puu Kole, Lanai.

Enhancing communication between South & West Maui and Lanai will only enhance our County goal of upgrading infrastructure to spur on economic development and enhance public safety. Good communications systems are at the heart of that.

We are also supportive of the placement of the facility. By keeping it in the vicinity of other towers and communication facilities, the impact to the surrounding terrain will be minimal.

Sincerely,

Teena M Rasmussen

Teena M Rasmussen, Director

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Teena M. Rasmussen, Director
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Ms. Rasmussen:

Thank you for your letter of October 17, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying support for the purpose and location of the project and conveying confirmation that the Office has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Neal Dixon

Neal Dixon, Analyst

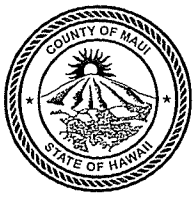
ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\OED.ecres.doc

JAN 13 2012

ALAN M. ARAKAWA
MAYOR

JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF



COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793
(808) 244-9161 • FAX (808) 244-1363

January 12, 2012

Munekiyo & Hiraa, Inc.
305 High Street, Suite 104
Wailuku, HI 96793
Attn: Neal Dixon

Subject: Maui Police Department Communications Facility, near Puu Kole Lanai
TMK: (2) 4-9-002:001

Dear Mr. Dixon,

At this time the Department of Fire and Public Safety will need to know the size of the propose maintenance building and the size of the fuel tank for the generator. The type of fire protection that will be needed at this site will depend on the size of this proposed building and the amount of fuel storage.

If you have any question, you may call me at 244-9161 ext. 24

Sincerely,

Lt. Scott English
Fire Plans Examiner

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICHI" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Lieutenant Scott English
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
313 Manea Place
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK: (2) 4-9-002:001 (por.)

Dear Lt. English:

Thank you for your letter of January 12, 2012 responding to our request for early consultation providing comments on the proposed Maui Police Department Waiakeakua Communications Facility Project. On behalf of the Applicant, the Maui Police Department, we wish to provide the following information in response to the comment received.

A three (3) room, single-story 700-square foot radio equipment building with 8-inch thick reinforced concrete-masonry unit (CMU) walls, cast-in-place concrete roof, and concrete slab floors will be constructed on the project site to accommodate a 356-sq. ft. radio equipment room, a 98-sq. ft. battery room, and a 200-sq. ft. emergency generator room. See **Exhibit "A"**.

Fire suppression for the equipment and battery rooms will be suitable for use with electronic equipment and will utilize the DuPont FM-200 system. The FM-200 system uses a non ozone-depleting gas known as heptafluoropropane as the suppressant. In addition, the equipment room and battery room will be equipped with hand-held fire extinguishers suitable for use in rooms with electronic equipment. The generator room will be equipped with heat detectors and a carbon dioxide fire suppression system. All fire suppression systems are safe for use in occupied spaces.

We note that the project's design consultants will be coordinating with the Department of Fire and Public Safety to ensure that appropriate fire suppression measures are provided for the project.

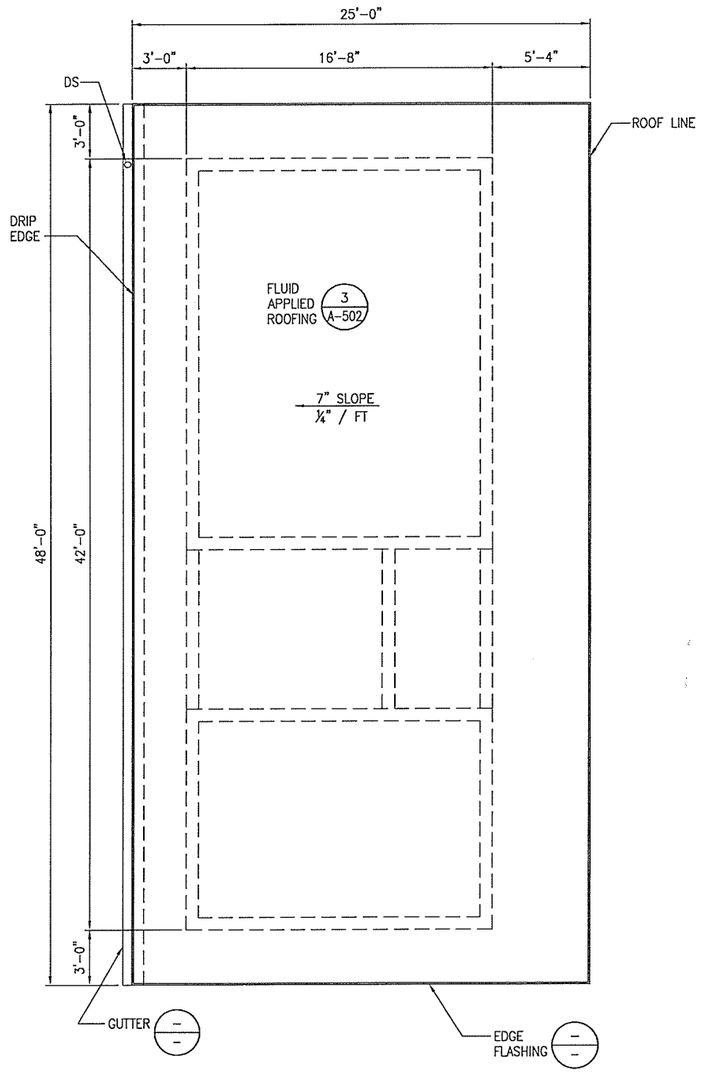
Diesel fuel for the emergency generator will be stored in a double-walled Convault-style above ground tank to be located to the southeast of the building. It is expected that a capacity of 1,000 gallons will provide the required seven (7) day supply of fuel.

Thank you again for your participation in the Chapter 343, HRS review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

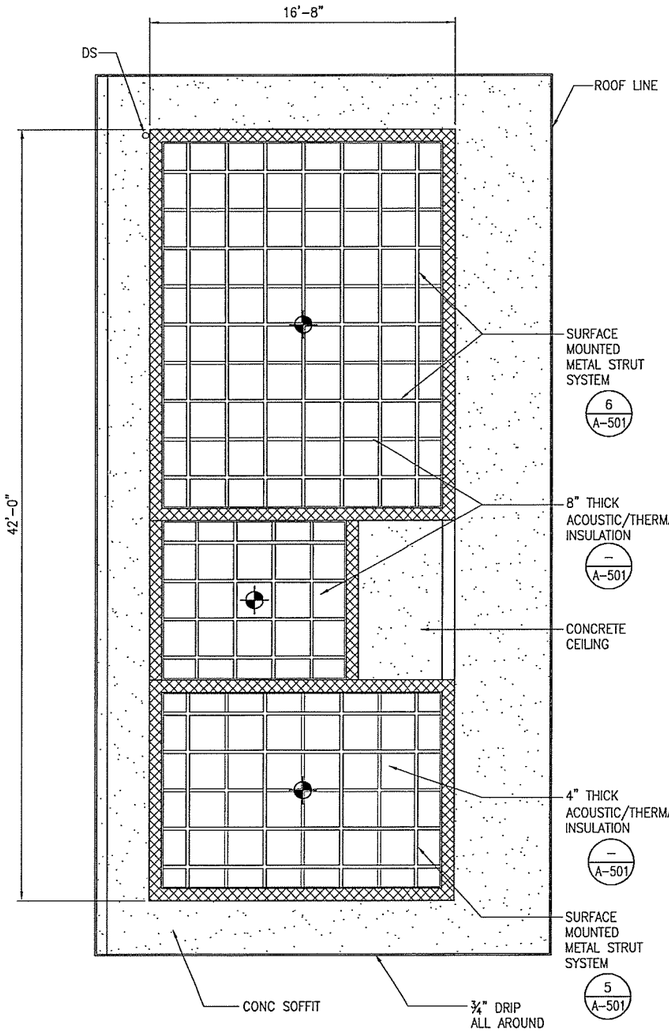
Yours truly,

Neal Dixon, Analyst

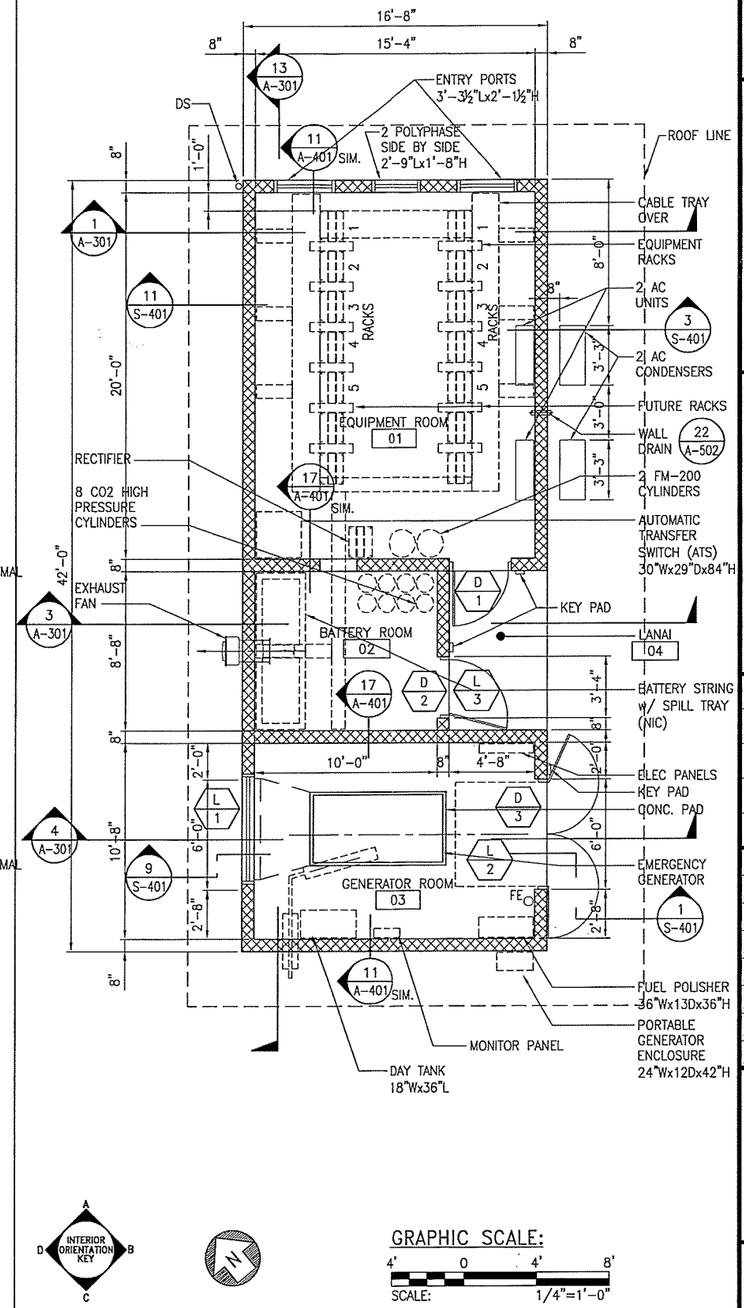
ND:tn
Attachment
cc: John Sakaguchi, Wilson Okamoto (w/attachment)
Capt. Jeffrey Amaral, Maui Police Department (w/attachment)
K:\DATA\WOC\LanaiPoliceTelecom\MFD.ecres.doc



ROOF PLAN | SCALE: 1/4"=1'-0" | 21



REFLECTED CEILING PLAN | SCALE: 1/4"=1'-0" | 9



FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

WILSON OKAMOTO CORPORATION
ENGINEERS|PLANNERS|CONSULTANTS
1907 South Beretania Street Suite 400
Honolulu, Hawaii, U.S.A. 96826
PH 808-946-2277 FX 808-946-2253
www.wilsonokamoto.com

PROJECT ID

WAIAKEAKUA COMMUNICATIONS FACILITY, LANAI

T.M.K.: (2) 4-9-002:001

WALTER LEU LICENSED PROFESSIONAL ARCHITECT No. 2709 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction will be as defined by Chapter 115 (16-115-2) in the Rules and regulations of the Board of Registrations of Professional Engineers, Architects, Land Surveyors and Landscape Architects, STATE OF HAWAII

4/30/2012
SIGNATURE EXP. DATE

DESIGNED BY: WL	SUPERVISED BY: WL
DRAWN BY: WOC	CHECKED BY: WL
CAD FILE: 8064-01_A-101.dwg	PROJECT NO.: 8064-01
SCALE: AS NOTED	DATE: APRIL 29, 2011

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	DATE	DESCRIPTION

SHEET TITLE

FLOOR PLAN, CEILING PLAN, AND ROOF PLAN

DRAWING NO.

A-101

of 18 sheets

FILE PATH: \\DC1\WDrive\8064-01\ARCH\DWG\8064-01_A-101.dwg CAD USER: gtokilo PLOT DATE: Feb 15, 2012 XREFS: | X_BDR_22X34 |

EXHIBIT A

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

OCT 21 2011

ALAN M. ARAKAWA
Mayor
JO-ANN T. RIDAO
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

October 17, 2011

Mr. Neal Dixon
Analyst
Munekiyo & Higara, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Dixon:

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County Police Department Communications Facility, near Puu Kole, Lanai, Hawaii TMK (2)4-9-002:001 (por)

The Department has reviewed the request for Early Consultation for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at (808) 270-1741 if you have any questions.

Sincerely,

Wayde T. Oshiro

WAYDE T. OSHIRO
Housing Administrator

cc: Director of Housing and Human Concerns

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Wayde T. Oshiro, Administrator
County of Maui
Department of Housing and Human Concerns
Housing Division
35 Lunalilo Street, Suite 102
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Oshiro:

Thank you for your letter of October 17, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your confirmation that the project is not subject to Chapter 2.96, Maui County Code and conveying that the Department has no other comments at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Neal Dixon

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DHHC.ecres.doc

ALAN M. ARAKAWA
Mayor

GLENN T. CORREA
Director

PATRICK T. MATSUI
Deputy Director

(808) 270-7230
FAX (808) 270-7934

NOV 01 2011

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

October 27, 2011

Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Dear Mr. Neal Dixon:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility, near Puu Kole, Lanai, Hawaii, TMK (2)4-9-002:001(por).

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation has reviewed the above and has no comments at this time.

Please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at 270-7931, should you have any questions.

Sincerely,

GLENN T. CORREA
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

GTC:RH:as

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Glenn T. Correa, Director
County of Maui
Department of Parks & Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Correa:

Thank you for your letter of October 27, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying confirmation that the Department has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DPR.ecres.doc

NOV 02 2011

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

October 31, 2011

Mr. Neal Dixon, Analyst
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Dixon:

SUBJECT: EARLY CONSULTATION FOR DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED COUNTY OF MAUI POLICE DEPARTMENT COMMUNICATIONS FACILITY TMK: (2) 4-9-002:001 (POR.)

We reviewed your early consultation request and have the following comment:

1. Per Maui County Code, Section 16.26.211, inspections may not be required as property appears to be in the State Conservation District and, therefore, outside of our jurisdiction.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:RMDA:ls
xc: Highways Division
Engineering Division
S:\LUCA\CZM\prop_mpd_comm_fac_lanai_ec_49002001_ls.wpd

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

David C. Goode, Director
County of Maui
Department of Public Works
200 South High Street, Room No. 434
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Goode:

Thank you for your letter of October 31, 2011, providing comments on the proposed Maui Police Department Waiakeakua Communications Facility Project. On behalf of the Applicant, the Maui Police Department, we wish to provide the following information in response to the comment received.

The proposed project is located in the Resource Subzone of the State Conservation District. As such, it is anticipated that inspections may not be required. Should the Department of Land and Natural Resources require as part of the Conservation District Use Permit County permits or compliance with County development standards, you have full assurance that the Applicant will comply.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DPW.ecres.doc

NOV 07 2011

ALAN M. ARAKAWA
Mayor

KYLE K. GINOZA, P.E.
Director

MICHAEL M. MIYAMOTO
Deputy Director

TRACY TAKAMINE, P.E.
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

November 3, 2011

Mr. Neal Dixon
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: COUNTY OF MAUI POLICE DEPARTMENT COMMUNICATIONS FACILITY EARLY CONSULTATION FOR DRAFT EVIRONMENTAL ASSESSMENT TMK (2) 4-9-002:001 (POR.), LANAI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. Discuss options for construction waste management.

2. Wastewater Reclamation Division (WWRD) comments:

   a. None. The County does not have a wastewater system in the area of the subject project.

If you have any questions regarding this memorandum, please contact Michael Miyamoto at 270-8230.

Sincerely,

KYLE K. GINOZA, P.E.
Director of Environmental Management

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Kyle K. Ginoza, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 100
Wailuku, Hawaii 96793

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Ginoza:

Thank you for your letter of November 3, 2011, providing comments on the proposed Maui Police Department Waiakeakua Communications Facility Project. On behalf of the Applicant, the Maui Police Department, we wish to provide the following information in response to the comment received.

Solid Waste Division

1. Construction waste management is addressed in the contractor bid package. The contractor specifications will include details outlining the disposal of construction waste pursuant to all applicable regulations. Waste produced onsite will be consolidated before construction workers leave the site at the end of the day and removed and disposed of on a regular basis.

Wastewater Reclamation Division (WWRD)

2. It is acknowledged that the WWRD has no comments on the project at this time as the County does not have a wastewater system in the area of the proposed project. The site will not have toilets and wastewater treatment or disposal services will not be required.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statues (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\DEM.ecres.doc

NOV 14 2011

ALAN M. ARAKAWA
Mayor

JO ANNE JOHNSON-WINER
Director
MARC I. TAKAMORI
Deputy Director
Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

November 4, 2011

Mr. Neal Dixon
Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Subject: Draft EA for the Proposed County of Maui Police Department Communications Facility, Lanai Hawaii

Dear Mr. Dixon,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

Please feel free to contact me if you have any questions.

Sincerely,

Jo Anne Johnson Winer
Director

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Jo Anne Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793-2155

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Ms. Johnson Winer:

Thank you for your letter of November 4, 2011, responding to our request for early consultation comments on the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying confirmation that the Department has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statues (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
K:\DATA\WOC\LanaiPoliceTelecom\CDOT.ecres.doc

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

OCT 20 2011

October 19, 2011

Mr. Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii, 96793

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to the Proposed County of Maui Police Department Communications Facility
Near Puu Kole, Lanai, Hawaii
Tax Map Key: (2) 4-9-002:001 por.

Dear Mr. Dixon,

Thank you for allowing us to comment on the Early Consultation Request for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) would like to clarify the statements made within page 2, paragraph 1. MECO is in the design process with the customer's electrical consultant to determine the size of the transformer equipment, the service voltage characteristic for the proposed facility, determining the size of line facilities to meet the additional electrical demand requirements, and the route of the electrical service.

Should you have any questions or concerns, please call me at 871-2341.

Sincerely,

Kyle Tamori
Engineer II

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 27, 2012

Kyle Tamori, Engineer II
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96733-6898

SUBJECT: Response to Early Consultation Comment Letter Regarding Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, TMK (2) 4-9-002:001 (por.)

Dear Mr. Tamori:

Thank you for your letter of October 19, 2011, responding to our request for early consultation providing comments on the proposed Maui Police Department (MPD) Waiakeakua Communications Facility Project. We appreciate your review of the document and the clarification offered. We offer the following information in response.

Electrical service to the MPD Waiakeakua Communications Facility will involve an upgrade to the existing Maui Electric Company, Ltd. (MECO) overhead service to the Harmer meter at the Well No. 5 site and a connection between the Harmer site and the Waiakeakua facility. MECO currently provides single-phase overhead service to the Harmer meter located at Well No. 5 which at an elevation of approximately 2,300 feet mean sea level. From there, Harmer has constructed an underground armored cable directly up the slope to their facility located about 3,200 feet amsl on the north side Munro Trail.

MPD plans to sub-meter and purchase power from Harmer. In order to attain sufficient power for the additional load, MPD plans to request that MECO upgrade the existing single-phase electrical service to Well No. 5 to 3-phase electrical service. A new electrical meter and transformer will be installed on a new small concrete pad, approximately six (6) feet by six (6) feet at the Well No. 5 site to step up power to 600 volts (V). A spare conductor in the existing underground cable, which was included in the original development of the Harmer site in 1998, will be energized. The underground cable rises approximately 900 feet in elevation from Well No. 5 to the Harmer site. No new underground cable or trenching between Well No. 5 and the Harmer site is anticipated.

MPD will install handholes and approximately 350 feet of buried conduit through which power will be provided to the MPD facility. The buried conduit will generally follow the alignment of the road in order to minimize the amount of grubbing required for installation. One (1) new transformer will be installed at the Harmer site and one (1) new transformer will be installed within the MPD facility. See **Exhibit "A"**.

The proposed project is currently under preliminary development and design. The Draft Environmental Assessment (EA) will include the most current technical specifications relating to the project.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Draft Environmental Assessment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Warmest regards,

Neal Dixon, Analyst

ND:yp
Enclosure
cc: John Sakaguchi, Wilson Okamoto Corporation (w/enclosure)
Capt. Jeffrey Amaral, Maui Police Department (w/enclosure)
Glenn Oyama, Nakamura, Oyama & Associates (w/enclosure)
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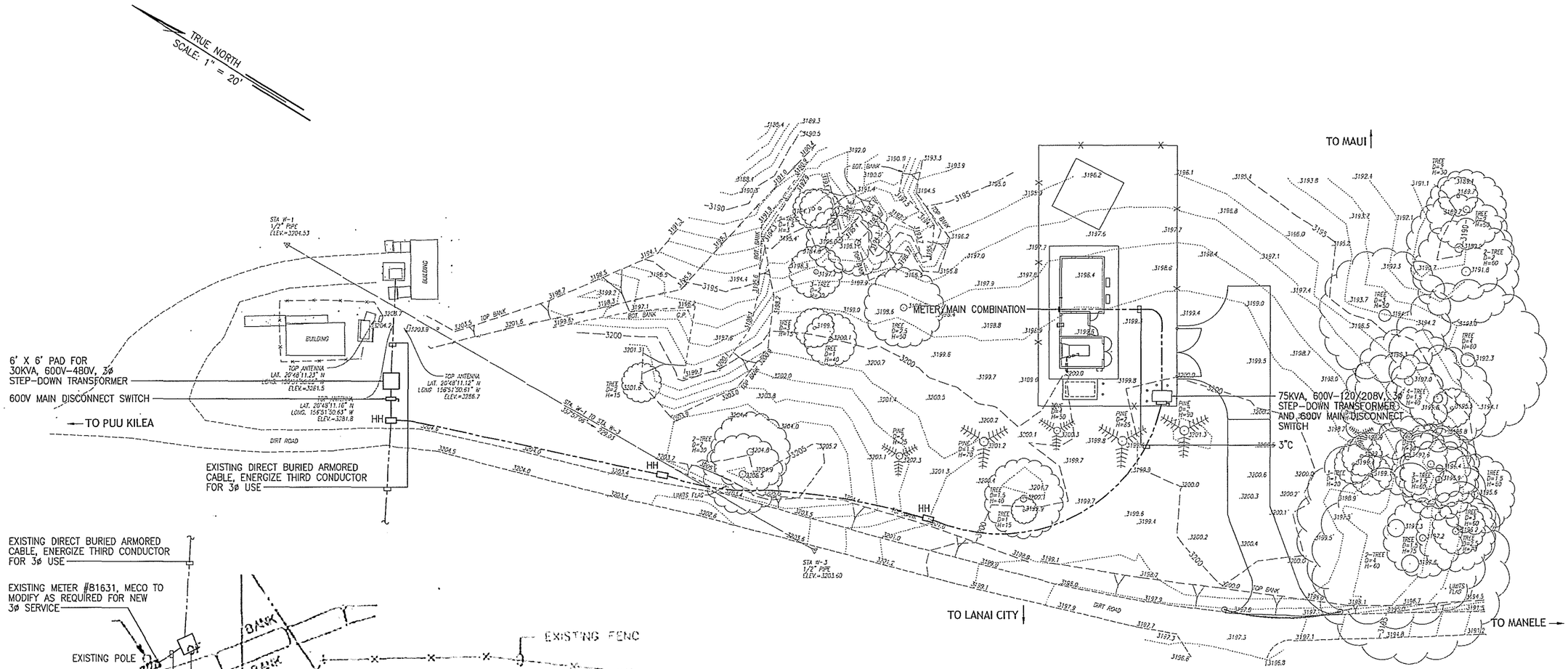

ELECTRICAL SITE PLAN – WELL 5

SCALE : NOT TO SCALE

ELECTRICAL SITE PLAN

SCALE : 1"=20'

NOTES: 1. ADJUST LOCATION OF TRANSFORMER AND DISCONNECT SWITCH FOR EXISTING BUILDING AS REQUIRED TO INTERCEPT EXISTING DIRECT BURIED ARMORED CABLE AND AS DIRECTED BY USER.

GRAPHIC SCALE

20' 10' 0 20' 40'

SCALE: 1"=20'

WILSON OKAMOTO CORPORATION
ENGINEERS|PLANNERS|CONSULTANTS
1907 South Beretania Street Suite 400
Honolulu, Hawaii, U.S.A. 96826
PH 808-946-2277 FX 808-946-2253
www.wilsonokamoto.com

PROJECT ID

COMMUNICATION SHELTERS AT PUU NIUANIUA (MAUI) AND WAIAKEAKUA (LANAI)

T.M.K.: (2) 4-9-002:001

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction will be as defined by Chapter 115 (16-115-2) in the Rules and regulations of the Board of Registrations of Professional Engineers, Architects, Land Surveyors and Landscape Architects, STATE OF HAWAII

SIGNATURE — EXP. DATE — 4/30/2012

DESIGNED BY: DN	SUPERVISED BY: GO
DRAWN BY: DN	CHECKED BY: GO
CAD FILE: E-2.dwg	PROJECT NO.: 8064-01
SCALE: AS NOTED	DATE: APRIL 29, 2011

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	DATE	DESCRIPTION
1		
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5		
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7		

SHEET TITLE

ELECTRICAL SITE PLANS

DRAWING NO.

E-2

of 18 sheets

EXHIBIT A

FILE PATH: \\Wok-fs1\Cad Projects\2011 - 08\Visual Police Department Land Radio Comm\E-2.dwg CAD USER: derek PLOT DATE: Dec 15, 2011 XREFS: | X_BDR_22X34 | WOC-SITE | 10008-03 | ARCH |

X. COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO COMMENTS

X. COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO COMMENTS

A Draft Environmental Assessment (EA) for the subject project was filed and published in the Office of Environmental Quality Control's The Environmental Notice on April 23, 2012.

Comments on the Draft EA were received during the 30-day public comment period. Agencies listed below received a copy of the Draft EA. Comments, as well as responses, are included in this chapter.

1. Gordon Wong, Lead Program Manager
U.S. Department of Transportation
Federal Aviation Administration
P. O. Box 50244
300 Ala Moana Boulevard, Room 7-128
Honolulu, Hawaii 96813

2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawaii 96858-5440

3. Loyal A. Mehrhoff, Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Box 50088
Honolulu, Hawaii 96813

4. Dean H. Seki, Acting Comptroller
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawaii 96813

5. Kenneth G. Masden III
Public Works Manager
Planning Section, Facilities Development Branch
Office of School Facilities and Support Services
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

6. Jobre Masagatani, Chairperson
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

7. Loretta J. Fuddy, Director
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

8. Patti Kitkowski
District Environmental Health Program Chief
Maui District Health Office
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793

9. William M. Tam, Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

10. Glenn Okimoto, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

11. Dr. Kamana'opono Crabbe, Chief Executive Officer
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

12. Kyle Ginoza, Director
County of Maui
Department of Environmental Management
One Main Plaza
2200 Main Street, Suite 100
Wailuku, Hawaii 96793

13. Paul Haake, Captain
Fire Prevention Bureau
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawaii 96732

14. Wayde T. Oshiro, Housing Administrator
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawaii 96793

15. Glenn Correa, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2
Wailuku, Hawaii 96793

16. William Spence, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

17. David Goode, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawaii 96793

18. Jo Ann Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793

19. David Taylor, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

20. Ray Okazaki, Supervisor
Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96733

21. Ralph Masuda, Vice President of Planning and Zoning
Castle & Cooke, Inc.
871 Kolu Street, Suite 103
Wailuku, Hawaii 96793

MAY 0 4 2012

U.S. Department
of Transportation
Federal Aviation Administration

Western-Pacific Region
Airports District Office

300 Ala Moana Blvd., Rm. 7-128
Honolulu, HI 96813
MAIL: Box 50244
Honolulu, HI 96850-0001
Telephone: (808) 541-1232
FAX: (808) 541-3566

May 2, 2012

Mr. Alex J. Roy, Staff Planner
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, HI 96813

Dear Mr. Roy:

Draft Environmental Assessment
Proposed Maui Police Department Waiakeakua Communications Facility
Puu Kole, Lanai, Hawaii

We have reviewed the Draft Environmental Assessment for the proposed project. The project includes a single-story radio equipment building and a steel tower with several antennas.

Per Federal Aviation Regulation (FAR) Part 77, Notice of Proposed Construction or Alteration, we request an airspace review be conducted by the proponent through submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration.

An airspace analysis will be conducted upon submittal of the information. The information (i.e., FAA Form 7460-1) should be submitted on the following website: https://oeaaa.faa.gov/oeaaa

Please call if you have any questions.

Sincerely,

Gordon K. Wong
Lead Program Manager

Ronnie V. Simpson
Manager, Airports District Office

cc: Neal Dixon, Munekiyo & Hiraga, Inc.

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Gordon Wong, Lead Program Manager
Federal Aviation Administration
Western-Pacific Region Airports District Office
Box 50244
Honolulu, Hawaii 96850-0001

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Wong:

Thank you for your letter of May 2, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your comment regarding Federal Aviation Regulation (FAR) Part 77, Notice of Proposed Construction or Alteration. Notice of Proposed Construction or Alteration (FAA Form 7460-1) was submitted to the Federal Aviation Administration (FAA) through the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) web portal and Determinations of No Hazard to Air Navigation were issued on April 20, 2012.

It is noted that the FAA OE/AAA requires the follow-up form, FAA Form 7460-2, and Notice of Actual Construction or Alteration to be completed and returned to the OE/AAA. The applicant will submit FAA Form 7460-2, Part II to the OE/AAA within five (5) days after lower construction reaches its greatest height.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\FAA.DEArespltr.doc

JUN 0 1 2012

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF:

May 30, 2012

Regulatory Branch

POH-2012-00120

Office of Conservation and Coastal Lands
Department of Land and Natural Resources
Attn: Alex J. Roy, Staff Planner
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, HI 96813

Dear Mr. Roy:

We have received your request dated April 20, 2012, for the Department of the Army to review and comment on the Draft Environmental Assessment (DEA) for the proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, Hawaii at TMK (2) 4-9-002:001. We have assigned the project the reference number **POH-2012-00120**. Please cite this reference number in any correspondence with us concerning this project. We have completed our review of the submitted document and have the following comments:

Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires that a Department of the Army (DA) permit be obtained from the U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging, and other activities occurring in, over, or under navigable waters of the U.S. For tidal waters, the shoreward limit of the Corps' jurisdiction extends to the Mean High Water Mark. Section 404 of the Clean Water Act (Section 404) of 1972 (33 U.S.C. 1344) requires that a DA permit be obtained for the **discharge, or placement, of dredge and/or fill materia**l into waters of the U.S., including wetlands. For tidally influenced waters, in the absence of adjacent wetlands, the shoreward limit of the Corps; jurisdiction extends to the High Tide Line, which in Hawaii may be approximated by reference to the Mean Higher High Water Mark. For non-tidal waters, the lateral limits of the Corps' jurisdiction extend to the **Ordinary High Water Mark** or the approved delineated boundary of any adjacent wetlands.

Based on our review of the submitted documents, it appears that the project location consists entirely of uplands. In accordance with Section 10 and Section 404, a DA permit will not be required for the proposed project.

If the project design should change and work is to be proposed in wetlands, streams, drainage ditches, the Pacific Ocean, or other aquatic resource, (whether or not water is present in that resource during project construction) please contact our office to request a jurisdictional

4

determination. We can then determine if any regulatory requirements apply to work that may impact those resources.

Thank you for contacting us regarding this project. We look forward to working with you on this project as well as any future projects. Should you have any questions, please contact Kaitlyn Seberger, at (808) 835-4300 or via email at Kaitlyn.R.Seberger@usace.army.mil.

Sincerely,

George P. Young, P. E.
Chief, Regulatory

Copy Furnished:
Munkiyo and Hiraga, Inc., Attn: Mr. Neal Dixon, Analyst, 305 High Street, Suite 104, Wailuku, Hawaii, 96793

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

George P. Young, P.E., Chief
Regulatory Branch
Department of the Army
U.S. Army Corps of Engineers, Honolulu District
Fort Shafter, Hawaii 96585-5440

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.) (POH-2012-00120)

Dear Mr. Young:

Thank you for your letter of May 30, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and the Department's determination that, in accordance with Section 10 of the Rivers and Harbors Act of 1899 and Section 404 Clean Water Act of 1972, a Department of Army (DA) permit will not be required for the subject project.

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:lfm
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
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MAY 24 2012

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2012-TA-0279

Mr. Neal Dixon
Planning Analyst
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Subject: Technical Assistance for the Proposed Maui Police Department Waiakeakua Communications Facility, Lanai

Dear Mr. Dixon:

The U.S. Fish and Wildlife Service (Service) received your letter on April 23, 2012, requesting comment on the Draft Environmental Assessment (DEA) pertaining to the proposed construction of a 100 foot communications tower and supportive outbuildings at Puu Waiakeakua on the island of Lanai.

