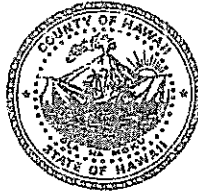


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

January 31, 2003

Ms. Kimberly McDonald  
Cellco Partnership dba Verizon Wireless  
c/o Martin Pacific Property Services  
75-5744 Alii Drive Suite 247  
Kailua-Kona, HI 96740

Dear Ms. McDonald:

**Special Management Area Use Permit Assessment Application (SMAA 03-06)**  
**Special Management Area (SMA) Minor Use Permit No. 131 (SMM 131)**  
**Applicant: Cellco Partnership dba Verizon Wireless**  
**Request: Construction of a non-manned telecommunication antenna, equipment**  
**shelter and backup generator**  
**TMK: 7-2-010: 004 Kaupulehu, North Kona, Hawaii**

This is to acknowledge receipt of your Special Management Area Use Permit Assessment Application on January 17, 2003 for the construction/installation of a non-manned telecommunication antenna, equipment shelter and backup generator at the Four Seasons Hotel.

According to Section 9-4(10) of Planning Commission Rule No. 9 regarding the Special Management Area, the improvements as detailed above are defined as "development", thereby requiring a Special Management Area Minor Use Permit. The proposed improvements are valued at \$125,000.

For the reasons above and pursuant to Section 9-10(E) of Planning Commission Rule No. 9, Special Management Area Minor Use Permit No. 131 (SMM No. 131) is issued to allow the non-manned telecommunication antenna and related improvements, subject to the applicant's compliance with the conditions of approval as specified in the permit. Please note that pursuant to the Hawaii County Zoning Code Chapter 25 Sections 25-2-71(c)(2) and 25-4-11(c), Final Plan Approval must be secured from the Planning Director. In addition, in response to comments

129734  
FEB 3 2003

# SPECIAL MANAGEMENT AREA MINOR USE PERMIT NO. 131

**Approved Development** (describe in detail):

To allow the construction/installation of a telecommunication antenna, equipment shelter and backup generator at the Four Seasons Hotel.

**Applicant's Name:** Cellco Partnership dba Verizon Wireless

**TMK:** 7-2-010: 004

**Land Area:** Por. 39.144 acres

Kaupulehu, North Kona, Hawaii

**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.

## **Conditions of Approval**

1. The applicant(s), its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. All improvements approved by this permit shall be completed within three (3) years from the effective date of this permit (Planning Director's date of approval) indicated below.
3. Prior to the commencement of construction, Final Plan Approval shall be secured from the Planning Director, in accordance with Chapter 25, Section 25-2-71(c)(2) and Section 25-4-11(c).
4. Prior to the commencement of construction, a building permit shall be secured from the Department of Public Works.
5. Request(s) for an extension of time shall be submitted to the Planning Director. Pursuant to SMA Rule 9-11E, written requests shall be filed sixty (60) days before the expiration of this permit. The request shall state the length of time requested and the reasons for the time extension.
6. The Planning Director may grant an extension of time upon the following circumstances:
  - a) non-performance is a result of unforeseen conditions or conditions beyond the control of the applicant, successors, assigns, and are not a result of their fault or negligence;
  - b) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and
  - c) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).
7. 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.

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HAWAII

HILO, HAWAII

2003 JAN 28 AM 11 29

PLANNING DEPARTMENT  
COUNTY OF HAWAII

DATE January 27, 2003

Memorandum

TO : Planning Director

FROM : Department of Public Works *fr*  
Engineering Division

SUBJECT: Special Management Area Use permit Assessment Application  
Applicant: Cellco Partnership dba Verizon Wireless  
Location: Kaupulehu, North Kona, HI  
TMK: 7-2-010:004

We have reviewed the subject application and offer the following comment:

Building

1. Building shall conform to all requirements of code and statutes pertaining to building construction. A building permit is required.

If you have any questions please contact Kiran Emler of our Kona office at 327-3530.

