STATE OF HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawai'i

File No: OA-3717
145-Day Exp. Date: October 06, 2014

September 12, 2014

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

REGARDING:	Conservation District Use Application (CDUA) OA-3717 to Construct the ICSD Pahole Radio Facility Consisting of a 800 Square Foot Communications Building; a 51-Foot Communications Tower with Three (3) Microwave Dishes, Three (3) Whip Antennas, and a Lightning Rod; and Various Site Improvements
APPLICANT:	State of Hawai'i Department of Accounting and General Services (DAGS)
AGENT:	Belt Collins Hawai'i LLC 2153 North King Street, Suite 200 Honolulu, Hawai'i 96819
LANDOWNER:	State of Hawai'i
LOCATION:	Waialua, Island of O'ahu
TAX MAP KEY:	(1) 6-8-001: 004 (por.)
AREA OF PARCEL	587.6 Acres
USE:	3.3 Acres
SUBZONE:	Resource

DESCRIPTION OF AREA AND CURRENT USE:

The project site is located at the Pahole Rare Plant Nursery site (Pahole) in the Mokulē'ia Forest Reserve, along the Kuaokalā ridge in the Wai'anae district, on the island of O'ahu (Exhibit 1). The project site is further identified as Tax Map Key (TMK): (1) 6-8-001: 004

(por.). The parcel is located in the Resource Subzone of the Conservation District (Exhibit 2).

The existing Pahole site is currently used as a multi-use radio communications and plant nursery facility. DOFAW manages the Rare Plant Nursery, while the Army manages the Environmental Nursery. DOFAW and the Army each have their own respective greenhouses and share an office building. DOFAW also has a storage building adjacent to their green house. The City and County of Honolulu (City) also operates a radio broadcast facility which includes three City radio towers and a communications building on the site. Other structures on site include a 29-foot high Cold War era Nike concrete pillar with platform and an abandoned Cold War era generator room. The perimeter of the Pahole site is secured with a barbed wire fence. Main access to the project site is provided via Mokulē'ia Road accessed from Farrington Highway near the Dillingham Airfield.

Soil within the area is comprised of Kemo'o Silty clay (KpF) which has slopes ranging from 35 to 70 percent slopes where the runoff is rapid and the erosion hazard is severe. The annual average rainfall in the project area is approximately 51 inches, with a range of 1.7 to 7.2 inches per month. No streams or surface water bodies are located within the project site. The Federal Flood Insurance Rate Map (FIRM) indicates the project site is located in Zone D where flood hazards have not been determined, but where flooding is possible.

A Biological Resource Assessment found that the vegetation on the project site is disturbed from previous land-use activities and that majority of the plant species observed were not native. 10 native plant species were found on the project site, but were mostly plantings on slopes not likely to be disturbed by the proposed project. Avifauna observed at the project site were species typically found in rural, disturbed habitats. Two native bird species, the 'apapane and O'ahu 'amakihi, are known to occur in the nearby Pahole Natural Area Reserve and may be present at the project site. Also, the project site and portions of the access road are within a designated O'ahu 'elepaio ciritical habitat. No O'ahu 'elepaio were detected at the project site during the survey. The endangered Hawaiian hoary bat was detected transiting the airspace of the project site. No other mammals were observed during the survey. Two species of a single genus of native snails were observed during the survey. A number of invasive snail species were also found. Other native insects observed during the survey include dragonflies, both the common green darner and the giant Hawaiian darner, and a case-bearing caterpillar of an endemic moth. Numerous non-native insect species were also observed during the survey.

An archaeological inventory survey (AIS) prepared for the project site documented a total of eight features from the 1961-1970 Integrated Fire Control (IFC) component of the Dillingham Air Force Base Nike-Hercules guided missile battery (Exhibit 3). These features include intact buildings as well as various foundations for unknown structures. No further mitigation is recommended for the eight structures as other similar sites have been previously documented. Three shovel test pits (STP) were also excavated, however, they did not yield any cultural or archaeological artifacts.

A Cultural Impact Assessment (CIA) prepared for the project site found that since the lower area of the Kawaihāpai ahupua'a was restricted for military use for over 90 years, there is no one living who recalls accessing the mauka lands to gather resources. However, there are trails continually used for hiking on various ridges nearby and the general surrounding area is a habitat for native flora and fauna. The CIA concluded that there are no sites of cultural importance located in or near the project site.

The most visible structures on the project site are the existing City communication towers which are approximately 70-feet tall and above tree-level. Due to the relative isolation of the site, the towers are only readily visible from the lower portions of Mokulē'ia Road.

In the vicinity of the project, there are no major air pollution generators. Air pollution at the site is mostly due to vehicles accessing the site, general maintenance equipment such as weed trimmers, DOFAW and Army operations, and back-up generators that are seldom used.

Ambient noise at the project site is normally limited to natural sounds from wildlife and weather. Maintenance vehicles and equipment, as well as on-site back-up generators, are occasional noise sources. The nearest noise sensitive receptor to the project site is the Peacock Flats campground located approximately 1.5 miles to the north of the project site.

The project site does not have a potable water system nor wastewater infrastructure. All drinking water is provided off-site and brought to the facility and the ICSD facility is not anticipated to generate any wastewater. Irrigation water for the DOFAW and Army nurseries is provided by DOFAW's building roof catchment system. The water is collected and pumped to three (3) storage tanks for distribution to the nurseries via gravity flow lines. Hawaiian Electric Company (HECO) provides overhead electric service to the Pahole site. A pole mounted 500 kVA transformer and HECO meters are located near the Army greenhouse. Underground electrical lines from this HECO pole provides service to the DOFAW, Army, and City facilities. Currently there are no existing communication services (telephone and cable) provided. There is an existing fuel line that connects an above-ground fuel storage tank the City's back-up generator. Solid waste generated at the project is limited to materials replaced during maintenance and/or repair activities and personal waste from the personnel performing those activities. The waste is disposed off-site at appropriate waste disposal facilities.

PROPOSED USE:

The 'Ānuenue Radio System is a partnership between the State and the U.S. Coast Guard (USCG) that replaced the Hawai'i Rainbow Communications System's analog microwave radio system with a modern, high-capacity digital microwave radio system. It is a statewide microwave radio communication system that is shared by Federal, State, and County agencies for mission support. As a part of this upgrade, the State Department of Accounting and General Services (DAGS), Information and Communication Services Division (ICSD) and the USCG have been constructing new and/or upgraded communication facilities around the state as a part of the 'Ānuenue system. The proposed ICSD Radio Facility at Pahole will

be a part of the State's upgraded telecommunication system and connect to the statewide ʻĀnuenue System.

DAGS, ICSD is proposing to construct the new ISCD Radio Facility in the southeast corner of the existing Pahole Rare Plant Nursery Site. The proposed project will include the following components (Exhibit 4):

1. Construction of an approximately 800 square foot ICSD communications building that will be approximately 11.5 feet tall with an equipment room, rectifier room, and a generator room (Exhibit 5, 6, & 7).
2. Reconditioning of an existing Nike concrete pillar for use as a communications tower that will be approximately 51 feet tall, including a lightening rod (Exhibit 8). The new communications tower will also include the installation three (3) new microwave dishes and three (3) whip antennas.
3. Installation of a 1,000 gallon above-ground diesel tank to supply the generator with fuel to provide back-up power in the event of a power outage.
4. Relocation of an existing HECO high voltage overhead electric line and provision of underground service to the new ICSD building and existing facilities. The overhead electrical line that passes directly over the Army greenhouse is not up to current code and creates a safety hazard. DAGS proposes to relocate the pole with the transformer and meters. The location of the new pole is also ideal as its location minimizes any impact to DOFAW's helicopter operations and is as far away as possible from the dirt access road used to access the Army Greenhouse and DOFAW facilities. The line will then connect to a new 700 KVA HECO concrete pad mounted transformer adjacent to the existing irrigation water tanks. The underground electrical lines will serve the ICSD building and the future and existing City facilities. An underground line from the ICSD facility to the DOFAW buildings will provide continuous power to DOFAW's operations. The existing pole mounted transformer will be removed once the system operational.
5. Demolition of the existing 370 square foot generator building to make room for the various proposed improvements as well as create a space for a future ICSD monopole that may be shared with other communication operators.

