The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813  

Dear Chair Martin and Councilmembers:  

SUBJECT: Special Management Area (SMA) Use Permit  
Application No. 2017/SMA-44  
Project: Nimitz Highway Tower Relocation Site  
Landowner: State of Hawaii, Department of Land and Natural Resources  
Applicant: Blow Up, LLC (Susan Eichor)  
Agent: Centerline Solutions, LLC (Grant Nakaya)  
Location: Makai of Nimitz Highway and West of Kalihi Stream – Kahauliku Village – Keehi Lagoon  
Tax Map Key: 1-1-003: Portions of 003, 207, 211, and 212  

We recommend approval of this application for an SMA Use Permit to allow the construction of a radio broadcast antenna on the subject site. This Project will replace an existing radio broadcast antenna to be removed for the Honolulu Authority for Rapid Transportation Project. The proposal includes installation of a 153-foot guyed lattice tower and radio broadcast antenna within a 150-foot radius lease area, an 11.5 x 28-foot equipment shelter within a 50 x 50 foot chain-link fence enclosure, a microwave antenna with associated cabling, electrical and fiber services, and an outdoor 50-kilowatt emergency diesel generator within the chain-link fence enclosure and other appurtenant improvements.
Enclosed for your consideration are our Findings of Fact, Conclusions of Law, and Recommendation; Draft Resolution; and the transcript of the Public Hearing held on Thursday, May 10, 2018. The Public Hearing was attended by the Agent, representative of the Applicant, and no members of the public. No testimonies were provided.

Pursuant to Chapters 21 and 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension. The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be denied due to the Council's time deadline.

Should you have any questions, please contact me at 768-8000.

Very truly yours,

Kathy K. Sokugawa
Acting Director

Enclosure

APPROVED:

Roy K. Amemiya, Jr.
Managing Director
IN THE MATTER OF THE APPLICATION
BY
BLOW UP, LLC
FOR A
SPECIAL MANAGEMENT AREA USE
PERMIT

FILE NO. 2017/SMA-44

FINDINGS OF FACT, CONCLUSIONS
OF LAW AND RECOMMENDATION

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT: Blow Up, LLC
AGENT: Centerline Solutions, LLC
LANDOWNER: State of Hawaii, Department of Land and Natural Resources
LOCATION: Makai of Nimitz Highway and West of Kalihi Stream – Kahauiki Village – Keehi Lagoon (Exhibit A-1)
TAX MAP KEYS: 1-1-003: Portions of 003, 207, 211, and 212
PROJECT LAND AREA: 70,686 square feet (1.62 acres)
EXISTING ZONING: P-2 General Preservation District
STATE LAND USE DISTRICT: Urban
SURROUNDING USES: Dwellings as part of Kahauiki Village, industrial and transportation facilities

B. Proposal: The Applicant is seeking to construct an AM radio broadcast antenna on the subject site, which is entirely within the Special Management Area (SMA). The proposal includes installation of a 153-foot guyed lattice tower within a 150-foot radius lease area, an 11.5 x 28-foot equipment shelter within a
50 x 50 foot chain-link fence enclosure, a microwave antenna with associated cabling, electrical and fiber services, and an outdoor 50-kilowatt emergency diesel generator within the chain-link fence enclosure (see Exhibits B1 – B4). The proposal includes grading and grubbing, construction of the broadcast antenna tower and accessories, as well as a gravel driveway within the subject property, and other appurtenant site improvements (Project).

The Project will start in the summer of 2018, take about half a year to complete, and cost about $1 million. The proposed improvements will allow the Applicant to provide continual radio service as the original broadcast antenna has been moved to make way for the construction and operation of the Honolulu Authority for Rapid Transportation (HART) Project, and the current temporary broadcast antenna will be replaced by the proposed Project. The broadcast antenna facility will be unmanned and unoccupied. No additional radio antennas are planned for the Project area.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Location:

1. Site: The Project area is a circular area of land across four parcels. These parcels sit on a peninsula that is surrounded by Moanalua Stream to the west, Keehi Lagoon to the south, and Kalihi Stream to the east. The Project area is approximately 1.62 acres and is generally flat. The majority of the site is approximately 10 feet above sea level, while the edges closer to the water bank and highway are approximately five feet above sea level (see Exhibit A-2). The parcels and adjacent parcels were formerly used as airsoft and paintball fields, and illegally as squatter encampments.