Project Description
The Maui Police Department (MPD) proposes to build a communications facility off of the Munro Trail on the southern ridge of Mt. Lanaihale, Lanai. The facility footprint and access driveway will encompass approximately 8,500 square feet and will include a single story radio equipment building, and above-ground fuel tank, and a four-legged, 100-foot tall steel lattice tower with a waveguide bridge that connects attached antennas to the equipment building. Related electrical installations include the construction of new transformers atop small concrete pads, an electric meter, and approximately 350 linear feet of buried conduit. The proposed facility will enhance MPD's communications network by establishing direct, line-of-sight microwave transmission with the MPD Lanai City Station. The network carries County of Maui data and voice transmission, including emergency calls, to the 911 dispatch center in Wailuku on the island of Maui. Additionally, the facility will be equipped with land-mobile radio capability, which is used to communicate with first responder agencies and emergency vehicles.

Species Affected
Based on information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program, seven species protected by the

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Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*) are known to occur within the proposed action area and could be impacted by the proposed action.

The endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) is known to occur in forested areas on the leeward slopes of Haleakala. The hoary bat roosts in both exotic and native woody vegetation and, while foraging, leaves young unattended in "nursery" trees and shrubs. If trees or shrubs suitable for bat roosting are cleared during the hoary bat breeding season (June 1 to September 15), there is a risk that young bats could inadvertently be harmed or killed. Additionally, bats have been documented becoming entangled and fatally injured on barbed wire fences during foraging flights. As a result, the Service recommends that woody plants greater than 15 feet tall should not be removed or trimmed during the hoary bat breeding season and that no barbed wire fences be installed.

The endangered Hawaiian petrel (*Pterodroma sandwichensis*) and threatened Newell's shearwater (*Puffinus auricularis newelli*), collectively known as seabirds, have been documented transiting through the proposed action area while flying between the ocean and nesting sites in the mountains during their breeding season (March through December). Seabird fatalities resulting from collisions with artificial appurtenances which extend above the surrounding vegetation have been documented in Hawaii where high densities of transiting seabirds occur. Due to the presence of a large extant population of Hawaiian petrels at Mt. Lanaihale, as well as smaller remnant populations of Newell's shearwaters in the same area, the Service recommends that nocturnal avian radar surveys be conducted during the seabird breeding season to assess potential impacts resulting from the construction of proposed communications tower and other project-related appurtenances. Additionally, artificial lighting, such as flood lighting for construction work and site security, can adversely impact seabirds by causing disorientation which may result in collision with utility lines, buildings, fences, and vehicles. Moreover, fledging seabirds attracted to artificial lighting have a tendency to exhaust themselves while circling the light source and become grounded. Too weak to fly, these birds become vulnerable to depredation by feral predators, such as dogs, cats, and mongoose. The Service recommends that measures to minimize the amount of glare from outdoor lighting installations be incorporated into the proposed action. Outdoor lighting should be constructed in a manner that fully shields lighting sources and directs light downwards. Accordingly, the DEA states that all artificial outdoor lighting associated with the proposed facility will be shielded and directed downwards, as well as placed on a timer which will switch off automatically in the event that nighttime maintenance work is necessary.

Four endangered plant species, *Cyanea grimseana*, *Cyanea munroi*, *Viola lanaiensis*, and *Labordia tinifolia var. lanaiensis*, are documented as having extant populations within the proposed action area. However, the results of botanical surveys conducted by botanist Robert W. Hobdy, included in the Biological Resources Report of the DEA, showed that no endangered plants occur within the proposed project's construction footprint.

It is unclear if there is a Federal nexus associated with this project. If funding or permitting of the construction or operation of the proposed communications tower originates from a Federal agency, then said agency must formally consult with the Service per Section 7(a)(2) of the ESA as the implementation of the proposed project may result in the "take" of listed seabirds. As Ian Bordenave, Fish and Wildlife Biologist, indicated in his May 18 and May 23, 2012, telephone conversations with you, the Service will be happy to provide further guidance regarding survey

protocols and action agency determination pertaining to section 7of the ESA. If you have any questions concerning the recommendations included in this letter, please contact Ian Bordenave, at (808) 792-9400 for further assistance.

cc. Alex J. Roy, Office of Conservation and Coastal Lands
John Sakaguchi, Wilson Okamoto Corporation
Captain Jeffery Amaral, Maui Police Department

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Loyal Mehroff, Field Supervisor
United States Department of the Interior
Fish & Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Box 50088
Honolulu, Hawaii 96850

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility near Puu Kole, Lanai; TMK: (2) 4-9-002:001 (por.)

Dear Mr. Mehrhoff:

Thank you for your letter of May 23, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility. The inquiry has been assigned by the U.S. Fish & Wildlife Service (Service) reference no. 2012-TA-0279.

We appreciate the Service's review of the document and the comments provided as well as the continued coordination with the project team. We offer the following in response to your comments and in follow-up to our meeting at the Pacific Islands Fish and Wildlife Office on June 15, 2012.

It is understood that seven (7) species protected by the Endangered Species Act of 1973 (ESA), as amended are known to occur within the area of the proposed action. Pursuant to the Service's letter of May 23, 2012, impacts to all but one (1) of the listed species are not expected or are avoided by the mitigation measures proposed with the subject project. However, a colony of the Hawaiian petrel (*Pterodroma sandwichensis*), or uau, is known to exist near the summit of Lanaihale. Because no data are available to quantify the colony's approximate size or to define the colony's movement corridors

between the colony and the sea, the impacts of developing the steel lattice tower cannot be analyzed.

Because of the presence of the nearby Hawaiian petrel colony and the potential for towers to have impacts on seabirds, MPD has contracted ABR, Inc.—Environmental Research & Services (ABR) to perform a nighttime avian survey. The proposal from ABR, which includes the study plan and a description of the survey methodologies to be employed, is provided herein as **Exhibit "A"**. The primary objectives of the study are to collect baseline information on flight directions, passage rates, and flight altitudes of Hawaiian petrels over the proposed tower location and to estimate the daily number of petrels that fly within the area to be occupied by the proposed tower. The survey began the second week of July 2012 and will run for ten (10) nights to document peak seabird activity, which occurs in conjunction with the incubation and early chick-rearing period for the Hawaiian petrel. Because of the narrow project corridor, a survey methodology using visual sampling is being employed. The number of birds crossing an established transect line will be used to calculate the passage rate. While auditory detection will be used to assist monitors, the sampling will be completely visual.

Passage rates rendered by the avian survey will be used to estimate the fatality rates associated with the development of the tower as proposed, which includes measures to avoid impacts to seabirds. The data and the model will then be used to initiate consultation with the Service on the behalf of the Federal Communications Commission (FCC).

Pursuant to our discussion at our meeting of June 15, 2012, the methodology for the survey has been provided to Ian Bordenave of the Pacific Islands Fish and Wildlife Office and continued coordination efforts with the Service will ensure that impacts to the Hawaiian petrel population, if any, will be mitigated.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal W. Dixon, Analyst

ND:la
Enclosure
cc: John Sakaguchi, Wilson Okamoto Corporation (w/enclosure)
Capt. Jeffrey Amaral, Maui Police Department (w/enclosure)
Alex J. Roy, Office of Conservation and Coastal Lands (w/enclosure)
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LANA'I SEABIRD STUDIES, SUMMER 2012

SCOPE OF WORK

Prepared for
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, HI 96826

by
ABR, Inc.—Environmental Research & Services
P.O. Box 249
Forest Grove, OR 97116-0249

21 June 2012

The Maui Police Department is interested in installing a 100-foot-tall telecommunications tower and supportive outbuildings on Puu Waiakeakua, located on the southern ridge of Mt. Lanaihale on the Island of Lana'i. To help assess the risk of Hawaiian Petrel collisions with the facility they are considering conducting visual studies of petrels at the site. This proposal outlines the methods, and schedule of a visual study of Hawaiian Petrel movements over the study area during summer 2012.

A large colony of the endangered Hawaiian Petrel (*Pterodroma sandwichensis*) is known to exist on Lana'i Island, near the summit of Lana'ihale, but no data are available to quantify the approximate size of the colony or to define the movement corridors used by the birds to fly between the ocean and the colony. At present, all that is known is that many petrel calls are heard over a large area of appropriate habitat along several km of the main ridges leading up to Lana'ihale (J. Penniman, pers. comm., State of Hawai'i DLNR/DOFAW). Thus, there is no information on the proportion of birds that fly over the proposed telecommunications facility on their way to/from the colony. The Hawaiian Petrel is a seabird that nests in burrows and visits their nests primarily during periods of low ambient light. Because of their crepuscular and nocturnal habits around the breeding colonies, radar and night-vision methods have been developed to study the species (Cooper and Day 1998, 2003; Day et al. 2003a, 2003b; Day and Cooper 1995). Thus, tools are available to help determine passage rates, flight paths and flight altitudes of petrels. These data can be used to create exposure indices of the number of petrels that would be expected to encounter the proposed communications tower per year.

We visited the proposed project site in 2008 while looking for radar sampling sites for another seabird study. At the time, the location only had a very narrow, unsuitable radar viewing area because of the surrounding tree cover. Thus, unless the surrounding trees and brush have been removed since our visit (unlikely based on recent conversations with J. Sakaguchi, Wilson Okamoto), it is likely that radar methods could not be used at that site. Further, we do not recall

EXHIBIT "A"

finding any other sites along the ridgeline in the vicinity that might provide radar coverage of the proposed tower site. Thus, we propose to use only visual methods to assess seabird use of the site.

The primary objectives of the study outlined in this proposal are to use visual techniques to: (1) collect baseline information on flight directions, passage rates, and flight altitudes of Hawaiian Petrels over the proposed tower location during summer 2012; (2) estimate the daily number of petrels that fly within the area occupied by the proposed tower; and (3) estimate annual fatality rates of petrels at the proposed tower.

METHODS

It is anticipated that field studies would occur in summer 2012 (Table 1). We assume that Wilson Okamoto will secure all necessary permission from local landowners for us to do our surveys.

Table 1. Preliminary schedule for field surveys and reporting dates for seabird studies at the proposed Lanai telecommunications project, Hawaii.

Task	Dates
Finalize Scope of Work	June 2012
Summer Visual Study	10 nights during July 2012
Draft report	30 September 2012

TECHNICAL APPROACH

VISUAL STUDIES

We will collect visual data for 10 nights during summer (July) 2012. The summer sampling period will cover the incubation/early chick-rearing period for petrels. Sampling will occur at the proposed tower site. We will conduct visual sampling with binoculars and night-vision goggles with a 3,000,000-Cp spotlight equipped with an infrared filter, following procedures we have developed for studying petrels and shearwaters on the Hawaiian Islands (Day and Cooper 1995, 2002; Day et al. 2003a, 2003b, 2005a; Cooper and Day 1998, 2003). In essence, we will sample during the ~3-long evening and ~2-h-long morning peaks of bird movements (Day and Cooper 1995) to develop an understanding of movement of petrels through the proposed tower area.

The equipment and methodology used for the visual sampling include

- Using 10X binoculars before it gets completely dark and using night-vision goggles fitted with a 1X eyepiece after dark;
- Using a 3,000,000-Cp spotlight with an infrared filter to enhance the performance of the night-vision goggles;

- Recording the species and number of birds;
- Recording general flight direction (10 categories)—north, northeast, east, southeast, south, southwest, west, northwest, circling, erratic;
- Recording distance to bird (in m)
- Recording flight behavior (3 categories)—straight- line, circling, erratic; and
- Recording flight altitude (m above ground level [agl]; estimated to the nearest 1 m up to 25 m; to the nearest 5 m between 25 and 50 m; to the nearest 10 m between 50 and 100 m; to the nearest 25 m between 100 and 200 m; and to the nearest 50 above 200 m).

SCHEDULE AND DELIVERABLES

We will generate a short field summary within 2 weeks of the end of the field work and will prepare a full report by 30 September 2012.

LITERATURE CITED

Cooper, B. A., and R. H. Day. 1998. Summer behavior and mortality of Dark-rumped Petrels and Newell's Shearwaters at power lines on Kauai, Hawaii. Colonial Waterbirds 21:11–19.

Cooper, B. A., and R. H. Day. 2003. Movement of the Hawaiian Petrel to inland breeding sites on Maui Island, Hawaii. Waterbirds 26:62–71.

Day, R. H., and B. A. Cooper. 1995. Patterns of movement of Dark-rumped Petrels and Newell's Shearwaters on Kauai. Condor 97:1011–1027.

Day, R. H., and B. A. Cooper. 2002. Petrel and shearwater surveys near Kalaupapa, Molokai Island, June 2002. Unpublished report prepared for National Park Service, Hawaii National Park, HI, by ABR, Inc.—Environmental Research & Services, Fairbanks, AK, and Forest Grove, OR. 17 pp.

Day, R. H., B. A. Cooper, and R. J. Blaha. 2003a. Movement patterns of Hawaiian Petrels and Newell's Shearwaters on the island of Hawai'i. Pacific Science 57:147–159.

Day, R. H., B. A. Cooper, and T. C. Telfer. 2003b. Decline of Townsend's (Newell's) Shearwaters (*Puffinus auricularis newelli*) on Kauai, Hawaii. Auk 120:669–679.

MAY 16 2012

NEIL ABERCROMBIE
GOVERNOR

DEAN H. SEKI
COMPTROLLER

STATE OF HAWAI'I
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAI'I 96810-0119

MAY 15 2012

(P)1104.2

MEMORANDUM

TO: Mr. Alex J. Roy, Staff Planner
Department of Land and Natural Resources

FROM: Dean H. Seki
State Comptroller

Subject: Draft Environmental Assessment (EA) for the Proposed
Maui Police Department Waiakeakua Communications Facility
Near Puu Kole, Lanai, Hawaii
TMK: (2) 4-9-002:001 (por)

Thank you for the opportunity to provide comments for the subject project. The Department of Accounting and General Services' fully supports this project, and currently has no comments to offer on the Environmental Assessment. As this project progresses, please keep us informed on all aspects of this project.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Alva Nakamura of the Public Works Division at 586-0488.

c: ✓ Mr. Neal Dixon, Analyst, Munekiyo & Hiraga, Inc.
Mr. John Sakaguchi, Wilson Okamoto Corp.
Captain Jeffrey Amaral, Maui Police Dept.
Mr. David Victor, DAGS-Maui
Mr. Robert Hlivak, DAGS-ICSD

17

MUNEKIYO & HIRAGA, INC.

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SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Dean H. Seki, State Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Seki:

Thank you for your memorandum of May 15, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

Your review of the Draft EA is appreciated and we note that the Department of Accounting and General Services has no comment on the project at this time. We appreciate the Department's support for the proposed project.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
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305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

APR 27 2012

NEIL ABERCROMBIE
GOVERNOR

KATHRYN S. MATAYOSHI
SUPERINTENDENT

STATE OF HAWAI`I

DEPARTMENT OF EDUCATION

P.O. BOX 2360

HONOLULU, HAWAI`I 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

April 26, 2012

TO: Mr. Alex J. Roy, Staff Planner
Office of Conservation and Coastal Lands
Department of Land and Natural Resource

FROM: Kenneth G. Masden, III, Public Works Manager
Planning Section, Facilities Development Branch

SUBJECT: Draft Environmental Assessment for Maui Police Department
Communication Facility, Lanai, TMK: 4-9-002: por.001

The Department of Education has no comment or concern as plans do not include any residential development and the proposed facility is several miles from Lanai High and Elementary School.

Thank you for the opportunity to comment. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

KGM:jmb

c: √Neal Dixon, Munekiyo & Hiraga
Lindsay Ball, CAS, Hana/Lahainaluna/Lanai/Molokai Complex Areas

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SENIOR VICE PRESIDENT

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MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Kenneth G. Masden, III, Public Works Manager
Office of School Facilities and Support Services
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804-2360

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Masden:

Thank you for your letter of April 26, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that the Department of Education has no comments on the subject project at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\DOE.DEArespltr.doc

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MAY 24 2012

NEIL ABERCROMBIE
GOVERNOR
STATE OF HAWAI'I

JOBIE M. K. MASAGATANI
CHAIRMAN DESIGNATE
HAWAIIAN HOMES COMMISSION

MICHELLE K. KAUHANE
DEPUTY TO THE CHAIRMAN

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAI'I 96805

2012 MAY 23 P 3:54

May 22, 2012

Office of Conservation and Coastal Lands
Department of Land and Natural Resources
Attn: Mr. Alex J. Roy, Staff Planner
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Subject: Request for Review and Comments on a Draft Environmental Assessment (DEA), Proposed Maui County Police Department Waiakeakua Communications Facility Near Puu Kole, TMK: (2)4-9-002: 001, Kaohai, Lāna'i

Dear Mr. Roy:

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (DEA) for the above-cited project. The Department understands that this project is for upgrades to the existing communications system in upland Lāna'i to meet existing and future public safety and emergency communications needs for Lāna'i, improvements that are needed to adequately serve the Lāna'i population, and will include construction of an operations and maintenance building to house radio equipment and an emergency generator; a 1,000 gallon above-ground fuel tank, a step-down transformer and 100-foor high steel lattice antenna tower, with the entire 7,250 square foot worksite to be graded and enclosed inside an 8-foot high security fence, al located within the State land use Conservation District Resource Subzone.

As nearby landowners engaged in our own planning process, it is our responsibility to engage with other agencies and plan appropriately for the larger region. In addition, it is our priority to ensure that DHHL's plans are as consistent as possible with other plans for the area.

Please consider the following comments on the Draft Environmental Assessment:

1. The Department of Hawaiian Home Lands (DHHL) owns more than 50 acres in the DHHL Lāna'i Regional Plan area, consisting of fifty two parcels on the northwestern edge of Lāna'i City, approximately four miles northwest of the project area (see attached aerial). As of January 2010, DHHL had 29 active leases on Lāna'i. For more information regarding DHHL's development plans for the island, see the Lāna'i Regional Plan at www.hawaiianhomelands.org.

2. The Department is supportive of and encouraged by consultations that took place for the "cultural impact assessment" (CIA), particularly with the involvement of Kēpā Maly of the Lāna'i Culture and Heritage Center, but notes that a true CIA was not provided in the Draft EA per HRS Chapter 343 and the OEQC guidance on preparation of CIA's. Please consult the recently completed Practice and Implementation of HEPA, January 2012, available on the OEQC website via a link listed under "miscellaneous documents," for guidance on the preparation of an adequate Cultural Impact Assessment.

3. DHHL strongly suggests that additional consultation with Hawaiian Homesteaders who may have knowledge of the legends and histories of that area of the island take place. A community meeting on Lāna'i, held in coordination with DHHL, could serve to inform our beneficiaries and the wider community of the mitigation measures proposed for the project as well as gather additional cultural resource and other information about the site and environs.

4. DHHL suggests that the archaeological monitoring plan be revised to include the information gleaned from the interview with Mr. Maly, as there is some contradiction in the two sets of statements about the significance of the area as well as no mention of the record of past inadvertent discovery of human remains and disturbance to other cultural features due to unmonitored grading of the Munro Trail and the access to the proposed project site.

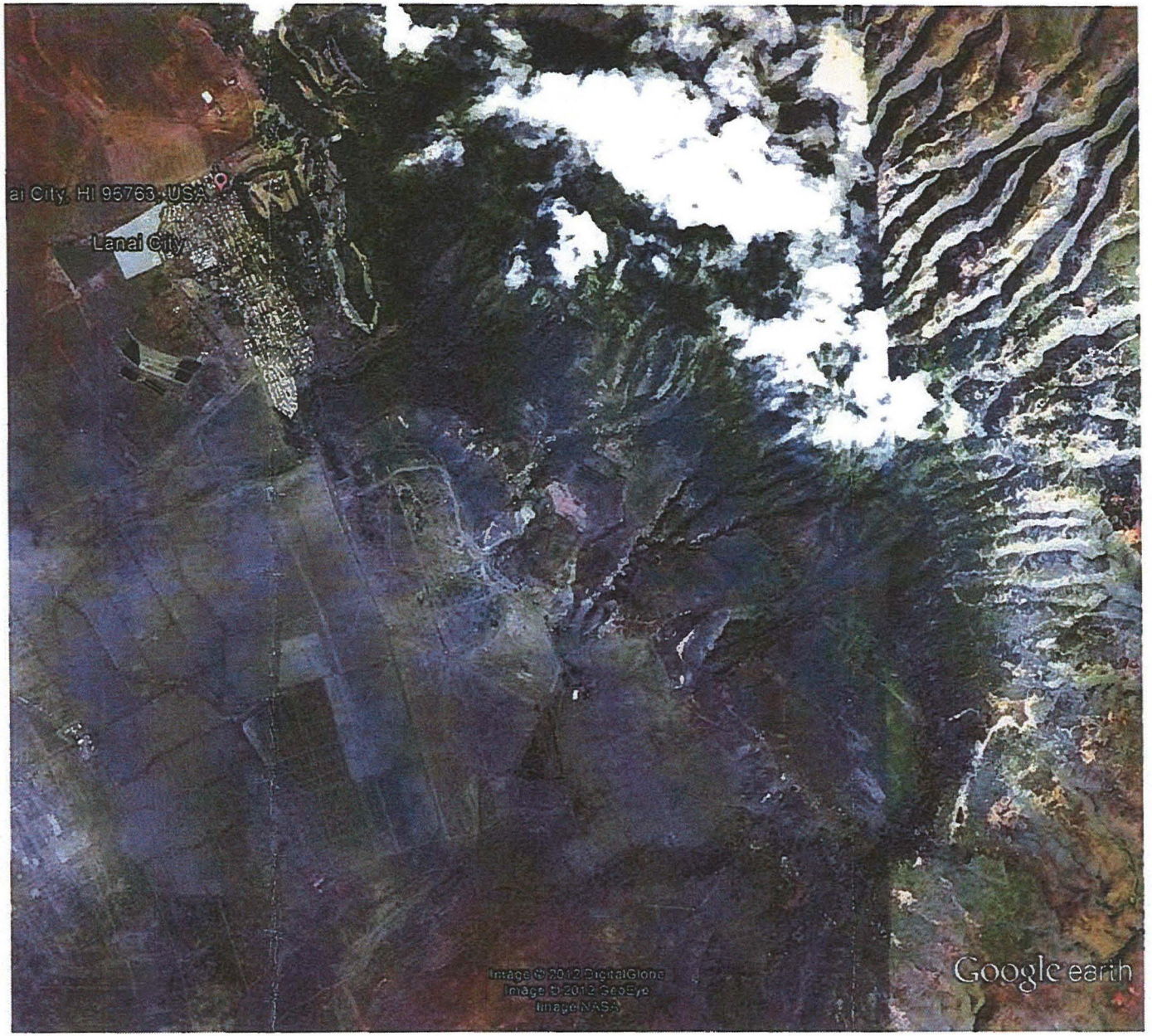
5. Please include all correspondence with DLNR-SHPD, whether by formal letter or in emails, as well as a copy of the revised, SHPD-approved archaeological monitoring plan, with the Final Environmental Assessment.

We thank you for the opportunity to provide comments on the Draft Environmental Assessment. If you have any questions, please contact Nancy McPherson at our Planning Office via email at nancy.m.mcpherson@hawaii.gov or by phone at 808.620.9519.

Aloha and mahalo,

Jobie M.K. Masagatani, Chairperson
Hawaiian Homes Commission

Enclosure
cc: Neal Dixon, Analyst, Munekiyo & Hiraga, Inc.



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MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Jobie M.K. Masagatani, Chairperson
State of Hawaii
Department of Hawaiian Home Lands
P.O Box 1879
Honolulu, Hawaii 96805

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Ms. Masagatani:

Thank you for your letter of May 22, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department (MPD) Waiakeakua Communications Facility Project.

We have reviewed your letter offering comments on the proposed project and offer the following in response to the comments provided in the order presented in your letter.

1. Department of Hawaiian Homelands (DHHL)Presence on the Island of Lanai

The MPD appreciates the information provided regarding DHHL's landholdings and planning efforts on Lanai. As noted in the MPD's mission statement:

> *We will serve to enhance the quality of life in cooperation with all of those who share these beautiful islands in making this a better place to live.*

In this regard, the MPD considers the DHHL and its tenants valuable neighbors and we look forward to working with the DHHL to ensure that the MPD's services continue to meet the needs of all of the DHHL stakeholders and the entire community on Lanai.

2. ***Cultural Impact Assessment***

Interviews with two (2) informants familiar with the island of Lanai, its culture, and history were conducted in the preparation of the Draft EA. For each, either an interview summary or a transcript of the interview was included in the Draft EA. The comment has been raised that the provision of supplemental background information would be beneficial. The recently completed Practice and Implementation of the Hawaiian Environmental Policy Act, 2012, which includes the Office of Environmental Quality Control's (OEQC) "Guidelines for Assessing Cultural Impact Assessments", has been reviewed for the guidance and standards of CIAs and the Final EA will be revised to provide additional information to support the informant interviews.

3. ***Consultation with Hawaiian Homesteaders***

The contact information for Ms. Renee Plunkett, a resident and representative of the Lanai City Hawaiian Homestead community, was provided to us by your office. Ms. Plunkett was provided with an informational packet, which detailed the project background and need, the proposed development, and the public purpose to be provided to the island. See **Exhibit "A"**. Captain Jeff Amaral of MPD directly followed up with Ms. Plunkett via telephone conference on the evening of June 26, 2012 to provide additional information regarding the public service project and allow opportunity for input and questions. Although MPD is open to meeting with Lanai Homestead residents, no request from residents to meet in person has been formalized at this time. Nevertheless, MPD will continue to coordinate with the Homestead community and work to address any issues or concerns which may arise.

4. ***Archaeological Monitoring Plan***

The archaeological monitoring plan (AMP), which was prepared to the standards of Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD), has been submitted to SHPD for review and approval. The AMP applies to the immediate project site and the area of potential effect (APE). The AMP document itself includes a summary of the archaeological field inspection (AFI) that was conducted by the project archaeologist, Xamanek Researches. As no surface material remains were identified during the (AFI), SHPD has concurred that precautionary monitoring will be required. Kepa Maly, an informant for the CIA, indicated in his interview that inadvertent finds had occurred during unmonitored grading of Munro Trail. These finds are located well outside the project area and the immediate surroundings, approximately 3,000 feet south of the site of the proposed project.

The AMP explicitly recognizes that material remains could possibly be encountered during grading and other subsurface activities. The AMP details the activities during which archaeological monitors must be onsite, prescribes protocol for monitoring, and establishes procedures to be followed in case material remains are inadvertently unearthed. If received prior to the publication of the Finding of No Significant Impact, a copy of the approval letter from SHPD will be included in the Final EA.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon, Analyst

ND:yp
Enclosure
cc: Jeff Amaral, Maui Police Department (w/enclosure)
John Sakaguchi, Wilson Okamoto Corporation (w/enclosure)
Alex J. Roy, Office of Conservation and Coastal Lands (w/enclosure)
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\DHHL.DEArespltr.doc

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

June 25, 2012

Renee Plunkett
Homestead Representative
Lanai Regional Plan Area
Department of Hawaiian Home Lands
(via email) rplunke@aloha.net

SUBJECT: Project Summary for the Proposed Maui Police Department Waiakeakua Communications Facility, Located Near Puu Kole, Lanai, Hawaii

Dear Ms. Plunkett:

The Maui Police Department (MPD) proposes the construction of a new public safety communications facility. The MPD Waiakeakua Communications Facility, located in the summit area of Lanaihale near Puu Kole, will meet the Department's needs in terms of radio coverage, transmission capacity, and security of the site and data. The proposed facility is to be located on the parcel identified as Tax Map Key (TMK) No. (2)4-9-002:001 (Parcel 1), south of the summit along Munro Trail and approximately 100 yards away from an existing commercial communications facility. See **Figure 1**.

The project will be an important public safety facility that will benefit residents of Lanai island and the people of Maui County. For this reason, MPD welcomes input regarding the proposed development from the Lanai Island Homesteaders. The following summary provides information regarding the project.

DEPARTMENTAL NEED

In order to meet current and future communication needs, MPD is seeking to develop a communications facility of its own. Of primary importance to the MPD is radio coverage. The proposed site will allow for a direct microwave connection to the Lanai City Police Station. MPD currently rents space for its radio antennas and electronics at the existing site owned and operated by Harmer Radio and Electronics (Harmer). Conditions at the

Harmer facility do not allow for transmission to and from the Lanai City Police Station. The proposed facility will be an important part of the County's secure communication system, which is used for public purposes including the direct transmission of emergency calls to the 9-1-1 dispatch in Wailuku. Additionally, the proposed site would allow for expanded radio capabilities to meet future needs and will provide radio coverage to first responder vehicles such as police patrol cars, ambulances, and fire trucks.

DESCRIPTION OF THE PROJECT

The communications facility site will be approximately 5,500 square feet that will be surfaced with concrete and gravel and enclosed with security fencing. See **Figure 2**. The facility will include a 100-foot-tall antenna tower, a single-story radio equipment building, and accessory facilities including an above-ground fuel tank to power an emergency generator. The self-supporting tower will have a 20-foot by 20-foot base and will be constructed of steel and painted light gray. A lightning rod attached to one (1) corner of the tower will bring the total height of the tower to approximately 125 feet above ground level. See **Figure 3**. The radio equipment building will consist of three (3) rooms that will house, radio electronics, back-up batteries, and the emergency generator. See **Figure 4**. Located just outside the building will be a 1,000-gallon, dual-wall, concrete fuel tank, which will be used to store a 7-day supply of diesel fuel that will ensure the facility remains operable in emergency situations. Other work to be performed onsite includes the installation of a electrical transformer and grading of a gravel access driveway. The total area of disturbance is approximately 8,500 square feet, which includes the gravel access driveway.

CHAPTER 343, HAWAII REVISED STATUTES ENVIRONMENTAL ASSESSMENT

Because the project is publicly funded and uses lands within the State Conservation District, an Environmental Assessment (EA) was prepared to address possible impacts on the island's resources and to describe the measures that will reduce or avoid the impacts. The Draft EA was submitted to the Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Land (OCCL) in April 2012 and was distributed to public agencies and community organizations, as well as made available at the Lanai Library. The EA was submitted together with a Conservation District Use Application (CDUA) for acceptance and approval by the OCCL.

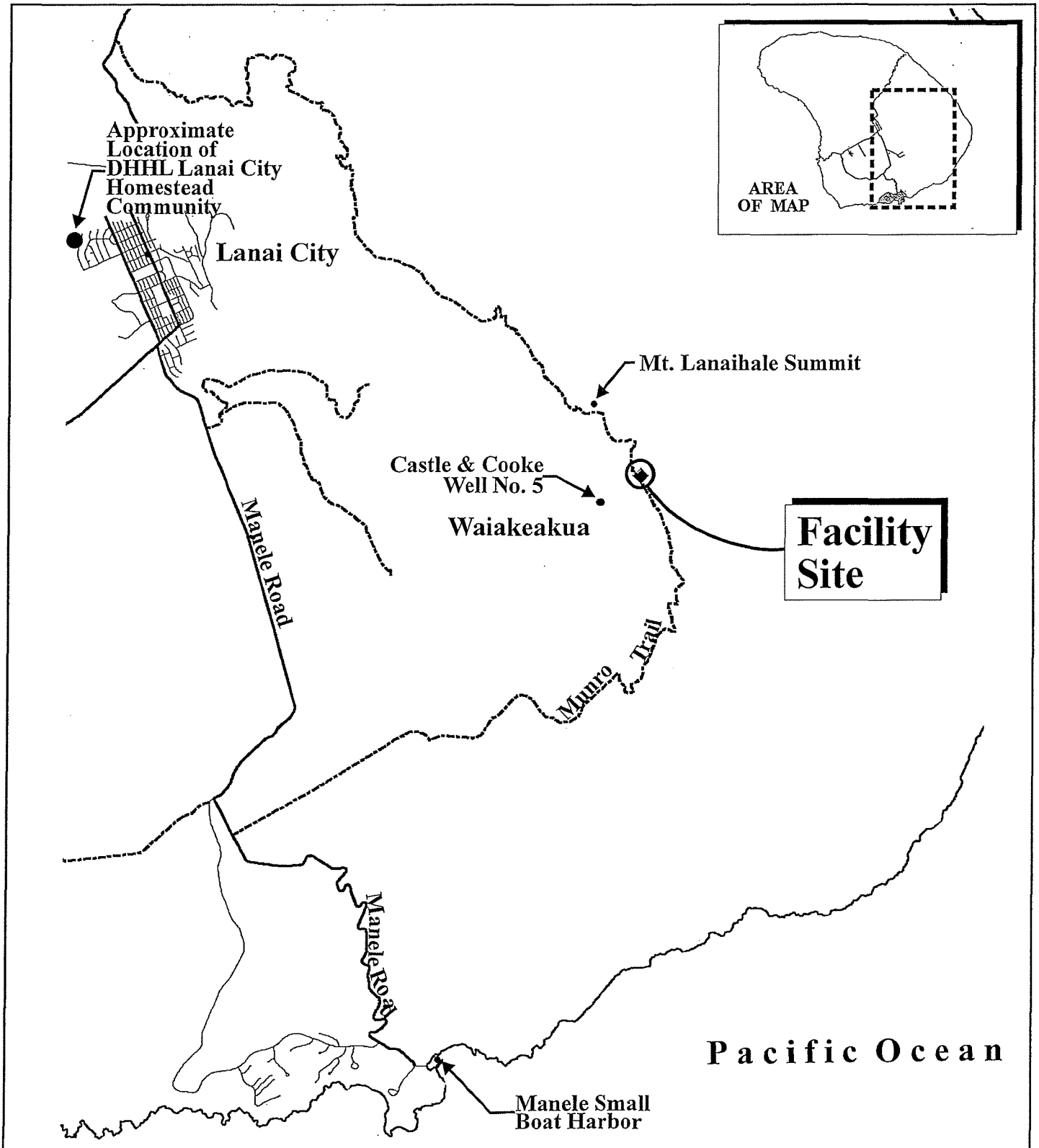
On behalf of the Maui Police Department, we sincerely thank you for your review of this project summary and for your involvement in the public review process. As offered previously, should you wish to discuss the project, MPD would be happy to meet.

Please let us know and we will arrange a meeting date and time with Captain Jeffrey Amaral of the Maui Police Department.

