DEC 23 2010

DEPARTMENT OF FACILITY MAINTENANCE

CITY AND COUNTY OF HONOLULU

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PETER B. CARLISLE
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GEORGE "KEOKI" MIYAMOTO
ACTING DIRECTOR

IN REPLY REFER TO:
Fernandez Village
Verizon Wireless
FONSI Letter
December 2010

December 8, 2010

Mr. Steven Sung
Site Acquisition Manager
Cascadia PM
1130 N. Nimitz Highway, Suite A-200
Honolulu, HI 96817

Dear Mr. Sung:

Subject: Finding of No Significant Impact (FONSI)
Proposed Verizon Wireless HON Fernandez Village Cell Site
91-1472 Renton Road
Ewa Beach, Oahu, Hawaii 96706

The Department of Facility Maintenance (DFM), City & County of Honolulu has received No comments during the 30-day public comment period that began on October 23, 2010 and ended on November 22, 2010. The agency has determined that this project will not have significant environmental effects and hereby issues a Find of No Significant Impact (FONSI).

If you have any questions regarding this matter, please contact Mr. Christopher Terry, Branch Chief, Property and Parking Management, at 768-3887.

Sincerely,

George 'Keoki' Miyamoto
Acting Director

C: Christopher Terry

Environmental Assessment Report

Proposed Verizon Wireless
HON Fernandez Village Cell Site
(VZW Project ID #2007255596)
91-1472 Renton Road
(TMK No.: [1] 9-1-122: Parcel 004)
Ewa Beach, Oahu, Hawaii 96706

November 30, 2010
Project No. 17009-009190.00

Prepared for:

VERIZON WIRELESS
c/o Cades Schutte, LLP
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Move Forward with Confidence

Prepared by:

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List of Acronyms

AGL	Above Ground Level
AMSL	Above Mean Sea Level
APE	Area of Potential Effects
BGS	Below Ground Surface
CAA	Clean Air Act
CO	Carbon Monoxide
DA	Department of Army
dBa	Decibel, A-weighted
DLNR	State of Hawaii, Department of Land and Natural Resources
DOFAW	Division of Forestry and Wildlife
DOH	State of Hawaii, Department of Health
DPP	City and County of Honolulu, Department of Planning and Permitting
EA	Environmental Assessment
EDSCP	Ewa Development and Sustainable Communities Plan
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
GP	City and County of Honolulu General Plan
HAR	Hawaii Administrative Rules
HEER	Hazard Evaluation and Emergency Response
HECO	Hawaiian Electric Company, Inc.
HHF	Historic Hawaii Foundation
HRS	Hawaii Revised Statutes
HSPA	Hawaii State Planning Act
H_2S	Hydrogen Sulfide
kW	Kilowatts
LUO	Land Use Ordinance
mg/L	Milligrams per liter
NAAQS	National Ambient Air Quality Standards
NCRP	National Council on Radiation Protection and Measurements
NEPA	National Environmental Policy Act
NHO	Native Hawaiian Organization
NMV	National Map Viewer
NO_2	Nitrogen Dioxide
NPA	National Programmatic Agreement
O_3	Ozone
OEQC	Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs
Pb	Lead
PM_{10}	Particulate Matter, 10 micrometers in diameter and larger than 2.5 micrometers in diameter
$PM_{2.5}$	Particulate Matter, 2.5 micrometers in diameter and smaller
RF	Radio Frequency
SHPD	State Historic Preservation Division
SHPO	State Historic Preservation Officer
SO_2	Sulfur Dioxide

List of Acronyms
(Continued)

TMK	Tax Map Key
UIC	Underground Injection Control
US	United States
USC	United States Code
USCB	United States Census Bureau
USACE	United State Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VZW	Verizon Wireless

Executive Summary for VZW HON Fernandez Village Cell Site EA
Located at 91-1472 Renton Road, Ewa Beach, Oahu, Hawaii

Purpose and Need

This Environmental Assessment (EA) for the proposed Verizon Wireless (VZW) HON Fernandez Village Cell Site, to be located at 91-1472 Renton Road (Portion of Tax Map Key [TMK] No. [1] 9-1-122: Parcel 004), Ewa Beach, Oahu, Hawaii, has been prepared in accordance with the National Environmental Policy Act (NEPA) (42 United States Code [USC] 4321-4347), and the State of Hawaii, Department of Health (DOH) - Office of Environmental Quality Control (OEQC) requirements. NEPA consists of a set of standards which projects must meet in order to ensure that all environmental information is made available to interested parties before construction begins. This EA was issued for a 30-day public review and comment period. Any comments made during that period have been incorporated into the Final EA. These comments, in addition to the EA analyses, will be considered in decision-making regarding the cell site proposed.

Proposed Action

According to VZW, the Proposed Action involves constructing a 500-foot fenced telecommunications facility with a stealthed 65-foot monopole (monopalm) and an emergency generator. A 264-square foot concrete slab will be installed along with equipment cabinets (Lat/Long: 21° 20' 55.11" N and 158° 01' 35.90" W [NAD83]).

Construction activities that will disturb the ground surface in the vicinity of the proposed project site include: (1) excavating to install a new foundation for the monopole (monopalm), (2) constructing a new foundation for the equipment cabinets, and (3) erecting a chain-link fence enclosure.

Environmental Consequences

The Proposed Action is not expected to have significant adverse effects on the environment. The Proposed Action involves erecting a stealthed monopole (monopalm) in an area, located on the southwestern portion of the subject parcel near the intersection of Fort Weaver and Renton Roads. Clearing, grading, and excavation activities required for the proposed project are limited to the immediate vicinity of the subject property. No significant impact to the land is anticipated since previous clearing was undergone in the area for former sugar cane cultivation activities. Specific environmental resources with the potential for environmental consequences include natural physical and biological resources, noise, view and visual impacts, utilities, cultural resources, socioeconomics, environmental justice, air quality, public access, traffic impacts, land use, access to the area, and health and safety.

The Proposed Action is not expected to impact views and visual impacts, and will not impact natural physical and biological resources, cultural resources, public access, traffic impacts, land use, access to the area or health and safety. The Proposed Action is expected to have positive impacts on socioeconomics and environmental justice.

Noise levels are anticipated to slightly increase during construction. The emergency generator will increase noise levels during power outages and maintenance activities; however, it will be minimal and occur infrequently.

Air quality may decrease during construction due to a slight increase in particulate matter in the form of dust. However, due to the restricted access and protective measures, public health will not likely be affected. Subsequent to construction, air quality levels are not expected to deviate from current baseline conditions since the cell site will not be equipped with devices that produce emissions. Utility lines within the site will be routed underground.

1.0 INTRODUCTION

This Environmental Assessment (EA) for the proposed Verizon Wireless (VZW) HON Fernandez Village Cell Site, to be located at 91-1472 Renton Road (Portion of Tax Map Key [TMK] No. [1] 9-1-122: Parcel 004), Ewa Beach, Oahu, Hawaii 96706 (the "subject property"), has been prepared in accordance with the National Environmental Policy Act (NEPA) (42 United States Code [USC] 4321-4347), and the State of Hawaii, Department of Health (DOH) - Office of Environmental Quality Control (OEQC) requirements. NEPA consists of a set of standards which projects must meet in order to ensure that all environmental information is made available to interested parties before construction begins.

The proposed cell site will be constructed for the purpose of benefiting the community at large with better cellular phone reception. This EA was prepared and is being submitted in order to satisfy NEPA requirements.

This EA was conducted to comply with Title 47 of the Code of Federal Regulations, Subsection 1.1307(a)(1) through (a)(8) and (b); Chapter 344, Hawaii Revised Statutes (HRS); and Hawaii Administrative Rules (HAR) Title 11, State of Hawaii DOH, Chapter 200, Environmental Impact Rules. It is expected that the outcome of this EA will be a Finding of No Significant Impact (FONSI) for the Proposed VZW HON Fernandez Village Cell Site.

For purposes of this assessment, the term "subject property" is specifically defined as the lease land area that encompasses the "Proposed Action," as defined in Section 3.1 of this report. The "subject parcel" is defined as the entire parcel of land, as identified by a county tax assessor, on which the subject property lies. This assessment was requested in association with leasing an area within the subject parcel where the Proposed Action will affect the subject property.

2.0 SUBJECT PROPERTY/PARCEL DESCRIPTION

2.1 SUBJECT PARCEL/PROPERTY LOCATION

The subject parcel, currently owned by the City and County of Honolulu, consists of an irregular-shaped, 3.074-acre (161,341 square feet) parcel of land. The subject parcel consists of undeveloped land, located to the northeast of the intersection of Fort Weaver and Renton Roads.

The subject parcel is further described as the parcel of land designated as TMK Number: (1) 9-1-122: Parcel 004. According to the City and County of Honolulu Planning and Zoning Department, the subject property/parcel is currently zoned "AG-1 Restricted Agricultural." The State Land Use designation is "Urban District."

The subject property, identified as the VZW HON Fernandez Village Cell Site (VZW Project ID #2007255596), is located on the western portion of the subject parcel adjacent to Fort Weaver Road, approximately 350 feet north of Renton Road. The subject property encompasses an approximately 500-square foot area of undeveloped land (Lat/Long: 21° 20' 55.11" N and 158° 01' 35.90 " W [NAD83]). Site location and vicinity maps are included behind the *Figures* tab.

2.2 CURRENT USE OF SUBJECT PARCEL/PROPERTY

During Bureau Veritas' February and December 2009 site visits, the subject parcel consisted of undeveloped vegetated land, covered with grass and other low-lying vegetation.

The subject property, identified as the VZW HON Fernandez Village Cell Site (VZW Project ID#2007255596), is located within the western portion of the subject parcel adjacent to Fort Weaver Road. This area also consists of vacant, grassy land.

Based on observations made during Bureau Veritas' site visits, the following information was ascertained:

- Stormwater runoff from the subject parcel flows via sheet flow into storm drains located within the southern half of the subject parcel. Additional stormwater flows offsite to the south or into the unpaved ground.
- The subject parcel does not currently utilize electricity, but the proposed plans indicate electricity will be provided by the Hawaiian Electric Co., Inc. (HECO).
- The subject property does not currently utilize water services.
- The planned long-term use for the subject parcel is continued use as undeveloped land.

3.0 PROPOSED ACTION

3.1 TECHNICAL CHARACTERISTICS

According to VZW, the Proposed Action involves constructing a 500-square foot, fenced telecommunications facility located in the western portion of the subject parcel. A 264-square foot concrete slab will be installed along with equipment cabinets. An emergency generator and a stealthed 65-foot monopole (monopalm) will also be constructed in the facility. Electricity and telecommunication utilities will be provided to the facility through underground cables.

Construction activities that will disturb the ground surface in the vicinity of the proposed project site include: (1) excavating to install a new foundation for the monopole (monopalm); (2) constructing a new foundation for the equipment cabinets, and (3) erecting a chain-link fence enclosure.

3.2 ENVIRONMENTAL CHARACTERISTICS

The proposed cell site is located in an area where the environment has been previously altered for sugar cane cultivation activities. Clearing, grading, and excavation activities required for the proposed project are limited to the immediate vicinity of the subject property. No significant impact to the land is anticipated since previous clearing was undergone in the area for sugar cane cultivation activities.

3.3 SCHEDULE

The project is anticipated to proceed following a FONSI determination by the approving agency, the City and County of Honolulu. The estimated starting date of the project is March, 2010. The project should take no longer than approximately four weeks to complete, with the exception of unforeseen delays.