In addition, DAGS, per an agreement with DOFAW for use of the site, is also proposing the following improvements:

1. Installation of underground communication conduits from the ICSD building to DOFAW's buildings and the future City facilities;
2. Replacement of DOFAW's above-ground catchment water tanks and irrigation system. Three (3) new water tanks will be installed near the southern border of the project boundary and new irrigation lines will be installed to reconnect the tanks to the existing irrigation system;

3. Removal of a portion of the existing perimeter fence. Once construction is completed, a new fence will be installed;
4. Installation of a roof catchment system and 1,000 gallon runoff leader tank for the new ICSD facility that will connect to the existing DOFAW irrigation system. This will ensure that the amount of stormwater runoff generated at the project site is not increased due to the proposed project. A grass swale will also be constructed around the building to improve drainage at the site; and
5. Construction of a paved turn around to facilitate vehicular movements.

MANAGEMENT PLAN:

DAGS has prepared a Management Plan for the Pahole facility in accordance with HAR 13-5, Exhibit 3, Management Plan Requirements.

Best Management Practices (BMPs) and mitigation measures for the proposed project will be in accordance with current City standards to control soil erosion, surface runoff, and fugitive dust. In unpaved areas where ground disturbance will occur, the areas will be re-vegetated with appropriate vegetation. Where practical, runoff will be diverted away from the new and existing facilities with the use of graded swales.

Short-term noise and air quality impacts are anticipated as a result of construction operations. BMPs such as periodically watering down disturbed material and unpaved construction areas, use of dust screens, and managing the amount of uncovered areas will be implemented to minimize air quality impacts. No long-term air quality impacts are anticipated as a result of the proposed project once construction has been completed.

Short-term noise impacts caused by construction equipment will be mitigated through the use of noise suppressant devices, such a mufflers. Construction activities would also need to comply with the State Department of Health (DOH), Chapter 11-46 Community Noise Control regulations. No noise impacts are anticipated from the proposed project once construction is completed.

Before construction activities begin, notice of the upcoming construction activities will be made available to other users of Mokulēʻia Road. Once construction is completed, traffic related to the radio facility will be limited to periodic maintenance and emergency outage trips.

Any solid waste generated by the project will be disposed of in accordance with State and City requirements. Soil excavated during trenching and grading will be used for fill where possible to minimize waste. Measures will be taken to recycle waste. Once construction is complete, the proposed project is not anticipated to generate a significant increase in solid waste.

Given the proximity of the project area to the Pahole Natural Area Reserve, it is important to avoid inadvertent introduction of invasive species to the area. To reduce the likelihood of such, off-site sources of re-vegetation material, including seed mixes, gravel, mulches, etc.,

will be certified weed-free or inspected prior to transporting them to the project area. All construction equipment, vehicles, and materials arriving from outside the island of O'ahu will be thoroughly washed and inspected for excess debris, plant materials, and invasive or harmful non-native species prior to entering the site.

Construction and operation of the proposed project is not anticipated to have any significant impacts to either the O'ahu 'elepaio or its critical habitat. If the O'ahu 'elepaio is detected at the project site, a biologist will determine if any nests with fledglings are present. In this case, any potentially disturbing activity will cease until the fledglings have left the nest or are no longer present. If any trees need to be cut along the access road in areas intersecting with the O'ahu 'elepaio critical habitat, they will be flagged and surveyed by a biologist prior to disturbance.

In order to minimize potential impacts to the endangered Hawaiian hoary bat, the project will follow the following recommendations developed by the U.S. Fish and Wildlife Service:

- No trees taller than 15 feet should be removed or trimmed from June 1 through September 15, when immobile infantile bats may be roosting in these trees.
- Any fences that are erected should have barbless top-stranded wire to prevent entanglements and injury to the Hawaiian hoary bat. All existing fences at the project site should also be compliant. The top strand of barbed wire should be removed and replaced with barbless wire.

While native snails were found during the biological survey, no endangered O'ahu tree snails were observed at the project site. To minimize impacts to native snails at the project site, any removal of ti plants should be done by hand. Cut plants should be temporarily relocated next to other suitable habitats, such as near 'Ōhi'a. In addition, there is a rock pile located at the entrance to the project site that should not be disturbed/removed.

The AIS concluded that based on archaeological records and modern development of the site, it is not anticipated that any cultural artifacts will be encountered during construction. However, if an unexpected find is uncovered during excavation, work will be halted in the immediate area of the find and SHPD notified. Also per the recommendation of the Historic Hawai'i Foundation, any physical changes to structures will follow the guidelines in the Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition, the existing generator building, documented as feature 1, will be demolished. However, the historic importance of this structure has been preserved through photographs, maps, and other archival documentation.

OTHER ALTERNATIVES CONSIDERED:

Under the no action alternative, the proposed radio facility and various improvements would not be pursued. Environmental impacts would be avoided, construction costs spared, and the need for permits precluded. Not constructing the facility could impede ICSD in fulfilling their responsibility to provide an efficient and effective statewide communication system and negatively impact the numerous agencies that rely on ICSD for communication services. In

addition, the existing electrical lines over the Army greenhouse would remain as a safety hazard.

Another alternative considered looked at installing the underground conduits from the relocated utility pole in a more direct route. While this alternative would disturb less land, soil erosion and sloughing would become a concern as work would require trenching up a steep slope. Given the topography, this alternative could require specialized construction equipment (i.e. micro-tunneling) or additional soil stabilizing measures that could incur a greater construction cost than the preferred alternative.

SUMMARY OF COMMENTS

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

Federal
U.S. Fish and Wildlife Service

State
DLNR, Division of Forestry and Wildlife
DLNR, Historic Preservation Division
DLNR, Land Division
Office of Hawaiian Affairs
Department of Health

City & County of Honolulu
Department of Planning & Permitting

Organizations
Mokulē'ia Community Association
North Shore Neighborhood Board

The CDUA and the Environmental Assessment (EA) were also sent to the nearest state library (Waialua State Library) to make this information readily available to those who may wish to review and comment on it.

In addition, the consultant, Belt Collins Hawai'i, sent the Draft EA to the following agencies and organizations:

Federal
U.S. Army Corps of Engineers
U.S. Coast Guard
Environmental Protection Agency, Region IX, Pacific Islands Office
Federal Aviation Administration
National Oceanic and Atmospheric Administration (NOAA), National Marine Fisheries

State
Department of Accounting and General Services
Department of Business, Economic Development, and Tourism (DBEDT), Land Use Commission
DBEDT, Office of Planning
Department of Defense
Department of Hawaiian Homelands

City & County of Honolulu
Department of Design and Construction
Department of Emergency Management
Department of Emergency Services
Department of Environmental Services
Office of Information Management and Technology

State & City Elected Officials
Senator Donovan M. Dela Cruz
Representative Lauren Kealohilani Cheape
Council Member Ernest Y. Martin

Utility Companies
Oceanic Time Warner Cable

Organizations
Hawaiian Trail and Mountain Club
Historic Hawai'i Foundation
The Nature Conservancy of Hawai'i

Below is a summary of comments received as well as the applicant's response to those comments as applicable.