Very truly yours,

Neal Dixon
Analyst

ND:yp
Enclosures
cc: John Sakaguchi, Wilson Okamoto Corporation (w/enclosures)
Capt. Jeffrey Amaral, Maui Police Department (w/enclosures)
Nancy McPherson, Department of Hawaiian Home Lands (w/enclosures)
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\MDOH.DEArespltr.doc



Sources: Maui County Geographic Services Division,
Department of Management
USGS Geographic Names Information System

Figure 1 Proposed Maui Police Department Waiakeakua Communications Facility

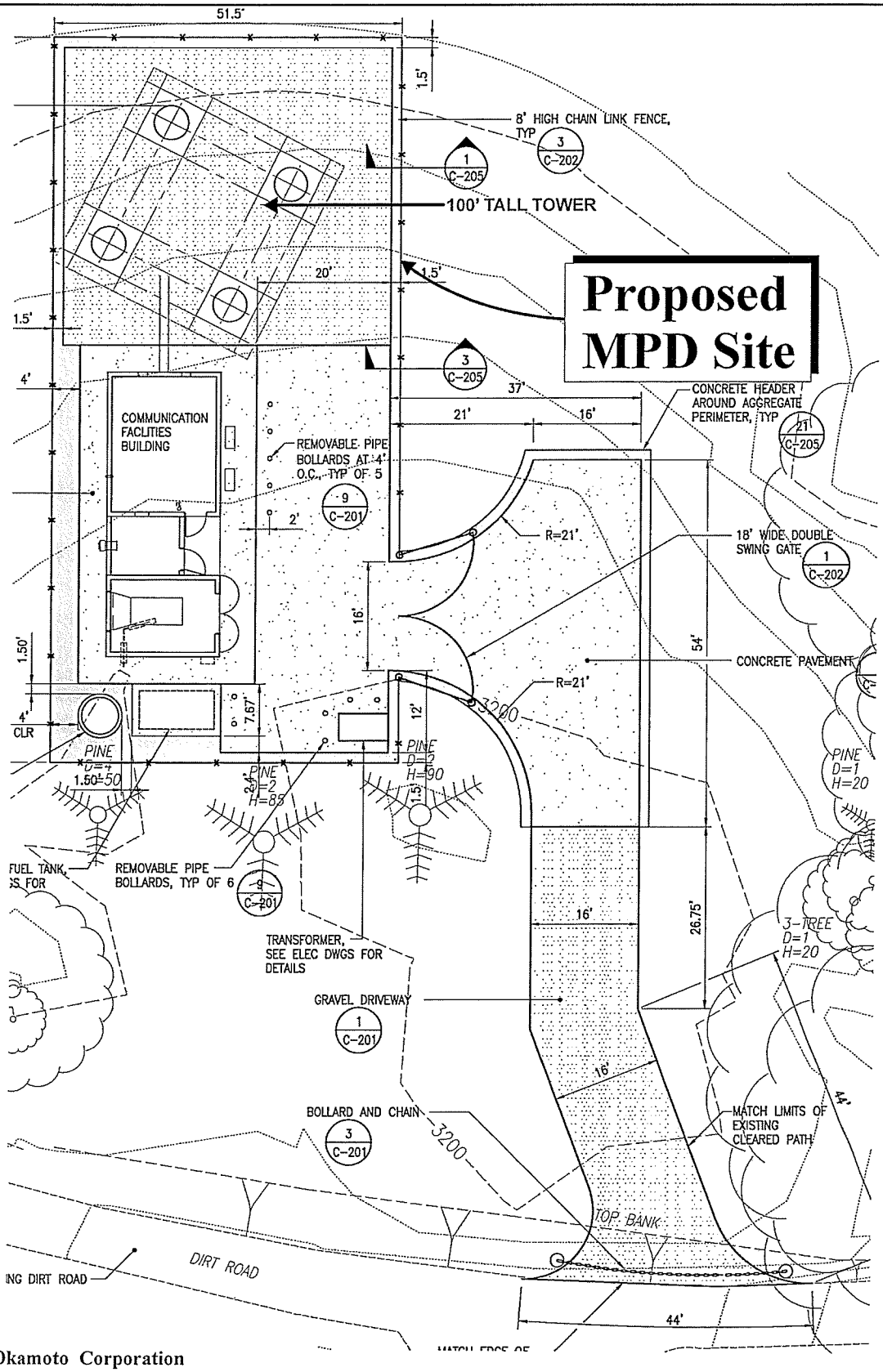
Regional Location Map

0 .25 .50 1.0 Mile

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\RegLoc.RPltr



Sources: Wilson Okamoto Corporation

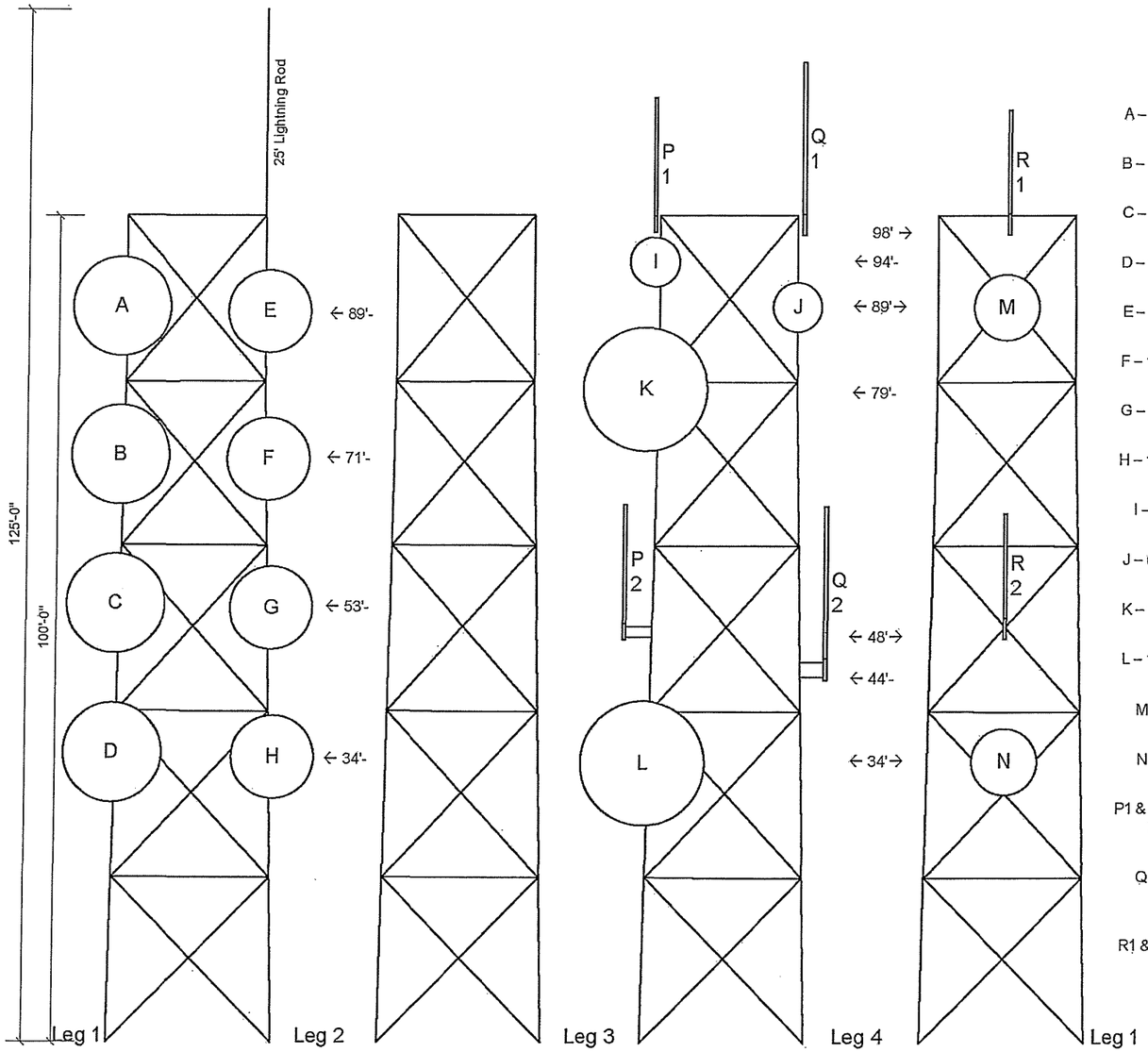
Figure 2 Proposed Maui Police Department Waiakeakua Communications Facility Site Plan

NOT TO SCALE

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

WOC\LanaiPolicTelecom\SitePlan.RPltr



Antenna Schedule

A – 12' WEUHX to Pu'umahoe Centerline @ 89'

B – 12' WEUHX to Pu'unianiau Centerline @ 71'

C – 12' WEUHX to Pu'umahoe Centerline @ 53'

D – 12' WEUHX to Pu'unianiau Centerline @ 34'

E – 10' WEUHX to Māhinahina Centeline @ 89'

F – 10' WEUHX to Lahainaluna Centerline @ 71'

G – 10' WEUHX to Māhinahina Centerline @ 53'

H – 10' WEUHX to Lahainaluna Centerline @ 34'

I – 6' WEUHX to Lāna'i PS Centerline @ 94'

J – 6' WEUHX to Lanai Airport Centerline @ @ 89'

K – 15' WEUHX to East O'ahu Centerline @ 79'

L – 15' WEUHX to East O'ahu Centerline @ @ 89'

M – 8' WEUHX to Seagull Centerline @ @ 89'

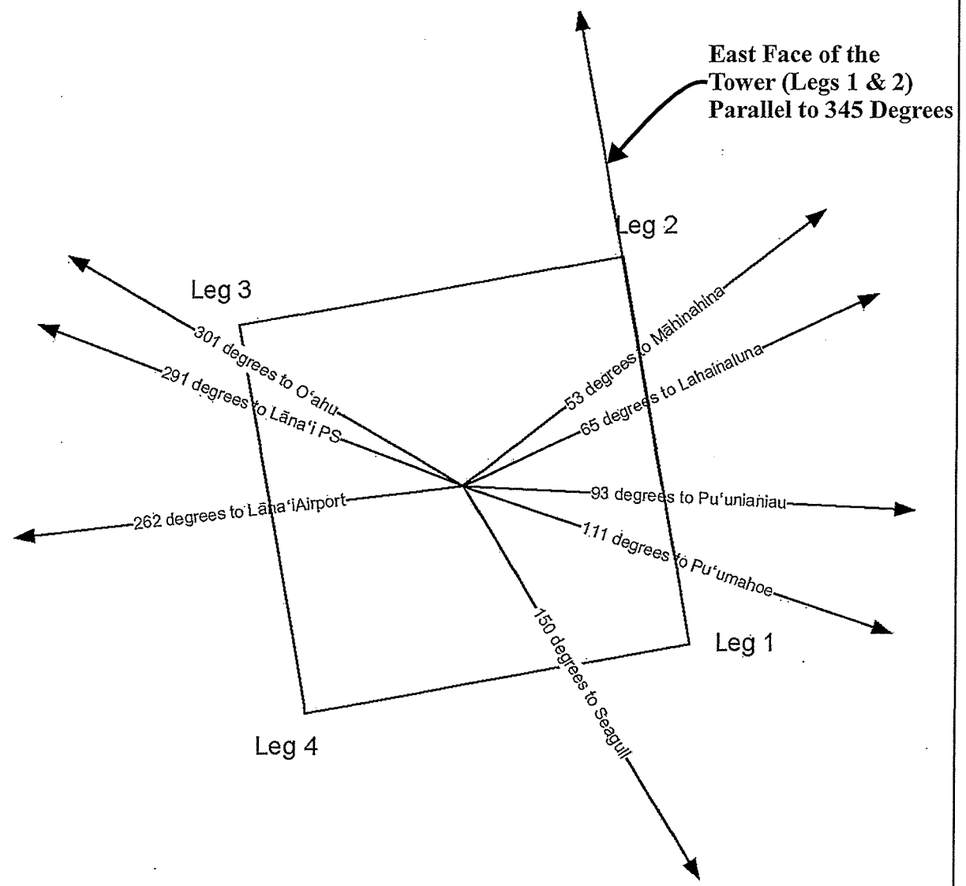
N – 8' WEUHX to Seagull Centerline @ @ 34'

P1 & P2 – 14.5' SC479-HF1LDF 700-800MHz Antenna Base @ 48' & 98'

Q1 & Q2 – 21' SC281-HL VHF Antenna Base at 44' & 98'

R1 & R2 – 13' SC381-HF2LDF UHF Antenna Base at 48' & 98'

Projected Antenna Load Plan



Tower Azimuths

Source: Wilson Okamoto Corporation

Figure 3

Proposed Maui Police Department Waiakeakua Communications Facility

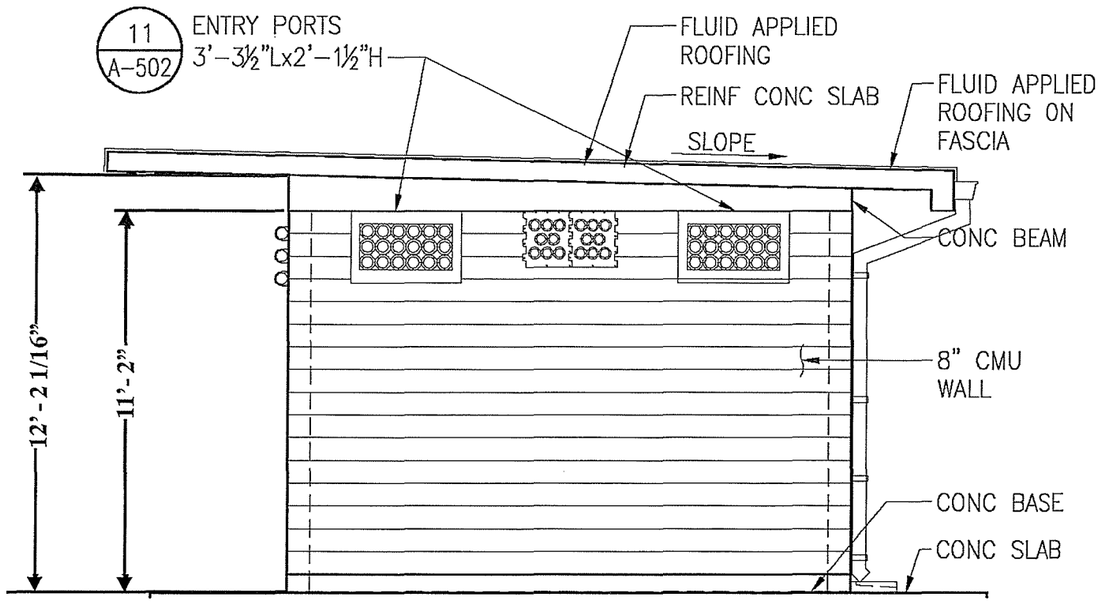
Tower Plan

NOT TO SCALE

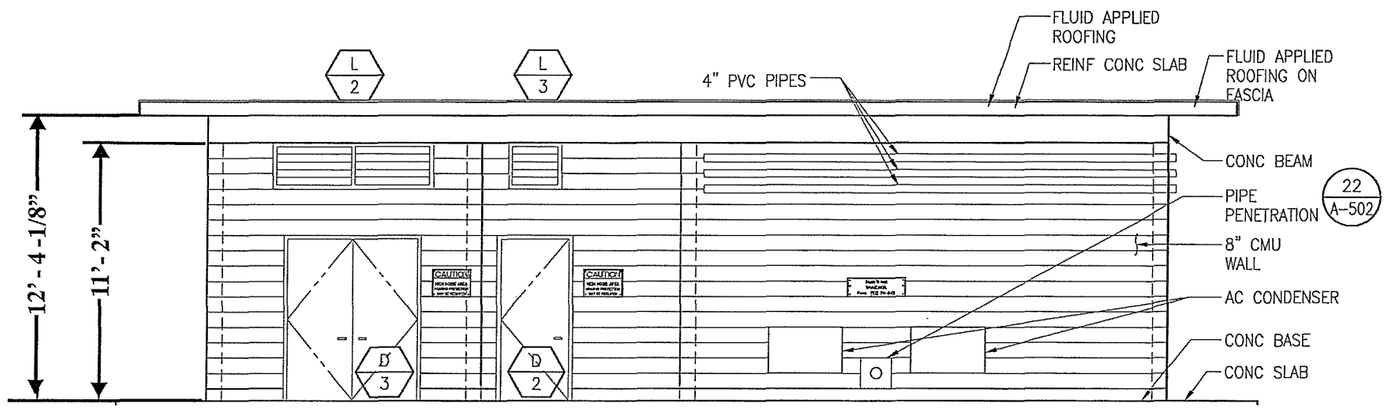
Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

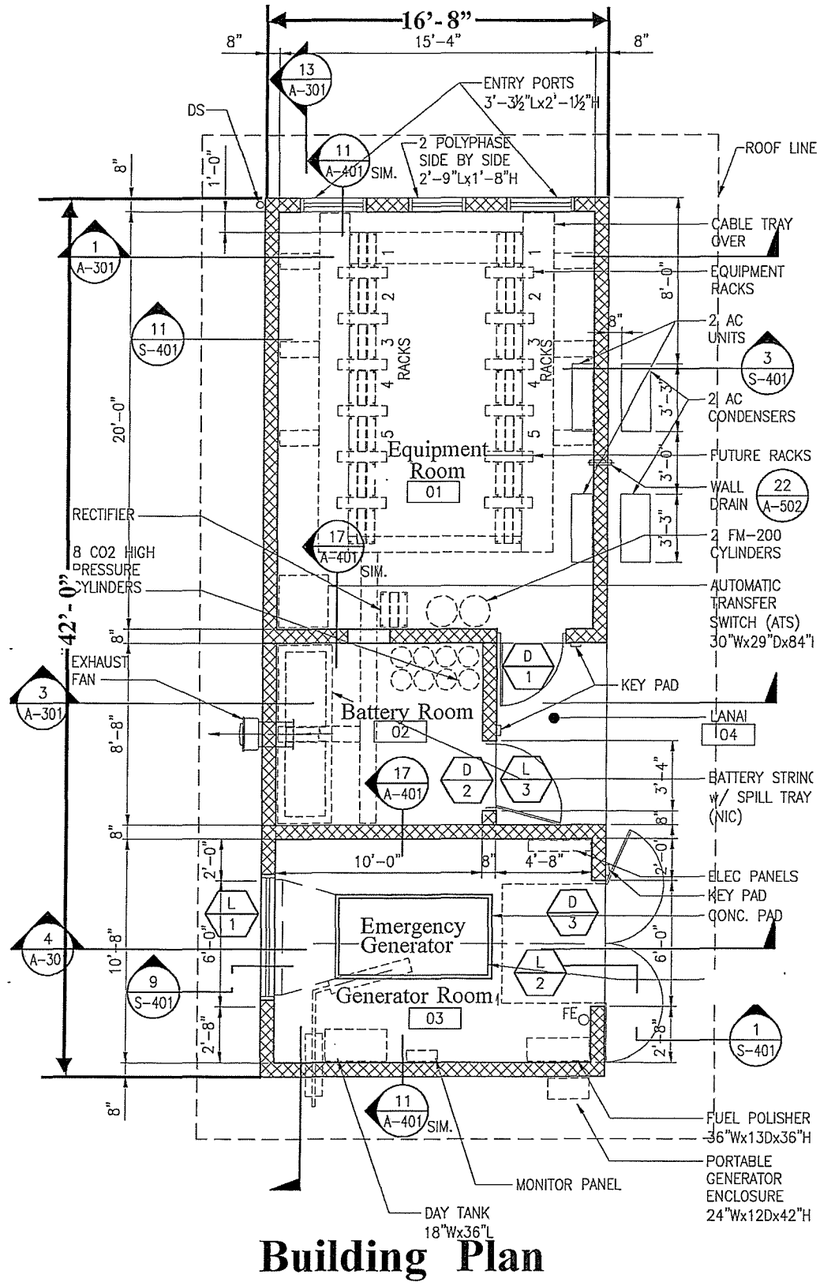
WOC/LanaiPoliceTelecom/Antenna Plan.RPltr



Front Elevation



Side Elevation



Building Plan

Source: Wilson Okamoto Corporation

Figure 4 Proposed Maui Police Department Waiakeakua Communications Facility

Building Plan and Elevations

NOT TO SCALE

Prepared for: County of Maui, Police Department

MUNEKIYO & HIRAGA, INC.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

OH-EPO RECEIVED

'12 MAY 14 A9:

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

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

REF: OCCL: AJR

CDUA MA-3624
180 Day Expiration Date: October 1, 2012

MEMORANDUM:

MAY 8 2012

To:
___ DOFAW
___ Historic Preservation Division
___ Land Division
___ Division of Engineering
___ State of Hawaii - DOT
___ Office of Hawaiian Affairs
___ State Department of Health
___ Maui Co. Dept. of Planning
___ Maui Co. Dept. of Public Works
___ CWRM

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS – CONSERVATION DISTRICT USE APPLICATION **MA-3624**
Island of Lana'i, Maui Police Department New Communications Facility

LOCATION: Ka'ohai, County of Maui, Island of Lana'i, Hawaii

TMK(s): (2) 4-9-002:001

Please find Conservation District Use Application (**CDUA**) **MA-3624** for the Maui Police Department New Communications Facility at Mt. Lanaihale, Island of Lana'i. We would appreciate any comments your agency or office has on the application.

Please contact *Alex J. Roy* of the Office of Conservation and Coastal Lands at *808-587-0316*, should you have any questions on this proposal.

If no response is received by the suspense date of **June 8, 2012**, we will assume there are no comments.

( ) Comments Attached

(X) No Comments

Signature

Attachments: *Cover Letter; CDUA*

12-089

35

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

MAY 08 2012

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793

May 7, 2012

Mr. Alex J. Roy, Staff Planner
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Dear Mr. Roy:

Subject: **Draft Environmental Assessment for the proposed Maui Police Department Waiakeakua Communications Facility near Puu Kole, Lanai, Hawaii**
TMK: (2) 4-9-002:001 (por.)

Thank you for the opportunity to review this project. We have no comments to offer.

It is strongly recommended that the Standard Comments found at the Department's website: http://hawaii.gov/health/environmental/env-planning/landuse/landuse.html be reviewed, and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c Munekiyo & Hiraga/Neal Dixon

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Patti Kitkowski, District Environmental Health Program Chief
Maui District Health Office
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Ms. Kitkowski:

Thank you for your letter of May 7, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that the Department has no further comments on the subject project.

The applicable standard comments found at the Department of Health's website were considered during the design of the subject project and during the preparation of the Draft EA. All applicable rules and regulations will be complied with during the construction and operation of the facility.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statues (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\MDOH.DEArespltr.doc

6/1/12

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

RECEIVED
2012 MAY 14 P 1:

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

REF: OCCL: AJR

CDUA MA-3624
180 Day Expiration Date: October 1, 2012

MEMORANDUM:

MAY 8 2012

From:

To:

___ DOFAW
___ Historic Preservation Division
___ Land Division
___ Division of Engineering
___ State of Hawaii - DOT
___ Office of Hawaiian Affairs
___ State Department of Health
___ Maui Co. Dept. of Planning
___ Maui Co. Dept. of Public Works
___ CWRM

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS – CONSERVATION DISTRICT USE APPLICATION **MA-3624**
Island of Lana'i, Maui Police Department New Communications Facility

LOCATION: Ka'ohai, County of Maui, Island of Lana'i, Hawaii

TMK(s): (2) 4-9-002:001

2012 MAY 8 PM 1:38

Please find Conservation District Use Application **(CDUA) MA-3624** for the Maui Police Department New Communications Facility at Mt. Lanaihale, Island of Lana'i. We would appreciate any comments your agency or office has on the application.

Please contact *Alex J. Roy* of the Office of Conservation and Coastal Lands at *808-587-0316*, should you have any questions on this proposal.

If no response is received by the suspense date of **June 8, 2012**, we will assume there are no comments.

( ) Comments Attached

(✓) No Comments

W. Roy
Signature

Attachments: *Cover Letter; CDUA*

39

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

William M. Tam, Deputy Director
Commission on Water Resource Management
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Conservation District Use Application for the Proposed Maui Police Department Waiakeakua Communications Facility near Puu Kole, Lanai; TMK: (2) 4-9-002:001 (por.)

Dear Mr. Tam:

Thank you for your review of the Conservation District Use Application (CDUA) and included Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We note the Commission on Water Resource Management has no comment on the project at this time.

Thank you again for your participation in the CDUA review. Additionally, as the proposed action is undergoing a Chapter 343, Hawaii Revised Statutes (HRS) environmental review, copies of this correspondence will be included in the Final EA.

Very truly yours,

Neal Dixon, Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\DLNR CWRM.DEArespltr.doc

NEIL ABERCROMBIE
GOVERNOR

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.0844

May 17, 2012

TO: THE HONORABLE WILLAIM J. AILA, JR., CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPARTMENT OF LAND AND NATURAL RESOURCES

ATTN: MR. ALEX J. ROY, STAFF PLANNER
OFFICE OF CONSERVATION AND COASTAL LANDS

FROM: GLENN M. OKIMOTO, PH.D.
DIRECTOR OF TRANSPORTATION

SUBJECT: PROPOSED MAUI POLICE DEPARTMENT WAIAKEAKUA COMMUNICATIONS FACILITY, LANAI – DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project. DOT understands the Maui Police Department (MPD) proposes to construct a communications facility to be located off of Munro Trail on the island of Lanai. The facility will include a single-story radio equipment building, an above ground fuel tank, and a 4-legged 100-foot water tower.

Given the nature and location of the project, DOT does not anticipate any significant impact to its transportation facilities. However, the applicant should be informed that a permit is required from the DOT Highways Division, Maui District to transport oversized and/or overweight equipment/loads on the State highway facilities.

DOT appreciates the opportunity to provide comments. If there are any questions, including the need to meet with DOT staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at 831-7976.

c: Mr. Neal Dixon, Munekiyo & Hiraga, Inc.

JUN 06 2012

NEIL ABERCROMBIE
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

STP 8.0850

May 29, 2012

TO: THE HONORABLE WILLIAM J. AILA, JR., CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPARTMENT OF LAND AND NATURAL RESOURCES

ATTN: MR. SAMUEL J. LEMMO, ADMINISTRATOR
OFFICE OF CONSERVATION AND COASTAL LANDS

FROM: GLENN M. OKIMOTO, PH.D.
DIRECTOR OF TRANSPORTATION

SUBJECT: PROPOSED MAUI POLICE DEPARTMENT WAIAKEAKUA COMMUNICATIONS FACILITY, LANAI – CONSERVATION DISTRICT USE APPLICATION (CDUA) MA-3624

The State Department of Transportation (DOT) previously commented on the Draft Environmental Assessment for the subject project in its letter STP 8.0844 dated May 17, 2012 (attached), and now offers the following supplemental comments.

As the location of the project may be within 20,000 feet of the Lanai Airport, the applicant needs to file Federal Aviation Administration (FAA) form 7460-1 "Notice of Construction and Alteration" with the FAA. This form can be submitted online at https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

DOT appreciates the opportunity to provide comments. If there are any questions, including the need to meet with DOT staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at 831-7976.

Attach.

c: Mr. Neal Dixon, Munekiyo & Hiraga, Inc.

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Glenn M. Okimoto, Ph.D.,Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Response to Comments Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Dr. Okimoto:

Thank you for your letters of May 17, 2012 and May 29, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project. Your review of the Draft EA is appreciated.

We provide the following response to your comments. The applicant acknowledges the requirement to obtain a permit from the Department of Transportation (DOT) Highways Division, Maui District Office if oversized or overweight loads are to be transported on State highway facilities.

The site of the proposed MPD Waiakeakua Communications Facility is located approximately 4.75 miles away from the Lanai Airport, outside the 20,000-foot radius. Nevertheless, the Federal Aviation Administration (FAA) has been consulted. Notices of Proposed of Alteration (FAA Form No. 7460-1) were submitted to the FAA through their online Obstruction Evaluation/Airport Airspace Analysis (OEAAA) Office via their online portal. Four (4) cases relating to the project, one (1) case for each corner of the steel lattice tower, were submitted and accepted by OEAAA on March 21, 2012 under Aeronautical Study Nos. 2012-AWP-2582-OE, 2583-OE, 2584-OE, and 2585-OE. As discussed with Elton Teshima via telephone conference on May 22, 2012, OEAAA determined the proposed construction posed "No Hazard to Air Navigation". The determination letters, dated April 20, 2012, included herein as **Exhibit "A"**, **Exhibit "B"**, **Exhibit "C"**, and **Exhibit "D"**, are provided for your information and files.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:lfm
Enclosures:
Exhibit "A" Determination Letter for Study No. 2012-AWP-2582-OE (w/ attachments)
Exhibit "B" Determination Letter for Study No. 2012-AWP-2583-OE (w/out attachments)
Exhibit "C" Determination Letter for Study No. 2012-AWP-2584-OE (w/out attachments)
Exhibit "D" Determination Letter for Study No. 2012-AWP-2585-OE (w/out attachments)

cc: John Sakaguchi, Wilson Okamoto Corporation (w/enclosures)
Capt. Jeffrey Amaral, Maui Police Department (w/enclosures)
Alex J. Roy, Office of Conservation and Coastal Lands (w/enclosures)
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\SDOT.DEArespltr.doc

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AWP-2582-OE

Issued Date: 04/20/2012

Capt. Jeffrey Amaral
Maui Police Department
55 Mahalani St
Wailuku, HI 96793

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower - MPD Waiakeakua Communications Facility Tower
Location:	Lanai City, HI
Latitude:	20-48-09.11N NAD 83
Longitude:	156-51-48.59W
Heights:	3198 feet site elevation (SE)
	119 feet above ground level (AGL)
	3317 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 10/20/2013 unless:

(a) extended, revised or terminated by the issuing office.
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION

EXHIBIT "A"

OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2583-OE.

Signature Control No: 161101074-163102207 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

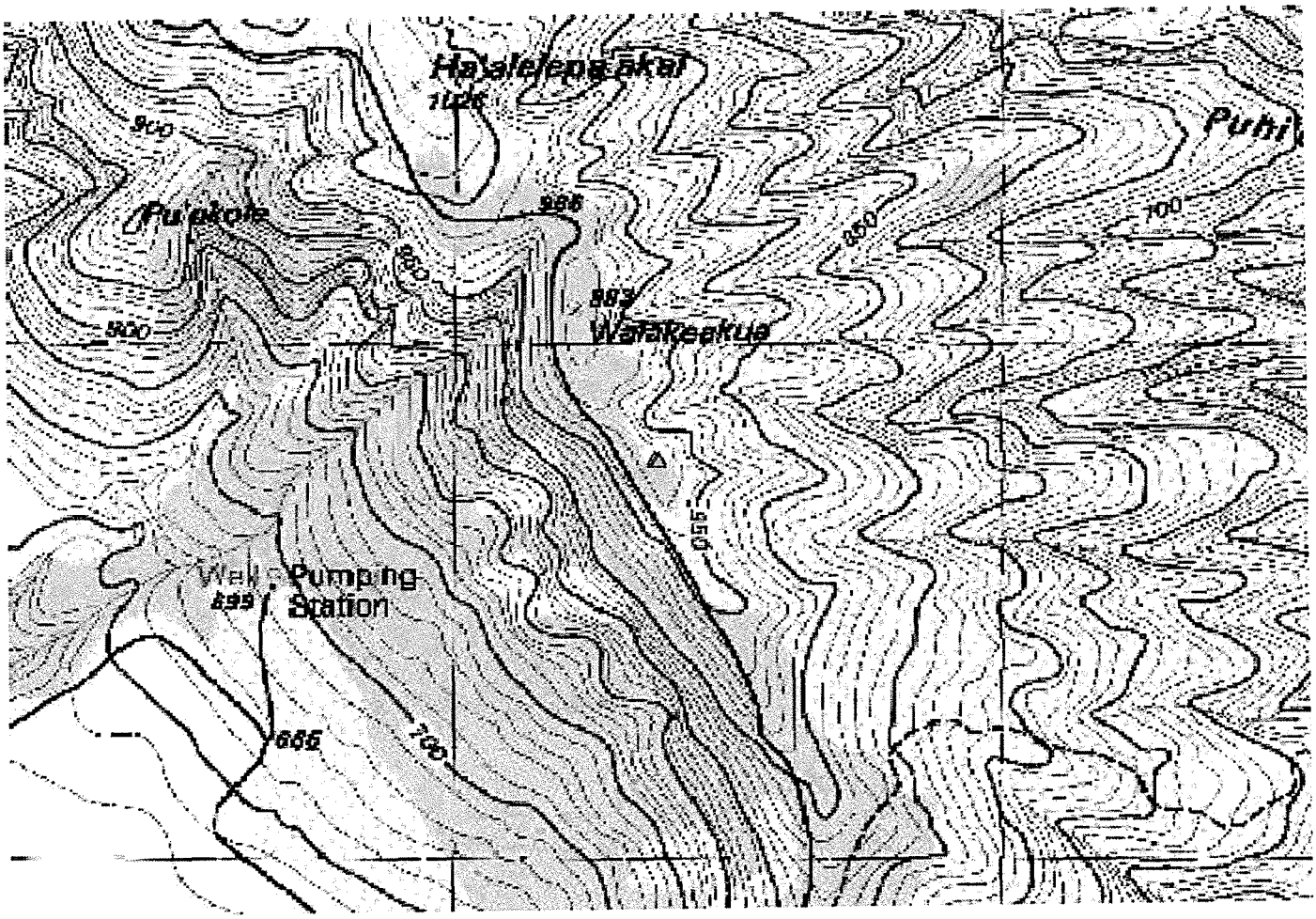
Case Description for ASN 2012-AWP-2583-OE

The applicant, the County of Maui Police Department, proposes the construction of a communications facility to consist of a radio equipment building, a 100-ft steel lattice with fixtures that will bring the total height to 125 feet above grade, and related improvements.