3.4 IDENTIFICATION OF ALTERNATIVES

In determining a suitable location for construction of a telecommunications antenna site, several search criteria must be met. Various topographic features in the area must be evaluated, including but not limited to: elevation, terrain, and building obstruction. In addition, the antenna tower(s) can only be located in areas that are appropriately zoned by the local jurisdiction.

The purpose of the VZW Fernandez Village Cell Site is to relay signals to a receiving antenna (i.e., personal cell phones) located horizontally outward at some distance. Therefore, the site selection is based on its ability to meet this purpose.

The proposed Fernandez Village site was chosen primarily because the radio frequency engineer indicated that it would best cover the objective area. Visually, the site is located on undeveloped vegetated land, covered with grass and other low-lying vegetation. The surrounding area consists of commercial and residential properties.

One project alternative was the 7-Eleven store located to the southwest of the current site, across Fort Weaver Road. The site was disregarded because the landlord rejected the lease proposal.

A second alternative was located at the Hawaiian Telcom Central Office in Ewa Beach, Oahu, Hawaii. The site was disregarded because the landlord also rejected the lease proposal.

A third alternative was the Zippy's restaurant located to the west of the current site, across from Fort Weaver Road. The site was disregarded because the landlord also rejected the lease proposal.

4.0 PERMITS

Various federal, state, and local government agencies were contacted for information on permits required for the Proposed Action to move forward. Responses from agencies contacted concerning permits for this site are listed below.

- In a response letter dated April 16, 2009, the United States Army Corp of Engineers (USACE) provided the following comment on the proposed project, *"Based on the information you provided, we have determined that the proposed project site does not contain waters of the U.S. subject to our jurisdiction, and that the described project and its related activities are understood to not involve the placement of dredged and/or fill material into waters of the U.S., including adjacent wetlands; therefore, a Department of the Army (DA) permit is not required."* A copy of the correspondence from the USACE is presented in Appendix E, Section 3.

- In a letter dated April 21, 2009, the City and County of Honolulu, Department of Planning and Permitting (DPP) commented that for zoning purposes, the proposed action is classified as a *"utility installation, Type B"* by the Land Use Ordinance (LUO), and requires a conditional use minor permit. The subject lot is not in the Special Management Area. A copy of the correspondence from the DPP is presented in Appendix D, Section 1.

5.0 COMMUNITY CONSULTATION

Bureau Veritas submitted information regarding the Proposed Action to the Honolulu Star Bulletin and requested that a Legal Notice be posted to provide notification of the proposed project to the general public. A Legal Notice describing the Proposed Action was published in the Honolulu Star Bulletin daily newspaper on June 3, 2009. As of the date of this report, Bureau Veritas has not received any responses to the published notice. Documentation of the public notice is presented in Appendix B, Section 1.

6.0 AFFECTED ENVIRONMENT

6.1 NATURAL RESOURCES – PHYSICAL RESOURCES

Discussions of physical resources of the natural environment include descriptions of earth and water resources, as well as hazardous materials. Components of the earth include topography, geology, and soil. Topography describes the earth's surface features, including terrain and land forms. Geology studies the solid matter from which the earth is made and includes the history and processes that helped to shape it. Soil is the segment of the earth's surface particulates formed from a parent material when various environmental conditions cause the breakdown of that material. Water resources include surface water and groundwater.

6.1.1 Earth Resources

6.1.1.1 Baseline Conditions

The subject property lies in the western portion of the Ewa Plain physiographic division, on the southwestern coast of the island of Oahu. The approximate latitude and longitude of the subject property are 21° 20' 55.11" North and 158° 01' 35.90 " West, respectively.

According to the U.S. Geological Survey (USGS) 7.5-minute Ewa, Oahu, topographic quadrangle map (1998), the elevation at the subject property is between 40 and 50 feet above mean sea level (amsl). The general topography of the subject property and surrounding region slopes down to the south, toward the Pacific Ocean.

According to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai (*Foote, D.E. et al., 1972), the soil type found on the subject property is from the Honouliuli Land Series. The Honouliuli Land Series consists of well drained soils on coastal plains. These soils developed in alluvium derived from basic igneous material and are nearly level and gently sloping, with elevations ranging from 15 to 125 feet.

The soil on the subject property is designated as Honouliuli clay, 0 to 2 percent (%) slopes (mapping unit *HxA*). This soil type occurs in the lowlands along the coastal plains, includes small areas of fine-textured alluvial soils, and contains a stony subsoil. Small areas of shallow, red, friable soils are underlain by reef limestone. In a representative profile, the soil is described as a very sticky, very plastic clay and dark reddish-brown. The surface layer is about 15-inches thick. The subsoil and substratum have a subangular blocky structure and they are common to many slickensides. The soil is neutral to moderately alkaline. Permeability is moderately slow, runoff is slow, and the erosion hazard is no more than slight.

6.1.1.2 Proposed Action Impacts and Mitigation

Bureau Veritas reviewed client-supplied materials regarding the Proposed Action at the subject parcel/property and the potential for the Proposed Action to significantly change the earth resources (*e.g.*, wetland fill, deforestation, or water diversion). According to the design information provided to Bureau Veritas, the Proposed Action will not involve a significant disturbance to the ground surface. Since significant impacts to this resource are not expected, no mitigation measures are necessary.

6.1.2 Water Resources

6.1.2.1 Baseline Conditions

Bureau Veritas reviewed the *Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii, Technical Report No. 179*, published by the Water Resources Research Center at the University of Hawaii, for information on groundwater conditions below the subject property. The report indicates that regional groundwater in the vicinity of the subject parcel/property is derived from the Waipahu Aquifer System within the Pearl Harbor Aquifer Sector.

The upper aquifer is an unconfined basal aquifer of the sedimentary type, found in nonvolcanic lithology. The aquifer is currently used and is considered ecologically important, although it is not used as a drinking water source. The salinity is low (between 250 to 1,000 milligrams of chloride per liter of water [mg/L Cl^-]). This upper aquifer is considered irreplaceable and highly vulnerable to contamination.

The lower aquifer is a confined basal aquifer of the flank type, found in horizontally extensive lavas. It is currently used and is considered ecologically important, although it is not used as a drinking water source. The salinity is low (between 250 to 1,000 mg/L Cl^-). This lower aquifer is considered irreplaceable and moderately vulnerable to contamination.

The estimated depth to first groundwater in the vicinity of the subject properties is approximately 35 to 45 feet below ground surface (bgs), and the inferred groundwater flow direction is expected to be to the south. However, the local gradient and flow direction under the subject property may be influenced naturally by zones of higher or lower permeability, or by nearby pumping or recharge, and may deviate from the regional trend.

6.1.2.2 Proposed Action Impacts and Mitigation

The subject property is located above the State of Hawaii Department of Health (DOH) defined Underground Injection Control (UIC) line. Areas above the UIC line denote potential underground drinking water sources. Areas below the UIC line generally denote groundwater that is unsuitable for drinking water purposes. Consequently, the groundwater below the subject property is considered a potential drinking water source.

Due to the depth of the groundwater, there will be no contact with groundwater during the proposed construction activities. In addition, there are no surface waters in the vicinity of the subject property. Therefore, mitigation measures are not necessary.

6.1.3 Hazardous Substances

6.1.3.1 Baseline Conditions

Bureau Veritas performed a database review of the DOH, Hazard Evaluation and Emergency Response (HEER) Office records regarding environmental concerns or violations at the subject property. The subject property was not listed in the HEER database.

6.1.3.2 Proposed Action Impacts and Mitigation

The subject property was assessed for signs of storage, use, or disposal of hazardous materials. The assessment consisted of noting evidence (e.g., drums, unusual vegetation patterns, staining) indicating that hazardous materials are currently or were previously located on the subject property. Potentially hazardous materials are currently not used or stored onsite.

The historical research conducted for this assessment did not reveal evidence of hazardous materials/waste on the subject parcel/property. Also, the Proposed Action will not involve the use or creation of hazardous substances during the construction or the operation phases. Since no impacts are anticipated, no mitigation measures are necessary.

6.2 NATURAL RESOURCES – BIOLOGICAL RESOURCES

Biological resources of the natural environment include wild plants and animals, both native and alien, which may be affected by the Proposed Action. These species live in an ecological community, or specific habitat, and interact with each other within that community. Ecological communities may include wetlands, oceans, shorelines, mountains, etc. Many laws, including the NEPA, were passed to protect these ecological communities from potentially harmful development.

6.2.1 Wetlands

6.2.1.1 Baseline Conditions

The subject property was inspected for the presence of sensitive ecological areas by noting environmental indicators (e.g., wetlands vegetation, floodplains) located on or immediately adjoining the subject property.

According to the United States Fish and Wildlife Service (USFWS) National Wetland Inventory Map website (www.nwi.fws.gov), the subject parcel/property is not located in or near a designated wetland.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed to determine if the subject property is located in a flood hazard area. According to the FEMA/FIRM index map for the area (FEMA/FIRM Panel No. 15003C-0353F, revised September 30, 2004), the subject parcel is located in Zone D, which denotes areas in which flood hazards are undetermined. However, based on topography, it appears that the potential for flood hazards is low.

Bureau Veritas reviewed the following sources for information regarding wetlands in the vicinity of subject parcel/property, including: (1) available wetlands delineation maps published by the National Wetlands Inventory at the website http://www.fws.gov/nwi/, as cited in the 1987 Final Version of the Corps of Engineers Wetlands Delineation Manual; (2) the United States Geological Survey (USGS) National Map Viewer (NMV) online database at http://nmviewogc.cr.usgs.gov/viewer.htm; and (3) the *1998 USGS 7.5-Minute Series, Ewa Beach, Oahu, Hawaii Topographic Quadrangle Map*, which includes the subject and adjoining properties.

Based on these sources, no water bodies, creeks, or delineated wetlands were depicted on the subject parcel/property or adjoining properties. Bureau Veritas also did not observe evidence (e.g., hydrophytic vegetation, standing water, or other hydrologic indicators) that would indicate the presence of wetlands on the subject property/parcel at the time of the site inspection.

Bureau Veritas also contacted the USACE, Honolulu District Office regarding wetland permitting for the subject property/parcel. According to Mr. George Young of the USACE, Honolulu District Office, a Department of the Army (DA) permit is not required for the proposed project at the subject property/parcel. A copy of the correspondence from the USACE is presented in Appendix E, Section 3.

6.2.1.2 Proposed Action Impacts and Mitigation

According to the baseline conditions described in the previous section, the subject property is not located in a designated Wetland; therefore, the Proposed Action will have no effects on wetlands. No mitigation measures are necessary, since there will no impact to this resource.

6.2.2 Wilderness Area (47 CFR § 1.1307 [A] [1])

6.2.2.1 Baseline Conditions

The subject property, identified as the VZW HON Fernandez Village Cell Site, is located within the southwestern portion of the subject parcel adjacent to Fort Weaver Road which consists of vacant, grassy land. At the time of Bureau Veritas' February and December, 2009 site visits, the subject parcel consisted of undeveloped vegetated land, covered with grass and other low-lying vegetation.

Bureau Veritas also reviewed http://www.wilderness.net, the National Wilderness Preservation System website for information on whether the proposed project site is located within an officially designated wilderness area. According to this website, four federal agencies (the National Park Service, Forest Service, Fish and Wildlife Service, and Bureau of Land Management) manage a total of 756 designated wilderness areas in the US. Two of these wilderness areas are located in the state of Hawaii, including Hawaii Volcanoes National Park on the island of Hawaii and Haleakala National Park on the island of Maui. Neither area encompasses the subject parcel/property.

6.2.2.2 Proposed Action Impacts and Mitigation

According to the baseline conditions, the project is not located in a wilderness area. Therefore, there will be no impacts and therefore, no mitigation measures are necessary.