STATE OF HAWAI'I

Department of Business, Economic Development, and Tourism -

Office of Planning Comments: No comments. Comments made in our previous letter dated November 27, 2014 in regards to Coastal Zone Management Act objectives, non-point pollution impacts on coastal waters, and watershed management measures have been addressed.

Department of Defense –

Comments: The State Civil Defense (SCD) Telecommunications Section requests invitation to any future planning meetings for this project to discuss the relationship between the Pahole Radio Facility and the Peacock Ridge Radio Facilities.

Applicant's Response: The project has been designed according to the Department of Accounting and General Services' (DAGS) specifications and any questions about these issues or the relationship of the Pahole Radio Facility may have with neighboring radio facilities should be directed to Mr. Robert J. Hlivak, the DAGS ICSD Radio Engineer.

Department of Hawaiian Homelands -

Comments: No Comments

Department of Land and Natural Resources -

Land Division Comments: A set aside of the land identified as: TMK (1) 6-8-001:004 portion, to ICSD, would allow for site improvements within the Mokulē'ia Forest Reserve.

Applicant's Response: Regarding ICSD construction and improvements at the Pahole Radio Facility site, DAGS will submit a request to DLNR Land Division for a set aside located on TMK (1) 6-8-001:004 for public safety and government communication purposes.

CITY AND COUNTY OF HONOLULU

Department of Design and Construction -

Comments: The Department of Design and Construction's Facilities Division suggests the Draft Environmental Assessment also be sent to the City's Department of Information Technology.

Applicant's Response: The Draft EA was mailed to the Department of Information Technology on June 4, 2014.

Department of Emergency Management –

Comments: No Comments

Department of Environmental Services –

Comments:

1. There is no City wastewater system service in the project area; and
2. The State of Hawai'i, Department of Health, Clean Water Branch will need to be consulted should an on-site wastewater system need to be installed.

Applicant's Response: We acknowledge that if an on-site wastewater system needs to be installed in the future, the State of Hawai'i, Department of Health, Clean Water Branch will be consulted. Once operational, the proposed radio facility would not generate any wastewater.

Department of Planning and Permitting -

Comments: No Comments

ORGANIZATIONS

Historic Hawai'i Foundation:

Comments: HHF recommends that any physical changes to the structures follow Secretary of the Interior's Standards for the Treatment of Historic Properties, including such items as locating equipment away from the primary facades or public area, minimizing destruction of historic fabric, and repairing with in-kind materials.

HHF is also concerned that an Architectural Inventory Survey was not completed for the project area. HHF encourages DAGS to work closely with the SHPD Architecture Branch to ensure compliance with HRS Chapter 6E and retention of Hawai'i's heritage resources.

Applicant's Response: Regarding construction and improvements to the facilities, the Final EA will include the additional mitigation measure that any physical changes to the structures would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. An architectural inventory was not prepared, however, the State Historic Preservation Division is reviewing the architectural significance that the modifications of the proposed project will have on the existing structures.

ANALYSIS

Following review of the application, representatives of the Applicant were notified by letter dated May 27, 2014, of the following:

1. The proposed use is an identified land use in the Conservation District, pursuant to Hawai'i Administrative Rules (HAR) §13-5-22 *Identified land uses in the protective subzone,* P-8 STRUCTURES AND LAND USES EXISTING; (C-1) *Moderate alteration of existing structures, facilities, uses, and equipment;* and P-14 TELECOMMUNICATIONS, (D-1) *New telecommunications facility. A management plan approved simultaneously with the permit is also required.* The proposed use requires a Board Permit.

2. Pursuant to HAR §13-5-40 HEARINGS, a Public Hearing will not be required.

3. Pursuant to HAR §13-5-31 PERMIT APPLICATIONS, the permit requires that an environmental assessment be prepared in conformance with Chapter 343, Hawai'i Revised Statutes (HRS), as amended, and Chapter 11-200, HAR. A Finding of No Significant Impact (FONSI) is anticipated for the proposed project.

4. The proposed project is not located within the Special Management Area.

The Final EA/Finding of No Significant Impact (FONSI) was published in the August 8, 2014 edition of the Office of Environmental Quality Control's *The Environmental Notice.*

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

1. *The proposed land use is consistent with the purpose of the Conservation District.*

   The objective of the Conservation District is to conserve, protect, and preserve the important natural and cultural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

   The proposed project is consistent with the existing uses within the project area and would not represent a significant intensification of uses at the site. As the project involves improvements to the State communications system, the project would benefit the general welfare of the public by improving critical and general governmental communication services within the State. DAGS has worked closely with DOFAW to ensure the footprint of the project is kept to a minimum and stays within the already disturbed area. Additionally, measures have been considered to reduce impermeable surfaces by installing a roof catchment and storage system which will also ensure stormwater runoff from the project is not intensified.

   The project area was specifically selected as to avoid disturbing a separate, potentially undisturbed site. Construction impacts to natural resources are anticipated to be temporary. As discussed earlier, BMPs and mitigation measures as outlined in the Management Plan will be implemented to minimize effects of the project on the natural environment.

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

   The project site is located in the Resource subzone. The objective of this subzone is to ensure, with proper management, the sustainable use of the natural resources of those areas.

   The proposed project is an identified land use within the Conservation District, pursuant to HAR §13-5-22 *Identified land uses in the protective subzone,* P-8 STRUCTURES AND LAND USES, EXISTING; (C-1) *Moderate alteration of existing structure, facilities, uses, and equipment;* and P-14 TELECOMMUNICATIONS, (D-1) *New telecommunications facility. A management plan approved simultaneously with the permit is also required.* The proposed use requires a Board Permit and a Management Plan.

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

The project area is not located within the Special Management Area (SMA). However, the proposed land use complies with following Coastal Zone Management guidelines as follows:

(2) Historic Resources

As mentioned earlier, an AIS and CIA were prepared for the project site. Eight (8) features associated with military activities were documented. Any modifications to the structures will follow the guidelines in the Secretary of the Interior's Standards for Treatment of Historic Properties. One feature, a former generator building, will be demolished. However, the historic importance of this structure has been preserved through photographs, maps, and other archival documentation.

The CIA found that the area had been restricted for military use for over 90 years and there is no one living who recalls accessing the mauka lands to gather resources. However, there are trails used for hiking on various ridge nearby and the general surrounding area is a habitat for native flora and fauna. The CIA concluded that there are no sites of cultural importance located in or near the project site.

(3) Scenic and Open Space Resources

The only visible component of the project will be the new communications tower. It is not anticipated to have a significant impact on scenic resources as the City has three (3) existing communication towers at the same site which are approximately 20 feet taller than the proposed tower and are only readily visible from the lower portions of Mokulē'ia Road. In addition, there are no lights at the project site that would be seen at night.

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

The project was designed to be compact in order to minimize the potential impacts to natural resources within the surrounding area and region. Additionally, the project site was previously disturbed and cleared of vegetation. The new ICSD building will be built on an existing paved area and has been designed to reduce the amount of stormwater runoff generated. During construction, BMPs will be employed to minimize erosion and runoff. In addition, all areas exposed during construction will be re-vegetated with the appropriate vegetation.