Frequency Data for ASN 2012-AWP-2583-OE

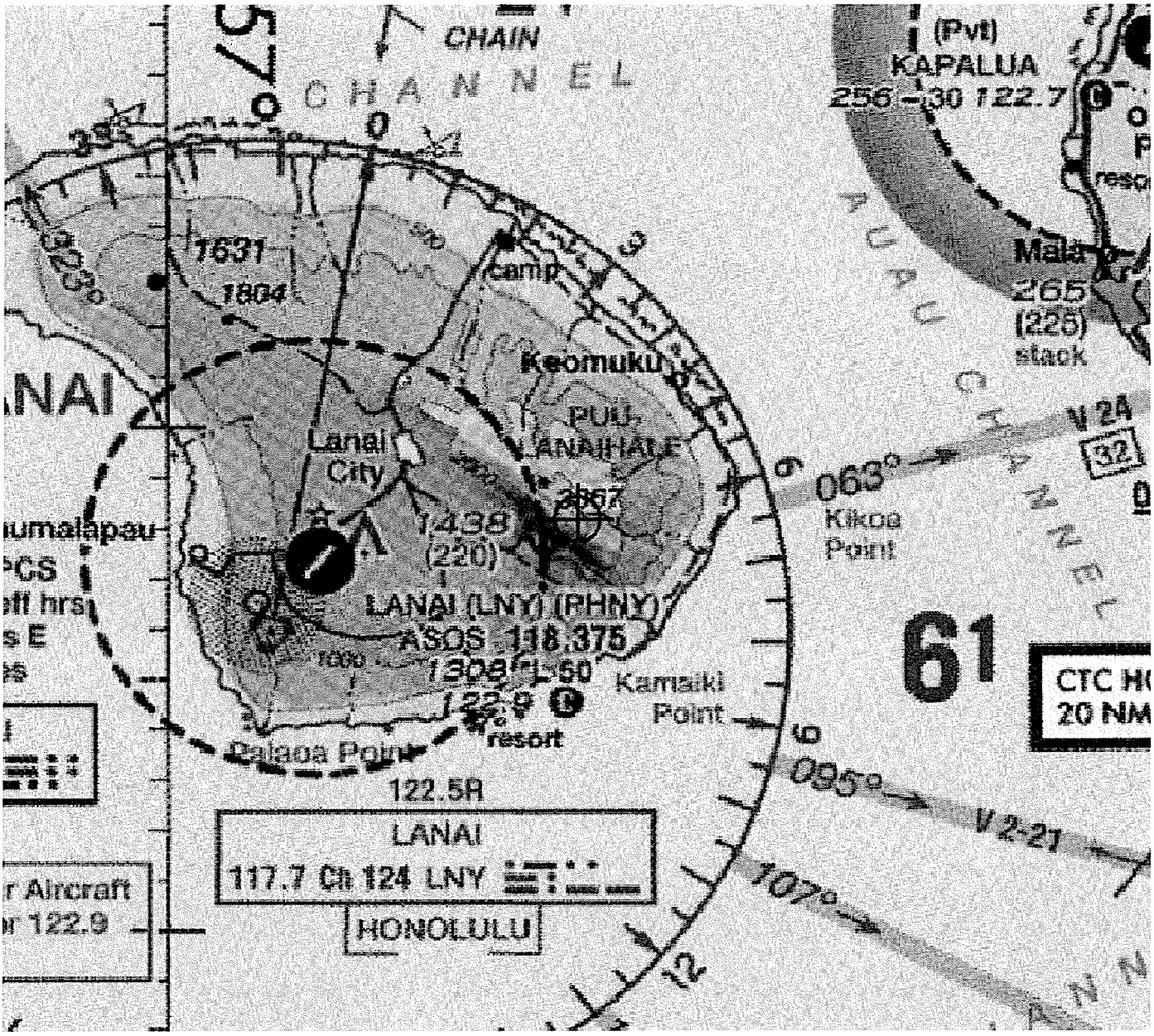
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
851	866	MHz	500	W

Verified Map for ASN 2012-AWP-2582-OE



49

Sectional Map for ASN 2012-AWP-2582-OE



50

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AWP-2583-OE

Issued Date: 04/20/2012

Capt. Jeffrey Amaral
Maui Police Department
55 Mahalani St
Wailuku, HI 96793

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower - MPD Waiakeakua Communications Facility Tower
Location:	Lanai City, HI
Latitude:	20-48-09.31N NAD 83
Longitude:	156-51-48.61W
Heights:	3198 feet site elevation (SE)
	125 feet above ground level (AGL)
	3323 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 10/20/2013 unless:

(a) extended, revised or terminated by the issuing office.
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION

EXHIBIT "B"

OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2583-OE.

Signature Control No: 161101074-163102207 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

52

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AWP-2584-OE

Issued Date: 04/20/2012

Capt. Jeffrey Amaral
Maui Police Department
55 Mahalani St
Wailuku, HI 96793

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower - MPD Waiakeakua Communications Facility Tower
Location:	Lanai City, HI
Latitude:	20-48-09.29N NAD 83
Longitude:	156-51-48.82W
Heights:	3198 feet site elevation (SE)
	113 feet above ground level (AGL)
	3311 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 10/20/2013 unless:

(a) extended, revised or terminated by the issuing office.
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION

EXHIBIT "C"

OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2584-OE.

Signature Control No: 161101075-163102210 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AWP-2585-OE

Issued Date: 04/20/2012

Capt. Jeffrey Amaral
Maui Police Department
55 Mahalani St
Wailuku, HI 96793

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower - MPD Waiakeakua Communications Facility Tower
Location:	Lanai City, HI
Latitude:	20-48-09.10N NAD 83
Longitude:	156-51-48.80W
Heights:	3198 feet site elevation (SE) 100 feet above ground level (AGL) 3298 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 10/20/2013 unless:

(a) extended, revised or terminated by the issuing office.
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION

EXHIBIT "D"

OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2585-OE.

Signature Control No: 161101076-163102208 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

cc: FCC

5b

PHONE (808) 594-1888

FAX (808) 594-1865

MAY 0 4 2012

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

HRD12/5984B

May 1, 2012

Alex J. Roy
Office of Conservation and Coastal lands
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawai'i 96813

Re: Draft Environmental Assessment
Communications Facility
Mt. Lanaihale, Island of Lana'i

Aloha e Alex J. Roy,

The Office of Hawaiian Affairs (OHA) is in receipt of an April 20, 2012 letter requesting comments on a draft environmental assessment (DEA) which has been prepared to support the construction of a communications facility (project) which is proposed by the County of Maui Police Department (MPD) at a 3,200 foot elevation on Mt. Lanaihale on the Island of Lana'i. The project area is approximately 8,500 square feet in size and situated within a larger parcel owned by Castle and Cooke, Inc. Project activities will include the construction of a single-story building to house facility support equipment and a 100-foot tall telecommunications tower, and the installation of a 1,000 gallon fuel tank and security fencing around the perimeter of the project area. Approximately 350 linear feet of underground conduit will also be installed to provide electrical power to the completed communications facility.

The project area is situated within the State Land Use Conservation District-Resource Subzone. The subject DEA will serve as a support document for a Conservation District Use Application (CDUA) which is necessary to facilitate the project. The Department of Land and Natural Resources-Office of Conservation and Coastal Lands will process the CDUA. It is our understanding that the Board of Land and Natural Resources will issue the final approval for the CDUA. The use of County of Maui funds to support this project also serve as a "trigger" for the requirements of Chapter 343, Hawaii Revised Statutes, which include the preparation of the DEA.

Upon completion, the project will improve existing MPD communications infrastructure and support the operations of government agencies involved public, health, safety and emergency services. OHA looks forward to seeing this project completed.

An archaeological field inspection, consisting of a pedestrian survey was conducted in the project area. No historic properties or cultural items have been identified within the project area at this time. OHA acknowledges that the DEA (Appendix D) includes a summary and a transcription of interviews with two (2) knowledgeable individuals who shared valuable information which contributes to an understanding of a traditional cultural landscape which encompasses the project area.

OHA notes that by letter dated November 15, 2011 the DLNR-Division of Forestry and Wildlife provide guidance on project design which will reduce hazards to the ua'u (Hawaiian petrel). It is our understanding that the MPD has been in contact with representatives of the Lanaihale native Species Restoration Project.

OHA has no objections to the anticipated "finding of no significant impact" determination in the DEA and we have no other comments to offer at this time. Should you have any questions or concerns, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,

Kamana'opono M. Crabbe, Ph.D.

Kamana'opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Officer
Office of Hawaiian Affairs

KMC:kl

C: OHA, Lana'i Community Outreach Coordinator (via email)

Neal Dixon
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Kamana'opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Office
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Crabbe:

Thank you for your letter of May 1, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your thorough review of the document and your conveying that the Office of Hawaiian Affairs has no objection to the project at this time.

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\OHA.DEArespltr.doc

JUN 0 4 2012

ALAN M. ARAKAWA
Mayor

KYLE K. GINOZA, P.E.
Director

MICHAEL M. MIYAMOTO
Deputy Director

TRACY TAKAMINE, P.E.
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

May 31, 2012

Mr. Alex Roy
State of Hawaii
Department of Land & Natural Resources
Office of Conservation and Coastal Lands
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

SUBJECT: MAUI POLICE DEPARTMENT
WAIAKEAKUA COMMUNICATIONS FACILITY
DRAFT ENVIRONMENTAL ASSESSMENT
TMK (2) 4-9-002:001, LANAI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. None.

2. Wastewater Reclamation Division (WWRD) comments:

   a. None. There is no County wastewater system in the area of the subject project.

If you have any questions regarding this memorandum, please contact Michael Miyamoto at 270-8230.

Sincerely,

KYLE K. GINOZA, P.E.
Director of Environmental Management

xc: Mr. Neal Dixon
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

61

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Kyle K. Ginoza, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 100
Wailuku Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Ginoza:

Thank you for your letter of May 31, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that the Department of Environmental Management has no comments.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\DEM.DEArespltr.doc

MAY 24 2012

ALAN M. ARAKAWA
MAYOR

JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793
(808) 244-9161 • FAX (808) 244-1363

May 22, 2012

Alex J. Roy
Office of Conservation and Coastal Lands, DLNR
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, HI 96813

Re: Draft EA for Proposed Maui Police Department Waiakeakua Communications Facility near Puu Kole
Lanai, HI
TMK: (2) 4-9-002: 001 (por.)

Dear Alex:

Thank for the allowing the Department of Fire and Public Safety the opportunity to comment on the subject draft EA. At this time, our office has no specific comments or objections in regards to the EA.

We do reserve the right to comment on the proposed project during the building permit review process when fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23.

Sincerely,

Paul Haake
Captain, Fire Prevention Bureau
Department of Fire and Public Safety, Maui County

cc: Neal Dixon; Munekiyo & Hirage, Inc.

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Paul Haake, Captain
Fire Prevention Bureau
Department of Fire and Public Safety
313 Manea Place
Wailuku Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Captain Haake:

Thank you for your letter of May 22, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that the Department has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:lfm
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\DFPS.DEArespltr.doc

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

APR 27 2012

ALAN M. ARAKAWA
Mayor
JO-ANN T. RIDAO
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

April 25, 2012

Mr. Alex J. Roy
Staff Planner
Office of Conservation and Coastal Lands,
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Dear Mr. Roy:

Subject: Draft Environmental Assessment (EA) for Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, Hawaii TMK (2) 4-9-002:001 (por).

The Department has reviewed the Draft Environmental Assessment (EA) for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at (808) 270-1741 if you have any questions.

Sincerely,

for WAYDE T. OSHIRO
Housing Administrator

cc: Director of Housing and Human Concerns
Munekiyo & Hiraga, Inc. ✓

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Wayde T. Oshiro, Housing Administrator
County of Maui
Department of Housing and Human Concerns
35 Lunalilo Street, Suite 102
Wailuku, Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Oshiro:

Thank you for your letter of April 25, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that the proposed project is not subject to Chapter 2.96, Maui County Code.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\DHHC.DEAresplt.doc

MAY 17 2012

ALAN M. ARAKAWA
Mayor

GLENN T. CORREA
Director

PATRICK T. MATSUI
Deputy Director

(808) 270-7230
FAX (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

May 16, 2012

Alex J. Roy, Staff Planner
Office of Conservation and Coastal Lands,
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Dear Mr. Alex J. Roy:

SUBJECT: Draft Environmental Assessment (EA) for the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, Hawaii, TMK (2)4-9-002:001(por).

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation has reviewed the above and has no comments at this time.

Please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at 270-7931, should you have any questions.

Sincerely,

GLENN T. CORREA
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development
Neal Dixon, Munekiyo & Hiraga, Inc. Analyst

GTC:RH:as

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Glenn T. Correa, Director
County of Maui
Department of Parks & Recreation
700 Hali`a Nakoa Street, Unit 2
Wailuku Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Correa:

Thank you for your letter of May 16, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that the Department of Parks & Recreation has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:yp
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
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ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

MAY 2 2 2012

COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 22, 2012

Mr. Alex J. Roy, Staff Planner
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Dear Mr. Roy:

SUBJECT: COMMENTS ON A DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE MAUI POLICE DEPARTMENT WAIAKEAKUA COMMUNICATIONS FACILITY, LOCATED NEAR PUU KOLE, LANAI, HAWAII; TMK: (2) 4-9-002:001 (POR.) (EAC 2012/0005)

The Department of Planning (Department) is in receipt of the above-referenced document for the proposed Maui Police Department Waiakeakua Communications Facility project on Lanai. The Department understands the proposed action includes the following:

1. A communications facility to be located off the Munro Trail on the southern ridge of Mt. Lanaihale, Island of Lanai;

2. The facility will encompass 8,500 square feet of land within the State Conservation District and will include a single story equipment building, above-ground fuel tank, a 4-leg 100' tall steel lattice tower, 350 linear feet of buried conduit, and other related improvements; and

3. The Draft EA is proposed by the County of Maui Police Department and will be accepted by the State Department of Land and Natural Resources-Office of Conservation and Coastal Lands (DLNR-OCCL).

Based on the foregoing, the Department provides the following comments on the Draft EA:

1. The land use designations for the project area are as follows:

   a. State Land Use: Conservation
   b. Lanai Community Plan: Open Space
   c. County Zoning: N/A
   d. Other: Not within the Special Management Area (SMA)

These designations have not been verified by the Department's Zoning Administration & Enforcement Division (ZAED). Please submit a Zoning and Flood Confirmation Form to ZAED for land use designation clarification;

2. The Department concurs that the use of State Conservation District Lands and the use of County funds are "triggers" that require compliance with Chapter 343, Hawaii Revised Statutes;

3. The Department concurs that the State DLNR-OCCL will be the Accepting Authority for the Draft EA; and

4. Consideration should be given to the Lanai Planning Commission to provide comments on the Draft EA or to otherwise have the ability to review and comment on the proposed project prior to its construction.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Joseph Prutch by email at joseph.prutch@mauicounty.gov or by phone at (808) 270-7512.

Sincerely,

CLAYTON I. YOSHIDA
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

xc: Joseph M. Prutch, Staff Planner (PDF)
Neal Dixon, Munekiyo & Hiraga, Inc.
2012 EAC File
General File

WRS:CIY:JMP:vb
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POLICE DEPARTMENT
COUNTY OF MAUI

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

July 13, 2012

William Spence, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: RESPONSE TO DRAFT ENVIRONMENTAL ASSESSMENT COMMENT LETTER REGARDING THE PROPOSED MAUI POLICE DEPARTMENT WAIAKEAKUA COMMUNICATIONS FACILITY NEAR PUU KOLE, LANAI; TMK (2) 4-9-002:001 (POR.)

Dear Mr. Spence:

Thank you for your letter of May 22, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project. We offer the following information in response to your comments.

At the request of the Department of Planning (Department), a Zoning and Flood Confirmation Form for the subject site has been submitted to the Department's Zoning Administration and Enforcement Division (ZAED). See **Exhibit "A"**. This form provides official verification of the underlying land use designations. As presented in the Draft EA and in your letter, the subject site is located within the State Conservation District, which, pursuant to Chapter 183C, Hawaii Revised Statutes (HRS), comes under the jurisdiction of the Department of Land and Natural Resources (DLNR). The land underlying the proposed communications facility is designated "OS-Open Space" by the Lanai Community Plan and "Interim" by Maui County Zoning.

MPD acknowledges the importance of seeking public input regarding the development of the proposed project and has engaged several community members during the planning phase. Community members engaged include, notably, Kepa Maly of the Lanai Culture and Heritage Center, Christine Costales of the Lanai Native Species Recovery Program, among others. As the subject site is located in the State

Conservation District (refer to **Exhibit "A"**), land uses come under the jurisdiction of the DLNR Office of Conservation and Coastal Lands (OCCL). OCCL facilitates public input through the Conservation District Use Application (CDUA) process. The Board of Land and Natural Resources (BLNR) will review the CDUA and will meet prior to issuing a Conservation District Use Permit (CDUP) for the subject project.

We also understand, however, that local Lanai residents may have questions about the proposed project. Although the Lanai Planning Commission is an appropriate venue for discussing projects such as this, we believe that in the context of the scope, scale and purpose of the project, a preferred communication option is to allow those residents having questions to contact our project staff directly. Captain Jeff Amaral has been our designated point of contact on this project and he will be available to discuss with individuals, any questions or comments which may be raised. Captain Amaral may be contacted at telephone (808) 244-6445 or via email at Jeffrey.Amaral@mpd.net.

Thank you again for your participation in the Chapter 343, HRS review process. A copy of your letter will be included in the Final EA.

Very truly yours,

GARY YABUTA
Chief of Police

Enclosure

cc: John Sakaguchi, Wilson Okamoto Corporation (w/enclosure)
Neal Dixon, Munekiyo & Hiraga, Inc. (w/enclosure)
Alex J. Roy, Office of Conservation and Coastal Lands (w/enclosure)

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12/2015

DEPT. OF PLANNING
COUNTY OF MAUI

MAY 24 2012
RECEIVED

MAY 30 2012

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Munekiyo & Hiraga, Inc. **TELEPHONE** 244-2015

PROJECT NAME MPD Waiakeakua Communications Facility **E-MAIL** planning@mhplanning.com

PROPERTY ADDRESS Munro Trail, Near Puu Kole, Lanai Island (See attached map) **TAX MAP KEY** (2) 4-9-002:001 (por.)

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
If "Yes", answer questions A and B below:

A) **Will it be processed under one of the consistency exemptions of** Section 18.04.030(B), MCC? ☐ Yes ☐ No
If "Yes", which exemption? _____

B) **Provide the purpose of subdivision and the proposed land uses below:**

NOTE:
1) **Use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdistricts, shall be submitted for review and approval.**
3) **If this will be used with a subdivision application AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DESIGNATIONS (LUD) AND OTHER ZONING INFORMATION:

STATE LAND USE DISTRICT(S) Conservation

COMMUNITY PLAN DESIGNATION(S) OS-Open Space

COUNTY ZONING(S) Interim

OTHER DESIGNATION(S)/COMMENTS portion as shown on attached map

☐ Yes ☐ No
See Additional Comments On Page Two

☐ Yes ☐ No
See The Attached Land Use Designation Map

☐ Yes ☑ No (SMA) SPECIAL MANAGEMENT AREA

☐ Yes ☑ No (PH) PLANNED DEVELOPMENT

☐ Yes ☑ No (PD) PROJECT DISTRICT

FLOOD INFORMATION:

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH _____

BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY ☐ Yes ☑ No *FLOOD DEVELOPMENT PERMIT REQUIRED ☐ Yes ☑ No

* For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

* For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of draingeway, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY: ☐ **N/A (Not Applicable)**

_____ (Signature)

Except as permitted in Section 18.04.030(B) MCC, property containing Interim Zoning shall NOT be subdivided.

☐ **The Land Use Designations (LUD) align and a unilateral agreement is not required.

☐ **The LUD's do not align and the available or proposed land uses appear to be:
☐ Consistent, with a Department of ☐ Public Works / ☐ Planning unilateral agreement.
☐ Not Consistent. Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030(D), Maui County Code].

REVIEWED & CONFIRMED BY:

Yuki Yoshikawa-Lanai
_____ (Signature)

5/30/12
_____ (Date)

For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

EXHIBIT "A"

13
61

MAY 22 2012

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

May 16, 2012

Mr. Neal Dixon, Analyst
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Dixon:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED MAUI POLICE DEPARTMENT WAIAKEAKUA COMMUNICATIONS FACILITY; TMK: (2) 4-9-002:001 (POR.)

We reviewed the subject application and have the following comments:

1. We fully support the proposed Maui Police Department Communications facility.

2. Many building permits issued to this tax map key have not been finaled. The landowner should move to final all outstanding building permits.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:ls
xc: Highways Division
Engineering Division
S:\LUCA\CZM\prop_maui_police_dept_waiakeakua_comm_facility_dea_49002001_ls.wpd

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

David C. Goode, Director
County of Maui
Department of Public Works
200 South High Street, Room 434
Wailuku, Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Goode:

Thank you for your letter of May 16, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your support of the proposed project and offer the following in response to your comment.

The parcel underlying the proposed MPD Waiakeakua Communications Facility, TMK (2)4-9-002:001 (Parcel 1), is over 86,000 acres in area and comprises a majority of Lanai Island. The total area to be permanently impacted by the proposed MPD project is limited to approximately 8,500 square feet. We will be forwarding your letter to the landowner.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:lfm
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
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ALAN M. ARAKAWA
Mayor

JO ANNE JOHNSON-WINER
Director
MARC I. TAKAMORI
Deputy Director
Telephone (808) 270-7511

APR 25 2012

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

April 23, 2012

Mr. Neal Dixon
Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Subject: EA for the Proposed Maui Police Department Waiakeakua Communications Facility on Lanai

Dear Mr. Dixon,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

Please feel free to contact me if you have any questions.

Sincerely,

Jo Anne Johnson Winer
Director

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Jo Ann Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793-2155

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Ms. Johnson Winer:

Thank you for your letter of April 23, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying confirmation that the Department has no comment at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
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MAY 0 3 2012

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

April 25, 2012

Mr. Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment (EA) for the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai, Hawaii TMK (2) 4-9-002:001 (por)

Dear Mr. Dixon:

Thank you for the opportunity to provide comments on this project proposal.

The project site as well as the entire island of Lanai is served by the Lanai Water Company, a privately owned water utility company regulated by the Public Utilities Commission. The applicant proposes to construct a single-story communications facility that will house radio equipment, an emergency generator, a 1,000-gallon fuel tank and other equipment. We understand that the facility will be unmanned and will not require potable water service for domestic uses or for fire protection. Water catchment system will provide water for non-potable water uses onsite.

The island relies on a single aquifer sector with four aquifer system and in only one system does potable groundwater occur. Above ground fuel tanks generally pose potential risk for groundwater contamination and degradation. We note that the proposed tank contains leak detection and overfill protection systems. However, we recommend that the following Best Management Practices (BMP) be considered in the DEA:

1. Permanently installed tanks are to be surrounded by a dike system. The dike shall be of sufficient height to provide a volume within the dike area.
2. Outlets from the tank area shall have positive control to prevent the uncontrolled discharge from the tank area of spilled fuel.
3. The outlet shall have a sump for the collection of small spills. It shall be cleaned weekly to minimize the contamination of stormwater.
4. During the wet season, accumulated stormwater shall be released frequently.

To further protect groundwater resources, we also recommend that the mitigation measures below be implemented during construction:

1. Limit construction to dry periods.
2. Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the water.
3. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
4. Keep run-off on site.
5. Construct drainage control features, such as berms.
6. Install silting basins where warranted.
7. Maintain drainage structures, detention, silting and debris basins

Should you have any questions, please contact Edna Manzano of our Water Resources and Planning Division at (808) 463-3108 or at edna.manzano@co.maui.hi.us.

Sincerely,

David Taylor, P.E.
Director

eam

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

David Taylor, Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Taylor:

Thank you for your letter of April 25, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your thorough review of the document and offer the following information, which addresses your comments in the order listed in your letter.

The applicant acknowledges the importance of maintaining the integrity of the watershed and the impact that chemicals or petroleum products can have on groundwater supplies. As noted in your letter, fuel will be stored in a 1,000-gallon above-ground, double-walled concrete fuel tank equipped with various measures to prevent spills that may result from leaks or overflow. The applicant has considered the Best Management Practices (BMPs) provided by the Department of Water Supply in your letter and is taking necessary precautions in the design of the storage tank to ensure that diesel fuel for the emergency generator will be safely stored.

The applicant further acknowledges the potential impacts associated with construction activities and the construction BMPs suggested by the Department of Water Supply (DWS). The construction period is expected to take a maximum of 18 months. Construction activities will be orchestrated as to minimize runoff and siltation that may be cause by winter storms. BMPs will be implemented to protect groundwater from contaminants such as cement products, petroleum products, and other substances.

Temporary erosion control measures, which include the placement of silt fences or silt barriers, as appropriate, will be used during construction to prevent runoff to nearby areas that could result from construction activities. These measures will contain surface flow within areas of construction during the construction period.

The design drawings will include water pollution and erosion notes related to sediment and erosion control practices for exposed ground and the use of materials within the project area. The contract specifications will also include sections on Environmental Controls and Pollution Controls which set for the requirements to be implemented during construction to protect adjacent areas from runoff and discharge of pollutants.

The project will comply with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55, as applicable, and discharge resulting from the construction or operation of the facility. Whether or not National Pollutant Discharge Elimination System (NPDES) permit coverage and/or Section 401 Water Quality Certification are required, the project will comply with the State's Water Quality Standards.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:lh
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Alex J. Roy, Office of Conservation and Coastal Lands
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MAY 07 2012

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

May 4, 2012

Alex J. Roy, Staff Planner
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment for the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole
Lanai, Hawaii
Tax Map Key: (2) 4-9-002:001 (por.)

Dear Mr. Roy,

Thank you for allowing us to comment on the Draft Environmental Assessment for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the project at this time.

Should you have any questions or concerns, please call Kelcie Kawamura at 872-3246.

Sincerely,

Ray Okazaki
Supervisor, Engineering

c: Neal Dixon, Analyst, Munekiyo & Hiraga, Inc.

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Ray Okazaki, Supervisor, Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96733-6898

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Okazaki:

Thank you for your letter of May 4, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your review of the document and your conveying that Maui Electric Company, Ltd. has no objection to the project at this time.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Glenn Oyama, Nakamura, Oyama & Associates
Alex J. Roy, Office of Conservation and Coastal Lands
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APR 30 2012

Castle & Cooke

LĀNA'I

April 27, 2012

Office of Conservation and Coastal Lands,
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 131
Honolulu, Hawaii 96813

Attention: Alex J. Roy, Staff Planner

Gentlemen:

Subject: Draft Environmental Assessment (EA) for the Proposed Maui Police Department
Waiakeakua Communications Facility Near Puu Kole, Lanai, Hawaii
TMK: (2) 4-9-002:001 (por.)

The following are comments on the Draft EA from Castle & Cooke Resorts, LLC:

1. What evidence of feral pigs, were found near or close to the proposed project site?
2. Although the proposed project site is located in a remote area there has been discovery of inadvertent burials found in close proximity to the South Monroe Jeep Trail. Please refer to report entitled "Burial Site Component of an Archaeological Data Recovery Plan for State Inventory of Historic Properties Number 50-40-98-1961: Kaohai Ahupua'a Lahaina District, Lanai Island; TMK: (2) 4-9-002:001 (por).
This report was prepared by Tanya L. Lee-Greig, M.A. and Hallett H. Hammatt, Ph.D. Cultural Surveys Hawaii, Inc., November 2005.
3. Extreme caution is recommended for the proposed grubbing and grading work.

Thank you for the opportunity to submit comments on the Draft EA.

Very Truly Yours,

Ralph Masuda

Ralph Masuda
Vice President of Planning and Zoning

cc: Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.

871 Kolu Street, Suite 103
Wailuku, Hawaii 96793
Telephone: (808) 244-5432
Facsimile: (808) 244-8707

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MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
PRESIDENT

KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT

GWEN OHASHI HIRAGA
SENIOR VICE PRESIDENT

MITSURU "MICH" HIRANO
SENIOR VICE PRESIDENT

MARK ALEXANDER ROY
VICE PRESIDENT

July 19, 2012

Ralph Masuda, Vice President of Planning and Zoning
Castle & Cooke Resorts LLC
871 Kolu Street, Suite 103
Wailuku, Hawaii 96793

SUBJECT: Response to Draft Environmental Assessment Comment Letter Regarding the Proposed Maui Police Department Waiakeakua Communications Facility Near Puu Kole, Lanai; TMK (2) 4-9-002:001 (por.)

Dear Mr. Masuda:

Thank you for your letter of April 27, 2012 regarding your review of the Draft Environmental Assessment (EA) for the proposed Maui Police Department Waiakeakua Communications Facility Project.

We appreciate your thorough review of the document and offer the following information, which addresses your comments in the order listed in your letter.

1. Evidence of the presence of feral pigs was not observed by the biological consultant during his site survey. The long-term impact of non-native wildlife on the remnant cloud forest of Lanai's summit area is noted in the Draft EA, however, from further research into this matter, we understand feral pigs have not been present on the island of Lanai for a significant time. During the early twentieth century, then manager of Lanai Ranch, George C. Munro, initiated a program to deliberately eradicate the feral pig population because of the impact they were having on the island's resources. The statement made in the Draft EA regarding the long-term impact of non-native wildlife on the remnant cloud forest will be revised in the Final EA to remove all references to feral pigs.

2. We acknowledge the previous discovery of inadvertent burials in proximity of the southern portion of the Munro Trail. An archaeological field inspection (AFI) for the subject project was conducted in August 2011, during which, no surface artifacts were identified. The State Historic Preservation Division (SHPD)

previously concurred that, in the event no significant surface material culture remains being encountered during the field inspection, precautionary monitoring

would be needed. An Archaeological Monitoring Plan (AMP), which addresses protocol for monitoring, has been prepared to this effect. The AMP was submitted to SHPD for review and approval is pending.

3. The area of the facility and the associated grading activities have been limited to the extent practicable in order to minimize impacts to cultural resources. Nevertheless, it is acknowledged that subsurface material remains may be inadvertently encountered during grading and trenching. As indicated above, an AMP prescribing the activities during which archaeological monitors must be present and detailing the protocol in the event of an inadvertent find has been prepared for the project.

Thank you again for your participation in the Chapter 343, Hawaii Revised Statutes (HRS) review process. A copy of your letter will be included in the Final EA.

Very truly yours,

Neal Dixon
Analyst

ND:mge
cc: John Sakaguchi, Wilson Okamoto Corporation
Capt. Jeffrey Amaral, Maui Police Department
Robert Hobdy, Environmental Consultant
Erik Fredericksen, Xamanek Researches
Alex J. Roy, Office of Conservation and Coastal Lands
K:\DATA\WOC\LanaiPoliceTelecom\DEA Response\C&C.DEAresp\tr.doc

XI. REFERENCES

XI. REFERENCES

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APPENDIX A.