6.2.3 Wildlife Preserve (47 CFR § 1.1307 [A] [2])

6.2.3.1 Baseline Conditions

Bureau Veritas reviewed the website http://www.fws.gov/refuges/refugeLocatorMaps/Hawaii.html, maintained by USFWS, for information on whether the proposed project site is located within a designated wildlife preserve. According to this website, there are a total of nine wildlife preserves located within the Hawaiian Islands, including:

1. Hakalau Forest National Wildlife Refuge
2. Hanalei National Wildlife Refuge
3. Huleia National Wildlife Refuge
4. James Campbell National Wildlife Refuge
5. Kakahaia National Wildlife Refuge
6. Kilauea Point National Wildlife Refuge
7. Kealia Pond National Wildlife Refuge
8. Oahu Forest National Wildlife Refuge
9. Pearl Harbor National Wildlife Refuge

None of the nine listed wildlife preserves identified encompasses the subject parcel/property.

6.2.3.2 Proposed Action Impacts and Mitigation

According to the baseline conditions, the project is not located in a wildlife refuge. Therefore, there will be no impacts and no mitigation measures related to this resource.

6.2.4 Listed or Proposed Threatened or Endangered Species and Designated or Proposed Critical Habitats (47 CFR § 1.1307 [A] [3])

6.2.4.1 Baseline Conditions

Bureau Veritas contacted the USFWS, Honolulu Office and State of Hawaii, Department of Land and Natural Resources-Division of Forestry and Wildlife (DLNR-DOFAW), regarding the presence of listed or proposed threatened or endangered species and designated or proposed critical habitats on the subject property.

- The USFWS, Honolulu Office indicated in a response letter dated May 13, 2009 that, *"To the best of our knowledge, no federally listed or proposed threatened or endangered species, candidate species, or designated or proposed critical habitat occur within the proposed project footprint.…Given the urban location of the project, and the absence of lights on the monopole, we do not anticipate impacts to listed species or critical habitat."* A copy of the correspondence from the USFWS is presented in Appendix E, Section 1.

- The DLNR-DOFAW, Administrator indicated in a letter dated April 13, 2009 that, "*This site is not a State wildlife preserve and the U.S. Fish and Wildlife Service regulate all critical habitat designations in Hawaii. We have no objections to your proposed monopole.*" A copy of the correspondence from the DLNR-DOFAW is presented in Appendix E, Section 2.

6.2.4.2 Proposed Action Impacts and Mitigation

According to the baseline conditions, the project will not affect listed or proposed threatened or endangered species and is not located in a designated or proposed critical habitat. Therefore, there will be no impacts and no mitigation measures are necessary.

6.3 NOISE

Noise is generally regarded as unwelcome sound that can distract from normal activities. The negative impacts of noise on the environment are collectively known as noise pollution. Noise pollution is usually generated from cars, aircrafts, humans, animals, and industrial sites. Areas with an excess of noise pollution are generally caused by poor planning. NEPA regulations indicate that projects should be analyzed for potential noise pollution so that good planning and mitigation takes place before they are implemented.

Depending on the level and duration of the noise pollution, it may have a harmful effect on human health. Minor levels of noise pollution can cause agitation or annoyance, while significant levels may cause hearing loss. The DOH, under Title 11, Chapter 46 of the HAR, sets the maximum permissible sounds level for a Class C zone, which includes "agricultural" zones at 70 A-weighted decibels (dBa) for daytime (7 a.m. to 10 p.m.) and 70 dBa for nighttime (10 p.m. to 7 a.m.). This standard does not apply to emergency generators. If noise is to be emitted above the permissible sounds level, then a permit must be obtained prior to the related activities.

6.3.1 Baseline Conditions

Activities that may produce noise include traffic from cars on the road, overhead aircraft activities, and railroad tour activities.

6.3.2 Proposed Action Impacts and Mitigation

The site will include a 30 kilowatt outdoor emergency generator. The site is located on the western portion of the subject parcel, bordering Fort Weaver Road. There are no residential units within the immediate vicinity of the subject property. Any noise from the generator will be minimal and occur infrequently.

During construction and installation activities, noise levels might increase slightly. If the noise levels are to be above the standards stipulated in Title 11, Chapter 46 of the HAR, then a permit will be acquired. Subsequent to construction activities, the Proposed Action will not have a significant impact on noise levels since the generator will run only during a power outage and for short periods during maintenance activities. Therefore, no mitigation measures are required. Emergency generators are exempt from the maximum permissible sounds levels under Title 11, Chapter 46 of the HAR.

6.4 VIEW AND VISUAL IMPACTS

6.4.1 Baseline Conditions

The Proposed Action is to take place in a “restricted agricultural”-zoned area. The subject property is bordered by undeveloped land, fenceline, and Fort Weaver Road. Beyond Fort Weaver Road are commercial properties. Photographs of the subject site are included behind the *Photos* tab.

6.4.2 Proposed Action Impacts and Mitigation

The Proposed Action involves the installation of a self-supporting stealthed monopole (monopalm) on vacant land in the southwestern portion of the subject parcel. Also, since the project site is located in a “restricted agricultural”-zoned area, it is not commonly used as a scenic vista. Therefore, the Proposed Action will not have a significant adverse visual impact and no mitigation measures are necessary.

6.5 UTILITIES

6.5.1 Baseline Conditions

There are no structures on the subject parcel, and county water and sewer services are not provided to the subject parcel. Storm water at the subject property infiltrates into the grassy ground surface and flows to the south, into storm drains located in the southern portion of the subject parcel. Overhead power lines were observed along Fort Weaver Road, immediately to the west of the subject property.

6.5.2 Proposed Action Impacts and Mitigation

Effects to utilities from the Proposed Action are expected to be insignificant. Impacts will be mitigated by running the utility lines underground within the fenced enclosure.

6.6 CULTURAL RESOURCES

Cultural resources include districts, sites, buildings, structures, or objects significant in Hawaiian and American history, architecture, archeology, engineering, or culture that are listed, or are eligible for listing, in the National and/or State Register of Historic Places, which may be impacted by the Proposed Action's Area of Potential Effects (APE) for direct or visual effects.

The APE for direct effects is defined by the Nationwide Programmatic Agreement (NPA) as *"the area of potential ground disturbance and any property, or any portion thereof, that will be physically altered or destroyed"* by the Proposed Action. The APE for visual effects is defined by the NPA as *"the geographic area, in which the (Proposed Action) has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a Historic Property that makes it eligible for listing in the National Register."* In the case of the subject property, the APE for visual effects is 0.5 mile from the Proposed Action.

6.6.1 Baseline Conditions

The DLNR- State Historic Preservation Division (SHPD) maintains an inventory of all known historic properties in the State of Hawaii, which is the state's official list of cultural resources. Bureau Veritas reviewed a list of historic districts and sites for the island of Oahu at http://www/hawaii.gov/dlnr/hpd/oahuquad.htm. Based on the review of the website list of historic sites on the island of Oahu, the subject parcel/property and surrounding properties are not listed on the Hawaii Register of Historic Sites or National Register of Historic Places. A copy of the Oahu DLNR-SHPD Historic Sites List is provided in Appendix C, Section 1.

6.6.2 Proposed Action Impacts and Mitigation

Bureau Veritas contacted the DLNR-SHPD, Office of Hawaiian Affairs (OHA), DPP, Historic Hawaii Foundation (HHF), and the native Hawaiian group "Hui Malama," regarding districts, sites, buildings, structures, or objects significant in Hawaiian history, architecture, archeology, engineering, or culture that are listed, or are eligible for listing, in the National Register of Historic Places and may be located on the subject parcel/property. Responses from these agencies are as follows:

- In a response letter (Log No: 2009.3043/Doc No: 0907RS24), dated July 23, 2009, the SHPO stated that the proposed project site *"was placed under sugar cane production late in the 19th century….The proposed project site is within half a mile of the historic Oahu Railway and Land Company (OR&L) line that connected the Kahuku, Waianae, Ewa, Honolulu, and other sugar plantations to harbor facilities in Honolulu….Research contained in the Assessment found that the immediate project site has undergone extensive modification due to agricultural uses such as sugar cane. Because the new cell tower would not diminish or alter significant OR&L historic architectural and engineering qualities, nor the Railroad's contribution to agricultural development and transportation services, the Assessment determines that the project will have no visual affect on historic property. This office accepts the Assessment as satisfactory and concurs with the recommendation that no historic properties will be affected. The project may proceed."* A copy of the correspondence from the SHPO is presented in Appendix C, Section 1.

- In a response letter dated June 15, 2009, the OHA Administrator concurred that this project will have no direct or indirect effects on historic properties. A copy of the correspondence from OHA is presented in Appendix C, Section 2.

- In a letter from the DPP dated April 21, 2009, the DPP stated that they have no knowledge of historical or cultural resources at the site. However, for zoning purposes, the proposed action is classified as a *"utility installation, Type B"* by the Land Use Ordinance (LUO), and requires a conditional use minor permit. A copy of the correspondence from the DPP is presented in Appendix D, Section 1.

- Bureau Veritas sent a notice of the proposed action to the Historic Hawaii Foundation (HHF). In a response letter dated June 3, 2009, the HHF provided the following comment on the proposed project: *"HHF is currently unaware of any historic resources that would be affected by the proposal. If additional research determines that historic or cultural resources are present, HHF would like to be informed and may have additional input at that time."* A copy of the correspondence from HHF is located in Appendix C, Section 2.

- As of the date of this report, Bureau Veritas has not received a response from the Native Hawaiian Organization *"Hui Malama I Na Kupuna O Hawai'i Nei"*. However, this group typically does not respond to such inquiries. A copy of correspondence sent to this organization is presented in Appendix C, Section 2.

Based on these inquiries and clearance from the SHPO, dated July 23, 2009, the proposed project will not affect any historic places. However, in the case that cultural resources are found during construction activities, effects will be mitigated by ceasing work and notifying the DLNR-SHPD. Therefore, should historic resources, including human skeletal remains, be identified during construction activities associated with the Proposed Action, all work will cease in the immediate vicinity of the find until additional consultation with the DLNR-SHPD is conducted and appropriate evaluation of the resources has been completed.

6.7 SOCIO-ECONOMICS

Socioeconomics describes the link between economic activity and social life, where one has an effect on the other. Many things can affect socioeconomic activities such as new technology, a change in the environment, and development. Effects of economics on social life can include redistribution of wealth and an alteration in quality of life.

6.7.1 Baseline Conditions

According to the United States Census Bureau (USCB) website, the town of Ewa Beach (zip code 96706) had a population of 14,650 during the 2000 census. Approximately 2,278 of homes were owner-occupied, the average income was $57,073; and 9.9 percent of individuals were living below the poverty line.

6.7.2 Proposed Action Impacts and Mitigation

The proposed project will benefit the community at large by providing better telecommunications coverage and service to customers within and passing through the general surrounding area. Under the Proposed Action, people in the Ewa Beach area will be able to communicate better with others when using their VZW phones. Therefore, no mitigation is necessary.

6.8 ENVIRONMENTAL JUSTICE

Environmental justice is a movement that defines the environment as "where people live and work." The movement seeks to balance the burden that is borne by minorities, women, the poor, and those who are

generally discriminated against by redistributing these burdens (such as industrial developments that pollute the area) out of a select group of neighborhoods and making various goods more accessible.

6.8.1 Baseline Conditions

The USCB website has estimated percentages of people with various backgrounds residing in Ewa Beach from the 2000 census. According to the website, in 2000 the population of Ewa Beach was approximately 89.9 percent minority (non-Caucasian) and 8.5 percent of families and 9.9 percent of individuals were living below the poverty line.