As described in an earlier section, BMPs and mitigation measures outlined in the Management Plan shall be implemented to reduce any potential impacts to any natural or cultural resources at the site.

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

   The proposed project is already an existing use at the project site. The footprint of the new facility has been designed to be as compact as possible and to be mainly built within an existing paved area. Inclusion of a roof catchment and storage system also helps to reduce the amount of runoff generated by the project.

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

   As mentioned in earlier sections, the only visible component of the proposed project will be the communications tower which will be shorter than the existing City towers and is, therefore, not anticipated to have a significant impact on scenic resources.

7. *Subdivision of the land will not be utilized to increase the intensity of land uses in the Conservation District.*

   No subdivision of land is proposed.

8. *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

   As the proposed project provides needed upgrades to the existing communication system in accordance with public policy, the proposed land use will be beneficial to public health, safety, and welfare.

CULTURAL IMPACT ANALYSIS:

As discussed earlier, an AIS and CIA were prepared for the project site. Cultural, historical, and natural resources in which traditional and customary native Hawaiian rights are exercised are not anticipated to be found in the project area. However, the project will be conditioned that in the event that unrecorded historic remains (i.e., artifacts, or human skeletal remains) are inadvertently uncovered during construction or operations, all work shall cease immediately in the vicinity and SHPD shall immediately be contacted.

Due to access restrictions over the last 90 years to the lower Kawaihāpai ahupua'a area, there is no one living who recalls accessing the mauka lands (project site area) to gather resources. In addition, the project site is not open to the public and located away from recreational resources such as camping, hunting, or hiking trails. Given the location of the proposed project, no infringements on cultural, historical, and natural resources in which traditional and customary native Hawaiian rights are exercised are anticipated to be impacted.

In addition, during the processing of the application, no comments were received from native practitioners, the Office of Hawaiian Affairs, and SHPD.

DISCUSSION

The proposed facilities will support the modernization of a shared State and Federal microwave system owned by DAGS, ICSD. In addition, the ʻĀnuenue Radio facilities will support the State of Hawaii Department of Health Emergency Medical Services Systems Branch, the City, the U.S. Coast Guard, and Federal law enforcement agencies. The facilities will also be used to support the public safety radio system.

The proposed project is already an existing use at a previously disturbed site. While there are natural resources in the area that are of concern, BMPs and mitigation measures to ensure their protection will be implemented. Additionally, there are no cultural resources within the project site. View planes in the area will also be maintained. The only visible component of the project will be the communications tower which is shorter than the existing City towers. In addition, there are no lights at the project site that would be seen at night.

Staff notes the purpose of the ʻĀnuenue Radio facilities is to install a modern high capacity digital interconnect to replace the Rainbow analog radio channels used by the various agencies. The digital interconnect will facilitate voice, digital radio, video, and data communications. The conversion to a digital system is needed to handle the expanding voice and data communication requirements of the public safety community. The conversion to high capacity digital microwave was also required both by the Federally-mandated reassignment of analog microwave frequencies to personal communication systems (cellular telephones) and the growing need of public safety agencies for communications services to properly serve the public in the future.

Staff, therefore, recommends the following:

RECOMMENDATION

That the Board of Land and Natural Resources APPROVE the ICSD Pahole Radio Facility located at the Pahole Rare Nursery Facility, Waialua District, Island of Oʻahu, TMK (1) 6-8-001:004 (por.) subject to the following conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules, and regulations of the Federal, State and County governments, and the applicable parts of Section 13-5-42, Hawaii Administrative Rules;

2. The applicant shall obtain appropriate authorization from the department for the occupancy of state lands;

3. The applicant shall comply with all applicable Department of Health administrative rules;

4. Where any interference, nuisance, or harm may be caused, or hazard established by the use the applicant shall be required to take measures to minimize or eliminate the

interference, nuisance, harm, or hazard within a time frame and manner prescribed by the Chairperson;

5. Before proceeding with any work authorized by the Board, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;

6. Any work done or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with construction plans that have been signed by the Chairperson, and, unless otherwise authorized, shall be completed within three (3) years of the approval. The applicant shall notify the Department in writing when construction activity is initiated and when it is completed;

7. The applicant shall take appropriate measures to mitigate the impacts of erosion and siltation, and prevent oil, fuel, or cement products from falling, blowing, or flowing on Conservation lands and ocean waters. All work will be scheduled during periods of low rainfall;

8. All representations relative to best management practices and mitigation set forth in the accepted management plan and final environmental assessment, including responses to comments for the proposed uses, are incorporated as conditions of the permit;

9. All exterior light fixtures must be shielded during construction and operations of the project;

10. In the event that unrecorded historic remains (i.e., artifacts, or human skeletal remains) are inadvertently uncovered during construction or operations, all work shall cease immediately in the vicinity and the remains shall be protected from further damage. State Historic Preservation Division (692-8015) shall immediately be contacted;

11. The applicant understands and agrees that this permit does not convey any vested rights or exclusive privilege;

12. In issuing this permit, the Department and Board have relied on the information and data that the applicant has provided in connection with this permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;

13. During construction, appropriate mitigation measures shall be implemented to minimize impacts to off-site roadways, utilities, and public facilities;

14. Cleared areas shall be re-vegetated within thirty (30) days of grading or construction completion unless otherwise provided for in a plan on file with and approved by the department;

15. The applicant shall obtain a county building or grading permit or both for the use prior to final construction plan approval by the department;