Preliminary Development Plans

COMMUNICATION FACILITY AT WAIAKEAKUA, LANAI

WAIAKEAKUA, LANAI, T.M.K.: (2) 4-9-002: 001

FOR

MAUI POLICE DEPARTMENT

55 MAHALANI STREET WAILUKU, MAUI, HI 96693

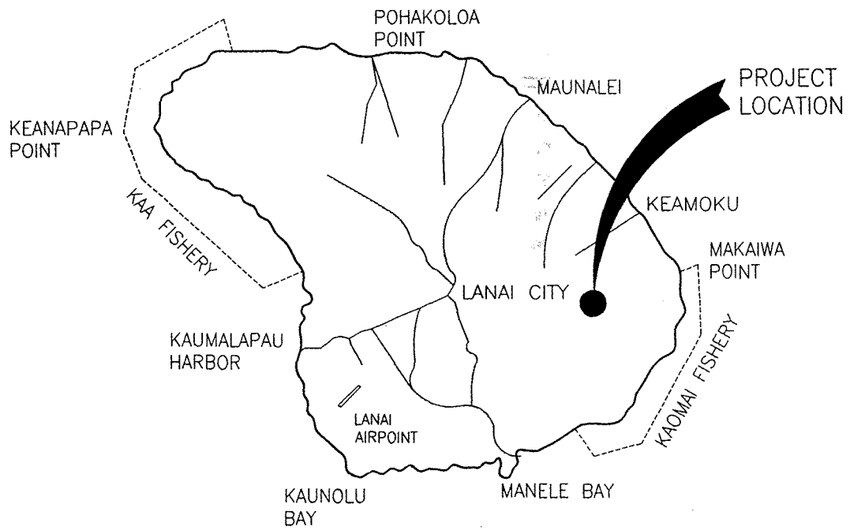
BY

WILSON OKAMOTO CORPORATION

MAUI COUNTY JOB NO.: _____

DATE:

LOCATION MAPS

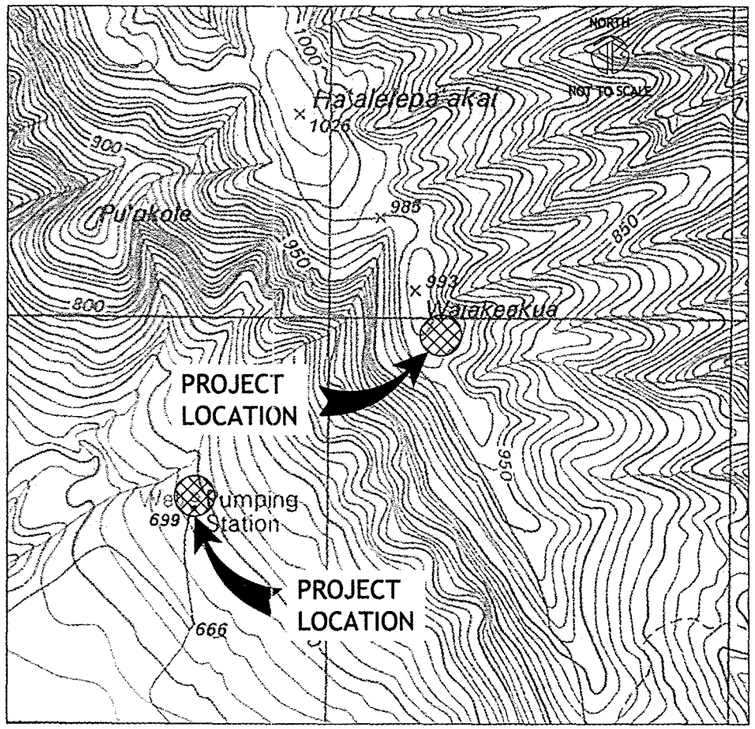


LANAI

NORTH

NOT TO SCALE

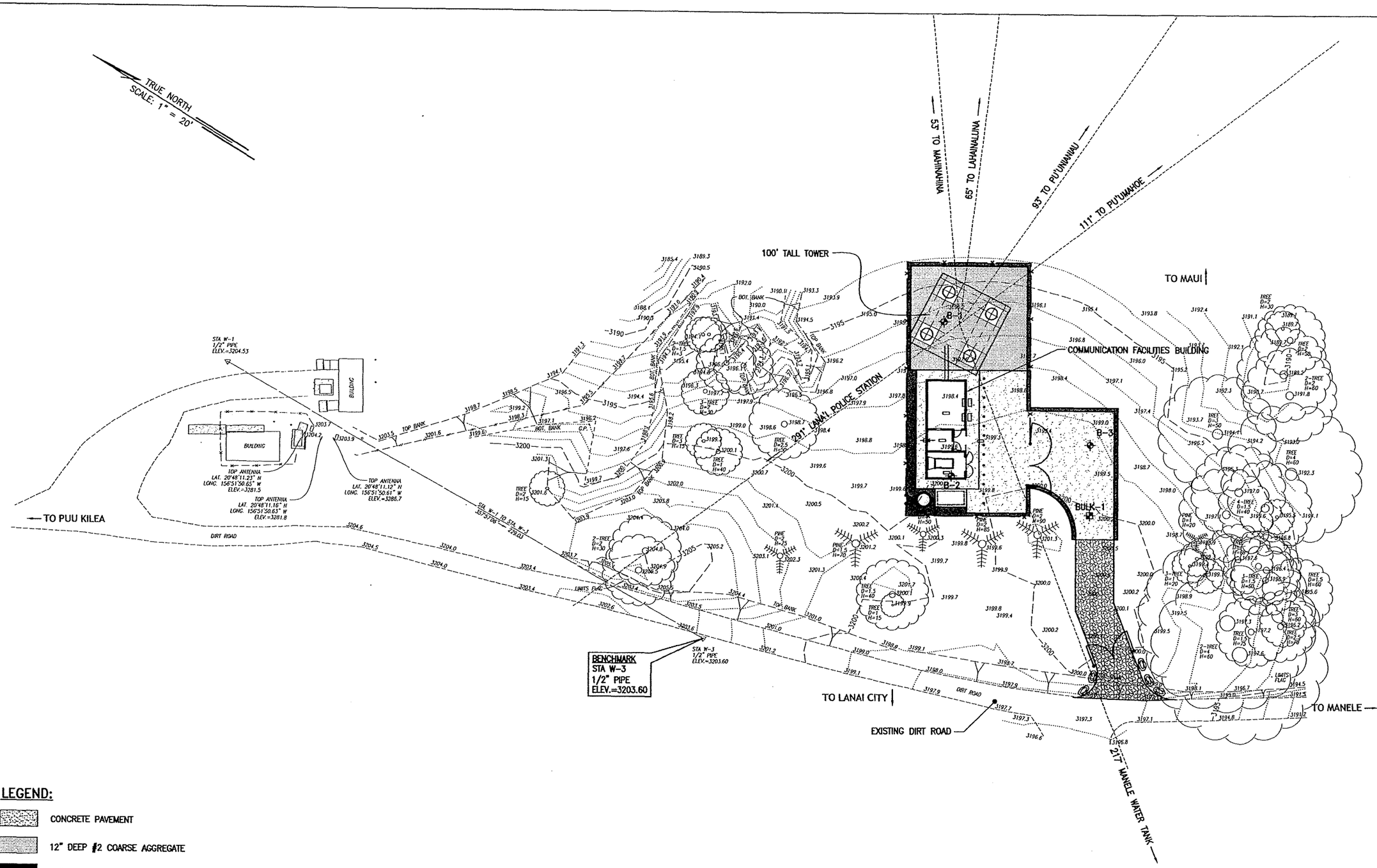
VICINITY MAPS



CONSULTANTS

ARCHITECT:	WILSON OKAMOTO CORPORATION
CIVIL ENGINEER:	WILSON OKAMOTO CORPORATION
STRUCTURAL ENGINEER:	WILSON OKAMOTO CORPORATION
TOWER ENGINEER:	KPFF CONSULTING ENGINEERS
ELECTRICAL ENGINEER:	NAKAMURA, OYAMA & ASSOCIATES, INC.
MECHANICAL ENGINEER:	THERMAL ENGINEERING CORPORATION
FIRE PROTECTION ENGINEER:	THERMAL ENGINEERING CORPORATION
GEOTECHNICAL ENGINEER:	GEOLABS INC.
TOPOGRAPHIC SURVEY:	CONTROLPOINT SURVEYING INC.
COST ESTIMATOR:	RIDER LEVETT BUCKNALL

T-1



LEGEND:

- CONCRETE PAVEMENT
- 12" DEEP #2 COARSE AGGREGATE
- 24" DEEP #2 COARSE AGGREGATE
- 12" DEEP AGGREGATE BASE COURSE
- B-1 BORING LOCATIONS SEE SHTS C-301 AND C-302 FOR LOGS

GRAPHIC SCALE
20' 10' 0 20' 40'
SCALE: 1"=20'

GENERAL PLAN | SCALE: 1"=20'-0" | 1

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PROJECT ID

WAIAKEAKUA COMMUNICATIONS FACILITY, LANAI

T.M.K.: (2) 4-9-002:001

MICHAEL M. FUJITA
LICENSED PROFESSIONAL ENGINEER
NO. 8303-C
HAWAII, U.S.A.

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SIGNATURE — EXP. DATE: 4/30/2014

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DRAWN BY: WOC	CHECKED BY: MF
CAD FILE: C-101.dwg	PROJECT NO.: 8064-01
SCALE: AS NOTED	DATE: MARCH 1, 2012

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SHEET TITLE

GENERAL PLAN

DRAWING NO.

C-101

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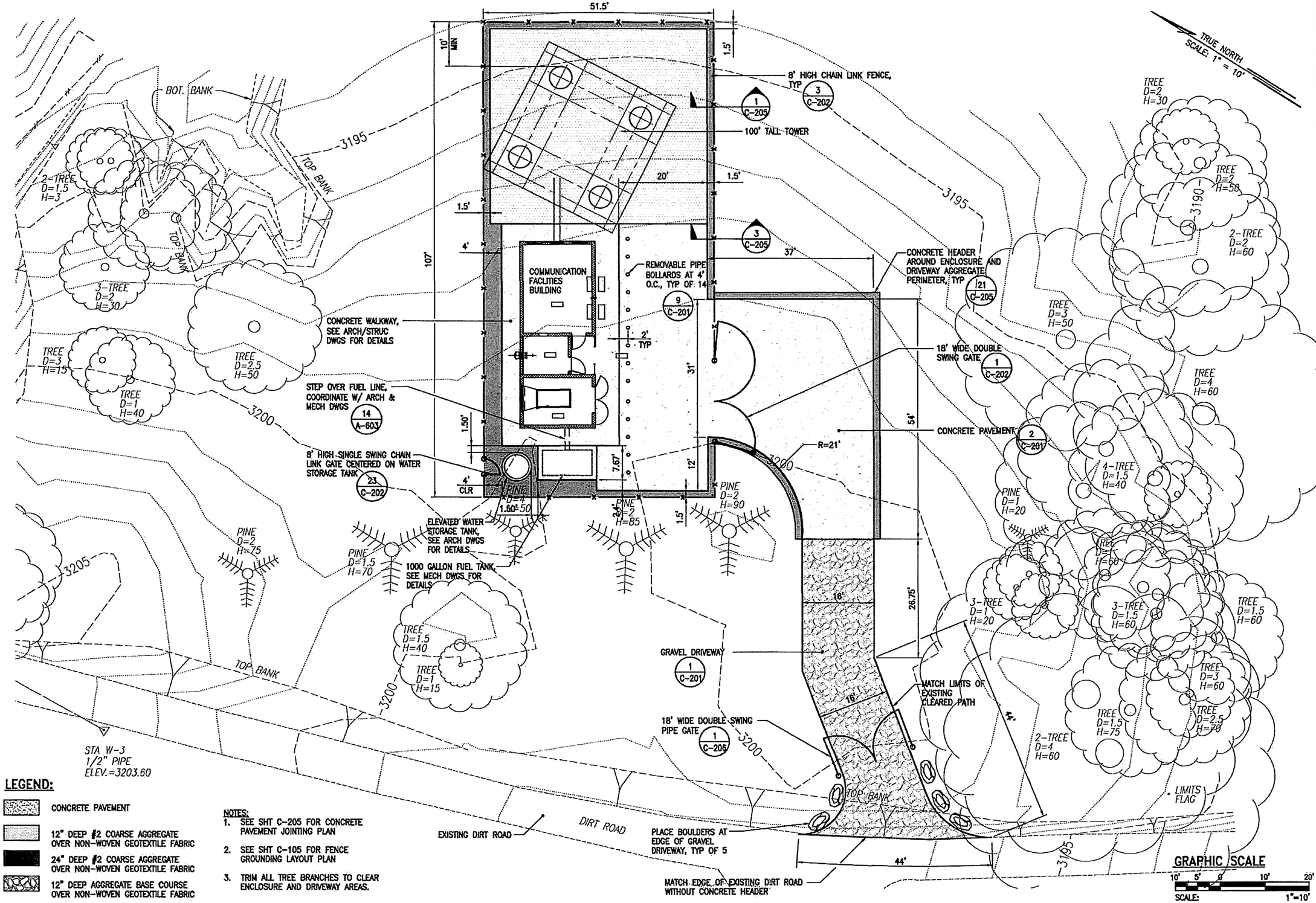

LEGEND:

- CONCRETE PAVEMENT
- 12" DEEP #2 COARSE AGGREGATE OVER NON-WOVEN GEOTEXTILE FABRIC
- 24" DEEP #2 COARSE AGGREGATE OVER NON-WOVEN GEOTEXTILE FABRIC
- 12" DEEP AGGREGATE BASE COURSE OVER NON-WOVEN GEOTEXTILE FABRIC

NOTES:

1. SEE SHT C-205 FOR CONCRETE PAVEMENT JOINTING PLAN
2. SEE SHT C-105 FOR FENCE GROUNDING LAYOUT PLAN
3. TRIM ALL TREE BRANCHES TO CLEAR ENCLOSURE AND DRIVEWAY AREAS.

SITE LAYOUT PLAN | SCALE: 1"=10'-0" | 1

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WOC	MF
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SITE LAYOUT PLAN

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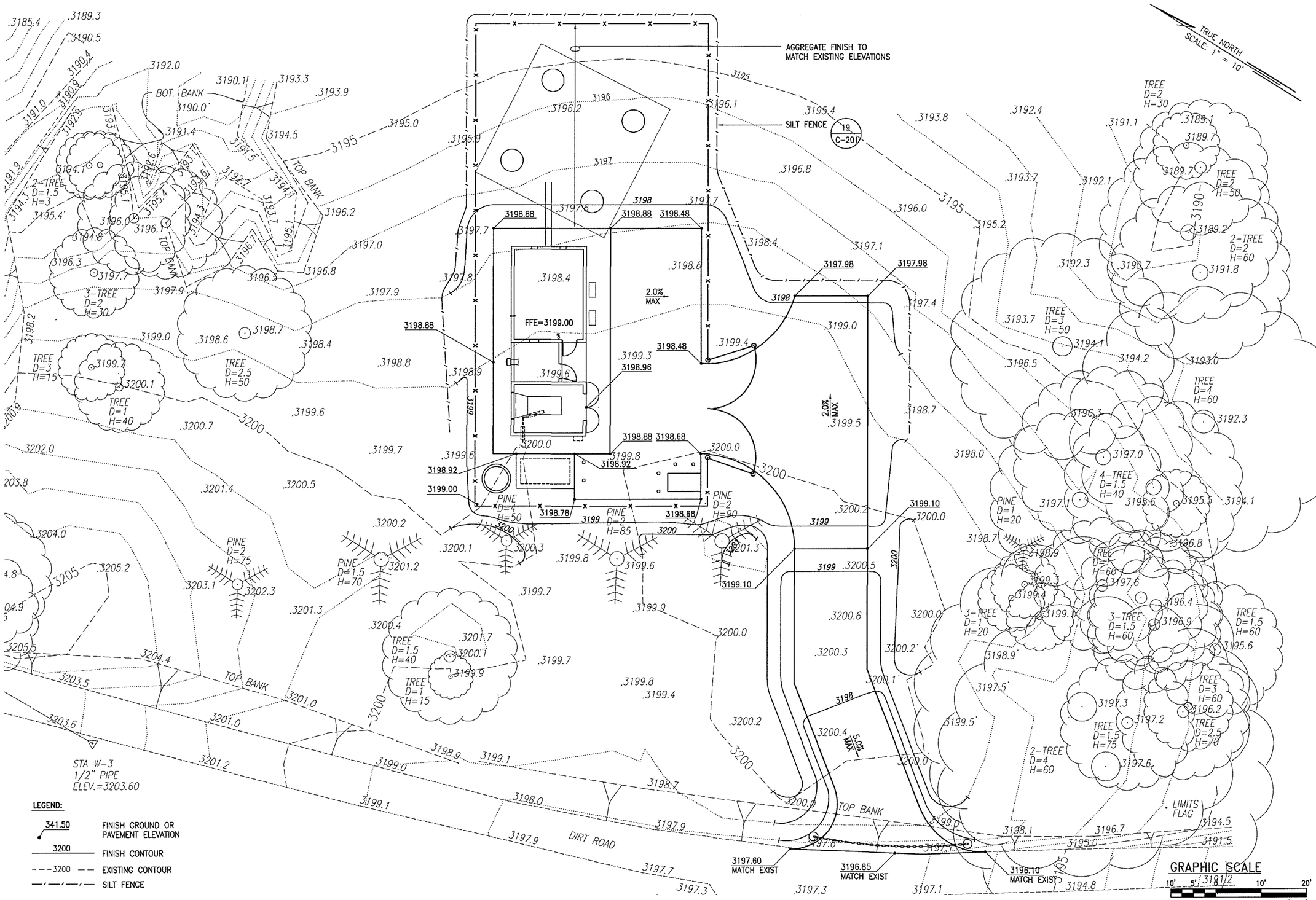

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PROJECT ID

COMMUNICATION FACILITY AT WAIAKEAKUA (LANAI)

T.M.K.: (2) 4-9-002:001

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DRAWING NO.

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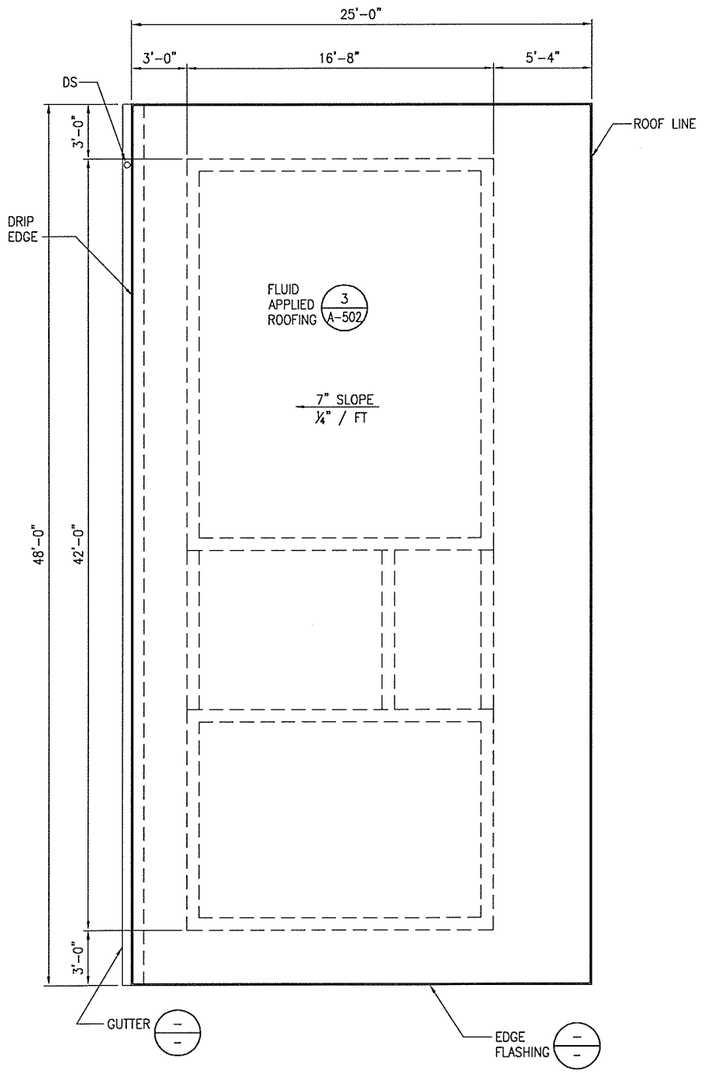

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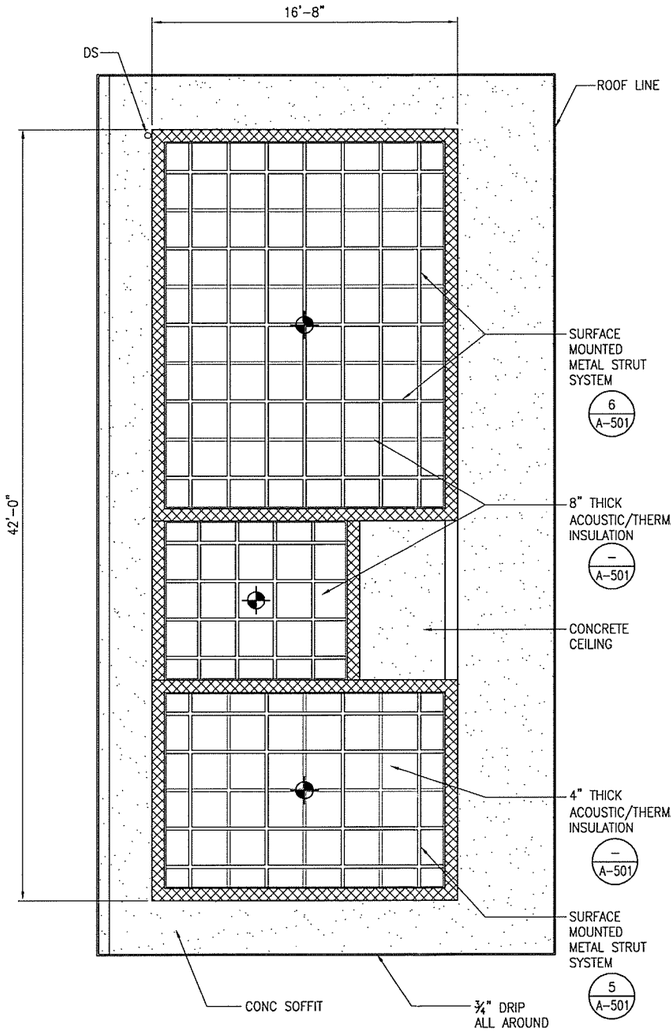

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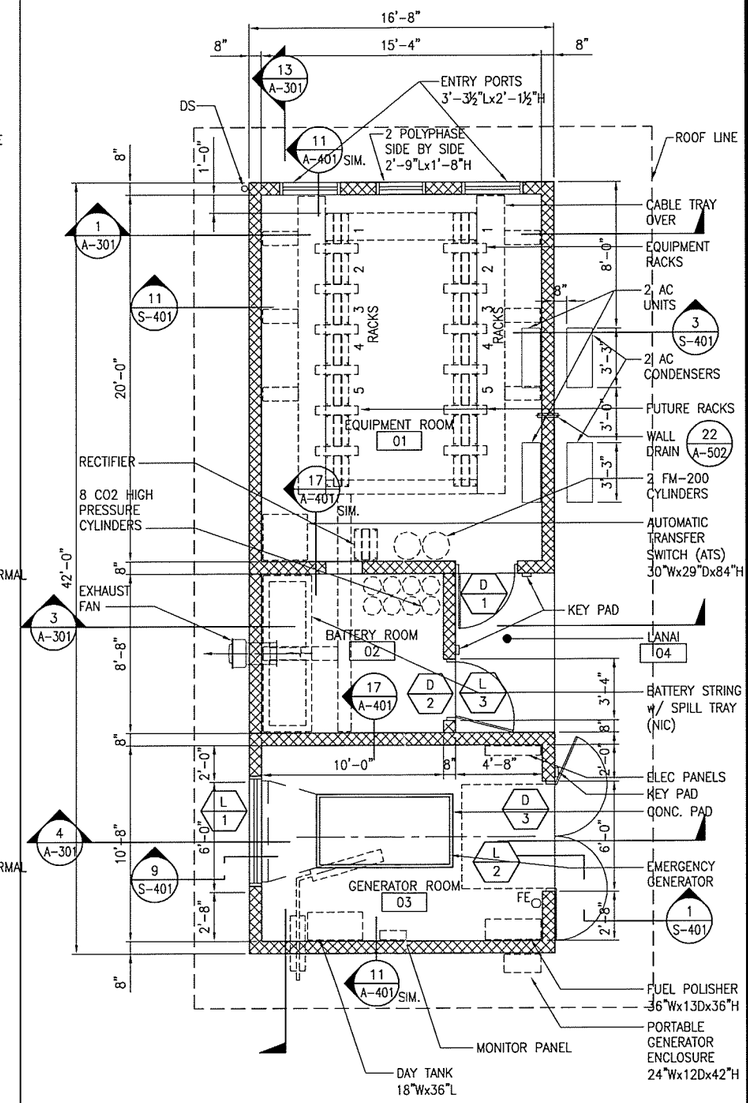

INTERIOR ORIENTATION KEY (A, B, C, D)

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SCALE: 1/4"=1'-0"

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

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FLOOR PLAN, CEILING PLAN, AND ROOF PLAN

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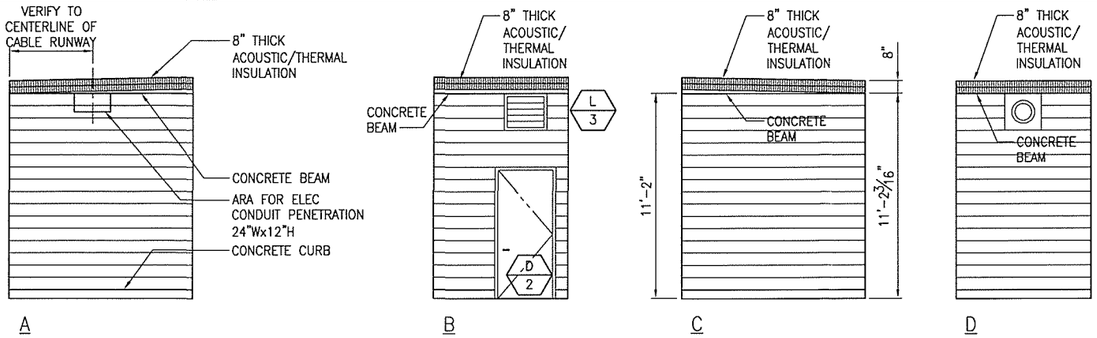

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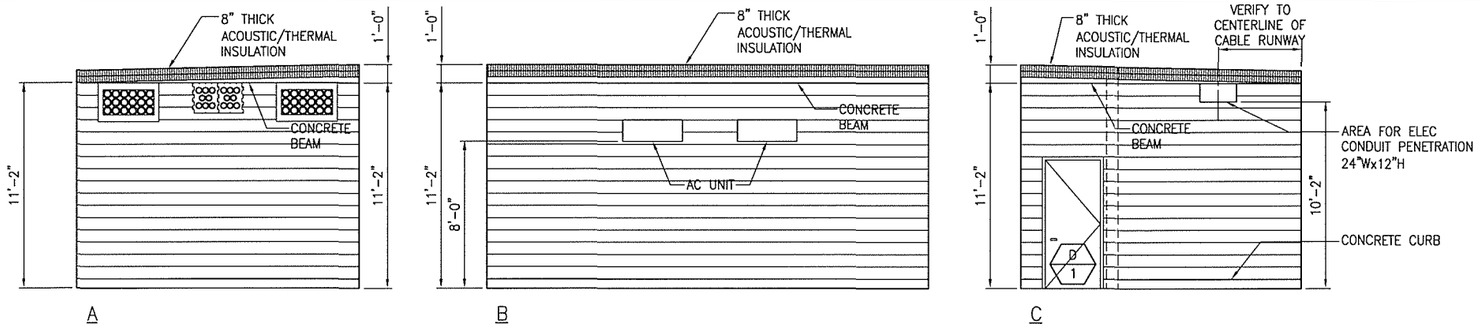

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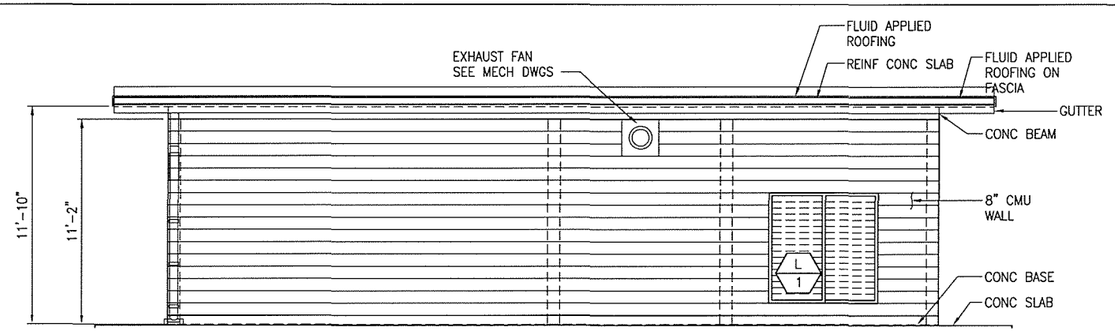

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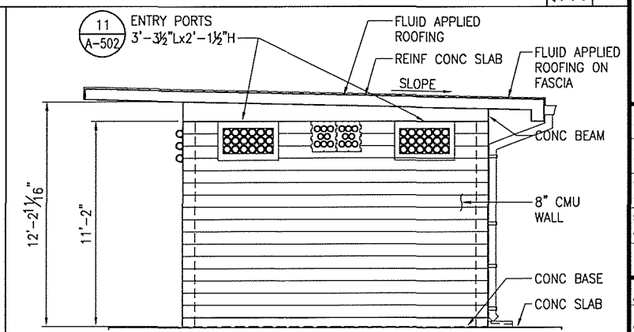

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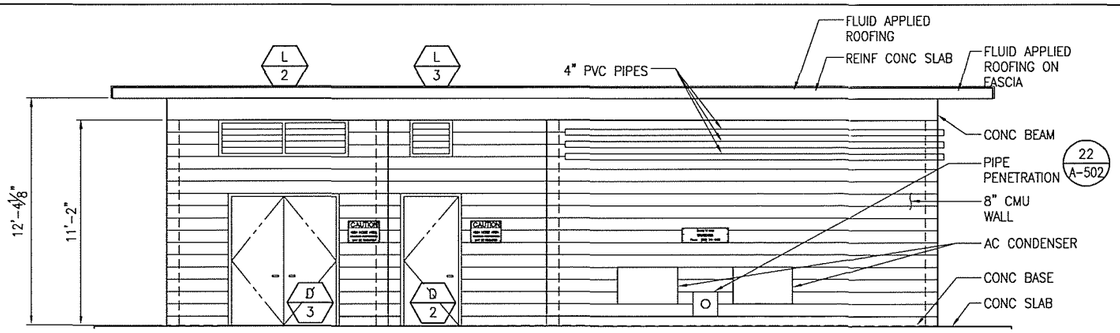

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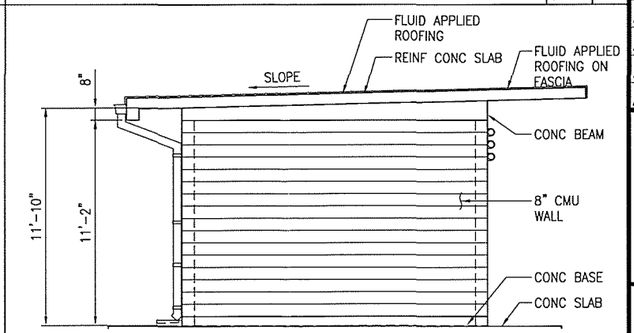

SOUTH ELEVATION SCALE: 1/4"=1'-0" 1

GRAPHIC SCALE:
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SCALE: 1/4"=1'-0"

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PROJECT ID

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WALTER LEE
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HAWAII, U.S.A.

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SIGNATURE 4/30/2012 EXP. DATE

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WL	WL
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WOC	WL
CAD FILE:	PROJECT NO.:
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EXTERIOR AND INTERIOR ELEVATIONS

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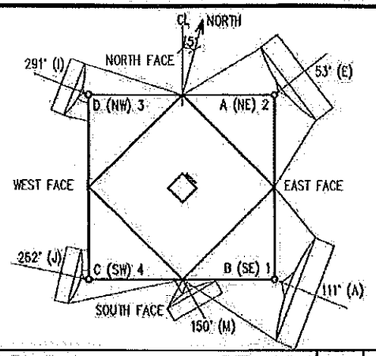

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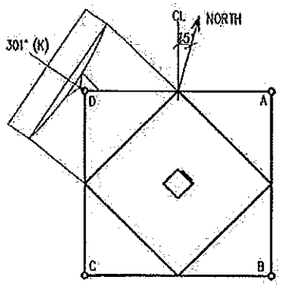

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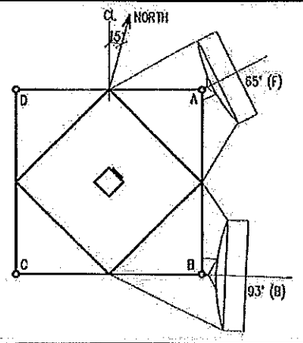

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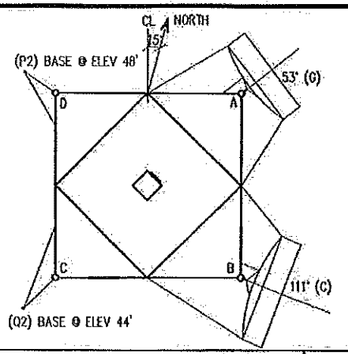

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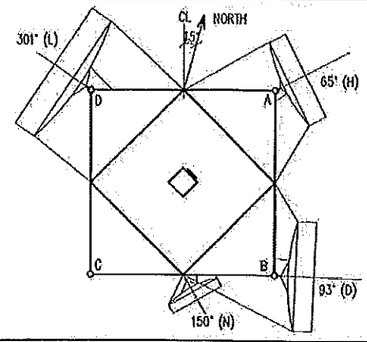

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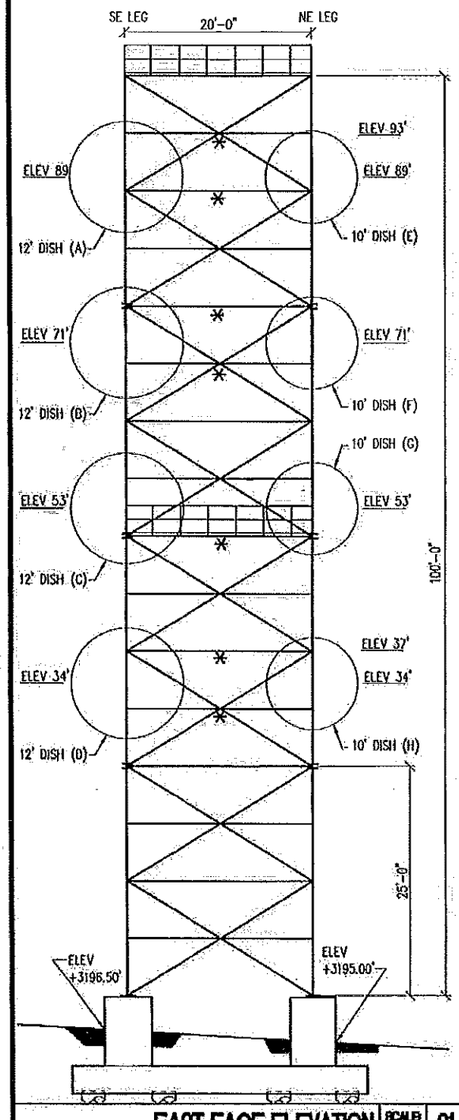

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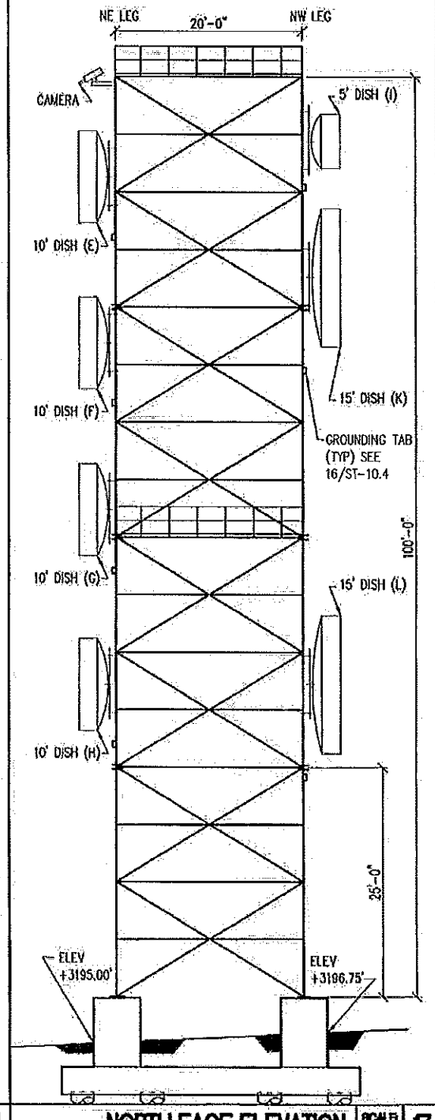

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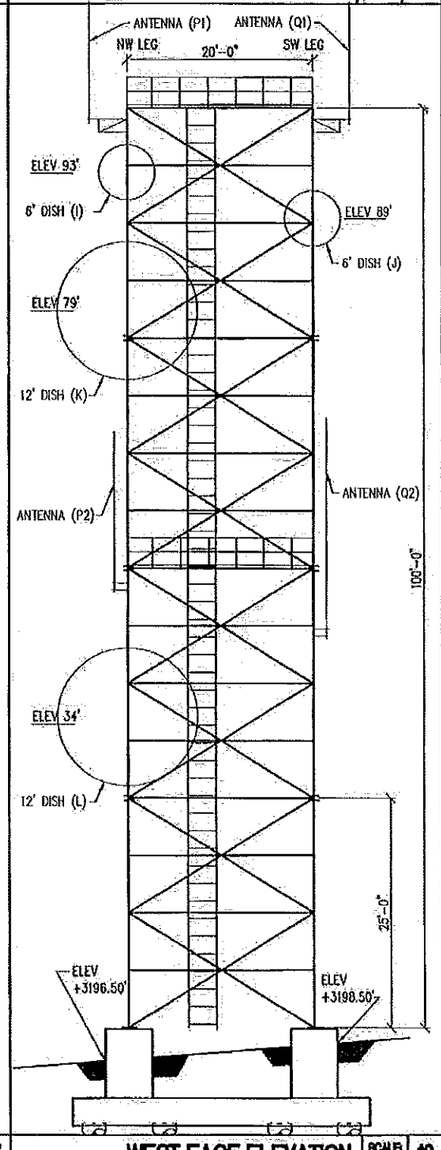

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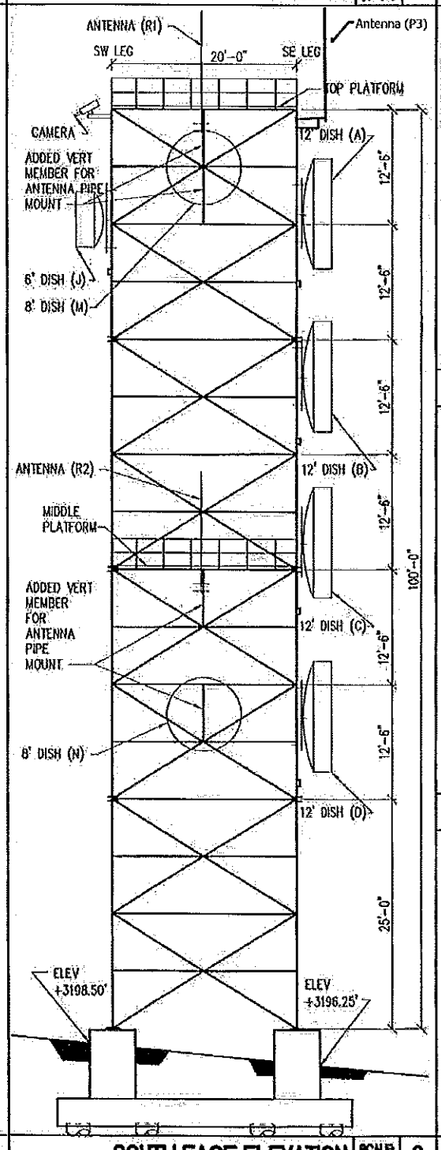

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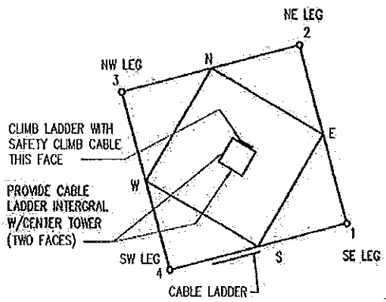

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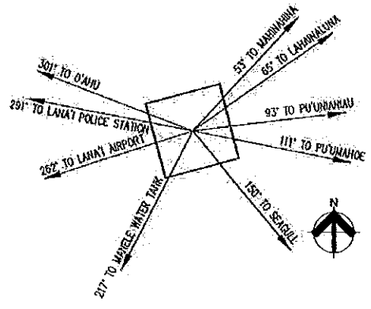

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NOTES;

* DENOTES INTERNAL HORIZONTAL BRACING LOCATIONS.