2. Surrounding Uses: The adjacent Kahauiki Village housing project, immediately to the west and south, was just completed (Phase I) and sits on portions of the same parcels as the proposed radio broadcast facility (see Exhibit C-1). Kalihi Stream runs to the immediate east of the site, while the Sand Island industrial area is further east, and contains several industrial and commercial establishments. North Nimitz Highway, the primary access point to Kahauiki Village and the Project area, is directly north of the site. Further north is the H-1 Freeway viaduct and Fort Shafter. To the west are the Moanalua Stream and the Keehi Lagoon Beach Park (see Exhibit C-2).
3. **Site Soils:** The U.S. Department of Agriculture, Natural Resources Conservation Services, classifies the soils within the Project site and surrounding areas as Fill Land, mixed. The Fill Land Series consist of areas filled with material from dredging, excavation from adjacent uplands, garbage, and bagasse and slurry from sugar mills. Storm water infiltrates into the ground surface and flows to the east and south of the property.

4. **Hydrology:** The aquifer below the subject property is part of the Kalihi aquifer system in the Honolulu sector. This groundwater system consists of an upper and lower aquifer. The upper aquifer is an unconfined, basal aquifer of the sedimentary type, is not a drinking water source, is replaceable with moderate salinity, and has high vulnerability to contamination. The lower aquifer is a confined, basal aquifer of the flank type, and is considered irreplaceable drinking water source with fresh salinity and low vulnerability to contamination.

5. **Zoning:** The Project area is in the P-2 General Preservation District. Exhibit A-3 shows the zoning districts for the site and surrounding areas. The entire site is within the State Urban Land Use District; therefore, the development standards for the subject property shall be those specified for the P-2 General Preservation District [Land Use Ordinance (LUO) Section 21-3.40].

6. **Coastal Zone Management:** The site is entirely within the SMA (see Exhibit A-1). A shoreline map certified by State of Hawaii, Department of Land and Natural Resources (DLNR) in 2017 shows that the shoreline runs across the mouth of the Kalihi Stream and along the southern tip of the peninsula, which is south of the Project area (see Exhibit C-3). The antenna tower is located approximately 415 feet from the certified shoreline, while the exterior radius fence is located about 268 feet from the certified shoreline.

B. **Environmental Compliance:** As the Project is located within the SMA and on State-owned land, an Environmental Assessment (EA) was prepared and assessed pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH), and Chapter 343 of the Hawaii Revised Statutes (HRS), respectively. The Department of Planning and Permitting (DPP) issued a Finding of No Significant Impact (FONSI) on March 12, 2018. The FONSI was published in “The Environmental Notice” on March 23, 2018. There is no significant change to the Project since the FONSI was issued, so no Supplemental EA is required at this time.

C. **Flood District:** According to the Flood Insurance Rate Map Community Panel No. 15003C0353G, effective on November 5, 2014, the Project area is mostly located in Flood Zone X, in an area determined to be located outside the
0.2 percent annual chance floodplain and outside of the 500-year floodplain. Development within these flood zones are not subject to the flood hazard regulations of Chapter 21A of the ROH. Note that the eastern edge of Parcels 3, 211, 207, and the southern portion of Parcel 3 are located in the zone VE, Coastal Flood zone (Coastal High Hazard District), areas of the 100-year coastal flood with velocity hazard (wave action). The northern part of the Project site is located in Zone AE (Flood Fringe District), areas of the 100-year flood (see Exhibit C-4).

D. Consistency with County Plans:

1. General Plan: The Project is consistent with and supports the following General Plan policies:

   a. “Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development” (Chapter 5, Objective A, Policy 7). The Project involves moving the existing radio broadcast antenna tower out of the route of the HART Project, removing an obstacle to high-speed rail construction.

   b. “Maintain existing utility systems in order to avoid major breakdowns” (Chapter 5, Objective C, Policy 1) and “Provide improvements to utilities in existing neighborhoods to reduce substandard conditions” (Chapter 5, Objective C, Policy 2). The Project assists in providing uninterrupted radio broadcast service to the inhabitants of the City and County of Honolulu. In the event of an emergency, the radio can be used as part of the State of Hawaii’s emergency broadcast system.

2. Development/Sustainable Community Plan: The Project will promote the following Primary Urban Center Development Plan’s (PUCDP) policies:

   a. “Improve the public transit system, including development of a rapid transit component” (3.5.2 Policies, page 3-60). The Project supports the development of a balanced transportation system by removing an obstacle to high-speed rail construction.

   b. PUCDP Section 4.4 Telecommunications Facilities describe broadcast telecommunications facilities as “generally high power, with potentially hazardous exposure to radio frequency (RF), such as AM radio stations and broadcast television. These should be located away from population centers, in order to avoid radiation hazard.” The PUCDP policy to “minimize the visual impacts and potential health hazard of new facilities” (page 4-7) is supported by
the Project since the radio broadcast tower will have a 150-foot radius buffer to mitigate radiation hazard and visual impacts. Refer to the Analysis section, "L. Health Considerations" in this report for a discussion of radiation hazard.