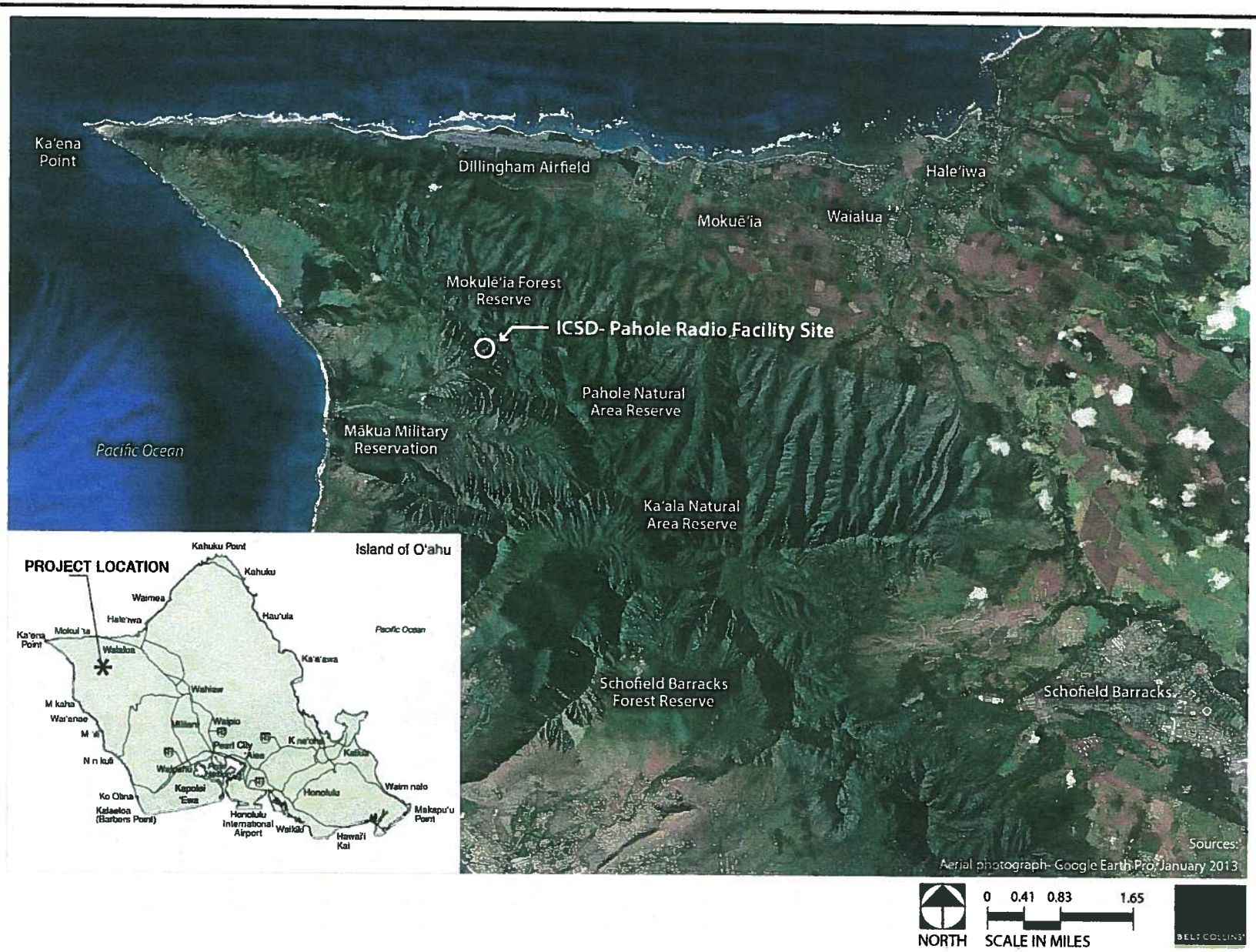
16. Other terms and conditions as may be prescribed by the Chairperson; and
17. Failure to comply with any of these conditions shall render this Conservation District Use Permit null and void.

Respectfully submitted,

Lauren Yasaka
Office of Conservation and Coastal Lands

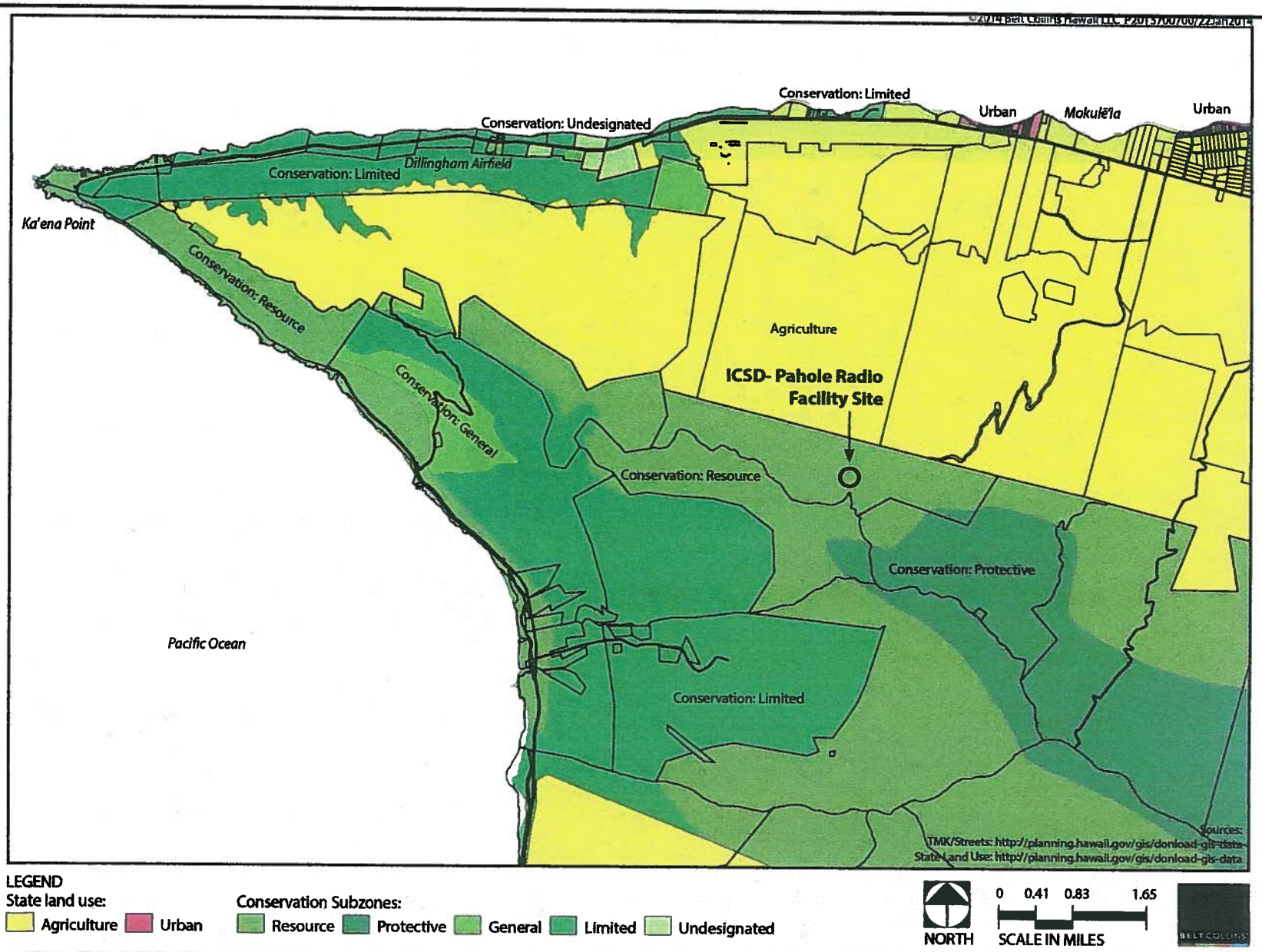
Approved for submittal:

WILLIAM J. AILA, Jr., Chairperson
Board of Land and Natural Resources



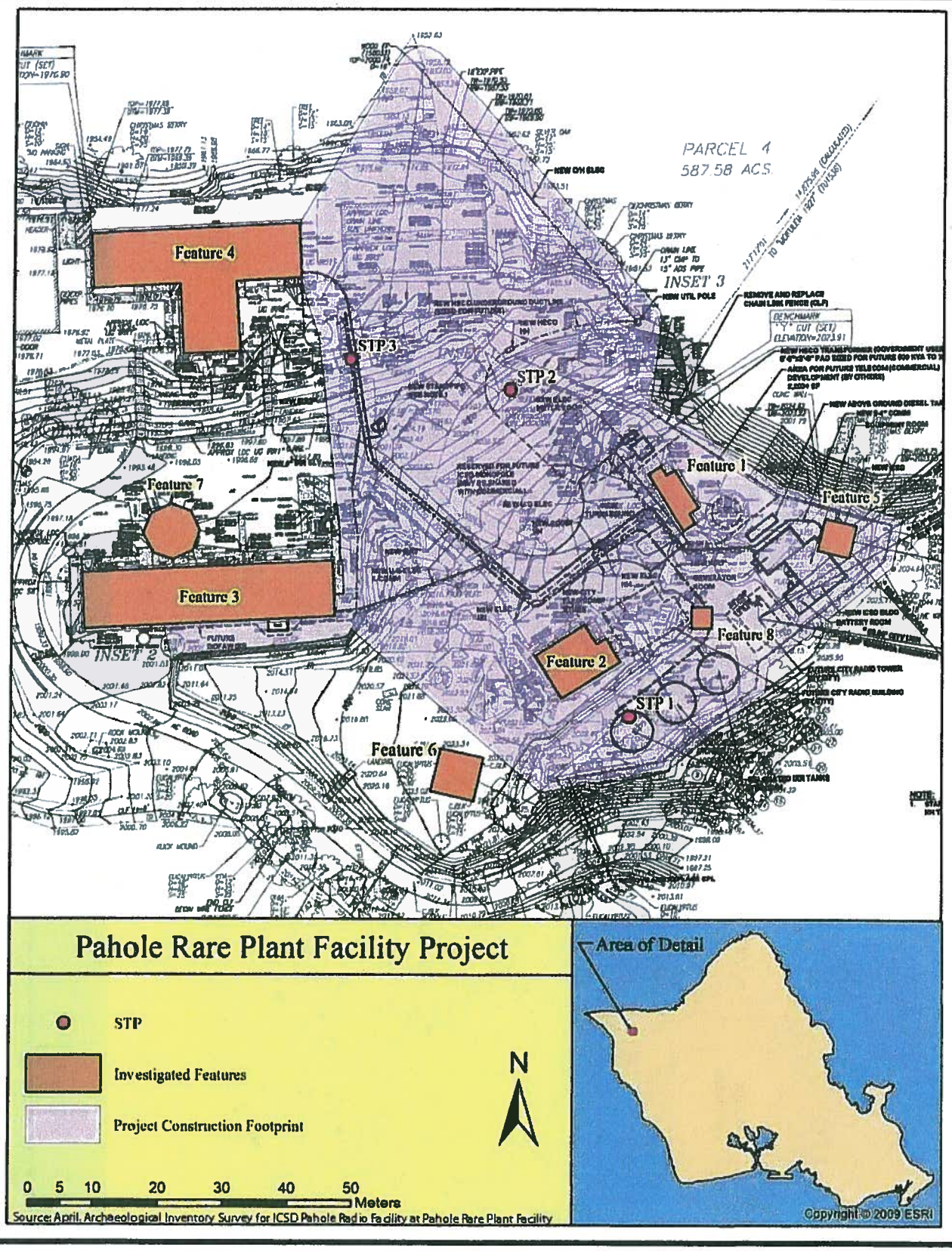
LOCATION MAP

EXHIBIT 1



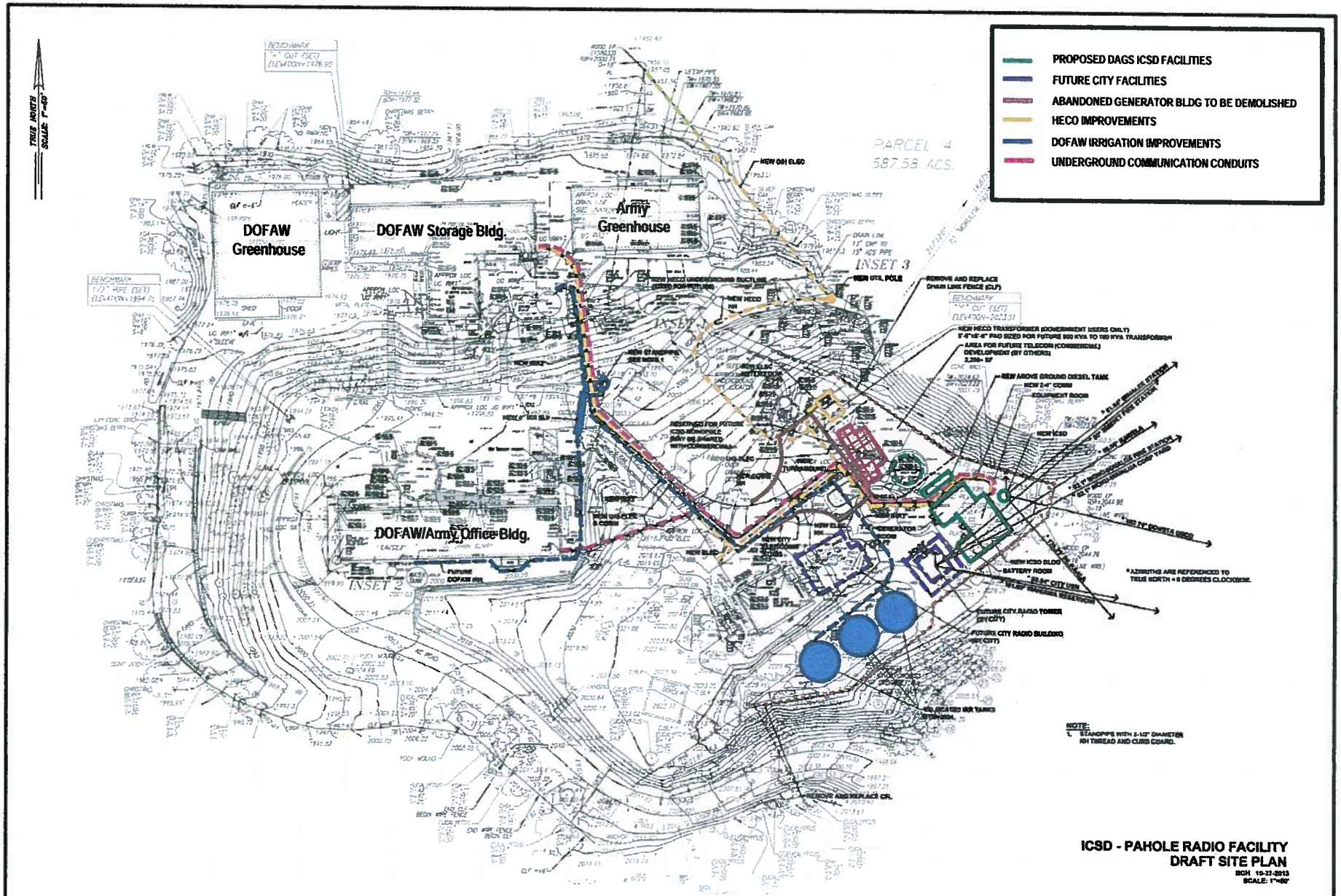
CONSERVATION DISTRICT SUBZONE MAP

EXHIBIT 2



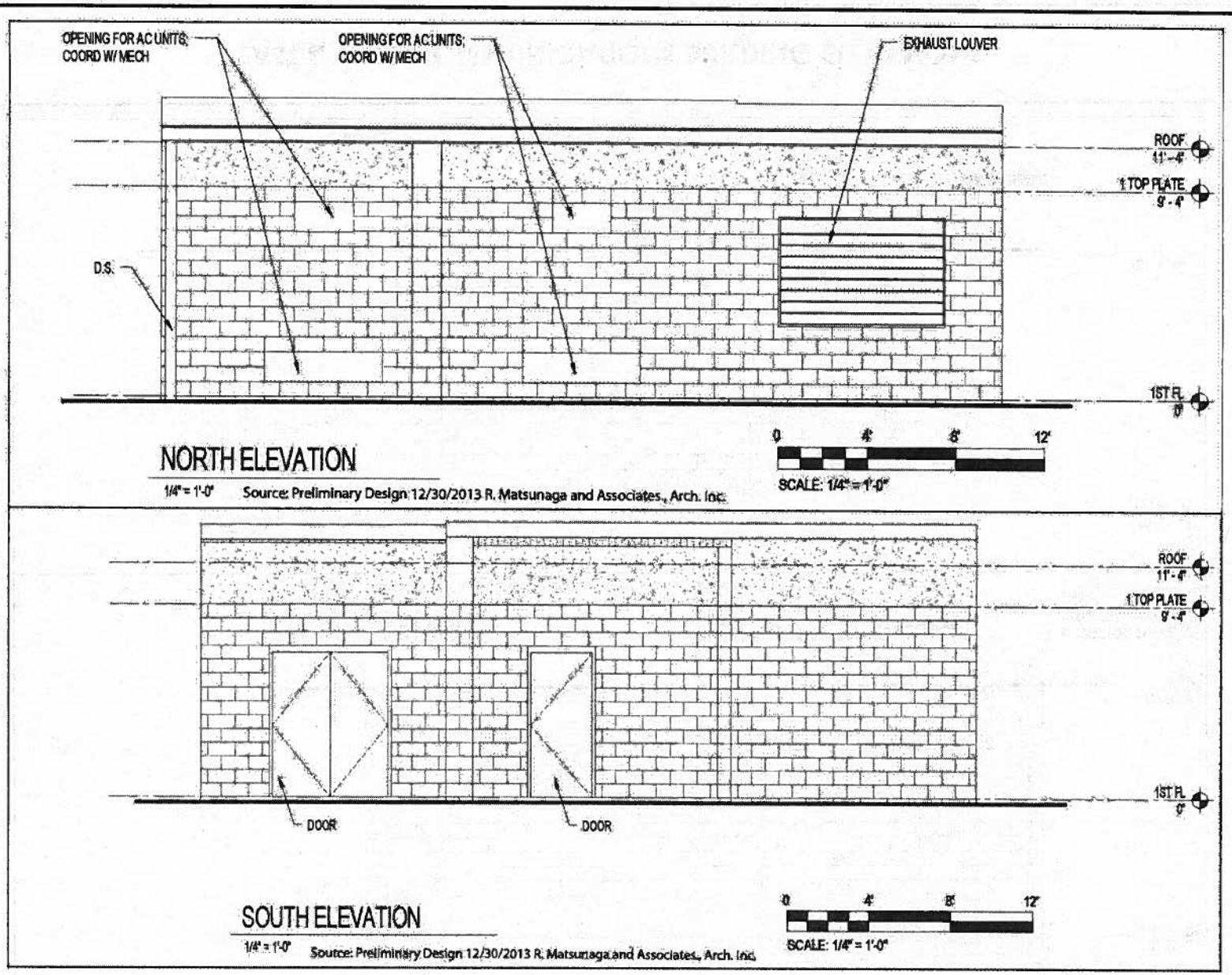