DENOTES GROUNDING LUG LOCATIONS.

SCALE 1/8"-1'-0" | 1

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PROJECT ID

WAIAKEAKUA COMMUNICATIONS FACILITY, LANAI

T.M.K.: (2) 4-9-002:001

LICENSED PROFESSIONAL ENGINEER PE10130S HAWAII, U.S.A.

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SIGNATURE | EXP. DATE

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DRAWN BY: LFM	CHECKED BY: X
CAD FILE: TOWER ELEVATION.dwg	PROJECT NO.: 8064-01
SCALE: AS NOTED	DATE: MARCH 1, 2012

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DATE DESCRIPTION

SHEET TITLE

TOWER ELEVATION AND FOUNDATION DETAILS

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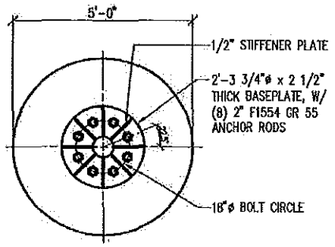

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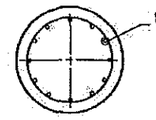

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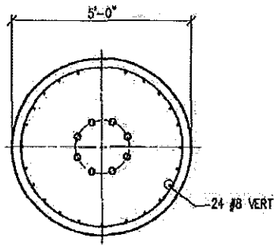

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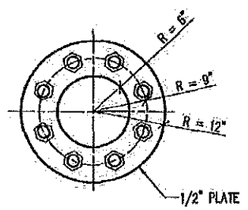

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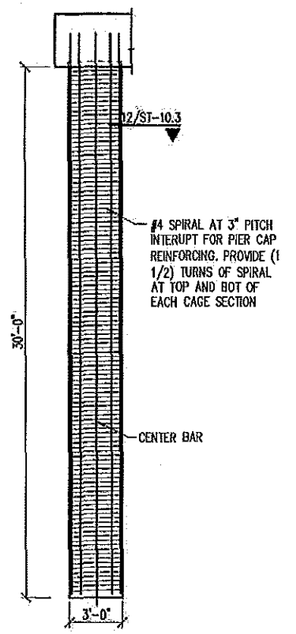

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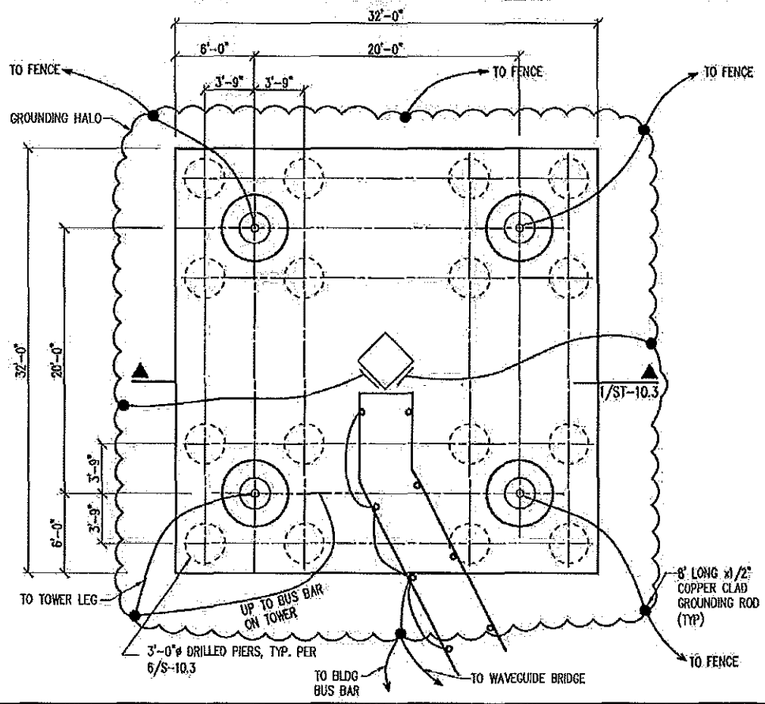

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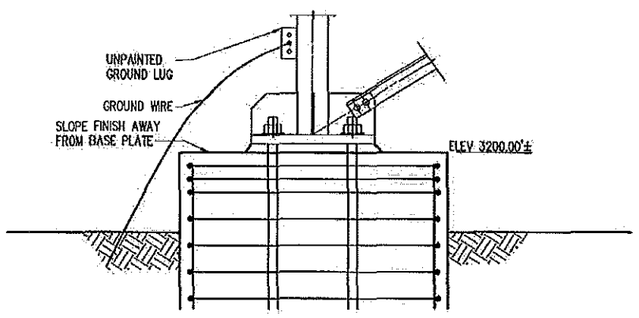

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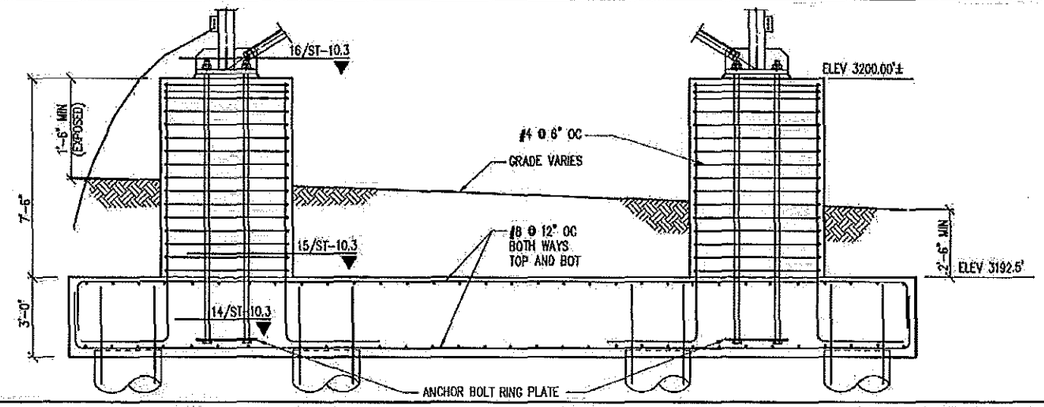

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PROJECT ID

WAIAKEAKUA COMMUNICATIONS FACILITY, LANAI

T.M.K.: (2) 4-9-002:001

MOISES JEFFERY BATT
LICENSED PROFESSIONAL ENGINEER PE101209
HAWAII, U.S.A.

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SIGNATURE 2/28/2013 EXP. DATE

DESIGNED BY: MJB	SUPERVISED BY: X
DRAWN BY: LTH	CHECKED BY: X
CAD FILE: TOWER ELEVATION.dwg	PROJECT NO.: 8064-01
SCALE: AS NOTED	DATE: MARCH 1, 2012

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TOWER FOUNDATION DETAILS

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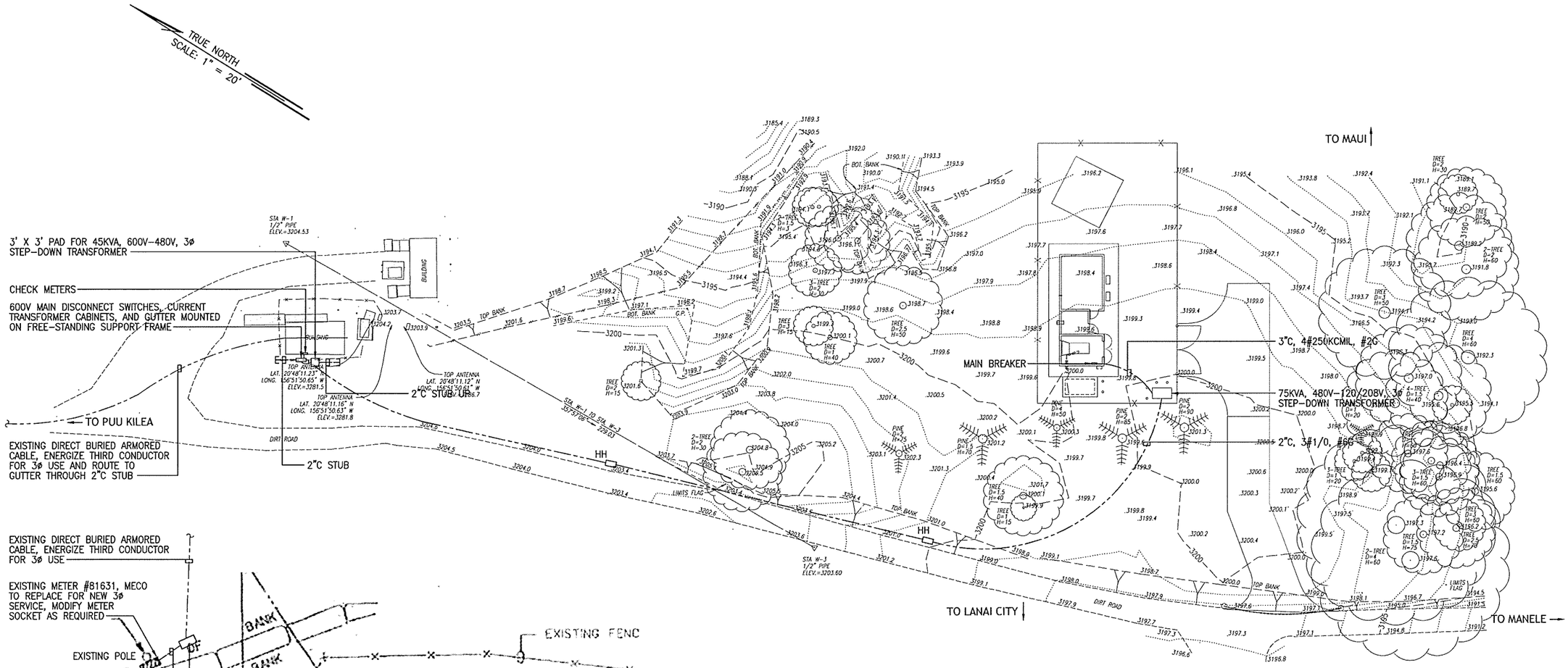
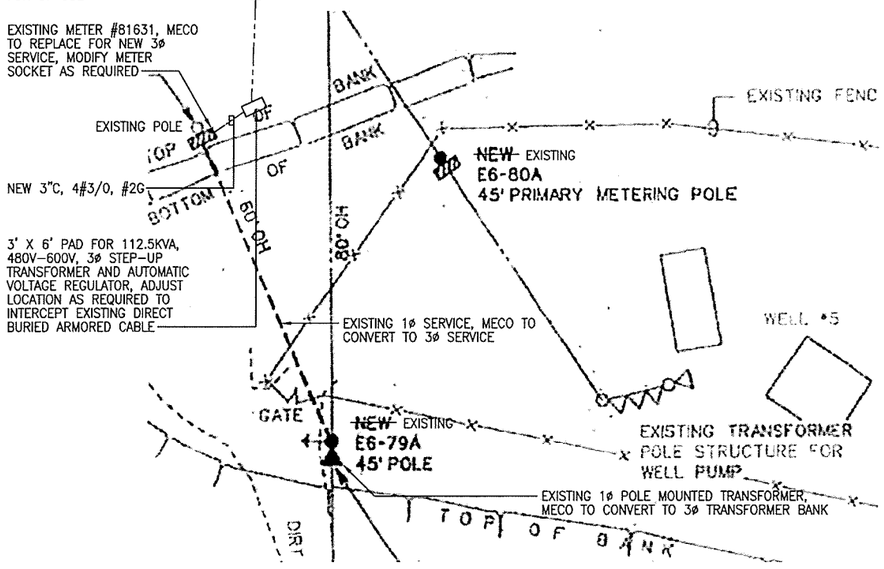
of 18 sheets

FILE PATH: T:\11100-11350\11276_(Waiakeakua Land)\LANAI (WAIAKEAKUA)\TOWER ELEVATION.dwg CAD USER: Mike PLOT DATE: May 25, 2012 9:08PM | X_3PR_22X34_| 10003-03 |





ELECTRICAL SITE PLAN – WELL 5
SCALE : NOT TO SCALE

ELECTRICAL SITE PLAN
SCALE : 1"=20'

NOTES: 1. NEW ENTRANCE EQUIPMENT FOR EXISTING BUILDINGS TO BE PROVIDED BY OTHERS. COORDINATE RELOCATION AND RECONNECTION OF EXISTING DIRECT BURIED CABLE AT EXISTING BUILDING.

GRAPHIC SCALE
20' 10' 0 20' 40'
SCALE: 1"=20'

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PROJECT ID

COMMUNICATION SHELTERS AT PUU NIUANIUA (MAUI) AND WAIAKEAKUA (LANAI)

T.M.K.: (2) 4-9-002:001

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SIGNATURE — EXP. DATE 4/30/2012

DESIGNED BY: DN	SUPERVISED BY: GO
DRAWN BY: DN	CHECKED BY: GO
CAD FILE: E-2.dwg	PROJECT NO.: 8064-01
SCALE: AS NOTED	DATE: APRIL 29, 2011

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	DATE	DESCRIPTION

SHEET TITLE

ELECTRICAL SITE PLANS

DRAWING NO.

E-2

of 18 sheets

FILE PATH: \\WOA-FS1\Cad Projects\2011 - 08\Maui Police Department Lanai Radio Comm\E-2.dwg CAD USER: derek PLOT DATE: Feb 10, 2012 XREFS: | X_BDR_22X34 | WOC-SITE | 10008-03 | ARCH |

APPENDIX B.

Biological Resource Survey Report

BIOLOGICAL RESOURCES SURVEY

for the

COUNTY OF MAUI POLICE DEPARTMENT

COMMUNICATION SHELTERS AT WAIAKEAKUA

KA'OHAI, LANA'I HAWAII

by

ROBERT W. HOBDY
ENVIRONMENTAL CONSULTANT
Kokomo, Maui
August 2011

Prepared for:
Wilson Okamoto Corporation

BIOLOGICAL RESOURCES SURVEY
COUNTY OF MAUI POLICE DEPARTMENT
COMMUNICATION SHELTERS AT WAIAKEAKUA

INTRODUCTION

The project area for these communications facilities lies on a ridgetop near the summit of Lana'i on approximately one acre of land, TMK (2) 4-9-02:01 (por.). This undeveloped site is situated alongside an unimproved access road 3.5 miles east southeast of Lana'i City. This biological resources study was initiated in compliance with environmental requirements of the planning process.

SITE DESCRIPTION

This ridgetop site lies at 3,200 feet elevation, one mile southeast of Lana'i Hale, the summit of the mountain. The project area on the ridgetop is nearly level, but beyond these boundaries the mountain slopes down steeply toward the east and toward the west. The vegetation consists of low-statured ferns and shrubs bordered by scattered trees. The soil is identified as Kahanui Silty Clay, 3-20% slopes (KASD), which is a moderately well-drained soil with many fine surface roots (Foote et al, 1972). Annual rainfall averages 35 inches, but this is moderately enhanced by fog drip that is generated by wind-driven clouds that frequently rest against the mountain (Armstrong, 1983).

BIOLOGICAL HISTORY

Lana'i's summit ridgetops were historically clothed with dense low-statured cloud-forests with a diversity of small native trees, shrubs and ferns. Hawaiians crossed over the mountain ridges on a network of foot trails. These were later enhanced to become horse trails during the ranch era of the early 1900's. In 1955 a rough vehicular road was constructed over the summit ridge that today bears the older name of the "Munro Trail".

The summit remains largely undeveloped, but the road and trails have allowed the ingress of non-native axis deer and predators such as the feral cat. The deer have destroyed many native plants, and the cats have reduced populations of native birds. Many aggressive non-native plants are now replacing the native plant species and changing the character of the original forest and its potential as a watershed for the island.

SURVEY OBJECTIVES

This report summarizes the findings of a flora and fauna survey of the Lana'i Communication Shelters Maui County Police Department project that was conducted in August 2011. The objectives of the survey were to:

1. Document what plant and animal species occur on the property or may likely occur in the existing habitat.

2. Document the status and abundance of each species.

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered. If such occur, identify what features of the habitat may be essential for these species.

4. Determine if the project area contains any special habitats which if lost or altered might result in a significant negative impact on the flora and fauna in this part of the island.

5. Note which aspects of the proposed development pose significant concerns for plants or for wildlife and recommend measures that would mitigate or avoid these problems.

BOTANICAL SURVEY REPORT

SURVEY METHODS

A walk-through botanical survey method was used following routes that would ensure complete coverage of the property. Areas most likely to harbor native or rare plants were more intensively examined. Notes were made on plant species, distribution and abundance as well as on terrain and substrate.

DESCRIPTION OF THE VEGETATION

The vegetation in the project area is a mixture of native and non-native species in a mesic forest setting. A total of 34 plant species were found in the project area. Just one indigenous fern species, uluhe (*Dicranopteris linearis*), was abundant throughout the area. Four other non-native species were of common occurrence: firetree (Morella faya), manuka or New Zealand tea (Leptospermum scoparium), swamp mahogany (Eucalyptus robusta) and strawberry guava (*Psidium cattleianum* f. *lucidum*). The remaining 29 plant species were uncommon or rare in the project area.

Fifteen native Hawaiian species were identified. Included were 9 endemic to Hawaii: kilau (*Pteridium aquilinum* var. *decompositum*), 'öhelo (*Vaccinium dentatum*), manono (*Kadua affinis*), häpu'u 'i'i (*Cibotium menziesii*), 'öhi'a (*Metrosideros polymorpha*), köpiko (*Psychotria mariniana*), (*Carex wahuensis*) no common name, pilo (*Coprosma ochracea*) and 'äkia (*Wikstroemia oahuensis*), as well as 6 species indigenous to Hawaii and other Pacific islands: uluhe, pala'ā (*Sphenomeris chinensis*), moa (*Psilotum nudum*), (*Carex meyenii*) no common name, pukiawe (*Leptecophylla tameiameiae*) and 'a'ali'i (*Dodonaea viscosa*).

DISCUSSION AND RECOMMENDATIONS

All of the native plant species found during the survey are widespread and relatively common. All of the 9 endemic species are found throughout Lana'i's summit forests and are also found on multiple Hawaiian islands. All of the 6 indigenous species are found throughout Hawaii as well as on other Pacific islands.

The four common non-native plants found in the project area during the survey are considered to be serious invasive species in Hawaii. These four species are invading Lana'i's summit forests and replacing the native species. The other non-native plants are of no particular environmental interest or concern.

No Endangered or Threatened plant species were found within the project area during the survey, nor were any found that are candidates for such status. No special plant habitats were found on this property either. It should be pointed out that there are two Endgangered plant populations that occur about ½ mile from this site. Hāhā (*Cyanea munroi*) and (*Viola lanaiensis*) no common name, occur in a protected 10 acre sanctuary in upper North Awehi Gulch to the north of this site. Other Endangered plants occur further afield in the wetter forests around the summit.

The proposed project is expected to have a small footprint with a minimum of vegetation clearing and soil movement. No rare or federally protected plants would be impacted either directly or indirectly. This project is not expected to have a significant negative impact on the native vegetation on Lana'i.

It is, however, recommended that a 50 foot wide buffer of the dense uluhe fern growth be retained on the flats around the communications structures to prevent the movement of soil or water resulting from large rainstorm events.

PLANT SPECIES LIST

Following is a checklist of all those vascular plant species inventoried during the field studies. Plant families are arranged alphabetically within two groups: Monocots and Dicots. Taxonomy and nomenclature of the flowering plants are in accordance with Wagner et al. (1999).

For each species, the following information is provided:

1. Scientific name with author citation

2. Common English or Hawaiian name.

3. Bio-geographical status. The following symbols are used:

   endemic = native only to the Hawaiian Islands; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   Polynesian introduction = plants introduced to Hawai'i in the course of Polynesian migrations and prior to western contact.
   non-native = all those plants brought to the islands intentionally or accidentally after western contact.

4. Abundance of each species within the project area:

   abundant = forming a major part of the vegetation within the project area.
   common = widely scattered throughout the area or locally abundant within a portion of it.
   uncommon = scattered sparsely throughout the area or occurring in a few small patches.
   rare = only a few isolated individuals within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
FERNS			
BLECHNACEAE (Chain Fern Family)			
Blechnum appendiculatum Willd.	palm fern	non-native	rare
DENNSTAEDTIACEAE (Bracken Family)			
Pteridium aquilinum (L.) Kuhn var. *decompositum* (Gaud.) Tryon	kilau	endemic	uncommon
DICKSONIACEAE (Dicksonia Family)			
Cibotium menziesii Hooker	hāpu'u 'i'i	endemic	rare
GLEICHENIACEAE (False Staghorn Fern Family)			
Dicranopteris linearis (Burm.f.) Underw.	uluhe	indigenous	abundant
LINDSAEACEAE (Lindsaea Fern Family)			
Sphenomeris chinensis (L.) Maxon	pala'ā	indigenous	uncommon
PSILOTACEAE (Whisk Fern Family)			
Psilotum nudum (L.) P. Beauv	moa	indigenous	uncommon
CONIFERS			
ARAUCARIACEAE			
Araucaria columnaris (G. Forster) Hooker	Cook pine	non-native	uncommon
MONOCOTS			
CYPERACEAE (Sedge Family)			
Carex meyenii Nees	----------	indigenous	rare
Carex wahuensis C.A. Meyen subsp. wahuensis	----------	endemic	uncommon
HEMEROCALLIDACEAE (Day Lily Family)			
Phormium tenax J.R. Forster & G. Forster	New Zealand flax	non-native	rare
POACEAE (Grass Family)			
Andropogon virginicus L.	broomsedge	non-native	rare
Axonopus fissifolius (Raddi) Kuhlm.	narrow-leaved carpet grass	non-native	rare
Melinis minutiflora P. Beauv.	molasses grass	non-native	rare
Paspalum conjugatum Bergius	Hilo grass	non-native	rare
Paspalum urvillei Steud.	Vasey grass	non-native	rare
Setaria parviflora (Poir.) Kerguelen	yellow foxtail	non-native	rare
DICOTS			
APIACEAE (Parsley Family)			
Centella asiatica (L.) Urb.	Asiatic pennywort	non-native	rare
ASTERACEAE (Sunflower Family)			
Conyza bonariensis (L.) Cronq.	hairy horseweed	non-native	rare
ERICACEAE (Heath Family)			
Leptechophylla tameiameiae (Cham & Schlectend.) C.M. Weiller	pūkiawe	indigenous	rare
Vaccinium dentatum Smith	'ōhelo	endemic	uncommon
MORACEAE (Mulberrry Family)			
Ficus platypoda (A. Cunn.) A. Cunn.	rock fig	non-native	rare
MYRICACEAE (Bayberry Family)			
Morella faya (Aiton) Wilbur	firetree	non-native	common

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MYRTACEAE (Myrtle Family)			
Eucalyptus robusta Smith	swamp mahogany	non-native	common
Leptospermum laevigatum (Solander) Mueller	Australian tea tree	non-native	rare
Leptospermum scoparium J.R. Forster & G. Forster	New Zealand tea tree	non-native	rare
Metrosideros polymorpha Gaud.	'öhi'a	endemic	uncommon
Psidium cattleianum Sabine *f. lucidum* Degener	strawberry guava	non-native	common
ROSACEAE (Rose Family)			
Rubus rosifolius Sm.	thimbleberry	non-native	rare
RUBIACEAE (Coffee Family)			
Coprosma ochracea W. Oliver	pilo	endemic	rare
Kadua affinis DC.	manono	endemic	rare
Psychotria mariniana (Cham. & Schletend.) Fosb.	köpiko	endemic	rare
SAPINDACEAE (Soapberry Family)			
Dodonaea viscosa Jacq.	'a'ali'i	indigenous	rare
THYMELAEACEAE ('Akia Family)			
Wikstroemia oahuensis (A. Gray) Rock	'ākia	endemic	rare
VERBENACEAE (Verbena Family)			
Stachytarpheta australis Moldenke	öwī	non-native	uncommon

FAUNA SURVEY REPORT

SURVEY METHODS

A walk-through survey method was conducted in conjunction with the botanical survey. All parts of the project area were covered. Field observations were made with the aid of binoculars and by listening to vocalizations. Notes were made on species, abundance, activities and location as well as observations of trails, tracks, scat and signs of feeding. In addition an evening visit was made to the area to record crepuscular activities and vocalizations and to see if there was any evidence of occurrence of the Hawaiian hoary bat (*Lasiurus cinereus semotus*) in the area.

RESULTS

MAMMALS

Signs of just one mammal species were observed during two site visits. Taxonomy and nomenclature follow Tomich (1986).

Numerous tracks of axis deer (Axis axis) were seen along the east edge of the project area. Axis deer are common throughout much of the summit forests and indeed throughout the entire island.

A few other non-native mammals one could expect to see on the property include rats (*Rattus* spp.), mice (*Mus domesticus*) and feral cats (*Felis catus*). Rats and mice feed on seeds, fruits, birds eggs and herbaceous vegetation while the cats feed on these rodents and birds.

A special effort was made to look for the Hawaiian hoary bat by making an evening survey at two locations on the property. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 hertz which these bats are known to use in echolocation. No bats were detected using this device either.

BIRDS

Birdlife was sparse in species representation but moderate in numbers on this property. Three species of non-native birds were seen during two site visits. Taxonomy and nomenclature follow American Ornithologists' Union (2010). One species was found to be common on the property, house finch (*Carpodacus mexicanus*). While Japanese white-eye (*Zosterops japonicus*) and Erckel's francolin (*Francolinus erckelii*) were of uncommon occurrence.

A few other common non-native bird species might be expected to occasionally frequent the property but Hawaii's native forest birds have been extirpated from the island of Lana'i. One might expect to see a few migratory Pacific golden plovers (*Pluvalis fulva*) here during the fall and winter months.

INSECTS

A total of 8 species of insects were found on the property during two site visits. Taxonomy and nomenclature follow Nishida et al (1992). Of these just one was found to be common throughout the area, non-native long tail blue butterfly (*Lampides boeticus*). The rest were representatives of seven separate orders (see Fauna Species List). No Endangered or Threatened insect species were found during the survey.

A single individual each of two native insects was found: an immature Hawaiian stink bug (*Oechalia pacifica*) and an unidentified nymph of a plant hopper (*Nesosydne* sp.). Neither of these is known to be rare.

No reptiles or mollusks were found during the survey.

DISCUSSION AND RECOMMENDATIONS

Of the one mammal, three birds and eight insects found in this project area, just two insects were found to be native species, the Hawaiian stink bug and an unidentified (*Nesosydne*) plant hopper nymph. The Hawaiian stink bug is known from several islands but little is known about the plant hopper.

No Hawaiian bats were detected during this survey, but recent seabird survey work on the nearby summit ridges using night vision and infrared scopes confirms the presence of these mammals on Lana'i (F.Duvall pers.comm.). The communications structures and the 120 foot tall antenna truss tower will be substantial enough not to pose a threat to the bats ability to safely navigate.

Populations of two native seabirds, the Endangered 'ua'u or Hawaiian petrel (*Pterodroma sanwichensis*) and the Threatened 'a'o or Newell's shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on the wet summit ridges starting about ½ mile north of this project. These birds fly over the lowlands during the late evenings hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

ANIMAL SPECIES LIST

Following is a checklist of the animal species inventoried during the field work. Animal species are arranged in descending abundance within three groups: Mammals, Birds and Insects. For each species the following information is provided:

1. Common name
2. Scientific name
3. Bio-geographical status. The following symbols are used:

    endemic = native only to Hawaii; not naturally occurring anywhere else in the world.
    indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
    non-native = all those animals brought to Hawaii intentionally or accidentally after western contact.
    migratory = spending a portion of the year in Hawaii and a portion elsewhere. In Hawaii the migratory birds are usually in the overwintering/non-breeding phase of their life cycle.

4. Abundance of each species within the project area:

    abundant = many flocks or individuals seen throughout the area at all times of day.
    common = a few flocks or well scattered individuals throughout the area.
    uncommon = only one flock or several individuals seen within the project area.
    rare = only one or two seen within the project area.

COMMON NAME	SCIENTIFIC NAME	STATUS	ABUNDANCE
MAMMALS			
Axis deer	*Axis axis Erxleben*	non-native	common
BIRDS			
House finch	*Carpodacus mexicanus* Muller	non-native	common
Japanese white-eye	*Zosterops japonicus* Termmink & Schlegel	non-native	uncommon
Erckel's francolin	*Francolinus erckelii* Ruppel	non-native	uncommon
INSECTS			
COLEOPTERA - beetles			
COCCINELIDAE - (Lady Beetle Family)			
Steel-blue lady beetle	*Halmus chalybeus* Boisduval	non-native	rare
DIPTERA - flies			
MUSCIDAE (House Fly Family)			
Dung fly	*Musca sorbens* Wiedemann	non-native	uncommon
SYRPHIDAE (Hover Fly Family)			
Australia hoverfly	*Simosyrphus grandicornis* Macquart	non-native	rare
HEMIPTERA - True bugs			
PENTATOMIDAE (Stink Bug Family)			
Hawaiian stink bug	*Oechalia pacifica* Stal.	endemic	rare
HOMOPTERA - sucking bugs			
DELPHACIDAE (Plant hopper Family)			
(Unidentified plant hopper nymph)	*Nesosydne* sp.	endemic	rare
HYMENOPTERA - bees & wasps			
APIDAE (Honey Bee Family)			
Honey bee	*Apis mellifera* L.	non-native	uncommon
LEPIDOPTERA - butterflies & moths			
LYCAENIDAE (Gossamer-winged Butterfly Family)			
Long-tailed blue butterfly	*Lampides boeticus* L.	non-native	common
NYMPHALIDAE			
(Brush-footed Butterfly Family)			
Monarch butterfly	*Danaus plexippus* L.	non-native	rare

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APPENDIX C.