c. Under Section 4.4.3 Guidelines, the PUCDP encourages new towers to be capable of accommodating more than one provider, or where more than one tower is required, they should be clustered rather than dispersed. The Project will accommodate two AM radio stations, and there is some available space for possible co-location of antenna towers in the future.

d. Presently, the PUCDP's Land Use Map designates the site under "Major Parks and Open Space." Although the development of utilities and housing (Kahauiki Village) is inconsistent with parks and open space, the site is designated State Urban District, not Conservation District. The property was not used as a public park prior to the proposed Project and current housing use.

e. A key element of the PUCDP is to protect and enhance Honolulu's natural, cultural and scenic resources (page 2-1). The Project will not negatively impact Honolulu's natural, cultural, and scenic resources. There are no cultural or historic properties within the Project's Area of Potential Effects that will be directly affected. Refer to Analysis section "I. Historic and Cultural Resources" in this report for more information on historic and cultural resources.

3. **LUO:** Broadcast antennas are permitted in P-2 General Preservation District, subject to the issuance of a Conditional Use Permit (CUP). The State Land Use Commission determined that the Project is entirely within the Urban District; therefore, pursuant to LUO Section 21-3.40(d), uses, structures, and development standards shall be as those specified by the P-2 General Preservation District. The Applicant must obtain a CUP after the approval of this SMA Use Permit.

E. **Agency Comments:** The SMA Use Permit Application (Final EA dated March 2018), was transmitted to various public agencies. There were no agency objections to the proposal; relevant comments are addressed under the Analysis section of this report.

F. **Other Permits and Approvals:** The Project will require land use permits (CUPs and Waiver permit), building permits, construction plan approval, grading permit, storm water connection permit, and sign permit. The Project will also require a run-off permit from the DLNR and/or a National Pollutant Discharge Elimination System permit from the Department of Health, an operator license and broadcast
license from the Federal Communications Commission, and air hazard clearance from the Federal Aviation Administration.

G. Public Hearing and Community Comments: Upon acceptance of the SMA permit application, Public Hearing notices were sent to various community organizations, public officials, the Kalihi/Palama Neighborhood Board No. 15, and property owners within 300 feet of the Project.

The DPP held a Public Hearing on the SMA Use Permit on May 10, 2018, at the Moanalua Community Park. The Agent and Applicant were present; no members of the public attended and no attendees presented oral testimony.

III. ANALYSIS

The Project was analyzed in accordance with the objectives, policies, and guidelines established in Sections 25-3.1 and 25-3.2, ROH, as well as Sections 205A-2 and 205A-26, HRS.

A. Coastal Hazards: The Project area is outside of the shoreline and is located within Flood Zone X, and so the Project is not susceptible to coastal hazards or flooding. However, south and east of the Project is the Kalihi Stream, and the eastern and southern edges of the peninsula are susceptible to flooding being in the coastal flood zone (Zone VE). This does not impact the proposed development.

The current projected sea level rise is 3.2 feet by the year 2060, and possibly five to six feet by the year 2100, based on the Hawaii Sea Level Rise Vulnerability and Adaptation Report (December 2017). The Project design includes three-foot pylons which elevate the equipment shelter and one-foot foundation pads for the emergency generator and tower. The Project should be unaffected with a sea level rise of six feet, as the ground where the broadcast antenna tower will be located is nine feet above sea level. Moreover, the antenna tower has a life expectancy of 30 years, well before the year 2060. A condition of approval related to flood hazards is not necessary.

B. Alteration to Land Forms: The Project will have minimal impact on surrounding land forms. The Project site and adjacent areas consist of fill land. Construction activities that will disturb the ground surface in the vicinity of the Project site include: excavating to install a new foundation for the lattice tower; constructing new concrete piers for the shelter for the equipment cabinets and emergency generator; constructing new concrete anchors for the guy wires; grading for a gravel site access driveway; and erecting chain-link fence enclosures. A condition of approval related to alteration to land forms is not necessary.
C. **Drainage:** Combined concrete usage at the site is estimated at approximately 170 square feet, and consists of 12 concrete pylons for the equipment shelter which is elevated above the ground, the concrete broadcast tower foundation, the concrete pad for the transformer, and the anchors for the guyed wires. There will be minimal ground coverage or change from permeable to impermeable surfaces. The driveway will consist of grey gravel to a depth of six inches, and the roundabout and central compound area will be covered with gravel to allow ground saturation of storm water. The existing drainage pattern will be retained and should not impact the Kalihi Stream. Compliance with Best Management Practices (BMP) will be required when the construction and grading plans are submitted to the DPP for review and approval.