6.8.2 Proposed Action Impacts and Mitigation

The Proposed Action would provide no environmental burden to minorities, women, or the poor. The Proposed Action will in fact have a positive impact on environmental justice because all people with VZW cellular telephones will benefit from increased reliance in the Ewa Beach area and no mitigation measures are necessary.

6.9 AIR QUALITY

The US Congress passed the Clean Air Act (CAA) in 1963 to reduce air pollution and regulate emissions. Several amendments have been passed since its inception that stipulate specific emission regulations according to industry. The CAA mainly focuses on the following points: cleaning commonly found air pollutants, regulating automobile emissions, regulating interstate and international air pollution, cleaning the air in national parks, reducing acid rain and toxic pollutants, protecting the ozone layer, enforcing permits, and providing a pathway for public participation. Various states, including Hawaii, have since developed their own set of air quality standards that must, at a minimum, match those of the CAA.

6.9.1 Baseline Conditions

The DOH, Clean Air Branch has several air monitoring stations set up on Oahu. These stations monitor for levels of carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), ozone (O_3), and particulate matter (PM_{10} and $PM_{2.5}$), as stipulated in the National Ambient Air Quality Standards (NAAQS) set by the EPA. The State of Hawaii has stricter standards for carbon monoxide and nitrogen dioxide than are set by the NAAQS, and also requires levels of hydrogen sulfide (H_2S) to be regulated. According to the "Annual Summary 2006 Hawaii Air Quality Data", none of the monitoring stations reported concentrations above Hawaii standards for any of the materials monitored. The Hawaii standards for these substances are listed in the table below.

Pollutant	**CO**	**NO_2**	**SO_2**	**Pb**	**O_3**	**PM_{10}**	**$PM_{2.5}$**	**H_2S**
Averaging Time	1-hour 8-hour	Annual	3-hour 24-hour Annual	Quarterly	8-hour	24-hour Annual	24-hour Annual	1-hour
Standard ($\mu g/m^3$)	10,000 5,000	70	1,300 365 80	1.5	150	150 50	35 15	35

Source: DOH, Clean Air Branch Website

6.9.2 Proposed Action Impacts and Mitigation

The cell site will not be equipped with any devices that would release emissions once construction is complete, except in rare instances during a power outage or routine maintenance. During construction, there will be an increase in the amount of airborne particulate matter in the form of dust; however, workers will adhere to applicable regulations to reduce dust resulting from normal construction activities. Any emissions would be minimal and for a limited duration. Therefore, no additional mitigation measures are necessary.

6.10 PUBLIC ACCESS

Hawaii is known for its beautiful shoreline and mountain areas. These resources are important to both the Hawaiian culture and the tourism industry, so it is important to maintain easy public access to these areas.

6.10.1 Baseline Conditions

The project site is located in Ewa Beach and is currently vacant, undeveloped land zoned “restricted agricultural”, and does not include any public access to shoreline and mountain areas.

6.10.2 Proposed Action Impacts and Mitigation

Since the project site is located in a “restricted agricultural”-zoned area, the Proposed Action is not expected to affect public access to the shoreline or to mountain areas. Therefore, no mitigation measures are necessary.

6.11 TRAFFIC IMPACTS

Since the proposed cell site will not be used as a regular public or private gathering area, and traffic to and from the site will only be for small, routine maintenance operations, Bureau Veritas believes that traffic will not be affected by the project and a traffic impact survey is, therefore, not necessary. The Proposed Action will not affect traffic and does not require a traffic impact survey.

6.12 LAND USE

Land use pertains to the human modification of the natural environment, including deforestation, soil degradation, water usage, etc. Human-created land use divides land according to zones, land ownership, parcels, etc. The human division of land use is targeted towards a goal for the region and to promote smart growth of a particular area.

6.12.1 Baseline Conditions

The subject parcel is described as the parcel of land designated as TMK Number: (1) 9-1-122: Parcel 004. According to the City and County of Honolulu Planning and Zoning Department, the subject property/parcel is currently zoned “*AG-1 Restricted Agricultural*”, and the State Land Use designation is “*Urban District*." The subject property (proposed VZW HON Fernandez Village Cell Site) comprises an approximately 500-square foot area of undeveloped land located on the western portion of the subject parcel adjacent to Fort Weaver Road. The subject parcel consists of undeveloped land, located to the northeast of the intersection of Fort Weaver and Renton Roads.

6.12.2 Proposed Action Impacts and Mitigation

According to the DPP, the county zoning designation for the subject parcel is *"AG-1 Restricted Agricultural*", and the State Land Use designation is "*Urban District*." The subject property is currently vacant, undeveloped land and the Proposed Action functions will be limited to the subject property. According to the DPP in a letter dated April 21, 2009, the proposed action is classified as a *"utility installation, Type B"* by the Land Use Ordinance (LUO), and requires a conditional use minor permit. The subject lot is not in the Special Management Area. Therefore, no further mitigation is necessary.

6.13 ACCESS TO THE AREA

6.13.1 Baseline Conditions

Access to the project site is provided from an access road off of Renton Road. The site is located on the western portion of the subject parcel, bordering Fort Weaver Road.

6.13.2 Proposed Action Impacts and Mitigation

The Proposed Action includes an access road to the subject property. The ground surface may be disturbed during construction activities; however, any potential effects are expected to be minor and short-term. The operation phase of the Proposed Action will not have a significant affect on access to the area as travel to the project site will be only for periodic maintenance activities. Therefore, no mitigation is necessary.

6.14 HEALTH AND SAFETY

The National Council on Radiation Protection and Measurements (NCRP) has established limits for human exposure to radio frequency (RF). The maximum permissible level for RF exposure is 580 microwatts per square centimeter over a 30-minute period. Federal Communications Commission (FCC) guidelines for RF exposure limits are identical to that of the NCRP guidelines.

6.14.1 Baseline Conditions

The project site is located in an area zoned "restricted agricultural" with health and safety concerns related to adjacent traffic activities. However, no issues are related to the proposed site. Health may be affected by emissions from vehicles along Fort Weaver Road, and safety concerns are associated with activities such as operating vehicles using the adjacent road.

6.14.2 Proposed Action Impacts and Mitigation

The levels of RF typically found near cellular base station transmitters are significantly lower than the exposure limit established by the FCC and NCRP. Calculations for a worst-case scenario show that to be exposed at levels near the limit, a person would have to remain in the main transmitting beam, at the height of the antenna and within a few feet of the antenna. The height of the monopole will be 65 feet agl; therefore, it is unlikely that a person will be exposed to RF levels in excess of the guidelines.

The Proposed Action is expected to increase safety in the project area because better cellular coverage in the area will allow emergencies to be reported immediately, thereby increasing public safety. Therefore, no mitigation is necessary.

7.0 COMPLIANCE WITH PLANS AND PROGRAMS

7.1 HAWAII STATE PLANNING ACT

The Hawaii State Planning Act (HSPA) was created to guide for future long-range development of the state, to provide for wise use of Hawaii's resources, and to improve coordination among different agencies and levels of government in the planning process. The goals of the HSPA are to, "*create a strong, viable economy; a desired physical environment; and physical, social, and economic well-being for the people of Hawaii."*

7.1.1 Population

The HSPA provides for objectives in planning population growth so that it is "*consistent with the achievement of physical, economic, and social objectives.*" The Proposed Action is for a telecommunications site that neither provides a facility for populations to gather nor presents a significant environmental effect that would deter people from living in the area; therefore, the Proposed Action is not expected to impact population.

7.1.2 Economy – In General

Objectives for general economic matters in the HSPA include increasing and diversifying employment and the economic base of the state, especially on neighbor islands. While the VZW Fernandez Village Cell Site will not directly increase employment or economic bases, it will allow for better business communications during the planning and operation phases of achieving these objectives.

7.1.3 Economy – Agriculture

Hawaii's objectives for the agriculturally-related economy include developing diversified agriculture while maintaining the sugar and pineapple industries. The Proposed Action is located in an agriculturally zoned area; however, the subject parcel/subject property is currently undeveloped and vacant. Therefore, it will not affect agriculturally-related economic goals.

7.1.4 Economy – Visitor Industry

The HSP plans for the continued growth of the visitor industry as part of Hawaii's economy. While the Proposed Action will not affect the growth of the visitor industry either adversely or beneficially, it will provide for better telecommunications for those visitors in the Ewa area.

7.1.5 Economy – Federal Expenditures

The Proposed Action does not involve federal expenditures; therefore, it will not affect the objectives set forth in this section of the HSPA.

7.1.6 Economy – Potential Growth Activities

Objectives for potential growth activities discussed in the HSPA pertain to achieving the increase and diversification of Hawaii's economic base. One of the policies for achieving this objective is to "*increase research and development of businesses and services in the telecommunications and information industries.*" The development of the Proposed VZW HON Fernandez Village Cell Site helps to carry out this policy and achieve the objective for potential growth activities by expanding the cellular coverage in the area.

7.1.7 Economy – Information Industry

The objective for the information industry is to position "*Hawaii as the leading dealer in information businesses and services in the Pacific Rim.*" To help achieve this goal, one of the listed policies is to "*encourage the continued development and expansion of telecommunications infrastructure serving Hawaii to accommodate future growth in the information industry.*" The Proposed Action is to develop a telecommunications site, which will help Hawaii attain its objective for the information industry.

7.1.8 Physical Environment – Land-Based, Shoreline, and Marine Resources

The objectives for land based shoreline and marine resources are for "*prudent use of Hawaii's land-based, shoreline, and marine resources; and effective protection of Hawaii's unique and fragile environmental resources.*" The subject parcel lies in the western portion of the Ewa Plain physiographic division, approximately 1 mile southeast of the coastline of Pearl Harbor. The subject property is located on the southwestern portion of the subject parcel at an elevation between 40 and 50 feet amsl. Therefore, it will not affect the objectives set forth in this section of the HSPA.

7.1.9 Physical Environment – Scenic, Natural Beauty, and Historic Resources

The objective for scenic, natural beauty and historic resources is for "*enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.*" The Proposed Action will comply with this objective because:

- It will be constructed in an area that has undergone extensive modification due to past agricultural uses; therefore, it will not be disturbing native vegetation or scenic views;
- It will not alter any existing waterways;
- It will not cause a significant increase in noise, water, or air pollution;
- It will have no impact on trees in the area;
- The monopole will be stealthed (monopalm) to blend in with the surrounding trees;
- If any historic resources are discovered during construction activities, work will cease and the DLNR-SHPD will be contacted immediately to ensure preservation of the find; and
- According to the DLNR-DOFAW and USFWS, it will not affect listed or proposed threatened or endangered species and is not located in a designated or proposed critical habitat.

7.1.10 Physical Environment – Land, Air, and Water Quality

The State of Hawaii is striving to maintain and improve good land, air, and water quality within the physical environment while developing a greater public awareness of these resources. According to the analyses and conclusions discussed in Sections 6.1, and 6.9, the Proposed Action is not expected to significantly impact these aspects of the physical environment because air quality will only be impacted temporarily during the construction phase and there will be no contact with groundwater.

7.1.11 Facility Systems – In General

Arrangements for facility systems developments in the HSPA includes, "*Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.*" Later sections in the HSPA discuss each topic in more detail.

7.1.12 Facility Systems – Solid and Liquid Wastes

Objectives for solid and liquid waste facility systems outlined in the HSPA include maintaining public health and sanitation standards and providing for sufficient sewer facilities. The Proposed Action is only expected to produce solid wastes during the construction phase; therefore, impacts will be minimal and the project will be in compliance with the HSPA's objectives.

