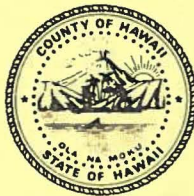


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

March 23, 2000

Mr. Sidney M. Fuke
Planning Consultant
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

Special Management Area (SMA) Use Permit Assessment Application
(SMAA) No. 00-5
SMA Minor Permit No. 86
Applicant: SprintCom, Inc. & Nakano Co., Ltd.
Landowner: State of Hawaii
Request: Installation of Personal Communication Services
(PCS) Antenna Facility
Naniloa Hotel, Waiakea Peninsula Resort Area, S. Hilo
TMK: 2-1-05: 16, Lot 7 10

SMA Minor Permit No. 86 is approved to develop the proposed personal communication services antenna facility at the Naniloa Hotel. A copy of the permit is enclosed for your perusal and record.

Finding of Consistency: Permitted Use. SMA Rule 9-7B3 requires a finding that the proposed development is consistent with the county GP (General Plan) and zoning. In the County's resort-hotel zone, telecommunication antennas are a permitted use according to Zoning Code sec. 25-5-92(a)(32); providing, the telecommunication antenna use complies with the requirements of sec. 25-4-12. Furthermore, we also find that the proposed facility's location in the resort-hotel district is consistent with the GP's land use Resort designation. The GP designation is determined by the LUPAG (Land Use Pattern Allocation Guide) Map, HI County GP, Ordinance No. 89-142 (effective: November 14, 1989). According to the GP Support Document at 80, the GP's resort land use is for hotel and supporting services. The telecommunication antenna facility will be an accessory use to the main hotel building and as a supporting service it is consistent with the GP's resort land use.

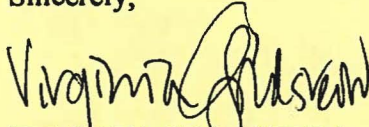
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Mr. Sidney M. Fuke
Planning Consultant
Page 2
March 23, 2000

Conditions. Approval of the Minor Permit is **subject to conditions**, however. Please read the conditions, since the applicant is responsible to comply with its requirements. For example, the Minor Permit requires that this project obtain **Final Plan Approval** and a copy of the PA application form is enclosed for that purpose.

For any questions or clarification on this matter, please speak with Earl Lucero of my staff.
Ph: 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

EML/NH:gp
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Enclosures

c: SMA Section
Plan Approval Section
Chief Engineer
DPW-Building Division & Engineering Division

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

NO. 86

Approved Development (describe in detail):

To allow the installation of a personal service communication service (PCS) antenna facility on the roof top level of the Naniloa Hotel. The facility will consist of 12 panel antennas, one 8-foot microwave dish, 4 radio cabinets, and ground space to install either a permanent or temporary generator. Estimated cost is less than \$90,000.

Applicant's Name: SprintCom, Inc. & Nakano Co., Ltd.

TMK: 2-1-05: 16, Lot 7, Naniloa Hotel, Waiakea Peninsula, S. Hilo, Hawaii Island **Land Area:** 2.05
acres

Compliance with Objectives and Policies of Chapter 205-A, Hawaii Revised Statutes regarding the Special Management Area

Check all objectives and policies found to be consistent with proposed development.

Issuance of SMA Minor Use Permit requires that activity be consistent with all objectives & policies.

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawaii County General Plan and Zoning Code.

**Compliance with Objectives and Policies of Chapter 205-A, Hawaii Revised Statutes
regarding the Special Management Area**

Check all objectives and policies found to be consistent with proposed development.

Page 2

Issuance of SMA Minor Use Permit requires that activity be consistent with all objectives & policies.

- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, Hawaii Revised Statutes to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
 - ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
 - ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
 - ☒ Reduce hazard to life and property from tsunامي, storm waves, stream flooding, erosion, subsidence and pollution.
 - ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
 - ☒ Stimulate public awareness, education, and participation in coastal management.
 - ☒ Protect beaches for public use and recreation.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, Hawaii Revised Statutes relating to:
 - ☒ Recreational resources
 - ☒ Historic resources
 - ☒ Scenic and Open Space resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
- ☒ Beach Protection
- ☒ The proposed development conforms with the requirements of Hawaii Revised Statutes Chapter 343, Environmental Impact

Conditions of Approval

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1. The applicant(s), its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. SMA Minor Permit No. 86 is valid for a period of three years from the Planning Director's signature date of approval, stated below. All project improvements approved by this permit shall be completed within the three year period.
3. Final Plan Approval of this project shall be secured from the Hawaii County Planning Director within three years of the date of approval.
4. Requests of an extension of time are to be submitted to the Planning Director. SMA Rule 9-11E requires a written request filed sixty (60) days before this permit expires. The extension request shall state: (a) the length of time requested; and, (b) the reasons for the time extension.
5. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke the permit.

APPROVAL:



VIRGINIA GOLDSTEIN
Planning Director

MAR 23 2000

Date