HISTORIC RESOURCES MAP

EXHIBIT 3



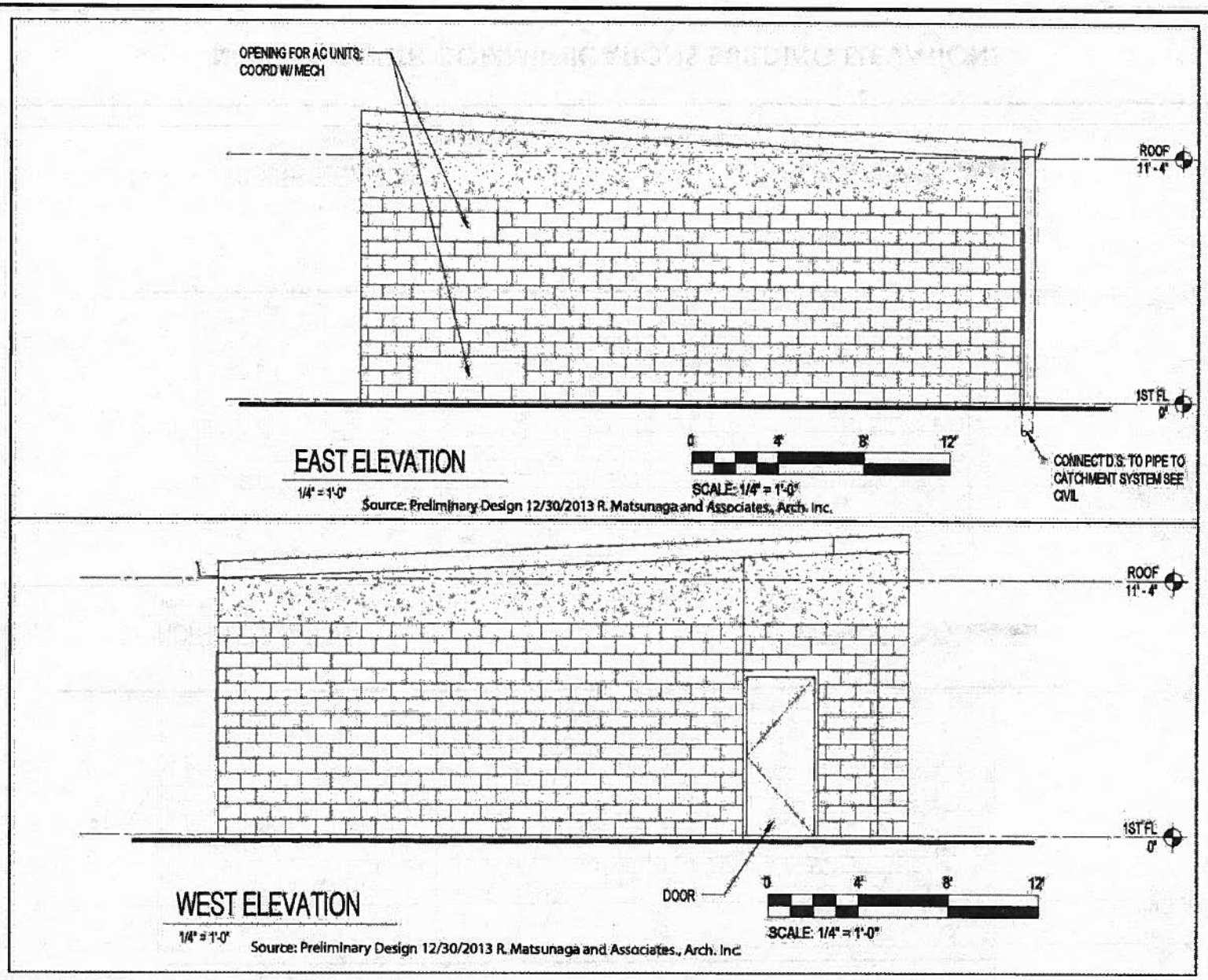
PROPOSED SITE PLAN

EXHIBIT 4



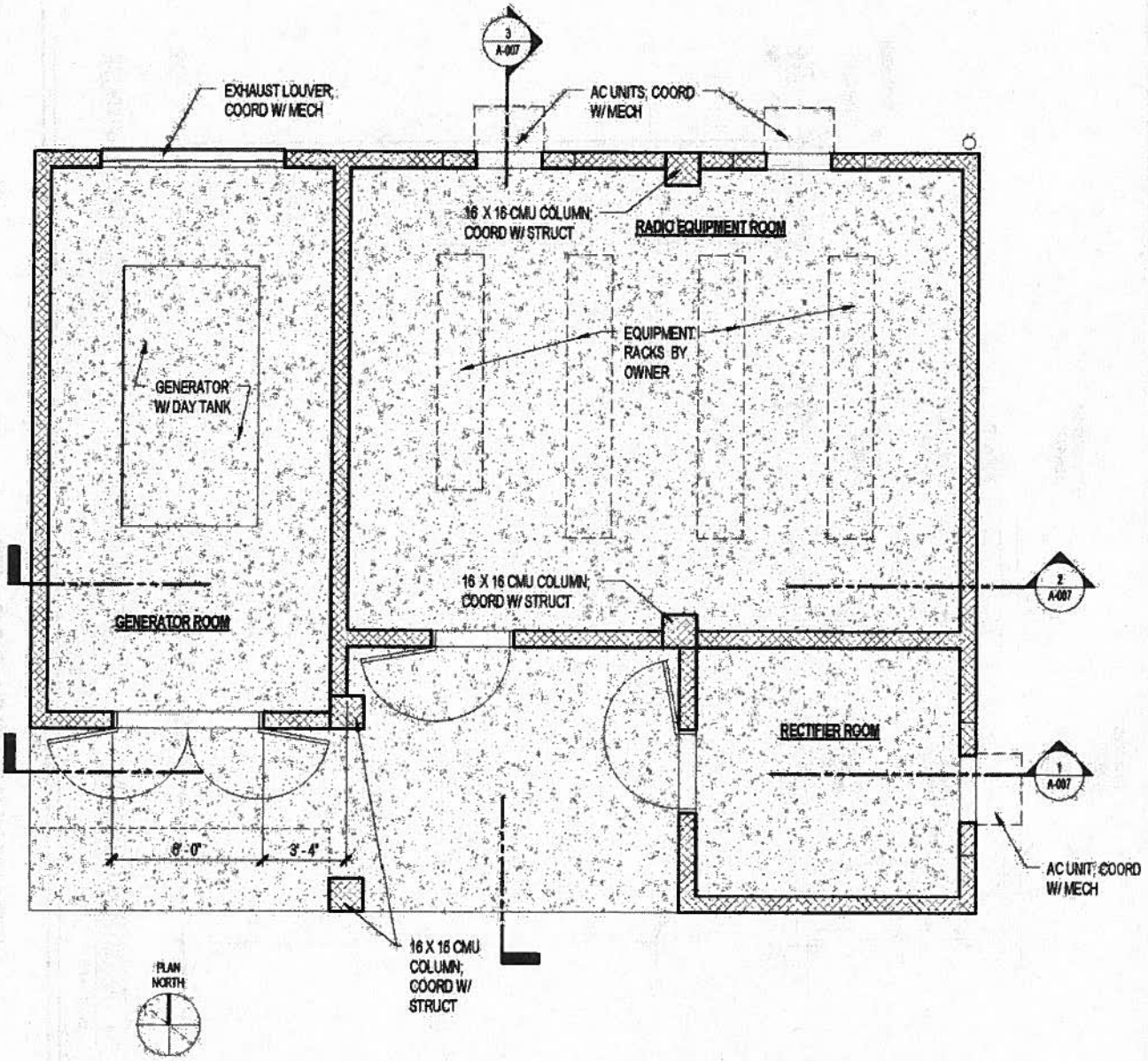
NORTH & SOUTH COMMUNICATIONS BUILDING ELEVATIONS

EXHIBIT 5