7.1.13 Facility Systems – Water

The HSPA provides an objective for water facility systems to adequately accommodate water resource needs of the State. The Proposed Action will not consume or affect the distribution of water; therefore, it is in compliance with the outlined objective.

7.1.14 Facility Systems – Transportation

According to the HSPA, the State should strive to achieve current and future transportation needs for both people and goods. The Proposed Action will not affect transportation objectives described in the HSPA.

7.1.15 Facility Systems – Energy

Under the HSPA, Hawaii should strive towards dependable energy facility systems, increasing energy self-sufficiency, providing energy security, and reducing greenhouse gas emissions. The Proposed Action will not impede the first three objectives and is in compliance with the fourth objective because no emissions will be released from the cell site.

7.1.16 Facility Systems – Telecommunications

According to the HSPA, "*Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.*" The Proposed Action is for a telecommunications site that is intended to increase communication for those in the Ewa area with VZW telephones; therefore, the Proposed Action is in compliance with the HSPA telecommunications facility systems objective.

7.1.17 Socio-Cultural Advancement – Housing

The objectives for housing outlined in the HSPA include "*greater opportunities for people to secure reasonably priced, safe, sanitary homes; orderly development of residential areas sensitive to community needs; and development and provision of affordable rental housing by the State.*" The Proposed Action will not provide new housing or take away existing housing; therefore, it will not affect the housing objectives for the State of Hawaii.

7.1.18 Socio-Cultural Advancement – Health

Objectives for health outlined in the HSPA include fulfilling basic individual health needs and maintaining a healthy environment. According to the various descriptions in Section 6.0, the Proposed Action will not significantly impact the environment or create a health risk for the people of Hawaii; therefore, health objectives will not be hindered by the Proposed Action.

7.1.19 Socio-Cultural Advancement – Education

Objectives for education outlined in the HSPA are that "*education shall be directed towards achievement of educational opportunities to fulfill the needs, responsibilities, and aspirations of the people of Hawaii.*" The Proposed Action is for a telecommunications site to be located in an agricultural area; therefore, it will not adversely affect objectives associated with education.

7.1.20 Socio-Cultural Advancement – Social Services

The objective outlined for social services is to "*improve public and private social services to enable citizens to become more self-reliant.*" The Proposed Action will allow for people in the Ewa area with VZW to communicate better with others, thereby increasing self-reliance. Therefore, the Proposed Action helps achieve the objective for social services advancement.

7.1.21 Socio-Cultural Advancement – Leisure

The objective outlined for advancement- leisure is to "*allocate an adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.*" The Proposed Action is located in an agricultural area; therefore, it will not affect any objectives associated with leisure.

7.1.22 Socio-Cultural Advancement – Individual Rights and Personal Well-Being

The objective outlined in the HSPA is for "*increased opportunities and protection of individual rights, to enable individuals to fulfill their socio-economic needs.*" The Proposed Action is expected to help individuals fulfill their socio-economics needs and aspirations by providing more reliable cellular phone service in the Ewa area. More details on how this will be achieved are described in Section 6.7.

7.1.23 Socio-Cultural Advancement – Culture

The objective outlined for Advancement – Culture is to "*enhance cultural identities, traditions, values, customs, and arts of Hawaii's people.*" Based on information provided in Section 6.6, no cultural resources will be affected by the Proposed Action.

7.1.24 Socio-Cultural Advancement – Public Safety

Objectives in this section of the HSPA are targeted towards maintaining public safety and increasing awareness of public safety concerns among citizens. The Proposed Action is expected to increase public safety in the area through enhanced cellular communications. Potential impacts to public safety are further described in Section 6.14.

7.1.25 Socio-Cultural Advancement – Government

Objectives outlined for government are for "*efficient, effective and responsive government services at all levels of the State; and fiscal integrity, responsibility and efficiency in the State and County Governments.*" The Proposed Action is located in an agricultural area and is not related to government activities; therefore, it will not affect any objectives associated with the government.

7.2 CITY AND COUNTY OF HONOLULU GENERAL PLAN

The Proposed Action was evaluated to confirm that it is in compliance with the General Plan (GP), as amended in October 2006. According to the document, the GP was established to set "*forth the long-range aspirations of Oahu's residents and the strategies of actions to achieve them.*" The following subsections analyze the Proposed Action's compliance with the GP's goals, policies, and standards.

7.2.1 Population

The population objectives and policies for the City and County of Honolulu are divided into three areas:

- To control population growth to the extent possible to avoid social, economic, and environmental disruptions.
- To plan for future population growth.
- To maintain a pattern of population distribution that will allow people to live and work in harmony.

The proposed HON Fernandez Village cell site will comply with these objectives because it will not affect the first two objective areas and will enhance the third objective area by providing better telecommunications coverage and service to customers within the surrounding area.

7.2.2 Economic Activity

The objectives of economic activity is to provide, encourage, and promote economic opportunities for the people, such as employment opportunities, viability of major industries, diversification of the economic base, and the location of jobs are supported. The Proposed Action does not inhibit these economic opportunities.

7.2.3 Natural Environment

The GP strives to protect and enhance the natural attributes by increasing public awareness and appreciation, and by mitigating against the degradation of these assets. The Proposed Action will not affect the policies to protect and enhance the natural environment.

7.2.4 Housing

The objectives and policies for housing seek to provide a choice of living environments, affordable housing, and a reduction of inflationary speculation. The Proposed Action will not affect the objectives and policy for housing.

7.2.5 Transportation and Utilities

An efficient transportation system is essential to the life and economic productivity of a community. The cost of building and maintaining the system is a major public investment. Coordinated planning of

accessibility and circulation requirements and the transportation system is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system for the pedestrian, bikeway, public transportation, and the automobile. Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by the government as well as the communication, electricity, and gas systems provided by the private sector. The Proposed Action will not affect transportation objectives, and will enhance the utilities objectives.

7.2.6 Energy

Policies for energy development, utilization, and conservation with an emphasis on reduction of outside energy dependence are discussed in the GP. The Proposed Action will not affect these objectives.

7.2.7 Physical Development and Urban Design

The objectives and policies in physical development and urban design deal with coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. The Proposed Action is in compliance with the objectives of physical development and urban design because it will not be a visual distraction (monopole disguised as a monopalm) in the area.

7.2.8 Public Safety

One aspect of public safety deals with the prevention and control of crime and maintenance of public order. The other aspect of public safety deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions. The Proposed Action will not affect the public safety policies outlined in the GP.

7.2.9 Health and Education

According to the GP, the City's health concerns are concentrated on the accessibility of health care facilities through planning and land use controls, and the protection of environmental health through health codes and other regulations that mitigate against disease and pollution. Education concerns concentrate on educational opportunities, development of employable skills, efficient use of facilities, appropriate location, and the promotion of Honolulu as a center for higher education in the Pacific. By providing better telecommunications coverage and service, the Proposed Action will enhance accessibility to health care facilities, and promote educational opportunities through communications.

7.2.9.1 Culture and Recreation

According to the GP, preservation and enhancement of Hawaii's multi-ethnic culture will be achieved through policies directed toward the people, and cultural, historic, archaeological sites, buildings, and artifacts. The Proposed Action will be in compliance with these policies. Additionally, according to SHPD, no historic properties are within the APE for direct or visual effect.

Objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services are addressed in the GP. The Proposed Action will not affect recreation objectives.

7.2.9.2 Government Operations and Fiscal Management

According to the GP, the above ten areas of concern will stretch the resources of the City and County of Honolulu. Increased efficiency, effectiveness, responsiveness, and fiscal integrity will be crucial for the

City to carry out with its functions. The Proposed Action will not affect government operations and fiscal management.

7.3 EWA DEVELOPMENT AND SUSTAINABLE COMMUNITIES PLAN (EDSCP)

The GP also sets forth the intention of implementing the EDSCP. The purpose of the EDSCP is to take the broad statements in the GP and apply them to goals within the individual community. The EDSCP will help the community to manage growth and ensure that the courses of action addressed in the GP are appropriately applied to the individual community.

It is believed that since the Proposed Action is in compliance with or will not affect the GP, that it is also in compliance with or will not affect plans for the Ewa community.

8.0 FINDINGS

We have prepared this EA for the proposed VZW HON Fernandez Village Cell Site (subject property) in conformance with the NEPA and DLNR-OEQC requirements. The findings presented in this Section are based on Bureau Veritas' understanding of the subject property location and the Proposed Action at the subject property, as such action is described in Section 3.0. Should modifications to the location of the subject property or Proposed Action be made in the future, then additional inquiries may be prudent.

According to the DOH Rules (I 1-200-12), an applicant or agency must determine whether an action may have significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short- and long-term effects.

In making the determination, the Rules establish "Significant Criteria" to be used as a basis for identifying whether significant environmental impacts will occur. According to the Rules, an action shall be determined to have significant impact on the environment if it meets any one of the following criteria:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The proposed project site is located on a vacant, undeveloped parcel of land. This area was extensively altered during previous development, and available photographs of the site show obvious disturbances and clearings. In addition, according to the SHPO, no historic properties will be affected by the proposed project.

(2) Curtails the range of beneficial uses of the environment;

The proposed cell site will be located on vacant, undeveloped land and utilities will be provided to the facility through underground cables; therefore, the proposed cell site will not reduce the beneficial uses of the environment.

(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 proposed project is not expected to have a significant impact on the surrounding natural environment, historical areas or the existing community. Additionally, it will have no negative

economic or social impacts on the area. Therefore, it is consistent with the Environmental Policies established in Chapter 344, HRS, and the NEPA.

(4) Substantially affects the economic or social welfare of the community or state;

The proposed project will benefit the community at large by providing better telecommunications coverage and service to customers within and passing through the general surrounding area.

(5) Substantially affects public health;

Impacts to public health may be affected by air and noise during construction; however, these will be insignificant or not detectable. The water quality impact will not have an effect on public health since the groundwater in the area will not be disturbed.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

The proposed project is anticipated to have no growth impact to the regional population. The proposed monopole (monopalm) will be placed in the southwestern portion of the subject parcel and will, therefore, have no effect on public facilities.

(7) Involves a substantial degradation of environmental quality;

The proposed activities will be limited to the immediate area of the proposed cell site; therefore, the Proposed Action will not involve substantial degradation of environmental quality.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

The Proposed Action is designed to maintain the given space and benefit the community at large. No views will be obstructed or be visually incompatible with the surrounding area since the monopole will be stealthed (monopalm).

(9) Substantially affects a rare, threatened or endangered species or habitat;

According to USFWS determinations, the Proposed Action will not affect listed, proposed threatened or endangered species and is not within or immediately adjacent to any proposed or designated critical habitat, wetland, or coral reef.

(10) Detrimentally affects air or water quality or ambient noise levels;

The proposed project is not anticipated to detrimentally affect air or water quality or ambient noise levels of the area.

(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, freshwater, or coastal waters;

The Federal Emergency Management Agency Flood Insurance Rate Map was reviewed to determine if the subject property was located in a flood hazard area. The subject property is located in Zone D, which denotes areas in which flood hazards are undetermined (FEMA/FIRM

Map No. 15003C-0353F, revised September 30, 2004). However, based on topography, it appears that the potential for flood hazards is low.

In addition, the USACE has determined that there are no waters of the US at the proposed project site and, therefore, a Department of the Army permit will not be required for this project.

Based on the above criteria, there are no environmentally sensitive areas associated within the proposed project.