Archaeological Monitoring Plan

An Archaeological Monitoring Plan for a c. 8,500 square foot Portion of Land for the proposed Maui Police Department Waiakeakua Communications Facility, Kaohai *Ahupua'a*, Lahaina District, Island of Lana`i

(TMK: (2) 4-9-002:001 [Portion])

Prepared on behalf of:

County of Maui
Maui Police Department
Wailuku, Maui

Prepared by:

Xamanek Researches, LLC
Pukalani, Maui

Erik M. Fredericksen

22 March 2012

Introduction

Mr. Michael Munekiyo, Munekiyo & Hiraga, Inc., contacted Xamanek Researches, LLC in mid-2011 about a proposed communications upgrade project on the island of Lana`i. This project is being undertaken, because the County of Maui Police Department currently utilizes a radio tower facility that is also accessed by other entities. The official title of the proposed project is the Public Safety Radio System Replacement, Site Improvements and Construction Project, Phase II, Waiakeakua Communications Facility, Lana`i. This project will be referred to as the proposed Maui Police Department Waiakeakua Communications Facility in the following document (refer to Figures 1-5). Erik M. Fredericksen (SHPD Permit #11-07; #12-06) of Xamanek Researches LLC contacted Ms. Morgan Davis, Maui Lead Archaeologist, at the State Historic Preservation Division (SHPD) about the project. Given that this project was to occur on a portion of previously cleared land in a relatively isolated portion of Lana`i, a field inspection was deemed appropriate, with a minimum of archaeological monitoring to follow. It is estimated that an 8,500 square feet portion of a larger Tax Map Key parcel will be permanently impacted by this project (TMK: (2) 4-9-002:001 [Portion], Figure 2).

The following archaeological monitoring plan for the proposed Maui Police Department Waiakeakua Communications Facility has been drafted per the direction of Mr. Neal Dixon of Munekiyo & Hiraga, Inc. The monitoring plan has been prepared on behalf of the Maui Police Department, in order to meet the requirements of the State Historic Preservation Division. This monitoring plan covers earthmoving activities associated with this Public Safety Radio System improvement project in Waiakeakua, Kaohai *ahupua`a*, Lana`i.

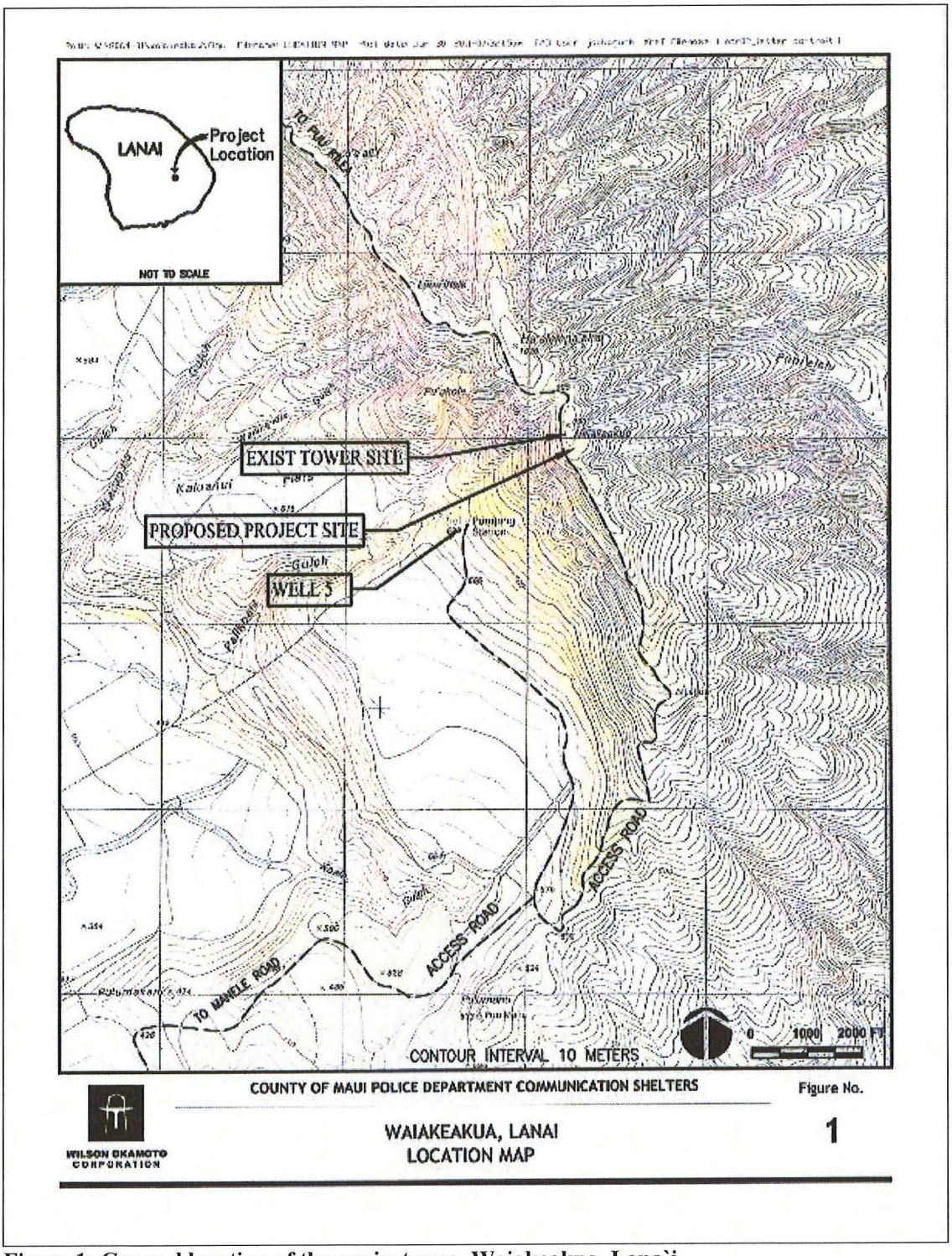

Figure 1: General location of the project area, Waiakeakua, Lana`i.

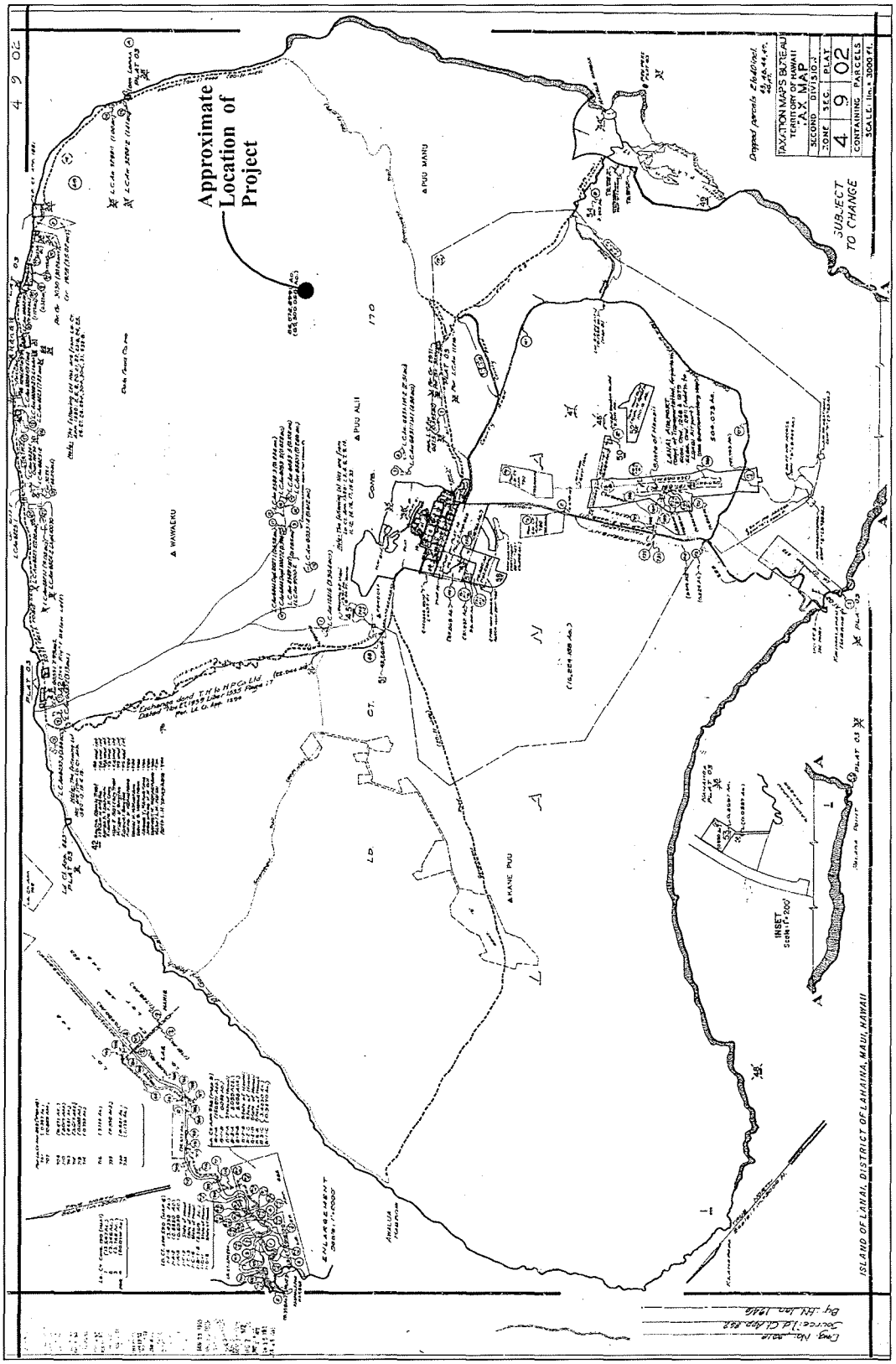

Figure 2: Tax Map Key with location of the proposed project area, Waiakeakua, Lana`i.

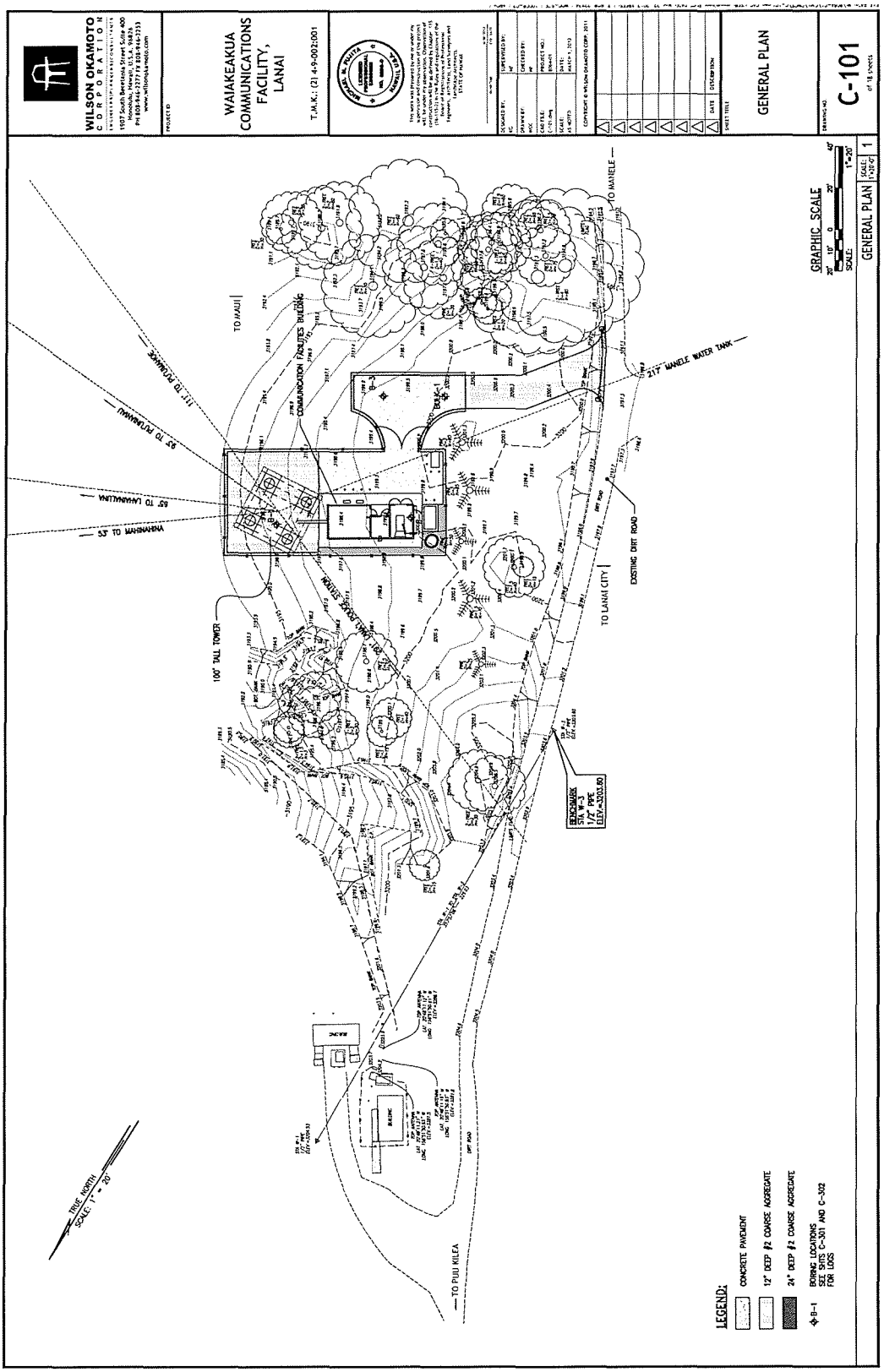

Figure 3: Plan view of the proposed project area, Waiakeakua, Lana`i.

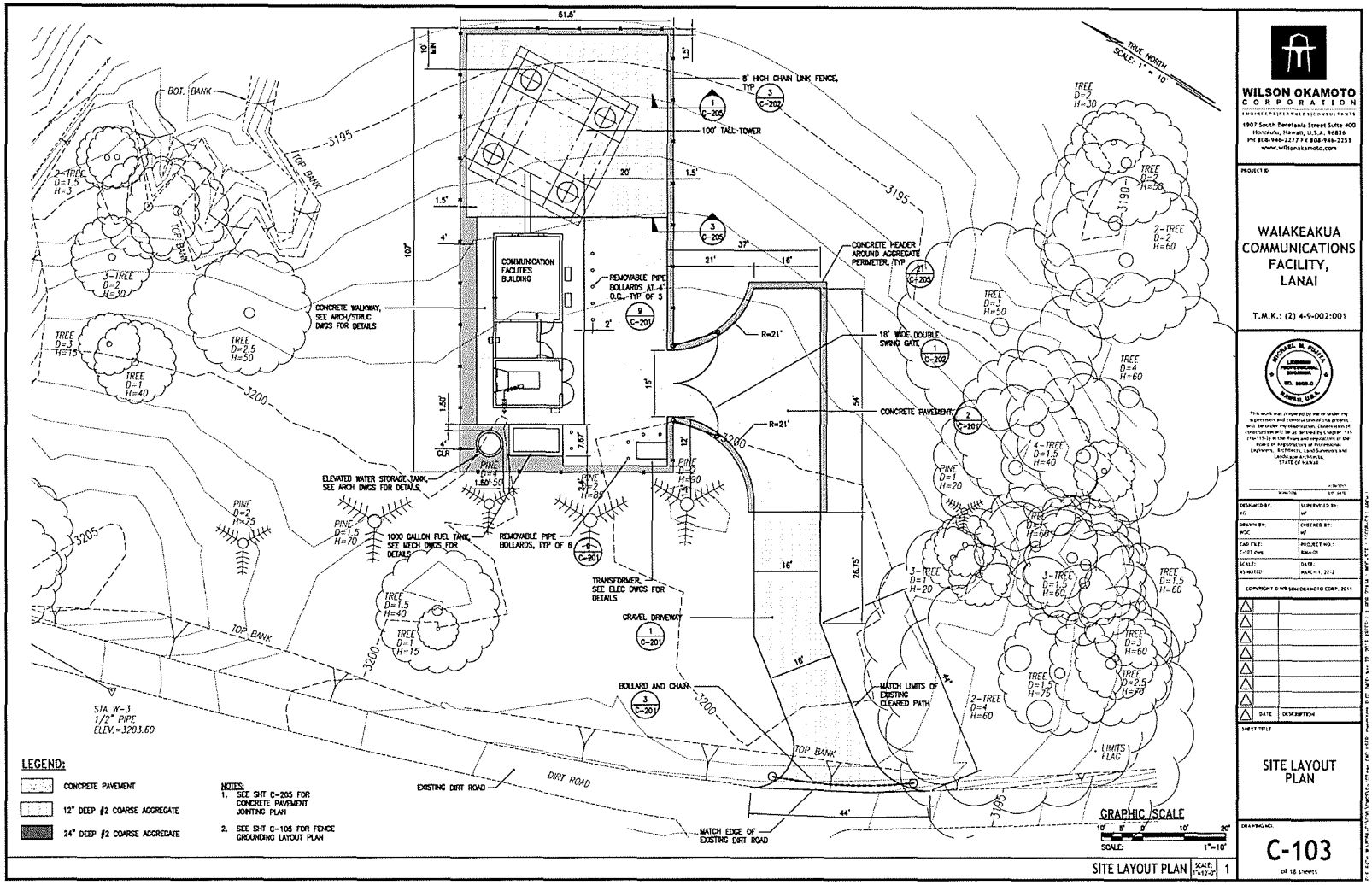

Figure 4: Expanded view of the proposed communications project area, Lana`i.

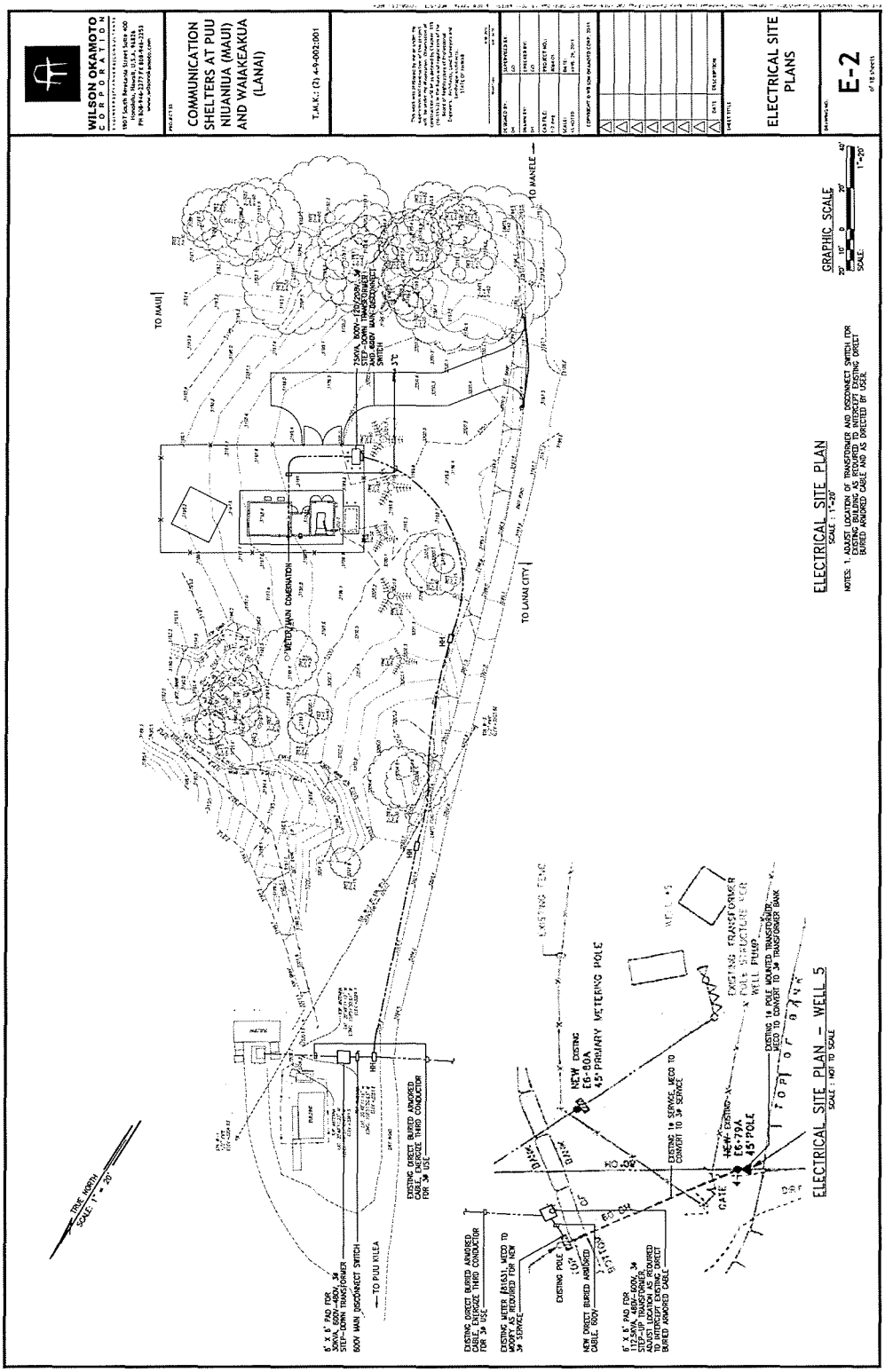

Figure 5: Plan view of proposed electrical improvements at the project area. Note: a small concrete pad will be constructed at the existing Well 5 site to support increased power needed for the new communications facility.

BACKGROUND INFORMATION

The proposed Maui Police Department Waiakeakua Communications Facility project area is located in a relatively isolated portion of Lana`i. The proposed telecommunications facility will be accessed via the Munroe Trail, a c. 10-mile long four-wheel drive dirt road that runs in a roughly north-south orientation along Lanaihale ridge. The following narrative project description is excerpted from Executive Summary of the Draft Environmental Assessment for this project:

> "The County of Maui Police Department (MPD) proposes a communications facility to be located on the southern ridge of Mt. Lanaihale, Island of Lanai. The facility will occupy an approximately 8,500 square foot (sq. ft.) portion of the parcel that makes up the vast majority of Castle & Cooke, Inc.'s Lanai landholdings. The project will consist of one (1) single-story radio equipment building that will house various radio equipment, batteries, and an emergency generator, a 1,000-gallon fuel tank, a 4-leg 100-ft. self-supporting steel lattice tower, a waveguide bridge connecting the antennas to the equipment building and an onsite transformer. The site will be surfaced with concrete and gravel and enclosed by 8-ft. high security fencing.
>
> The proposed facility will be located approximately 300 feet south, downhill along the ridge of an existing commercial site owned and operated by Harmer Radio and Electronics (Harmer), which currently houses MPD radio equipment. The existing Harmer site, however, is operating at capacity which limits growth opportunities as technologies develop and does not provide the MPD with line-of-sight propagation to its Lanai City police station. Additionally, the Harmer site is used by multiple parties, which exposes MPD radio equipment to potential security risks.
>
> Additional proposed improvements located outside of the immediate site will provide electrical power to the site. These include the installation of a new electric meter and transformer on a small (approximately 6 feet by 6 feet) concrete pad, where an existing underground power cable connects to Maui Electric Company, Ltd.'s (MECO) power line, the energizing of a currently unused circuit on the existing underground cable that powers the Harmer site, and a transformer to be located at the existing communications facility located in the vicinity of the proposed project site. Approximately 350 linear feet of conduit to be installed underground along Munro Trail will connect to the proposed MPD radio facility to the existing Harmer site. It is noted that all improvements are located on the same tax map key (TMK) parcel, TMK (2) 4-9-002:001.
>
> The site will be accessible by an approximately 90-ft. long gravel access driveway off the north side of Munro Trail, a one-lane dirt road that follows the

ridge and is accessible from Manele Road.

The proposed action involves the use of State Conservation District lands and County funds. Subsection 343-5.a, Hawaii Revised Statutes (HRS) states that an Environmental Assessment (EA) shall be required for actions that propose "the use of State or County funds" and that "propose any use within any land classified as a Conservation district by the State Land Use Commission under chapter 205." As such, an EA has been prepared according to Chapter 200 of Title 11, Hawaii Administrative Rules (HAR), Environmental Impact Statement Rules. This EA documents the project's technical characteristics and environmental impacts and advances the findings and conclusions relative to the significance of the project."

Field Inspection (Figures 6-10)

Following consultation with the State Historic Preservation Division Maui office, Xamanek Researches LLC carried out a field inspection of the proposed project area and access driveway on 19 August 2011. We accompanied project team members and were able to view the proposed radio tower construction site as well as the existing Well No. 5 facility. The well facility will need some electrical upgrades installed. The existing radio tower facility, which is utilized by other entities, is located an estimated 300 ft. to the north of the proposed Maui Police Department (MPD) radio tower facility (refer to Figures 3 and 5). General photographs depict the project area (refer to Figures 6-10). Please note that a small concrete slab (6 x 6 ft.) will be constructed at the Well No. 5 site, in order to support anticipated electrical power needs at the proposed Maui Police Department Waiakeakua Communications Facility project. The area to be developed is adjacent to the existing electric meter pictured in Figure 10 of this Plan. The power supply (overhead) is scheduled for upgrade separately by Maui Electric Company, Ltd. (MECO). The MPD will install a new transformer and perform limited trenching (in the order of a few feet in the vicinity of the existing electric meter). The transformer will be installed on a new concrete pad (approximately 6' x 6'). Power will be supplied via current in-place electrical lines along the Munro Trail access road.

During the course of the field inspection, there was no evidence of above ground cultural resources noted within the project area or along traversed portions of the Munroe Trail. However, portions of the previously cleared project area are heavily vegetated, and surface visibility was obscured. As a result, precautionary archaeological monitoring is recommended for earth disturbance activities on affected portions of the project area on TMK: (2) 4-9-002:001 [Portion].

Figure 6: Previously cleared access corridor leading to the proposed project site, view to northeast.

Figure 7: Proposed radio tower project area overgrown with vegetation, view to the south.

Figure 8: View of Munro Trail (to south). Direct buried electrical conduit along Munro Trail will connect the power supply at the existing site to the proposed MPD Communications Facility.

Figure 9: Existing fence surrounding Well 5, view to the north.

Figure 10: View to the southeast of the proposed location of the concrete slab at Well 5 site.

STUDY AREA

As previously noted, the project area lies in Waiakeakua on the windward side of Lana`i. Portions of the project area have been previously impacted by land clearing activities. According to the project Environmental Assessment,

> "the existing communication facility used by MPD was developed in 1998 and consists of a confined area approximately 300 feet to the north of the proposed site. The proposed site was cleared of vegetation sometime in the last approximately six months to allow for the site inspection and for various studies, which included geotechnical work."

The project area was visited via a previously cleared access way. Observed vegetation in the vicinity of the project area includes alien weeds and grasses, along with various native trees and indigenous ferns. The relatively level project area lies c. 3,200 ft. AMSL, and an estimated 3.5 miles inland. This portion of Lana`i typically receives over 30 inches of annual rainfall.

ARCHAEOLOGICAL MONITORING PLAN

Scope of monitoring

The scope of this monitoring plan includes having an archaeological monitor present during all subsurface earthmoving activities scheduled for this project. Actual on-site time and specific actions to be followed in the event of inadvertent discoveries will be discussed and agreed upon by the general contractor and the archaeological consultant at a pre-construction meeting held for this purpose. Additional meetings may be called, if either the monitoring archaeologist or contractor believes that other relevant information should be disseminated. As previously mentioned, this plan covers the proposed Maui Police Department Waiakeakua Communications Facility (TMK: (2) 4-9-002:001 [Portion]).

Monitoring methodology

The project area is located in a portion of Lana`i that has not been previously examined by an archaeological survey. As such, the SHPD previously concurred that in the event no significant surface material culture remains were encountered during the field inspection of the c. 8,500 square foot project area, then precautionary monitoring would be needed. This form of mitigation is warranted, because there is a slight possibility that cultural materials such as subsurface habitation and/or agricultural deposits could be present.

Close cooperation between the monitoring archaeologist and construction personnel is important to a successful monitoring program. The monitoring program will follow the 12 conditions listed below:

1. The contractor shall be responsible for ensuring that the archaeological consultant is aware of all pertinent construction schedules and that the monitor is present for all subsurface excavation activities associated with this project on this parcel.

2. The archaeological consultant and the project contractor are responsible for ensuring that on-site work is halted in an area of significant findings and to protect any such find from any further damage (i.e., construction fencing, protective covering, etc.). The State Historic Preservation Division (SHPD) Maui office will recommend appropriate mitigation actions. The SHPD Burial Sites Program, the SHPD Maui office, and the Maui/Lana`i Islands Burial Council (MLIBC) regional geographic representative will be consulted in the event that human remains are found. (Change order for the scope of work for the monitoring program)

3. In the event of the discovery of human remains, work shall cease in the immediate find area. *In situ* human remains will be left in place, and any disturbed human remains will only be removed after written notification is received from the SHPD. If at all possible, provisions for secure on-site storage of inadvertently disturbed human remains will be made. The monitoring archaeologist will be responsible for notifying the SHPD Maui office (including the Cultural Historian), and the Historic Preservation Division Burial Sites Program, which, in consultation with the Maui/Lana`i Islands Burial Council regional geographic representative, shall determine appropriate mitigation measures. This notification will include accurate information regarding the context and composition of the find. (Change work order)

4. The archaeological consultant will work in compliance with Hawai`i Revised Statutes Chapter 6E (procedures Relating to Inadvertent Discoveries).

5. The monitoring archaeologist will have the authority to close down construction activities in areas where potentially significant discoveries have been made until they have been properly evaluated. Normally, construction activities may continue in unaffected portions of the project area. (Change work order)

6. Field procedures to be followed for documentation of discovered cultural features or human skeletal remains: a) standard field methods including recordation of profiles showing stratigraphy, cultural layers, etc.; b) mapping and photographing of finds other than human remains; c) and excavation of cultural materials and/or exposed features.

7. The SHPD Maui archaeologist shall be notified and consulted with regarding treatment of identified features such as cultural layers, artifact or midden concentrations, structural remains, etc., considered to be of significance under S13-279-2 (definitions).

8. The contractor should take into account the necessity for machine excavation at a speed slow enough to allow for reasonable visual inspection of the work. The monitoring archaeologist must make a "best effort" to search for significant material culture remains (i.e. artifacts, features, midden, skeletal remains, etc.). Machine excavation speed will need to be slowed in an area where significant material culture remains have been identified. (Change work order)

9. Significant archaeological discoveries, if they occur, shall be protected and identified by construction "caution" tape, fencing, or other reasonable means, until the SHPD Maui office and the archaeological consultant decide appropriate mitigation actions. All recovered material culture remains—with the possible exception of charcoal samples for radiometric analysis—will remain on Maui. Standard laboratory methods shall be utilized by the archaeological consultant in the event that cultural materials are recovered during monitoring and/or mitigation work. (Change work order)

10. One monitor in most instances will carry out the necessary fieldwork. Tasks will include observation of grubbing and earth-moving activities. However, the SHPD and the MLIBC require that one archaeological monitor be assigned to each piece of major earth-moving equipment in sand dune areas or other culturally sensitive locations. (Change work order if more than one piece of machinery is to be utilized)

11. In the event of night work, the general contractor shall supply adequate lighting for the onsite monitor(s).

12. HRS Chapter 6E-11 (a) specifies the following "It shall be unlawful for any person or corporate, to take, appropriate, excavate, injure, destroy, or alter any historic property or aviation artifact located on the private lands of any owner thereof without the owner's written permission being first obtained. It shall be unlawful for any person, natural or corporate, to take, appropriate, excavate, injure, destroy, or alter any historic property located upon lands owned or controlled by the State or any of its political subdivisions, except as permitted by the department."

Field methods utilized shall include photographic recordation (where appropriate), artifact excavation (recovery and recordation), profile documentation of cultural layers and stratigraphy, excavation and recordation of exposed features, and mapping of all pertinent features on an appropriate site map. A daily log (field notes) of activities and findings will also be kept. Gathered information shall be utilized in the preparation of the monitoring report to be submitted to the SHPD.

In the event human skeletal remains are inadvertently disturbed, the SHPD Maui office, the Maui SHPD Cultural Historian, and the Maui/Lana`i Islands Burial Council regional geographic representative shall be notified, and appropriate mitigation actions determined (photographs of human skeletal remains will not be taken).

A supervisory archaeologist may periodically visit the monitoring site as often as is necessitated by the nature of the construction activities and archaeological findings. If significant discoveries are made, appropriate mitigation measures will be discussed with the SHPD Maui office.

The project archaeological consultant shall curate all cultural materials recovered from this monitoring project on Maui, with the exception of human remains. When analysis is completed, recovered material culture remains will be turned over to the appropriate parties. The SHPD and the landowner will approve long-term curation arrangements of significant material culture remains.

A draft monitoring report detailing the results of this monitoring program will be prepared. This draft report shall be submitted to the State Historic Preservation Division within 45 days of the completion of fieldwork per MPD's request, for comment and approval. Any recommended changes and/or corrections will be incorporated in the final monitoring report for the Proposed Maui Police Department Lanai Communications Facility near Puu Kole, Lana`i, on a portion of TMK: (2) 4-9-002:001 [Portion].

APPENDIX D.

Cultural Interviews

PROPOSED MAUI POLICE DEPARTMENT
LANAI COMMUNICATIONS FACILITY
CULTURAL INTERVIEW SUMMARY

Interview with: Robert Hobdy

Interviewed by: Neal Dixon, Analyst
Munekiyo & Hiraga, Inc.