The City and County of Honolulu adopted Rules Relating to Water Quality ("Rules") on August 16, 2016, which became effective August 16, 2017. All construction and building plans shall conform to the new Rules. A condition of approval related to drainage is not necessary.

D. **Solid and Liquid Waste Disposal:**

1. **Solid Waste:** The Project is not expected to have any impact on solid waste production or disposal as the facility will be largely unoccupied.

2. **Liquid Waste:** The Project is not expected to have any impact on liquid waste disposal at the site given that there will be no personnel regularly working on-site.

E. **Water Resources:** The subject property is located below the State of Hawaii, Department of Health, 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. Thus, the groundwater below the Project site is considered unsuitable for drinking water purposes. Due to limited ground disturbance, no watershed, underground aquifer, or surface water feature will be affected by the Project. A condition of approval related to water resources is not recommended.

F. **Near-Shore Water Quality:** Runoff from the development should not affect water quality or aquatic resources of the ocean or nearby water resources. Runoff during construction will be minimized by implementing BMPs, in accordance with the Project design plans and applicable regulations, to prevent pollutants from entering groundwater, coastal waters, or other nearby water resources. Furthermore, the Applicant will be required to comply with the prevailing storm water quality standards, and this will be ensured when the construction and grading plans are submitted to DPP for review and approval. A condition of approval related to near-shore water quality is not recommended.
G. Coastal Ecosystems: The Applicant indicates that there are no sensitive habitats, wildlife preserves or wetlands in the Project area or nearby. Neither the United States Department of the Interior, Fish and Wildlife Service nor the DLNR, Division of Fish and Wildlife note any designated or proposed critical habitats on the Project site. However, they did indicate that the Hawaiian hoary bat (threatened/endangered species), the Newell's shearwater (threatened/endangered species), and the wedge-tailed shearwater (protected under the Migratory Bird Treaty Act), do occur or transit through the vicinity of the Project area. Due to the proposed use of guy wires, the DLNR, Division of Fish and Wildlife recommended installing bird diverters to avoid seabird and bat collision, and to monitor for downed wildlife. Therefore, as a condition of approval, all artificial lighting should be shielded to reduce disorientation which could result in seabird injury or mortality and bird diverters shall be installed.

H. Recreational Resources and Shoreline Access: There are no publicly owned or used beaches, parks or recreation areas in or near the Project site. The site was formerly used for commercial paintball and airsoft facilities and squatter encampments. Gas and sewer pipelines exist on the northern portion of the site and unpaved roads, vegetation, and miscellaneous garbage were located along the southern portion of the site. Besides the Project area designated for the antenna tower, the rest of the land area on the peninsula is designated for the Kahauiki Village housing project.

The Project will be enclosed with a six-foot high chain-link fence, and the Applicant has located the portion of the fence along the eastern boundary edge, which follows Kalihi Stream, to allow public access to the bank of Kalihi Stream. A width of at least 11 to 22 feet will be available for access between the Project's fence and the bank of the stream. A shoreline survey was conducted by DLNR and the agency determined that the shoreline runs across the mouth of Kalihi Stream and along the tip of the peninsula (south of the Project area). Only Parcel 3 is a shoreline lot. Public access to the shoreline and recreational resources will not be negatively impacted. No condition of approval related to recreational resources and shoreline access is recommended.

I. Historic and Cultural Resources: A Historic Property Assessment was conducted and no historic properties are found directly within the Area of Potential Effects (APE), which is the area of potential ground disturbance and any property that will be physically altered or destroyed by the proposed action. Three historic sites were identified to be in the APE for visual effects but the Project has no visual impact on them: Wailuku Fishpond (destroyed), Refuse Pit (State Historic Preservation Division Site No. 50-80-14-6683; located below ground surface) and Keeki Lagoon Runway A (submerged). If burials, artifacts, or archaeological sites are encountered, work shall stop immediately and the State Historic Preservation Division shall be contacted. This shall be a condition of approval.
J. **Scenic and Open Space Resources:** There are no significant scenic corridors affected by the Project. The areas around the Project site consist of undeveloped land with areas of vegetation, unpaved roads, and miscellaneous garbage. Former squatter encampments were previously located on the Project site and have been cleared to make way for Kahauiki Village. Along the northern portion of the area, gas and sewer pipelines are located, and north of those utilities is the highway. No coastal views or recreational resources will be impacted.

The antenna tower will be painted an earth gray color and the chain-link fence enclosing the site will be slatted with green slats to better blend with its background to minimize visual impacts. Views will be minimally impacted, as demonstrated by Exhibits D-1 to D-4, showing existing and proposed views of the broadcast antenna tower and vicinity, looking southeast, southwest, east, and west.