(12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;

The proposed project site is located in a restricted agricultural-zoned area in which scenic views were previously altered. In addition, the monopole will be stealthed to appear as a palm tree (monopalm). Therefore, scenic views and view planes will not be significantly impacted by the Proposed Action.

(13) Requires substantial energy consumption.

The construction and operation phases of the proposed project will not require substantial energy consumption relative to other similar projects.

None of the inquiries made or documents reviewed during this EA indicated direct evidence of significant negative environmental conditions with respect to the Proposed Action at the subject property.

FIGURES

SCALE 1: 24000

1 ½ 0 1 MILE

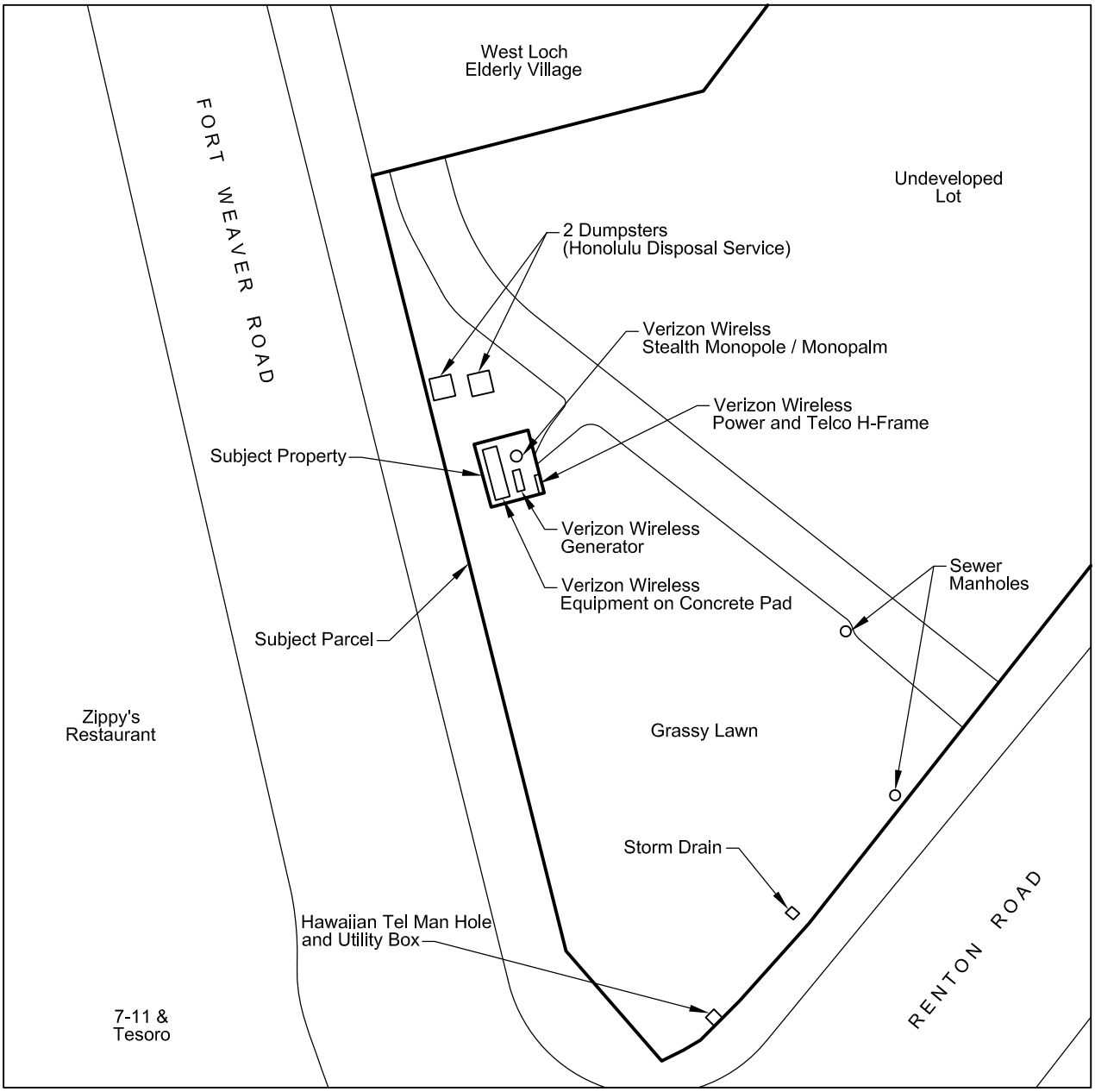
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

N

Portion of 7.5-minute Series (Topographic) Maps
United States Department of Interior
United States Geological Survey
Ewa & Pearl Harbor Quadrangle, City & County of Honolulu, Hawaii
1998

BUREAU VERITAS 1828	Project No.: 17009-009190.00	Title: Property Location Map	FIGURE 1
	Date: 12/04/09	Location: VZW HON Fernandez Village Cell Site 91-1472 Renton Road Ewa Beach, Oahu, Hawaii	
	Revised By: DG		
	Checked By: TS	Client: Cades Schutte, LLP / Verizon Wireless (VZW)	



N

Not to Scale

BUREAU VERITAS	Project No.: 17009-009190.00	Title: Site Vicinity Map	FIGURE 2
	Date: 12/04/09	Location: VZW HON Fernandez Village Cell Site 91-1472 Renton Road Ewa Beach, Oahu, Hawaii	
	Revised By: DG		
	Checked By: TS	Client: Cades Schutte, LLP / Verizon Wireless (VZW)	

PHOTOGRAPHS

Project No. 17009-009190.00	**Description**	Overview of subject parcel (western portion) from south end (note storm drain in foreground), looking northwest	**Photo 1**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	Area of subject property (proposed VZW antenna and equipment site) on north-northwestern portion of subject parcel, looking north	**Photo 2**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	Alternate view of subject property (proposed VZW antenna and equipment site), looking southwest	**Photo 3**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	Trash dumpsters located immediately north of subject property (proposed VZW antenna and equipment site), looking south	**Photo 4**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	Undeveloped lot (remainder of subject parcel) located east of subject property, with West Loch Elderly Village beyond, looking northeast	**Photo 5**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	West Loch Elderly Village residential development on north adjoining property, looking north	**Photo 6**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	View of easement and Fort Weaver Road along west side of subject parcel, looking south	**Photo 7**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	View of the Zippy's restaurant located to the west of the subject parcel, beyond Fort Weaver Road, looking west	**Photo 8**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	View of the 7-11 and Tesoro gas station located to the west-southwest of the subject parcel, beyond Fort Weaver Road, looking southwest	**Photo 9**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

Project No. 17009-009190.00	**Description**	View of Renton Road along south side of subject parcel and undeveloped land on south adjoining property, looking east	**Photo 10**
	Site Name	VZW HON Fernandez Village Cell Site, 91-1472 Renton Road, Ewa Beach, Hawaii	**Photo Date** December 2, 2009
	Client	Verizon Wireless (VZW) / Cades Schutte, LLP	

APPENDIX A

LIST OF SOURCES/REFERENCES

LIST OF SOURCES/REFERENCES

CONTACTS:

Agency and division/source:	City and County of Honolulu, Department of Planning & Permitting
Name/title of representative:	Mr. David Tanoue, Director
Location of Agency:	Honolulu, Oahu, Hawaii
Agency Telephone Number:	(808) 768-8000

Agency and division/source:	DLNR – Division of Forestry & Wildlife (DOFAW)
Name/title of representative:	Ms. Laura H. Thielen, Chairperson
Location of agency:	Honolulu, Oahu, Hawaii
Agency telephone number:	(808) 587-0166

Agency and division/source:	DLNR – State Historic Preservation Division (SHPD)
Name/title of representative:	Ms. Laura H. Thielen, Chairperson Ms. Nancy McMahon, Deputy SHPO/State Archaeologist
Location of agency:	Honolulu, Oahu, Hawaii Kapolei, Oahu, Hawaii
Agency telephone number:	(808) 587-0166
Agency telephone number:	(808) 692-8015

Agency and division/source:	Historic Hawaii Foundation (HHF)
Name/title of representative:	Ms. Kiersten Faulkner , Director
Location of Agency:	Honolulu, Oahu, Hawaii
Agency Telephone Number:	(808) 523-2900

Agency and division/source:	Honolulu Star Bulletin / Legal Notices Department
Name/title of representative:	Ms. Rose Rosales, Staff
Location of Agency:	Honolulu, Oahu, Hawaii
Agency Telephone Number:	(808) 529-4825 Phone; (808) 529-4829 Fax

Agency and division/source:	Hui Malama
Name/title of representative:	Mr. Charles K. Maxwell, Sr. – Po’o (President)
Location of Agency:	PO Box 365 Ho'olehua, HI 96729
Agency Telephone Number:	(808) 553-5738

Agency and division/source:	Office of Hawaiian Affairs (OHA); Hawaiian Rights Division
Name/title of representative:	Mr. Clyde W. Namu’o, Administrator
Location of Agency:	Honolulu, Oahu, Hawaii
Agency Telephone Number:	(808) 594-1888

Agency and division/source:	U.S. Army Corp of Engineers – Honolulu District
Name/title of representative:	Mr. George Young, Director
Location of Agency:	Honolulu, Oahu, Hawaii
Agency Telephone Number:	(808) 438-1091

LIST OF SOURCES/REFERENCES
(Continued)

Agency and division/source:	U.S. Fish & Wildlife Service (USFWS)
Name/title of representative:	Dr. Loyal Mehrhoff, Ph.D., Field Supervisor Ms. Megan Laut, Fish and Wildlife Biologist
Location of agency:	Honolulu, Oahu, Hawaii
Agency telephone number:	(808) 792-9400

REFERENCES:

Name of publication:	*Phase I Environmental Site Assessment of the Proposed Verizon Wireless (VZW) HON Fernandez Village Cell Site (VZW Project ID #2007255596), 91-1472 Renton Road (Portion of Tax Map Key Number: [1] 9-1-122: Parcel 044) Ewa Beach, Oahu, Hawaii 96706*
Author of publication:	Bureau Veritas North America, Inc.
Date of publication:	April 2, 2009
Name of publication:	*FCC National Environmental Policy Act (NEPA) Screening Report, Verizon Wireless HON Fernandez Village Cell Site (VZW Project ID #2007255596), 91-1472 Renton Road (Portion of Tax Map Key Number: [1] 9-1-122: Parcel 044) Ewa Beach, Oahu, Hawaii 96706*
Author of publication:	Bureau Veritas North America, Inc.
Date of publication:	October 30, 2009
Name of publication:	U.S.G.S. 7.5-Minute Series Ewa, Oahu, Hawaii Quadrangle Map
Author of publication:	United States Geological Survey (USGS)
Date of publication:	1998
Name of publication:	Federal Emergency Management Agency (FEMA)
Author of publication:	http://www.msc.fema.gov
Name of publication:	United States Fish and Wildlife Service
Author of publication:	http://www.fws.gov/refuges/refugeLocatorMaps/Hawaii.html
Name of publication:	The State of Hawai`i, DLNR - SHPD
Author of publication:	http://www.state.hi.us/dlnr/hpd/hpregistr.htm http://www.Hawai`i.gov/dlnr/hpd/oahuquad.htm
Name of publication:	*Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii. Technical Report No. 179*
Author of publication:	Mink, J.F. and L.S. Lau
Date of publication:	February 1990

LIST OF SOURCES/REFERENCES
(Continued)