Robert Hobdy is more than just a knowledgeable and approachable man; he is calmly passionate and demonstrates a desire to pass on firsthand knowledge gained from growing up on Lanai and his 37 years' experience with the Forestry Division of the State of Hawaii, Department of Land and Natural Resources (DLNR) and to relay stories and historical accounts previously passed on to him. Before he even began touching on his basic biographic information, Mr. Hobdy, who goes by Bob, begins relaying part of the story of Ha`alelepa`akai, the second of Mt. Lanaihale's two (2) summits, a legendary story set on Lanai of two (2) fishermen. The story tells of the fishermen's ascent up the windward slope of Mt. Lanaihale, en route to Lanai's leeward shore where they were going fishing. In the midst of the story, Mr. Hobdy pauses to inform me of some of the vocabulary and the traditional Hawaiian system of governance.

That is how the interview with Mr. Hobdy, conducted on Friday, September 30, 2011 at Wailuku Coffee Company in Wailuku Town, Maui, Hawaii, began. After concluding the legend of Ha`alelepa`akai—the climax of the story occurring at what is now know as Ha`alelepa`akai, at which point in the legend the fishermen, seeing the Palawai basin just below and mistaking the light color for salt deposits, lighten their load by throwing out their salt—and after a bit of chatting, we eased our way into Mr. Hobdy's biography. Mr. Hobdy obliged to be interviewed for the purposes of the cultural impact assessment for the proposed Maui Police Department (MPD) Communications Facility to be located in the summit region of Lanai near Puu Kole.

While he spent much of his formative years growing up on Lanai, Mr. Hobdy was born on Oahu. In 1950, when Mr. Hobdy was in the third grade, his family moved to Lanai to work for "the Company". Then, even more than present day, most people on the island worked for the Company, known today as Castle & Cooke or, by its former subsidiary name, the Lanai Company. Mr. Hobdy's parents remained on the island from 1950 until their passing. Lanai genuinely became his home. Even though he moved to Oregon for college and worked throughout Hawaii with the Forestry Division, Mr. Hobdy said of Lanai, his home, "I always went back."

Growing up on Lanai, the young Mr. Hobdy became well-acquainted with the island. This was during the pineapple plantation days. Mr. Hobdy reminisced of all that he did—hunting, hiking, trail driving, and fishing. "In those days, you could go anywhere on the island." He was referring to public access granted by the Company, but also the network of vehicle trails that crisscross the island. He added, "You probably still can."

At the age of 15, Mr. Hobdy had the opportunity of accompanying botanist and conservationist Otto Degener in his field work. Mr. Hobdy joked that this formative experience was more or less placed on his lap as he was one of the few who was willing and able to drive Degener around the island. Nonetheless, the experience left an impression on the young Mr. Hobdy and, to this day, he sees a very clear connection between that time spent with Degener and what developed into a college major and a career with the Forestry Division. That not more than a few years later Mr. Hobdy enrolled at Oregon State University, where he pursued a degree in forest management, speaks to this connection.

The conversation did not linger on Mr. Hobdy's experience with the Forestry Division, from which he retired in 2002, his final three (3) years with the Forestry Division spent as a manager for the Maui County section, or his in-depth knowledge of the botanical resources. Having previously interacted with him in the field, however, he demonstrated not only how ingrained his knowledge of biological resources is, but how deep a respect he has for the native resources and what they mean for the native Hawaiian populations of past and present.

The subject of the conversation shifted back to the isle of Lanai. Much of what Mr. Hobdy knows about the island and its history was gleaned from firsthand sources. As he begins conveying his knowledge of Lanai, it became evident just how transitional the 1950s and 60s were. At that time, the island was securely in the midst of the pineapple era. At the census of 1900, Mr. Hobdy stated, the population of the island was recorded at 109. Things changed quickly and by 1920, the population jumped to around 2,500. But the connection to the older eras had not faded. Mr. Hobdy said growing up, there was a "real close feeling for those old times on Lanai." Some of the old cowboys that Mr. Hobdy knew had worked during the ranching era and his classmates were children of cowboys and other ranch and plantation employees.

The cowboys, Mr. Hobdy recounted, were mostly Hawaiian, especially the old ones. The second generation saw a wider mix. The cowboys' work would take them, literally, all over the island for several days at a time. At night, the cowboys would hole up in cowboy line shacks, small cabins that had just enough room to sleep a few grown men.

Many of the trails that exist today—as well as the roads that traverse the island—were previously horse trails for the cowboys.

In addition to contributing to Mr. Hobdy's knowledge of the island's geography, the cowboys were also a valuable source of information. Of course, the stories that Mr. Hobdy would have been told growing up in Lanai City were just a starting point. They served to provide a foundation that supported his personal and professional inquiry as well as a platform that he could use to discuss how the upper region of Mt. Lanaihale would have factored in for the native population during the pre-contact era.

In the midst of our conversation, Mr. Hobdy brought out a map of Lanai that he had researched and created for *The Story of Lanai*, the historical manuscript by former ranch manager George C. Munro that was published posthumously in 2007. He pointed to different named places. While it is typical of most Hawaiian islands for there to be a concentration of named places along the coast, where fishing would be the main sustenance activity, it is perhaps even more so the case for Lanai considering the arid conditions found throughout the island. Place names, Mr. Hobdy said, indicate the importance of an area. They are usually tied to population centers or ceremonial location and they often designate geographic features and other landmarks. The name Puu Kole, while familiar to Mr. Hobdy because of his experience and research, does not, to his recollection, come up in any traditional stories, which is corroborated by the lack of accounts of population or ceremonial centers near Puu Kole or in the surrounding vicinity.

The area, however, would have seen human activity. As Mr. Hobdy put it, the very act of survival is a traditional Hawaiian practice. The cloud forest that covered most of the upper elevations of Lanai island, was rich in resources invaluable for life on Lanai. As such, the area of Puu Kole, in all likelihood, would not have been used for gathering. Similarly, the area would likely have been used as a route to pass from one part of the island to another. The *ahupuaa* of Kaohai is one of several on Lanai that, instead of running from the sea to the mountain, actually crosses over the island. The area would very likely have seen travelers passing over the ridge from one side of the *ahupuaa* to the other as the inhabitants would move to where seasonal resources were. To a lesser extent, Hawaiians traveling between *ahupuaa* may have passed through the subject area along the ridge. In all likelihood, the traditional practices carried out in the region surrounding Puu Kole would have been transitory practices, instead of site specific. In this sense, the development of the communications facility will not have an impact on traditional Hawaiian practices.

Mr. Hobdy, however, made a specific note regarding the biological sensitivity of the area. Just as the native cloud forest would have been vital for life in the pre-contact era, the cloud forest still sustains the island. As a conservationist, Mr. Hobdy can speak to the impacts that human activity has had on the island's ecosystems. He notes that the introduction of non-native ungulates such as sheep and axis deer has hastened the deterioration of native vegetation, spreading invasive species of plants that further crowd out native plants. To this effect, he urged that the communications facility be developed with the sensitivity of the cloud forest in mind.

In the scope of the entire cloud forest, Mr. Hobdy noted that a site of less than a quarter-acre is like a pinhead. But being mindful and treating the lands with respect—which could include implementing practices to retain as much as the native vegetation as possible, to replant the uluhe fern where practicable, and to take care to avoid bringing in and spreading invasive plants—would represent a positive departure from the past century of degradation that has come as a result of human activity on Lanai.

OCTOBER 6, 2011

TRANSCRIPT OF MEETING VIA WEBEX

KEPA MALY
NEAL DIXON
MICHAEL MUNEKIYO

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(October 6, 2011)

* * *

MR. DIXON: So also sitting in on this side, we've got Mike Munekiyo. He's the President and one of the Founders of this planning firm.

MR. MALY: Okay. Fine.

MR. MUNEKIYO: Thank you for taking the time today. Appreciate it.

MR. MALY: My pleasure. Thank you.

MR. DIXON: And thank you for understanding, too, you know, our figuring out the technology in making sure that we did have --

MR. MALY: Right.

MR. DIXON: -- everything in mind here.

MR. MALY: No. That's -- that's good. Thank you. I just figured it might be easier in the long run if we start referencing place names and other historical information. I wasn't sure if you were a native speaker or not, so I wanted to make it as simple as possible for all of us.

MR. DIXON: Yeah. I've just got English and Chinese under my belt.

MR. MALY: Well, that's good.

MR. DIXON: I appreciate it. So this is an interview for a cultural impact assessment which will be

included with the Draft and Final Environmental Assessment for the Maui Police Department Lana`i Communications Facility to be located on the southern ridge of Lana`ihale.

MR. MALY: Yes, uh-huh.

MR. DIXON: Actually, approximately Puu Kole, which is what Bob Hobdy had informed me of when we spoke last -- last Friday. By the way, I passed on your aloha.

MR. MALY: Thank you.

MR. DIXON: And he said return it back to you.

MR. MALY: Great. Thank you. Okay. Well, good. So, yeah, I just wanted to make sure -- and I'm not sure what sort of information -- you know, Bob really knows the land really well and -- but I just wasn't sure if you folks were aware of some of the burial and cultural site issues there. And -- and when you mentioned Waiakeakua, which really is on the leeward side of the Munro Trail or Lana`ihale Trail, from where I think I see the site indicated on the image you sent over, you know, there are several significant storied places right around that landscape. So I wanted to make sure that there was some knowledge of that. And then if there were native or biological concerns, that those, you know, were also sort of a part of the thinking that

goes into the process.

MR. DIXON: Which is exactly -- exactly the spirit of the CIA that we hope to achieve here. So we do much appreciate that.

MR. MALY: Yeah.

MR. DIXON: We'd like to start off first with just a little bit of biographical information. I was wondering if -- or how you would -- well, could you first tell me a little bit about your past? Perhaps --

MR. MALY: Sure.

MR. DIXON: -- where you were born, your connection to Lana`i --

MR. MALY: Yeah.

MR. DIXON: -- and familial ties, cultural ties as well?

MR. MALY: Sure. Well, I was raised on Oahu and Lana`i. And from the 1960s, growing up on Lana`i and attending school there, I fell under sort of the guardianship of one of the old sort of prominent Hawaiian families of the island. I'm not Hawaiian, but was fortunate to be raised in a setting where Hawaiian was spoken at home and in church. And from kupuna, various kupuna of Lana`i, I began to learn about some of the storied places. And, over the years, have done a detailed research in native language accounts and other

historical records to document the history of Lana`i, as well as my wife and I have worked around the state for about 30 years in doing ethnographic studies. And recently, in 2006, was asked to go back to Lana`i to assist the company in fulfilling conditions of a 1987 memorandum of agreement that led to the development of a small community museum and heritage center program, which I'm presently the executive director of, and, basically, working with the community, designed that program that is in operation now as a small community nonprofit.

MR. DIXON: And that would be the Lana`i Culture & Heritage --

MR. MALY: Culture & Heritage Center, uh-huh.

MR. DIXON: Okay. Could you tell me a bit about what you do? You said you've done ethnographic studies across the state. Is this for personal or is this a professional interest of yours?

MR. MALY: No. This is a professional, from prior to going over to Lana`i, and we still operate our own business. Our business is Kumu Pono Associates. And we've worked from the Northwestern Hawaiian Islands through Hawaii on doing detailed ethnographic studies, traditional cultural property studies, and oral history work with kupuna and elder kama`aina across the islands,

as I mentioned, for over 30 years. And so that work is sort of still an ongoing program that we -- we keep track of, or that we work on.

MR. DIXON: Okay. Thank you very much.

Now, in regards to the specific site, are you familiar with where that is, approximately?

MR. MALY: Yes, I am.

MR. DIXON: Okay. And there's an existing commercial communications facility about --

MR. MALY: Yes. It is a short distance above it, is that correct?

MR. DIXON: Yes.

MR. MALY: Or is it -- it's correct. So it's new land that's being looked at; it's not the existing facility?

MR. DIXON: It's about 100 -- the proposed facility is about 100 yards downhill along the ridge.

MR. MALY: Yes. Uh-huh.

MR. DIXON: Okay. I'm glad that you know exactly where that is.

Could you tell me, before we get into any -- kind of -- if you -- if there's any personal connection that you have with the subject property area. Now, we're talking about 7,000 square feet in the --

MR. MALY: Right.

MR. DIXON: -- in the middle of an 86,000-acre parcel. So, obviously, if you can tell if you have any site specific connections or perhaps any broader connections, that would include Lana`ihale or any other areas that you see as connected with --

MR. MALY: Yeah. As far as specific connections to that -- I'm sorry -- did you say 10,000-square-foot parcel -- or whatever it is, the answer is no, but it is part of a larger cultural landscape. And because it's a named area, Puu Kole, and across from it begins the ravine of Waiakeakua, which ties into one of the most notable traditions of Lana`i and -- and the history of how Lana`i became inhabitable, it is a significant area. On the map that I forwarded to you shortly after you contacted me --

MR. DIXON: Yeah.

MR. MALY: -- maybe it was around the 16th or so of September, I indicated on my sort of take of the Google map or aerial photograph, the area of the existing -- or, excuse me -- well, the area of the proposed site and one other area further makai of it, or downslope of it, where I was personally involved in the reinterment of burials that were inadvertently exposed as a result of sort of what I think was, you know,

unauthorized grading, but work on the Lana`ihale Munro Trail. And from that burial site, of which -- and I don't have the records right here in front of me, but I believe it was seven full individuals and other -- other -- other fragmented remains, all of traditional or ancient Hawaiian residents of Lana`i, not modern or historic period burials, about 150 feet mauka of that site. So if you have the map in front of you, or the photograph, you can see where I'm discussing.

There's also the cutout of a fire hearth, kapuahi, a house site fire hearth that the trail itself cut through and has been bulldozed through as work on the road was done.

Original work on the Munro Trail -- I believe it was dedicated in 1955, and sections of it followed the old alahele, the native foot trail across the mountain. So, you know, the occurrence of those burials there and the fire hearth, the noted tradition at the summits of Ha`alelepa`akai and Lana`ihale, and the knowledge of those place names, those areas, is a good indicator that it wasn't just an arid barren desolate or a void, you know, area under cloud cover, that it -- it was a place that the traditional residents of Lana`i knew of. And so it should require some -- some special care just to make sure that sites or potential sites

aren't -- aren't impacted.

MR. DIXON: Now, I want to delve back -- I want to delve into the Hawaiian cultural connection with that area, but, before we do, I want to finish up the --

MR. MALY: Okay.

MR. DIXON: -- biographical part.

MR. MALY: Sure. And real quickly, the interview -- or the information date I sent you was September 21st.

MR. DIXON: Okay.

MR. MALY: Just so we've got the date correct. I thought maybe it might have been the 16th, but it was a little later.

MR. DIXON: All right. Thank you.

MR. MALY: Uh-huh.

MR. DIXON: Bob Hobdy had spoken about some of his connections, not necessarily with -- with that site, but with the -- I know a lot of locals refer to it as The Hale.

MR. MALY: Uh-huh.

MR. DIXON: Have you -- have you got any personal connections?

MR. MALY: Sure.

MR. DIXON: In addition to the reinterments which you had spoken of.

MR. MALY: Yeah. I've walked it. In 1975, I walked the mountain with Kenneth Emory, and I graduated from high school on Lana`i in '72. And in the years proceeding that, I regularly walked the mountain.

And I didn't tell you the families that I was tied to. And the one that took me as their hanai was Daniel Kaopuiki, Sr., and his wife Hattie Holohua Kaenaokalani Kaopuiki, they were born in 1890, and 1892, along with their cousins, other members of the Cockett, Kauwena`ole lines. Those families are the ones that I gained my connection to Lana`i through. And so I have walked the mountain. I know probably, biologically, not as well as Bob -- I know I don't know it as well as Bob does, but I know the area that you're talking about, which is why, in my notes, you -- also, I was -- expressed a little bit of concern that it appeared to be in an area of uluhe growth and -- and because of the -- the great stresses that are occurring on Lana`ihale from invasive species, and just, you know, continual little dozer pushes, things are occurring, I wanted to make sure that at least I was on the record that -- that care should be taken, you know, if -- if we don't need to take an area that hasn't been impacted, that there's still some chance of some native habitat stability, that we should try to, you know, care for those rather than

-- than just let them fall completely to the wayside.

MR. DIXON: All right. Thank you. Thank you. I'm writing down some notes as we speak, so excuse me. So you mentioned previously that the Hale and -- and one other area -- and I didn't have a chance to write down the name -- where you --

MR. MALY: Ha`alelepa`akai, probably. The two summits, Lana`ihale and Ha`alelepa`akai.

MR. DIXON: Yes.

MR. MALY: Uh-huh. H-A-A-L-E-L-E-P-A-A-K-A-I.

MR. DIXON: You mentioned that those were used ceremonially.

MR. MALY: Pardon me?

MR. DIXON: You mentioned that those were used ceremonially.

MR. MALY: Oh. Well, Waiakeakua is a ceremonial site. And Ha`alelepa`akai is one of the unique storied places on the mountain lands coupled with the actual summit of Lana`ihale. Both of those are tied to significant traditions from the Island of Lana`i. Lana`ihale specifically also ties to the account of Waiakeakua going back to the tradition of Ka`ulula`au and Lana`i and this tradition set, based on genealogical information, around the 1400 -- early 1400 period, where a young chief is banished because of his sort of

misdeeds in Lele, Lahaina, he is banished to Lana`i to live or die by his wits. But what he does is he -- as you're probably familiar with the story, but, you know, he travels actually around the Island of Lana`i. And I've translated the native language account published in the early 1860 -- early 1860s, that is the most detailed account of Ka`ulula`au's vanquishing the ghosts of Lana`i. And Waiakeakua is a place where the ghosts gathered and drank the water, had -- it was one of the watered sources on Lana`i.

The actual mountain name itself, Lana`ihale, is given because this young chief, in his quest to stay alive and to kill the ghosts that -- that killed people, and played havoc with whatever crops people could grow on Lana`i, he built -- he himself built a house and had a ceremonial dedication of the house, but in that -- at the summit called Lana`ihale, which is why it's called House of Lana`i. And he invited the -- the -- sort of the last remaining group of ghosts to the house dedication, but he killed them in the house and walked away from it. So that's -- that's an overview of the traditions.

Now, as far as I know, the specific place name Puu Kole, a tradition has not, as far as I know. And I've gone through hundreds and hundreds of native

language newspaper accounts and the historic surveys for each ahupua`a tied with the mapping of Lana`i and the boundary commissions. I don't believe that I have come across -- but I will look for it just in case if I'm wrong. I don't believe that I've come across a specific reference to -- to Puu Kole in those native or historical records, but I'm gonna take a quick look while we're just talking.

MR. DIXON: Okay. Regarding the development of a radio communication site in that area, you mentioned concern with the native vegetation. Are there any -- well, actually, before we get into that, do you know of any existing problems in that -- in that area or Puu Kole or the Munro Trail?

MR. MALY: Sure. You know, nearly everywhere you go along the Munro Trail, invasive species are rapidly taking over. The first clumps of Manuka, the New Zealand Ti, planted by George Munro in the twenties on Lana`ihale were focused on this side (project area side) of the mountain. They have spread across not as invasive -- as invasive as the -- some of the grasses, the waiawi that is spreading, the eucalyptus and things. But the concern is, is that when I look at the site where the existing tower is, about 100, 150 yards away from there, and other places where communication towers

have been built on the mountain, what we see is we see an explosion of weeds and the demise of -- of the native plant community. So the hope was, as I tried to express in my communication to you of the 21st, was that, you know, consciousness about habitat stabilization, restoration, care that no new species are introduced, and that -- that they actually leave the ground as -- in natural a condition as possible. That those kinds of considerations, you know, should -- should be given, you know.

So I think I've kind of answered that question, you know. And that's the root of the concerns, that wherever we've gone, we -- as people in the modern times, and wherever we've used equipment, we have left the scars behind and not cleaned 'em up. I don't think it was your site, the one that's just a short distance from you, but it might have been. I'd have to go back and look at some photographs from 2006 or so.

Do you know when this tower that -- the existing tower went in?

MR. DIXON: We haven't gotten a date, but it's been there for, I believe, at least 20 years, if I remember correctly from my conversation --

MR. MALY: Okay.

MR. DIXON: -- with captain of the Police Department.

MR. MALY: Yeah. Someone left, for years and years -- you know, they went up there, did the work, and then they left a truck bed/flat trailer up there, you know, which is -- was one of the things that, you know, just was hoping that they would be recognizing, is that if you're gonna work up there, clean up after yourself and leave it in good condition. I think it was at this site -- and it may not have been the Police Department, then -- but someone left a flatbed, one of the -- a trailer, you know, up there. And it was just up there and rotting for years. I think, if I recall -- I'd have to look at photographs -- it may even have had a big generator or something on it, you know. So -- so, in other words, you know, there hasn't been always a good -- a good record of stewardship or cleanup. And now's as good a time as any to begin that.

MR. DIXON: Thank you.

MR. MALY: Christine Costales, also, when I spoke with her, following my email to you, because she's working on the invasive -- Lana`ihale invasive species program, they wanted to make sure because, you know, they are working on trying to develop habitat for the endangered `ua`u and the petrels. And uluhe happens to

be their nesting ground. And this is a bed of uluhe.

And further downslope, if you look at the aerial photograph, you can see where Waiakeakua Gulch is, and then you see the flat lands down there. It's typically called Kaohai Flats. It's Waiakeakua. Just on the side of there is actually a place called `Ua`u Kani. Its proper name `Ua`u Kani, K-A-N-I, has been transposed in historic maps to K-A-N-E, `Ua`u Kane, but `Ua`u Kani is a name describing the cry or the call of -- of the `Ua`u. So we know that the `Ua`u occur on that side of the island. So that was one of the problems with, you know, taking even this little patch of uluhe, which has scattered ohia, the possibility of endemic land snails and other species, you know, occurring in a small native patch are greater than in a patch of already disturbed overgrowth of eucalyptus which becomes sort of a monoculture plant.

MR. DIXON: Would you have any comments about the -- about mountain access or traditional or cultural uses of that area as they pertain to the development of a site specific list?

MR. MALY: Well, you know, again, you're looking at a pimple on the side of -- of a traditional cultural landscape. So that 10,000 square foot area, Puu Kole, just the fact that it's name, again, tells us

(NOTE: Line 7: "`Ua`u Kani" later changed to Kani`ua`u)

something, that there is some value that was ascribed to the place.

Now, regarding access, the story, the tradition of Ha`alelepa`akai, which is the second of the two summits on Lana`ihale, is a story of access that people leaving the coastal lands of the windward side of the island who had come from Maui spent the night, rose in an early morning, ascended the slopes of Lana`ihale, and reached that peak which is now called Ha`alelepa`akai by a trail. They then descented the trail down into the Palawai Basin on their way to go fishing on the leeward side of the island. So is there traditional access? There has been.

We know that -- also, through the earliest foreign records, we know that that access continued through Walter Murray Gibson's time, or through the 1853 period, with the first Mormon settlement, the descriptions in their journals -- and much of this we have on the museum's website -- we know that access -- the right of access was practiced traditionally and through historic times. We also know that George Munro's work followed the initial trail across the mountain. And that, in 1955, the company, at that time Hawaiian Pineapple Company, facilitated development of a public access called Munro Trail, which they dedicated,

as I said, in '55. So there is a history of long-term access there.

Unfortunately, part of that history is one of unwise access. There should be information. People should know that they have not only the right, but prior to the right to access the place, they need to also be responsible. A part of that irresponsibility has been the present landowners dozing, as I said, and cutting, continuing to widen the road and cut runoff areas into it, and, thus, the exposure of the burials that are -- I can't tell, maybe what is that, about a mile below there. So, you know, access has been practiced.

The 1878 map, a result of the boundary commission surveys, does -- let me just see. I'd have to take a look. I don't recall if it shows the foot trail across the mountain, but I can tell you in a moment, I think. I'm looking at an 1877 map of Palawai which crosses from leeward to windward Lana`i and includes Ha`alelepa`akai. I only see boundary references there, you know. So -- so it's -- let me just go to one other map quickly. It's 13 -- register map 1394, yeah. It also does not show. By this time, the map only shows the primary Alanui Aupuni system which crossed below -- Puu Kole, actually, I see that it had a trig station on it, on this map here, on the 1878

map of Lana`i. There's a trig station. So -- so, you know -- so that's why the name has been recorded, I guess, for it and/or why the name wasn't lost.

And I'm sorry, I also need to correct. I had said `Ua`u Kani, it's Kani `Ua`u, so it's just reversed. But, you know, the only government trail that comes up from Keomoku-Naha section and cuts up over the mountain at Puumanu, substantial distance below where you are. So there are trails, we have the record of it because we have the record of people traveling in -- in native lore, back and forth, across the mountain. And, again, some of these records you'll find on the Lana`i Culture & Heritage Center's website. So in my mind, based on solid traditional and historical resource material, there's no question that there was access and -- across the mountain.

And this is in -- sorry. This is, in part, demonstrated even in the fact that -- that four ahupua`a crossed the entire mountain. And the purpose of that was to facilitate access to resources from windward to leeward side. Pawili, Palawai, Kaunolu and Kalulu crossed the entire island from one district to the other. Pawili crosses over to the leeward side, but is cut off from the ocean. So the other three crossed from ocean to ocean, though.

MR. DIXON: Okay. And which ahupua`a is the site located in?

MR. MALY: Kaohai. So it's one of the ahupua`a that runs from the ocean to -- to a point on the mountain. Kaohai runs Puu Kole and the trig station, or the survey station at -- on the side of Puu Kole are a part of Kaohai, up to the edge of Ha`alelepa`akai, which I mentioned to you earlier. Ha`alelepa`akai is one of the boundary points where Kaohai, Pawili and -- excuse me -- yeah, Kaohai, Pawili and Palawai join together.

MR. DIXON: Okay. I state this question, knowing that you've already touched on it quite a bit, but I wanted to leave this one as an open-ended question. So if the proposed project proceeds, what cultural or traditional concerns should be considered in the development plan?

MR. MALY: Okay. I think that if we reference the September 21st, 2011 email I sent you, at 7:38 in the morning, I covered my basic thoughts or concerns, you know, is that it be monitored, it would be nice if they could choose a site that wasn't primarily native species growing, rather than take out a whole other area, because everything is struggling out there, so a biological inventory, that there be considerations that

there, as I said, no new alien species introduced; that they clean up after themselves, that they remove any construction debris. And then coming into the cultural component, as I said, because we know that there are burial sites on the mountain, we know that there are fire hearths and the remnants of trails, trail side resting places, that -- you know, that the work be carefully monitored.

My personal -- my personal recommendation would be -- and, you know, it's possible that someone could say, well, you know, they didn't do that when they've been doing the fencing project. And shame on them. They should have been doing it. But they thought they were working to -- to a greater good. But you folks could set a standard by not only having the work monitored, or the County could monitor the work to demonstrate that they're truly, you know, committed to care of what makes Hawaii and Maui County unique, and stabilization, or care for it. But, you know, that they -- they could actually contract with someone for a short-term. It's not gonna be a long-term project. You know, while -- while groundwork is being done, that they contract with -- with one of the -- the local families. You know, someone from Kaopuiki`, Mano, Kaho`ohalahala, a family that knows the land, or one of the other, you

know, Hawaiian families there, just to be a monitor on site so that -- and what does this do? This ensures that every day that this person is on the job, watching and documenting what they see. If bone comes up or if a fire hearth is uncovered or -- or, you know, an artifact is uncovered, that that person can say hold off, let's document this, let's see what's up, if it's bones, let's follow the proper protocol and procedure. What that does, as I was trying to say, is it makes -- it kills the rumor mill because -- you know, I don't know if you've worked on any projects, you know, before, but -- but the problem is, is that, so often, something happens and someone's disgruntled or -- or, you know, and they say, you know what, they hit this or they hit that or they hit -- you know, they tried to hide that they hit a burial. And if you've got someone who's trusted from the community that's there on the job and keeping a record of it on a daily basis, you know, the rumors are shown for what they are, you know, BS versus the real stuff.

So, anyway, that was kind of my -- my basic talk on it. It would be nice if -- if they could use a place that wasn't covered in native landscape, and for the reasons that I've cited on that email that we referenced.

MR. DIXON: Okay. With that question, I have reached essentially the end of --

MR. MALY: Okay.

MR. DIXON: -- my recorded questions.

MR. MALY: Sure.

MR. DIXON: Do you have any --

MR. MALY: Let me just ask you a question, then.

MR. DIXON: Please do.

MR. MALY: Why can Maui County Police Department not use the existing site?

MR. DIXON: The reasons for developing a new site are to provide, primarily, the Maui County Police Department, but, also, the Management Information Services with additional data services. So this new site, what it first does is that it gives Maui County Police Department access, control and security over their site as well as the data that is transmitted.

MR. MALY: Uh-huh. So the site that exists is not a Maui County site?

MR. DIXON: It is owned and operated by Harmer Radio and Electronics.

MR. MALY: So it's a private firm?

MR. DIXON: It's a private commercial site with --

MR. MALY: Who are they doing business for? I'm sorry. I'm just -- you know, I'm in the dark on this. They're not doing business for the County?

MR. DIXON: Currently, the County rents --

MR. MALY: Okay.

MR. DIXON: -- space from them.

MR. MALY: So, supposedly, they've got a good reason for doing a new site. Our understanding originally was, is that -- that the site was supposed to be one in the same. Apparently, that's wrong on -- on my part. Let me see -- another -- if I had another question for you.

MR. DIXON: One of the things that the site does --

MR. MALY: Oh. Sorry. yes. Okay.

MR. DIXON: -- is that the proposed tower has line of sight access to Lana`i City which the current site doesn't have that ability without --

MR. MALY: Okay.

MR. DIXON: -- going significantly higher on the --

MR. MALY: Sure. Okay. So let me just ask you real quickly. Power, and how -- how is the facility going to be powered and are they going to put cables? Do they need to put cables? Are they going to be

trenching not only for this site, but do they need to trench the whole road or something?

MR. DIXON: The site is going to draw power from the existing private site.

MR. MALY: Uh-huh.

MR. DIXON: So there will be trenching to, what was preliminarily discussed, about four feet, which is the standard for electrical conduit.

MR. MALY: Four feet deep?

MR. DIXON: Four feet deep along the Munro Trail.

MR. MALY: By how wide?

MR. DIXON: That --

MR. MALY: Bucket depth, backhoe depth or something, or width or something?

MR. DIXON: Yeah, something along that.

MR. MALY: Okay. So, again, monitoring not only for -- and, again, I'm sorry, was it 10,000 square feet?

MR. DIXON: About 7,200.

MR. MALY: Okay, 7,200 square feet. So not only monitoring for that 7,200-square-foot parcel, but, you know, monitoring for the trench that's going to run the cable, the power line and whatever other lines they may need from the existing site down.

Again, there is evidence along Lana`ihale, Munro Trail, of traditional use of place. So the possibility of encountering a cultural site or cultural remains exists. So monitoring the work, ensuring that, you know, it's done respectfully, ensuring then that the land is put back into -- it would be nice if it could be better condition than it is now, because the present landowner doesn't care much for it. But, you know, it would be nice if it could be, you know, monitored and restored.

MR. DIXON: Have you got any other questions for me about this project?

MR. MALY: No. I'm sorry.

MR. DIXON: Okay. Well, with that, I can let you go.

MR. MALY: Okay. Well, then I will ask you one more question.

MR. DIXON: Okay.

MR. MALY: As you develop this, I'd like to make sure that, just so that, hopefully, you look good and I will look good, that I can review your use of the Hawaiian words and things, just to make sure that we captured what I was trying to say.

MR. DIXON: Uh-huh. Of course.

MR. MALY: Yeah. So that I'll review a

transcript of some sort.

MR. DIXON: Yeah.

MR. MALY: Even if it's just expanded notes. But let's make sure that the place names are spelled properly, and that you've got the context that I tried to express myself in.

MR. DIXON: Yes. Our protocol at Munekiyo & Hiraga will be to get you the meeting summary, which in this case will be the transcript. We'll have this conversation typed out. We'll send that over to you. We also do send that over with a release to use --

MR. MALY: Sure.

MR. DIXON: -- that. So we'll get that to you --

MR. MALY: Okay.

MR. DIXON: -- as quickly as possible.

MR. MALY: Okay. I'm going to be out of state doing some work from the 13th to the 27th, but I'll have access to emails. So I'll be able to at least review something as -- as it comes up. And if you'll thank Mr. Munekiyo for me, if he's not on the phone anymore.

MR. MUNEKIYO: I'm here, Kepa.

MR. MALY: Okay. Thank you.

MR. MUNEKIYO: Thank you very much. Appreciate it, really.

MR. MALY: Well, thank you, folks. Appreciate it. So good luck. And, you know, I think if we hana pono, yeah, if we just, you know, do work to the best of our -- to a high standard, we can set the precedent for, you know, a new kind of level of work and respect of place. So thank you, folks.

MR. DIXON: Thank you so much for taking the time. I've already checked out the lanaichc.org website. And that is a fantastic source of information. So thank you for doing all of that as well.

MR. MALY: Okay. Well, thank you, folks. Take care, yeah.

MR. DIXON: You, too. Take care. Bye-bye.

MR. MALY: Thanks. Bye-bye.

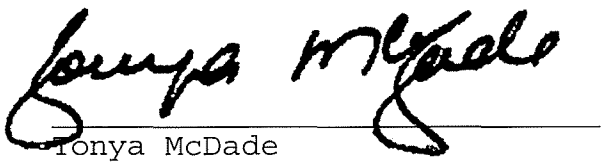
(Recording concluded.)

CERTIFICATE

I, TONYA MCDADE, Certified Shorthand Reporter, do hereby certify that the electronically-recorded proceedings contained herein were, after the fact, taken by me in machine shorthand and thereafter was reduced to print by means of computer-aided transcription; proofread under my supervision; and that the foregoing represents, to the best of my ability, a true and accurate transcript of the electronically-recorded proceedings provided to me in the foregoing matter.

I further certify that I am not an employee nor an attorney for any of the parties hereto, nor in any way concerned with the cause.

DATED this 5th day of December, 2011.



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