The Project will not serve as publicly accessible open space in order to prevent disruption or vandalism to the tower and the guy wires and anchors. However, most of the peninsula will be occupied by the Kahauiki Village, and the Village will preserve some open space resources on the peninsula. The Project’s six-foot high chain-link fence will be surrounded by landscaping to preserve views. No condition of approval related to scenic and open space resources is recommended.

K. **Consistency with Land Use Plans and Zoning:** The Project is consistent with the General Plan and the PUCDP by supporting public transportation, mitigating hazardous exposure to radio frequency with a 150-foot radius buffer, and accommodating more than one radio station within one antenna tower. The Applicant plans to apply for a CUP and a Waiver permit for exceeding the height limit after approval of the SMA application. Compliance with LUO requirements will be confirmed during the processing of building permits. No condition of approval related to consistency with land use plans and zoning is required.

L. **Health Considerations:** The Federal Communications Commission and the National Council on Radiation Protection and Measurements’ maximum permissible limit for human exposure to radio frequency (RF) is 580 microwatts per square centimeter over a 30-minute period. The levels of RF typically found near radio broadcast towers are lower than the exposure limit. Worst case scenario calculations show that a person would have to remain within a few feet of the antenna in order to be exposed at RF levels near the limit. The 150-foot radius fence that will enclose the Project area should prevent members of the public from getting too close to the radio broadcast antenna. The Kahauiki Village was planned and developed with full knowledge that the radio broadcast antenna will be located at the subject site, and it was planned around the Project. The Applicant proposes to conduct post-construction RF measurements and
compare them with pre-construction computer model estimates in order to confirm that the RF levels are within the Federal Communications Commission guidelines. This post-construction RF measurement and analysis should be submitted to the DPP, and this shall be a condition of approval.

IV. CONCLUSIONS OF LAW

The Director of the DPP hereby makes the following Conclusions of Law for the SMA Use Permit: The proposed development, as described in Exhibits A through D, was reviewed under the provisions of Sections 25-3.1 and 25-3.2, ROH, and Sections 205A-2 and 205A-26, HRS, and found to be consistent with established SMA objectives, policies, and guidelines. Based on the analysis, the proposed installation of a 153-foot guyed lattice tower and radio broadcast antenna within a 150-foot radius lease area, an 11.5 x 28-foot equipment shelter within a 50 x 50-foot chain-link fence enclosure, a microwave antenna with associated cabling, electrical and fiber services, an outdoor 50-kilowatt emergency diesel generator within the chain-link fence enclosure and other appurtenant improvements will not adversely impact SMA resources, provided that appropriate mitigative conditions are observed.

V. RECOMMENDATION

Based on the preceding analysis and conclusion, it is recommended that this application for a Special Management Area (SMA) Use Permit for a new radio broadcast antenna tower, accessory equipment, and other appurtenant improvements, be APPROVED, subject to the following conditions:

A. Installation of the radio broadcast antenna tower, accessory equipment, and other appurtenant improvements must be in general conformity with the proposed Project as described in the Department of Planning and Permitting’s (DPP) findings and recommendation, referenced above, and as depicted in Exhibits A through D, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in the Revised Ordinance of Hawaii (ROH) Chapter 25 or Hawaii Revised Statutes (HRS) Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and therefore permitted under this resolution, upon review and approval by the Director of the DPP.
B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources ("DLNR"), State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

C. Light fixtures shall be properly shielded to prevent light and glare impacts, specifically to reduce disorientation for seabirds that pass through the area. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes is prohibited if the light directly illuminates, or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b). Any temporary lighting must be promptly removed when the Project construction is completed.

D. Bird diverters shall be installed to reduce seabird and bat collisions with the guy wires.

E. The Applicant shall monitor post-construction radio frequency levels and submit the findings to the DPP within one year from the date of construction completion.

F. Approval of this SMA Use Permit does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including but not limited to grading, grubbing, stockpiling, and building permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.

G. The Applicant shall obtain a development permit for the proposed development within two years after the effective date of this SMA Use Permit. Failure to obtain a development permit within this period will render this SMA Use Permit null and void, provided that this period may be extended as follows: the Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period may not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director of the DPP shall prepare and submit to the Council, a report on the proposed extension, which the report must include the Director’s findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report; or, (2) the Applicant's then-existing deadline for obtaining a development permit, the extension will be deemed to be denied.

Dated at Honolulu, Hawaii, this 8th day of June, 2018.