Name of publication:	*Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai*
Author of publication:	Foote, Donald E. et al. US Department of Agriculture, Soil Conservation Service, in cooperation with the University of Hawaii Agricultural Experiment Station
Date of publication:	August 1972
Name of publication:	Hazard Evaluation & Emergency Response (HEER) Office Database
Author of publication:	State of Hawaii, Department of Health, HEER Office
Date of publication:	2006
Name of publication:	Tower Construction Notification System (TCNS) online website (http://wireless2.fcc.gov/TribalHistoricNotification/login-notifier.htm)
Author of publication:	Federal Communications Commission (FCC)
Date of publication:	2005
Name of publication:	National Programmatic Agreement
Author of publication:	FCC
Date of publication:	September 2004 / March 7, 2005
Name of publication:	National Wetlands Inventory
Author of publication:	http://www.fws.gov/nwi
Name of publication:	National Wilderness Preservation System
Author of publication:	http://www.wilderness.net
Name of publication:	National Map Viewer – Wetland information
Author of publication:	http://nationalmap.usgs.gov
Name of publication:	National Scenic Trails Map and Guide
Author of publication:	BLM, Federal Highway Administration, USFS, National Park Service
Date of publication:	Revised June 2004
Name of publication:	Chapter 205A, Hawaii Revised Statues (HRS)
Author of publication:	State of Hawaii
Date of publication:	January 31, 2006

LIST OF SOURCES/REFERENCES
(Continued)

Name of publication:	Chapter 226, HRS (Hawaii State Planning Act)
Author of publication:	State of Hawaii
Date of publication:	2005
Name of publication:	City and County of Honolulu General Plan
Author of publication:	City and County of Honolulu, Department of Planning and Permitting
Date of publication:	Amended October 2006
Name of publication:	Information on Human Exposure to Radiofrequency Fields From Cellular and PCS Radio Transmitters
Author of publication:	Federal Communications Commission Office of Engineering & Technology
Date of publication:	January 1998
Name of publication:	Chapter 344 HRS (State Environmental Policy)
Author of publication:	State of Hawaii, Department of Health
Date of publication:	1993
Name of publication:	Chapter 200, Hawaii Administrative Rules (HAR)
Author of publication:	State of Hawaii, Department of Health
Date of publication:	1996
Name of publication:	Chapter 11-46, HAR
Author of publication:	State of Hawaii, Department of Health
Date of publication:	1996
Name of publication:	Annual Summary of the 2007 Hawaii Air Quality Data
Author of publication:	State of Hawaii, Department of Health, Clean Air Branch
Date of publication:	October 2008

APPENDIX B

COMMUNITY CONSULTATION CORRESPONDENCE

SECTION 1

Honolulu Star Bulletin Newspaper
Public Legal Notice

IN THE MATTER OF

PUBLIC NOTICE TO NEWSPAPER
AND/OR RESIDENTS

} ***AFFIDAVIT OF PUBLICATION***

STATE OF HAWAII }
} **SS.**
City and County of Honolulu }

Doc. Date: JUN - 3 2009 **# Pages:** 1

Notary Name: Patricia K. Reese First Judicial **Circuit**

Doc. Description: Affidavit of Publication

Patricia K. Reese JUN - 3 2009
Notary Signature Date

PATRICIA K. REESE NOTARY PUBLIC (Stamp or Seal) Comm. No. 86-467 STATE OF HAWAII

PUBLIC NOTICE TO NEWSPAPER AND/OR RESIDENTS

Pursuant to FCC rules under Section 106 of the National Historic Preservation Act (NHPA), Verizon Wireless (VZW) is providing notice of the following proposed wireless telecommunications facility: VZW is proposing to construct the HON Fernandez Village Cell Site (VZW Project ID #2007255596), located at 91-1472 Renton Road (TMK No.: [1] 9-1-122: Parcel 004), Ewa Beach, Oahu, Hawaii 96734 (Lat/Long: 21 20' 55" N, 158 01' 36" W). According to Verizon, the proposed action constructing a 500-square foot, fenced telecommunications facility located in the southwestern portion of the subject parcel. A 264-square foot concrete slab will be installed along with equipment cabinets. An emergency generator and a stealthed monopalm 60-foot monopole will also be constructed in the facility. The maximum finished height of the antenna tips will be near the top of the monopalm fronds at approximately 60 feet agl. Construction activities will have a minor impact to the ground surface. Interested parties who wish to submit comments and/or concerns regarding the potential for this project to impact historic structures and cultural resources may contact Lori Ford by mail at 970 N. Kalaheo Avenue, Suite C-316, Kailua, Oahu, Hawaii 96734 or by telephone at (808) 531-6708
(SB127725 6/3/09)

Rose Mae Rosales being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidiavit of MidWeek Printing, Inc. publisher of MidWeek and the Honolulu Star-Bulletin, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the aforementioned newspapers as follows:

Honolulu Star-Bulletin 1 times on:
06/03/2009

Midweek Wed. 0 times on:

Midweek Fri. 0 times on:

_____ times on:

And that affiant is not a party to or in any way interested in the above entitled matter.

Rose Mae Rosales

Subscribed to and sworn before me this 3RD day

of June A.D. 20 09

Patricia K. Reese, Notary Public of the First Judicial Circuit, State of Hawaii

My commission expires: October 07, 2010

PATRICIA K. REESE NOTARY PUBLIC Comm. No. 86-467 STATE OF HAWAII

Ad # 0000127725

LN: _____

APPENDIX C

CULTURAL IMPACTS
AGENCY AND ORGANIZATION CORRESPONDENCE

SECTION 1

State of Hawaii
Department of Land and Natural Resources (DLNR)
State Historic Preservation Division (SHPD)

AND

Oahu DLNR-SHPD Historic Sites List

LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED
7-27-09

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
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

July 23, 2009

LOG: 2009.3043
DOC: 0907RS24

Lori Ford
Senior Project Manager
Bureau Veritas North America, Inc.
970 North Kalaheo Avenue, Suite C-316
Kailua, Hawaii 96734

Dear Ms. Ford:

SUBJECT: **Section 106 (NHPA) Consultation / Cell Phone Tower**
Project No. 17009-009018.00
Property Owner: City and County of Honolulu
Location: 91-1472 Renton Road, Ewa Beach
Tax Map Key: (1) 9-1-122:004

The letter is in response to correspondence dated June 26, 2009 and received by our office on June 29, 2009, re a proposed cell phone repeater tower at 91-1472 Renton Road in Ewa Beach.

The property involved, TMK (1) 9-1-122:004, was placed under sugar cane production late in the 19th century. More recently it has been deeded by the James Campbell Estate to the City and County of Honolulu, and now lies within the urban district. The proposed site is within half a mile of the historic Oahu Railway and Land Company (OR&L) line that connected the Kahuku, Waianae, Ewa, Honolulu, and other sugar plantations to harbor facilities in Honolulu.

The project proposes to install a 500 foot fenced telecommunications facility with a 264 square foot concrete foundation slab, equipment cabinets, emergency generator, two transformers, and a 60 foot monopole. The monopole would contain the repeater elements and be disguised as a royal palm tree with the top "fronds" reaching no more than 65 feet. The area of potential affect would thus be the 500 foot fenced area, the two transformers outside the fenced area, and a temporary construction set up area immediately adjacent.

The correspondence sent to this office includes a *Historic Properties Assessment for the Proposed Verizon Hon Ferdandez Village Cell Site (VZW ID 20007255596), 91-1472 Renton Road, Ewa District, Oahu Island, TMK: (1) 9-1-133:004.* Research contained in the *Assessment* found that the immediate project site has undergone extensive modification due to agricultural uses such as sugar cane. Because the new cell tower would not diminish or alter significant OR&L historic architectural and engineering qualities, nor the Railroad's contribution to agricultural development and transportation services, the Assessment determines that the project will have no visual affect on historic property.

This office accepts the *Assessment* as satisfactory and concurs with the recommendation that no historic properties will be affected. The project may proceed.

If you have any questions, please call Ross W. Stephenson at 692-8028 or contact him via email at ross.w.stephenson@hawaii.gov.

Thank you for the opportunity to comment.

Nancy A. McMahon

Nancy McMahon, Deputy State Historic Preservation Officer

SECTION 2

State of Hawaii
Office of Hawaiian Affairs (OHA)

AND

Historic Hawaii Foundation (HHF)

AND

Hui Malama

PHONE (808) 594-1888

FAX (808) 594-1865

RECEIVED 6-25-09

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

HRD09/4464

June 15, 2009

Lori Ford
Bureau Veritas North America, Inc.
970 N. Kalaheo Avenue, Suite C-316
Kailua, HI 96734

RE: Historic Sites and Impact Determination Request for Proposed Verizon Wireless (VZW) HON Fernandez Village Cell Site (VZW Project ID #2007255596), Located at 91-1472 Renton Road, TMK (1)-9-1-122: 004), Ahupua'a of Honouliuli, Moku of 'Ewa, Island of O'ahu.

Aloha e Lori Ford,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated May 27, 2009. Bureau Veritas North America, Inc. is conducting a site evaluation for the above-referenced proposed cellular wireless telecommunications project. OHA has reviewed the project and offers the following comments.

According to the *Historic Properties Assessment* conducted for this project, a portion of the OR&L Railway right-of-way is located within ½ mile of the proposed project. It has been determined that the proposed project will have no direct or indirect effects toward this historic property. OHA concurs with the determination of no historic properties affected by this undertaking and has no further comment.

We request assurances that should iwi kūpuna or Native Hawaiian cultural or traditional deposits be found during construction, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

'O wau iho nō me ka 'oia'i'o,

Clyde W. Nāmu'o
Administrator

HISTORIC HAWAI'I FOUNDATION

RECEIVED 64-09

June 3, 2009

Lori Ford
Senior Project Manager
Bureau Veritas North America, Inc.
970 N. Kalaheo Ave., Suite C-316
Kailua, HI 96734

RE: Proposed Verizon Wireless Cell Site (Project # 17009-009018.00), 91-1472 Renton Road, 'Ewa Beach, O'ahu, Hawai'i

Dear Ms. Ford:

Thank you for referring the above-referenced project to Historic Hawai'i Foundation for consultation under Section 106 of the National Historic Preservation Act.

Since 1974, Historic Hawai'i Foundation (HHF) has been a statewide leader for historic preservation. HHF's mission is to preserve and encourage the preservation of Hawaii's historic buildings, places, objects and communities.

The subject parcel consists of undeveloped land adjacent to Fort Weaver Road and 350 feet north of Renton Road. The property encompasses an approximately 500 square foot area of undeveloped land.

HHF is currently unaware of any historic resources that would be affected by the proposal. If additional research determines that historic or cultural resources are present, HHF would like to be informed and may have additional input at that time.

Very truly yours,

Kiersten Faulkner

Kiersten Faulkner, AICP
Executive Director

680 Iwilei Road, Suite 690 / Honolulu, Hawai'i 96817 / Tel (808) 523-2900 / Fax (808)523-0800
Email preservation@historichawaii.org / Web www.historichawaii.org

2nd Notice

May 22, 2009

Mr. Charles K. Maxwell, Sr., Po'o
Hui Malama I Na Kupuna O Hawai'i Nei
157 Alea Place
Makawao, Maui, Hawaii 96768

Project No. 17009-009018.00

Subject: Historic Sites and Impact Determination Request for Proposed Verizon Wireless (VZW) HON Fernandez Village Cell Site (VZW Project ID #2007255596), located at 91-1472 Renton Road (TMK No.: [1] 9-1-122: Parcel 004), Ewa Beach, Oahu, Hawaii 96734

Dear Mr. Maxwell:

Bureau Veritas North America, Inc. (Bureau Veritas) has been retained by Verizon Wireless (VZW) to conduct a site evaluation for the Federal Communications Commission (FCC) of the above-referenced proposed cellular wireless telecommunications project.