KE:

cc: Engineering - Hilo  
Engineering - Kona  
Planning - Kona

3387

SPECIAL MANAGEMENT AREA USE PERMIT ASSESSMENT APPLICATION  
COUNTY OF HAWAII  
PLANNING DEPARTMENT - PLANNING COMMISSION

2003 JAN 17 AM 9 07

OWNER: Kaupulehu Makai Venture

APPLICANT: Cellco Partnership dba Verizon Wireless

PLANNING DEPARTMENT  
COUNTY OF HAWAII

APPLICANT'S SIGNATURE: see attached

APPLICANT'S INTEREST IF NOT OWNER: Licensee

ADDRESS: C/O MARTIN PACIFIC PROPERTY SERVICES, 75-5744 Alii Drive,  
Suite 247, Kailua-Kona, Hawaii 96740

TELEPHONE: (808) 329-4444 (808) 895-3569 (cellular)  
(business) (home)

TAX MAP KEY: 7-2-010-004

NATURE OF DEVELOPMENT: Non-manned telecommunication facility

TOTAL COST/FAIR MARKET VALUE: \$125,000.00

DATE OF APPLICATION: ~~11/7/2002~~ 1/15/03

THE PETITIONER SHALL BE RESPONSIBLE FOR FILING THE, FOLLOWING WITH  
THE DEPARTMENT:

1. A written description of the proposed project and a statement of objectives.
2. A completed SMA Use Permit Impact Assessment Form.
3. A shoreline survey when the parcel abuts the shoreline, except as may be waived by the Planning Director.
4. A plot plan of the property, drawn to scale, with all proposed and existing structures and other pertinent information shown thereon.
5. Any other plans or information required by the Director.

An EIS that has been declared adequate under the National  
Environmental Policy Act (NEPA) or under Chapter 343, HRS, may  
constitute a valid filing under this section.

P.D. 5/84  
6343A/50A

PLANNING DEPARTMENT  
County Of Hawaii  
75-5706 Kuakini Hwy. #109  
Kailua-Kona, HI 96740  
RECEIVED JAN 15 2003

A 029826

ATTACHMENT TO SMA USE PERMIT ASSESSMENT APPLICATION  
SPECIAL MANAGEMENT AREA IMPACT ASSESSMENT FORM

The completion of this attachment is required under item (2) of the SMA Use Permit Assessment Application.

1. A description of the proposed project and statement of objectives to be accomplished:

Installation of telecommunication antenna, equipment shelter and backup generator. The objective is to further service the community area with better wireless communication coverage in the Kaupulehu area.

2. A description of the anticipated impacts of the proposed project on the SMA including:

- a. Description of the area involved including existing uses, structures, vegetation, and other features.

Resort/Hotel. The proposed antennas are located on the roof top overlooking the loading dock. This area is generally not used by the public. The proposed equipment shelter is located near the tennis court and will be painted to match the adjacent building. Existing MacArthur and Areca palms soft the impact, if any, to the surrounding area.

- b. Description of surrounding area and land uses:

Resort/Hotel.

- c. Description of how the proposed project will affect the area involved and surrounding areas:

None. The proposed project is located on the back side of the resort in the loading dock area. There are existing antennas located on the roof with are approximately 4' height lower than our proposed antennas.

- d. Description of impacts which cannot be avoided and mitigating measures proposed to minimize that

None.

- e. Alternatives to proposed project:

None.

f. Any irreversible and irretrievable commitments of resources:

No.

3. A written statement discussing the proposed development in relationship to the objectives and policies as contained in Chapter 205A, HRS, and the SMA Guidelines:

|                                  |   |
|----------------------------------|---|
| Recreational Resources:          | The site does not detract from the existing or future recreational resources.   |
| Historic Resources:              | No adverse affect.  |
| Scenic and Open Space Resources: | No adverse affect. The site is located on the back side of the Hotel, near the Hotel's loading dock, next to existing antennas approximately 4' lower in height than our proposed antennas. The antennas will blend into the backdrop of the hotel and landscaping. The antennas will not be visible from the highway or nearby residential area. |
| Coastal Ecosystems:              | No adverse affect. The area is already improved by the Hotel and its structures.  |
| Economic Uses:                   | No adverse affect. In fact, the resort and residential area will be improved by providing cellular coverage.  |
| Coastal Hazards:                 | No adverse affect. This will improve wireless communication to fisherman in the area and allow boats and fisherman access to 911 features in the event of an emergency. The Hotel has already improved the area.  |

SIGNATURE OF APPLICANT: See attached Date: 8/25 /2002