Department of Planning and Permitting
City and County of Honolulu
State of Hawaii

By
Kathy K. Sokugawa
Acting Director

Enclosures
EXHIBIT A-1

LOCATION MAP WITH SMA
Kahauiki Village - Keehi Lagoon

TAX MAP KEY(S): 1-1-003:003, 207, 211, 212

FOLDER NO.: 2017/SMA-44

Scale: 1' = 750 feet

Legend

↓ Within Special Management Area (SMA)
EXHIBIT A-2

Legend

- 5 ft (generated) IFSAR Contours
  Data Source: NOAA IFSAR 5 ft (generated) contours (2005)

TOPOGRAPHIC MAP
Kahauiki Village - Keehi Lagoon

TAX MAP KEY(S): 1-1-003:003, 207, 211, 212

FOLDER NO.: 2017/SMA-44

Prepared by: Department of Planning & Permitting
City and County of Honolulu
Date Prepared: 5/24/2018
Copyright City & County of Honolulu
All Rights Reserved 2018
PORTION OF ZONING MAPS
Red Hill to Fort Shafter and Kalihi to Nuuanu

TAX MAP KEY(S): 1-1-003:003, 207, 211, 212
FOLDER NO.: 2017/SMA-44
NOTE: PROCEED TO VERIFY PLANNING REQUIREMENTS WITH AUTHORITY PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.

TOP OF LIGHTNING ROD DEP'T X 490".

TOP OF PERMANENT GLASS LATTICE TOWER DEP'T X 121' 6".

ARMAMENTMENT TO BE INSTALLED ON ALL RAY WIRE.

4' 6" PARAPET WIRE ANTENNA 320' X 490".

118' 7" TALL SLANTED LATTICE TOWER AND ANTEDEL CAPACITY OF LATTICE TOWER AND FOUNDATIONS TO SUPPORT THE PROPOSED ARRANGEMENT OF LATTICE TOWERS AND FOUNDATIONS (PREPARED FOR MAGNUM TOWERS INC) DATED 12/29/19

7' 4" TALL TOWER INSULATION 12' X 12' X 490".

20' RAISED HEIGHT TOWER 9' 6" X 490".

10' OF RAY WIRE GLASS LATTICE TOWER ENCLOSURE WITH ACCESS DATE.

BASE OF SLANTED TOWER 7' 4" X 490".

RATT TOWER FOUNDATION 6' 6" X 490".

12' X 6' 6" X 6' 6" DEEP MATT FOUNDATION, SHOWN LACHED.

CENTERLINE SOLUTIONS

Preliminary

SOUTHEAST ELEVATION

NIMITZ HIGHWAY TOWER

HIGHTWAY AT HUAIUAI VILLAGE

A003
Shoreline Survey
Addition to Pacific War Memorial Site
(H. T. S. Plat 2157)

At Moanalua and Kalihi, Honolulu, Oahu, Hawaii
Date: April 17, 2017
Tax Map Key (1) 1-1-003: 003, 203, 206
Scale: 1 in. = 50 ft.

The shoreline as delineated in red is hereby certified as the shoreline as of AUG 29, 1990.

Legend:

- \( \text{dia} \) diameter
- \( \text{ht} \) height
- \( \text{sp} \) spread
- \( \text{dia} \) diameter
- \( \text{ht} \) height

Owner: State of Hawaii
Note: Picture Number & Direction

This map was prepared by me or under my direct supervision.

Chairperson, Board of Land and Natural Resources

[Signature]

LEAPS & BOUNDARIES, INC.
2016 WATERHOUSE ST. STE 101 PM 680-681
HONOLULU, HI 96818 FAX (808) 542-2097
EMAIL: SURVEYS@LEAPSANDBOUNDARIES.COM

11" x 17"
EXHIBIT D-1

KHKA
PERMANENT TOWER RELOCATION

Looking Southeast

AERIAL OF SUBJECT AREA
- APPROX. PHOTO LOCATION
- APPROX. PROPOSED TEMPORARY TOWER LOCATION
- APPROX. PROPOSED PERMANENT TOWER LOCATION

NOTES:
1. PHSG TO VERIFY PAINTING REQUIREMENTS WITH JURISDICTION PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.
2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLEY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.
KHKA
PERMANENT TOWER RELOCATION

Looking Southwest

- APPROX. PHOTO LOCATION
- APPROX. PROPOSED TEMPORARY TOWER LOCATION
- APPROX. PROPOSED PERMANENT TOWER LOCATION

NOTES:
1. PLEASE VERIFY PAINTING REQUIREMENTS WITH JURISDICTION PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.

2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLELY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.