Pursuant to FCC rules regarding review under Section 106 of the National Historic Preservation Act (NHPA), we are contacting you for information with regards to any potential impacts to historic properties, religious, or cultural resources that the proposed wireless telecommunications facility may have at the site.

Per FCC requirements, Bureau Veritas is also contacting other applicable agencies and native Hawaiian organizations, and will be running a Legal Notice in the local newspaper as a public notification effort. A formal submission and application for zoning approval of the proposed project is being handled by other professionals under separate project tasks.

Project Description

The subject parcel, currently owned by the City and County of Honolulu consists of an irregular-shaped, 3.074-acre (161,341 square feet) parcel of land. The subject parcel consists of undeveloped land, located to the northeast of the intersection of Fort Weaver and Renton Road. The subject parcel is further described as the parcel of land designated as TMK Number: (1) 9-1-122: Parcel 004. According to the City and County of Honolulu Planning and Zoning Department, the subject property/parcel is currently zoned "AG-1 Restricted Agricultural." The State Land Use designation is "Urban District." The subject property is located on the southwestern portion of the subject parcel adjacent to Fort Weaver Road, approximately 350 feet north of Renton Road. The subject property encompasses an approximately 500-square foot area of undeveloped land.

Bureau Veritas North America, Inc.
970 N. Kalaheo Avenue, Suite C-316
Kailua, HI 96734

Main: (808) 531.6708
Fax: (808) 537.4084
www.us.bureauveritas.com

At the time of Bureau Veritas' February 5, 2009 site visit, the subject parcel consisted of undeveloped vegetated land, covered with grass and other low-lying vegetation. The subject property is located within the southwestern portion of the subject parcel adjacent to Fort Weaver Road. This area also consists of vacant, grassy land. Based on observations made during Bureau Veritas' site visit, the following information was ascertained:

- Stormwater runoff from the subject parcel flows via sheet flow into storm drains located within the southern half of the subject property. Additional stormwater flows offsite to the south or into the unpaved ground.
- The subject parcel does not currently utilize electricity but the proposed plans indicate electricity will be provided by the Hawaiian Electric Co., Inc. (HECO).
- The subject property does not currently utilize water services.
- The planned long-term use for the subject parcel is continued use as undeveloped land.

According to VZW, the proposed action involves constructing a 500-square foot, fenced telecommunications facility located in the southwestern portion of the subject parcel. A 264-square foot concrete slab will be installed along with equipment cabinets. An emergency generator and a stealthed 60-foot monopalm will also be constructed in the facility. Electricity and telecommunication utilities will be provided to the facility through underground cables (Lat/Long 21° 20' 55" N 158° 01' 36" W NAD83).

Construction activities will have a minor impact to the ground surface. Figures showing the location and design of the proposed cell site, as well as a photo simulation and recent photographs of the site, are included as attachments.

Summary of Historical Review

Historical research conducted for this assessment has established the use of the subject parcel since 1881, when a topographic map depicted the area as undeveloped land. Aerial photographs from 1939 through 1969 indicated the subject parcel was used for agricultural crops, most likely sugar cane. A 1998 topographic map depicted roads at the perimeter of the parcel. An aerial photograph from 2000 depicted the subject parcel with low-lying vegetation that did not appear as agricultural crops.

According to records at the City and County of Honolulu Real Property Tax Assessment Office, the subject parcel was deeded in 2002, from the James Campbell Estate to the City and County of Honolulu, the current owners. Records indicated that the subject parcel was also listed as previously a portion of TMK Number: (1) 9-1-017: Parcel 007. In 1953, Parcel 007 was created from TMK Number: (1) 9-1-017: Parcel 006. Parcel 007 was owned by the James Campbell Trust and comprised of 154.904 acres. The City and County of Honolulu Board of Water Supply leased Parcel 007 in 1973. Earliest available records from 1940 indicated that the 352.297-acre Parcel 006 was owned by the James Campbell Estate and leased to the Ewa Plantation Company. In 1942, a portion of the parcel was subleased to the Estate of Katsuhei Murata. In 1953, the parcel was re-subdivided and 154.904 acres were dropped into Parcel 007.

Information Request

As noted, we are requesting information on any native Hawaiian cultural, religious, and/or burial sites; historic places, artifacts, and/or other related concerns at the proposed project site; and whether or not any of these issues will be impacted by the proposed wireless telecommunications project.

Per FCC NEPA/NHPA 106 review process guidelines, please provide *written* documentation of your findings within 30 days, either to the address shown on the first page, via fax at 808.537.4084, or by email at lori.ford@us.bureauveritas.com.

If you have any questions or concerns, please feel free to contact me at 808.531.6708. We greatly appreciate your time and assistance in this matter. Mahalo!

Regards,

Lori Ford
Senior Project Manager
Bureau Veritas North America, Inc.

/llf

Attachments: 1) VZW HON Fernandez Village Cell Site Figures and Construction Drawings
2) VZW HON Fernandez Village Cell Site Photo simulation and Photographs

APPENDIX D

REGULATORY AGENCY CORRESPONDENCE FOR PERMITTING

SECTION 1

County of Hawaii
Department of Planning and Permitting

Rcvd 4/22/09
TQ

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR

DAVID K. TANOUE
DIRECTOR

ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2009/ELOG-877 (BLB)

April 21, 2009

Ms. Teresa Quiniola
Bureau Veritas North America, Inc.
970 North Kalaheo Avenue, Suite C-316
Kailua, Hawaii 96734

Dear Ms. Quiniola:

Subject: Zoning Information Request
91-1472 Renton Road – Ewa Beach
Tax Map Key 9-1-122: 4

This responds to your inquiry, received April 13, 2009, concerning a cellular communications facility monopole for Verizon Wireless on the above site, which is in the AG-1 Restricted Agricultural District.

We have no knowledge whether the site involves any significant historical or cultural resources. We recommend that you contact the State of Hawaii Department of Land and Natural Resources, Historic Preservation Division, for information concerning potential impacts to historical and/or cultural resources. For zoning purposes, the proposed use is considered a "utility installation, Type B," by the Land Use Ordinance (LUO), and requires a conditional use minor permit. The subject lot is not in the Special Management Area (SMA).

Please contact Blake La Benz of our staff at 768-8011 if you have any questions concerning this response.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:cs

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APPENDIX E

NATURAL RESOURCES IMPACTS
REGULATORY AGENCY CORRESPONDENCE

SECTION 1

United States Department of the Interior
United States Fish & Wildlife Service (USFWS)
Pacific Islands Fish and Wildlife Office

RECEIVED 5-15-09

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:
2009-TA-0200

MAY 13 2009

Ms. Teresa Quiniola
Bureau Veritas North America, Inc.
970 North Kalaheo Ave., Suite C-316
Kailua, Hawaii 96734

Subject: Technical Assistance for the Proposed Verizon Wireless Fernandez Village Cellular Communications Site

Dear Ms. Quiniola:

We are in receipt of your letter dated April 8, 2009, in which you requested information concerning the proposed Verizon cellular communications monopole located at 91-1472 Renton Road in Ewa Beach, Hawaii. We received your letter on April 13, 2009. The proposed action involves installing a 60-foot monopalm, emergency generator, and telecommunications equipment cabinet within a 500 squre-foot fenced area. We understand that the Federal Communications Commission (FCC) has designated the licensees, applicants, tower companies and their representatives as non-Federal representatives for informal section 7 consultations with the U.S. Fish and Wildlife Service (Service) pursuant to the Endangered Species Act (ESA) of 1973 [16 U.S.C. 1531-1544], as amended.

We reviewed the project pursuant to the ESA and the Migratory Bird Treaty Act [16 U.S.C. 703-712]. You requested our assistance in determining: (1) whether the proposed site is located within a wildlife preserve or National Wildlife Refuge; (2) presence of proposed or listed endangered or threatened species, or proposed or designated critical habitat; and (3) impacts the proposed action may have on the items above. We reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program. Land cover information indicates that the proposed project area is currently occupied by alien grasses and shrubs. The proposed project site is not located within or immediately adjacent to any National Wildlife Refuge. To the best of our knowledge, no federally listed or proposed threatened or endangered species, candidate species, or designated or proposed critical habitat occur within the proposed project footprint.

You also requested assistance in determining whether the proposed project will impact listed species or their critical habitat. Given the urban location of the project, and the absence of lights on the monopole, we do not anticipate impacts to listed species or critical habitat.

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We hope this information assists you. If you have questions regarding this letter, please contact Aaron Nadig, Fish and Wildlife Biologist, at 808-792-9400; fax: 808-792-9581).

Sincerely,

for Patrick Leonard
Field Supervisor

SECTION 2

State of Hawaii
Department of Land and Natural Resources (DLNR)
Division of Forestry and Wildlife (DOFAW)

Rcv'd 4/16/09
TG

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
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

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL ST., ROOM 325
HONOLULU, HAWAII 96813
TEL (808) 587-0166 FAX (808) 587-0160

April 13, 2009

Ms. Teresa Quiniola
Environmental Scientist
Bureau Veritas North America, Inc.
970 North Kalaheo Avenue, Suite C-316
Kailua, Hawaii 96734

Dear Ms. Quiniola:

Subject: Species List and Impact Determination Request for the Proposed Verizon Wireless (VZW) HON Fernandez Village Cell Site (VZW Project ID #2007255596), located at 91-1472 Renton Road, TMK: 9-1-122: Parcel 004), Ewa Beach, Oahu, Hawaii 96734.

Your request to Ms. Laura H. Thielen, Chairperson, DLNR was referred to the Division of Forestry and Wildlife Office. We appreciate the opportunity to comment on your subject request. Based on your information, a 100-foot monopole will be constructed and it will not contain lights or guy-wires. The parcel is zoned "AG-1" by the City and County of Honolulu, and "urban" by the State Land Use Commission. This site is not a State wildlife preserve and the U.S. Fish and Wildlife Service regulate all critical habitat designations in Hawaii. We have no objections to your proposed monopole. Thank you for allowing us to review your project.

Sincerely yours,

Paul J. Conry
Administrator

SECTION 3

U.S. Army Corp of Engineers (USACE) Clearance

Rcv'd 4/20/09
TQ

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

REPLY TO
ATTENTION OF:

April 16, 2009

Regulatory Branch

File No. POH-2009-135

Ms. Teresa Quiniola
Bureau Veritas North America, Inc.
970 North Kalaheo Avenue, Suite C-316
Kailua, HI 96734

Dear Ms. Quiniola:

This letter is in response to your request for a jurisdictional determination dated April 8, 2009 for installing a telecommunications facility located at 91-1472 Renton Road, Ewa Beach, Oahu, 96706 (TMK: (1) 9-1-122: 004). We have reviewed the information you provided under the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403) and Section 404 of the Clean Water Act (CWA) (33 USC 1344).

Based on the information you provided as part of the Federal Communications Commission Environmental Checklist requirements, we have determined that the proposed project site does not contain waters of the U.S. subject to our jurisdiction, and that the described project and its related activities are understood to not involve the placement of dredged and/or fill material into waters of the U.S., including adjacent wetlands; therefore, **a Department of the Army (DA) permit is not required.**

As a general practice, best management practices should be implemented during project construction to minimize erosion, to avoid the discharge of storm water from impacting adjacent waters of the U.S., and to ensure continued protection of identified aquatic resources. Should you have any questions regarding this jurisdictional determination, please contact Ms. Paulette Choy at 438-9258 and reference the above file number.

Sincerely

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

BUREAU VERITAS

For the benefit of business and people

www.us.bureauveritas.com