EAST & WEST COMMUNICATIONS BUILDING ELEVATIONS

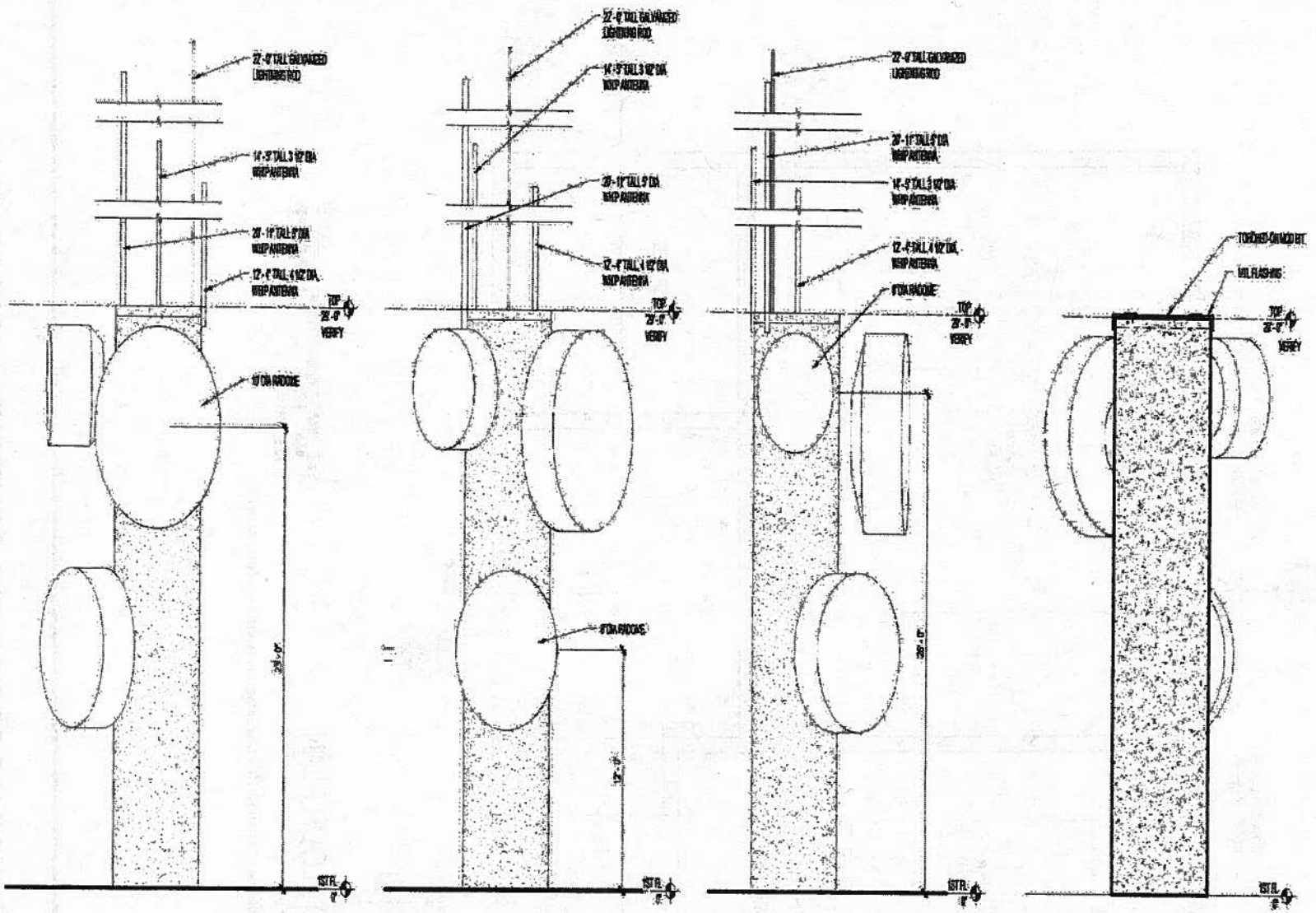
EXHIBIT 9



Source: Preliminary Design 12/30/2013 R. Matsunaga and Associates., Arch Inc.

INTERIOR FLOOR PLAN FOR COMMUNICATIONS BUILDING

EXHIBIT 7



COMMUNICATIONS TOWER

EXHIBIT 8