Aerial Date: 12/13/2015

AERIAL OF SUBJECT AREA

Existing

Proposed

2016.08.11 11:45

2016.08.11 11:45

EXHIBIT D-2

CENTERLINE SOLUTIONS

CS Project# BLU-15-0001-3
EXHIBIT D-3

KHKA
PERMANENT TOWER RELOCATION
Looking West

Existing

Proposed

NOTES:
1. PWSO TO VERIFY PAINTING REQUIREMENTS WITH JURISDICTION PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.

2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLELY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.
**EXHIBIT D-4**

**KHKA PERMANENT TOWER RELOCATION**

Looking East

**NOTES:**
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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE INSTALLATION OF A RADIO BROADCAST ANTENNA TOWER LOCATED MAKAI OF NIMITZ HIGHWAY AND WEST OF KALIHI STREAM.

WHEREAS, on March 22, 2018, the Department of Planning and Permitting ("DPP") accepted the application (2017/SMA-44) of Blow Up, LLC ("Applicant") for a Special Management Area ("SMA") Use Permit to allow the installation of a radio broadcast antenna tower on land zoned P-2 General Preservation District, located makai of Nimitz Highway, west of Kalihi Stream, and adjacent to Kahauiki Village, and identified as Tax Map Keys 1-1-003: portions of 003, 207, 211, and 212 (the "Project"); and

WHEREAS, on May 10, 2018, the DPP held a public hearing, which was attended by one representative of the Applicant, three representatives of the Applicant's agent, and DPP staff members; no members of the public were in attendance, and no written testimony was received; and

WHEREAS, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 25-3.1 and 25-3.2 of the Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26 of the Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on ____________________, by Departmental Communication No. ____________________, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

A. Installation of the radio broadcast antenna tower, accessory equipment, and other appurtenant improvements must be in general conformity with the proposed Project as described in the Department of Planning and Permitting's (DPP) findings and recommendation, referenced above, and as depicted in Exhibits A through D, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that has a significant effect on
coastal resources addressed in the Revised Ordinance of Hawaii (ROH) Chapter 25 or Hawaii Revised Statutes (HRS) Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and therefore permitted under this resolution, upon review and approval by the Director of the DPP.

B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources ("DLNR"), State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

C. Light fixtures shall be properly shielded to prevent light and glare impacts, specifically to reduce disorientation for seabirds that pass through the area. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes is prohibited if the light directly illuminates, or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b). Any temporary lighting must be promptly removed when the Project construction is completed.

D. Bird diverters shall be installed to reduce seabird and bat collisions with the guy wires.

E. The Applicant shall monitor post-construction radio frequency levels and submit the findings to the DPP within one year from the date of construction completion.

F. Approval of this SMA Use Permit does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including but not limited to grading, grubbing, stockpiling, and building permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.

G. The Applicant shall obtain a development permit for the proposed development within two years after the effective date of this SMA Use Permit. Failure to obtain a development permit within this period will render this SMA Use Permit null and
RESOLUTION

void, provided that this period may be extended as follows: the Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period may not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director of the DPP shall prepare and submit to the Council, a report on the proposed extension, which the report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report; or, (2) the Applicant's then-existing deadline for obtaining a development permit, the extension will be deemed to be denied.
BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Susan Eichor, Blow Up, LLC, 1000 Bishop Street, Suite 202, Honolulu, Hawaii 96813; and Grant Nakaya, Centerline Solutions, LLC, 3375 Koapaka Street, Suite D185, Honolulu, Hawaii 96817.

INTRODUCED BY:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

DATE OF INTRODUCTION:

________________________________________________________________________

________________________________________________________________________

Honolulu, Hawaii Councilmembers
EXHIBIT A-1

LOCATION MAP WITH SMA
Kahauiki Village - Keehi Lagoon

TAX MAP KEY(S): 1-1-003:003, 207, 211, 212
FOLDER NO.: 2017/SMA-44

Legend

\(\uparrow\) Within Special Management Area (SMA)
PORTION OF
ZONING MAPS
Red Hill to Fort Shafter
and Kalihi to Nuuanu

TAX MAP KEY(S): 1-1-003:003, 207, 211, 212

FOLDER NO.: 2017/SMA-44

Legend
60'-Zoning Height Limit

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: 5/24/2018

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NOTE:

1. Site to be surveyed prior to installation of support structures, antennas, and other appurtenances.
2. For installation of support structures, antennas, and other appurtenances, consult with the jurisdiction prior to installation.
3. Support structures, antennas, and other appurtenances shall be installed on grade.

SITE NAME: NIMITZ HIGHWAY
SITE ADDRESS: NIMITZ HIGHWAY AT KAHULAU VILLAGE, HONOLULU, HI
SHEET TITLE: SOUTHEAST ELEVATION
SHEET NO.: A003
SCALE: 1/575' 1/575'
NOTE: 
PROOF TO VERIFY PARTIAL REQUIREMENTS 
WITH APPROPRIATE FORMS PRIOR TO ERECTING 
SUPPORT STRUCTURES, ATTACHMENTS, 
ACCESSORIES AND OTHER APPURTENANCES.

CENTERLINE SOLUTIONS

NORTHEAST ELEVATION

SITE NAME: 
NIMITZ HIGHWAY TOWER

SITE ADDRESS: 
NIMITZ HIGHWAY AT KAHULUI VILLAGE
WAILUKU, MAUI, HI

ELEVATIONS

SHEET NO. 
A004

SCALE: 1" = 20'-0" (GEO)

SCALE: 1" = 10'-0" (GEODETIC)
As identified on Tax Map Key

Parcel 204
2.50 Ac.

Parcel 206
1.0 Ac.

Parcel 205
as identified on Tax Map Key

Parcel 212
as identified on Tax Map Key

Parcel 207

Parcel 3
1.10 Ac.

Shoreline follows along top of bank
as certified on June 25, 1990

The shoreline as delineated in red is hereby certified as the shoreline as of

AUG 29 2017

Legend:
- dia = diameter
- ht = height
- sp = spread

Owner: State of Hawaii

Note: Picture Number & Direction

This map was prepared by me or under my direct supervision

LEAPS & BOUNDARIES, INC.
2316 WAIKIKI ST, STE 107
HONOLULU, HI 96816
FAX (808) 542-2097
EMAIL: SURVEYS@LEAPSANDBOUNDARIES.COM

scale: 1 in. = 50 ft.

addition to pacific war memorial site
(H. T. S. plat 2157)
EXHIBIT D-1

KHKA PERMANENT TOWER RELOCATION

Looking Southeast

AERIAL OF SUBJECT AREA

 existing

2016.08.11 11:30

proposed

2016.08.11 11:30

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CENTERLINE SOLUTIONS
EXHIBIT D-2

KHKA
PERMANENT TOWER RELOCATION

Looking Southwest

Notes:
1. PWGC TO VERIFY PAINTING REQUIREMENTS WITH JURISDICTION PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.
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EXHIBIT D-3

KHKA
PERMANENT TOWER RELOCATION
Looking West

AERIAL OF SUBJECT AREA

- APPROX. PHOTO LOCATION
- APPROX. PROPOSED TEMPORARY TOWER LOCATION
- APPROX. PROPOSED PERMANENT TOWER LOCATION

Existing

Proposed

NOTES:
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CS Project® BLU-15-0001-3
KHKA
PERMANENT TOWER RELOCATION
Looking East

Existing

Proposed

NOTES:

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The above-entitled matter came on for hearing at Moanalua Community Park, Main Multi-Purpose Room, 2900 Moanalua Road, Honolulu, Hawaii, on Thursday, May 10, 2018, commencing at 10:45 a.m., pursuant to Notice.
Hearings Officer Ching: Good morning. For the record my name is Tony Ching, and I'm the hearings officer for today's public hearing. Gloria Takara is the hearings reporter, and Janet Lau is the staff planner for this project. Today's public hearing involves a review of an application for a Special Management Area Use Permit No. 2017/SMA-44, and it is for the construction and replacement of a broadcast radio antenna tower and accessory use. The applicant is Blow Up, LLC. The agent is Centerline Solutions LLC. It's located on the maukai side of Nimitz Highway and west of Kalihi Stream. The Tax Map Key is 2-1-3, parcels 3, 207, 211 and 212.

This public hearing held here at the Moanalua Community Park center is authorized pursuant to the provisions of Section 25-5.3 of the Revised Ordinances of Honolulu and HRS Chapter 205A. A notice of this public hearing was published in the Star-Adviser on Friday, April 20th, 2018. This public hearing serves two purposes. First, it provides our Department with an opportunity to inform the public about the project, and secondly it provides an opportunity for the public to express their concerns and provide information to our Department about the proposed project. Seeing that there is no one here other
than the owner of the applicant and agent, I will conclude
by informing you that the Director of Planning and
Permitting will make her decision on this application on or
about June 8th, 2017. Any written comments or testimonies
received by our Department through Thursday, May 17th, 2018,
will be included in the hearing record. Anyone wishing to
obtain a copy of the Director's recommendation may request
it through the hearings reporter.

I want to thank you for attending. The public
hearing is now closed. Thank you.

[This meeting was adjourned approximately
10:50 a.m.]

--o0o--

I certify that the foregoing is a
true and correct transcription of
the proceedings, prepared to the
best of my ability, of the meeting
held on Thursday, May 10, 2018

Gloria Takara
Secretary—Hearings Reporter

May 11, 2018

Date