

William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i

PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

July 30, 2015

Ms. Kanoe Eiselin
Wireless Resources
75-6081 Ali'i Dr #V-202
Kailua-Kona HI 96740

Dear Mr. Pridgeon:

**SUBJECT: Special Management Area Use Permit Assessment Application
(SAA 15-001302)
Special Management Area Minor Permit No. 15-000338
Applicant: Verizon Wireless, c/o Wireless Resources
Land Owner: SMG I Hotel Waikoloa LLC
Request: Construction of a Telecommunication Facility on the North
Wing of the Waikoloa Beach Marriott Resort & Spa
Tax Map Key: (3) 6-9-007:008, Anaehoomalu, South Kohala, Hawai'i**

This letter is in response to the Special Management Area Use Permit Assessment Application (SAA 15-001302) we received on June 22, 2015. Also acknowledged on July 27, 2015 is receipt of a time extension to July 31, 2015 in which to review the application.

Proposed is the construction of a telecommunication facility on the rooftop and ground space of the North Wing of the Waikoloa Beach Marriot Resort and Spa. The proposed 425 s.f. unmanned telecommunication facility, not to exceed the North Wing elevator shaft height, will be installed on the existing penthouse walls, rooftop and ground space. The penthouse installation will include the mounting of 12 panel antennas with its auxiliary equipment, 12 remote radio head units and 1 surge protector. A portion of the rooftop will be used as a new 25' x 17' equipment area to include radio and battery equipment cabinets, 1 surge protector and 1 GPS antenna on a steel platform; this equipment will be installed behind screen walls. The 5' x 8' ground level lease area will contain an outdoor emergency generator on a concrete pad that will utilize the existing trees and foliage to mitigate visual impact.

The subject parcel consists of 15.735 acres, is zoned Resort-Hotel (V-1.25) by the County and designated Urban by the State Land Use Commission. In addition, the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the parcel as Resort Node. The property is located entirely within the Special Management Area (SMA); however, it is not located in a "shoreline area" as defined by Hawai'i Revised Statutes (HRS) Chapter 205A-41.

Ms. Kanoe Eiselin
Wireless Resources
July 30, 2015
Page 2

Special Management Area Determination:

According to Hawai'i Revised Statutes (HRS) Chapter 205A-22 and Planning Commission Rule No. 9-4(e)(1)(E) and (B), "development" includes "*Construction, reconstruction, demolition, or alteration of the size of any structure*" and "*Grading, removing, dredging, mining, or extraction of any materials*", respectively. Therefore, the proposed construction of the telecommunication facility will require a review against the Special Management Area rules and regulations.

The valuation for the project is \$456,000. Further, we find that the proposed development will not have a cumulative impact or a significant adverse environmental or ecological effect on the SMA.

In view of the above, we have determined that construction of the telecommunication facility on the North Wing of the Waikoloa Beach Marriott Resort & Spa requires a Special Management Area Minor Permit. Therefore, pursuant to Planning Commission Rule Section 9-10(e), Special Management Area Minor Permit No.15-000338, enclosed, is hereby issued for the development described above and further depicted on the Site Plan and the Enlarged Roof Plan attached herein. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

Finally, SMM 134, approved on March 14, 2003, allowed for the installation of the Nextel WIP Lease Corp. telecommunication facility on the rooftop of the South Wing. An amendment to SMM 134 which allowed for the addition of a 3-foot microwave antenna with associated radio and cabling to the now Sprint telecommunication facility at a cost of \$6,500 was approved on July 8, 2015. The cost of this new Verizon telecommunication facility is \$456,000 for a total cumulative development cost of \$462,500, which does not exceed the \$500,000 valuation threshold for SMA Minor Permits. Should the cumulative total of any further development on the parcel exceed \$500,000, a Special Management Area "Major" Use Permit will be required.

If you have questions, please contact Esther Imamura of this department at (808) 961-8139.

Sincerely,



DUANE KANUHA
Planning Director

ETI:cs

\\Coh33\Planning\Public\Wpwin60\CZM\SMM\2015\SMM 15-338L Verizon Waikoloa Eiselin.Doc

Ms. Kanoe Eiselin
Wireless Resources
July 30, 2015
Page 3

Enclosures: SMM No.: 15-000338
DPW Memorandum dated July 9, 2015
Copy of Site Plan and Enlarged Roof Plan

cc w/Encls.: Long Range Planning
Planning Division (via email)
Kona Planning Department

cc ltr. only: Mr. Leo Asuncion, Acting Director
Office of Planning, DBEDT
P.O. Box 2359
Honolulu, HI 96804-2359

SMG I Hotel Waikoloa LLC
191 University Blvd., Ste. 311
Denver CO 80206-4613



West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i

PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

Special Management Area Minor Permit No. 15-000338

Project: Construction of a Telecommunication Facility on the North Wing of the Waikoloa Beach Marriott Resort & Spa
Applicant: Verizon Wireless, c/o Wireless Resources
Landowner: SMG I Hotel Waikoloa LLC
Location: Anaehoomalu, South Kohala, Hawai'i
TMK: (3) 6-9-007:008 **Land Area:** 15.735 acres

Applicant's Request

1. Project Description:

The proposed 425 s.f. unmanned telecommunication facility, not to exceed the North Wing elevator shaft height, will be installed on the existing penthouse walls, rooftop and ground space. The penthouse installation will include the mounting of 12 panel antennas with its auxiliary equipment, 12 remote radio head units and 1 surge protector. A portion of the rooftop will be used as a new 25' x 17' equipment area to include radio and battery equipment cabinets, 1 surge protector and 1 GPS antenna on a steel platform; this equipment will be installed behind screen walls. The 5' x 8' ground level lease area will contain an outdoor emergency generator on a concrete pad that will utilize the existing trees and foliage to mitigate visual impact.

2. Purpose of Project:

The project would provide improved customer cellular service throughout the eastern portion of the Waikoloa Beach area as well as for travelers along Waikoloa Beach Drive and Queen Ka'ahumanu Highway

3. Project Valuation: \$456,000.

4. Determination:

According to Chapter 205A-22, HRS, and Planning Commission (PC) Rule No. 9-4(e) (1) (E) and (B), "development" includes "Construction, reconstruction, demolition, or alteration of the size of any structure" and "Grading, removing, dredging, mining, or extraction of any materials", respectively. Therefore, the construction of the telecommunication facility is considered to be "development" and will require a review against the Special Management Area rules and regulations.

State and County Plans

1. **State Land Use District:** The parcel is located in the State Land Use Urban District.
2. **General Plan:** The parcel is designated as Resort Node by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
3. **County Zoning:** The parcel is zoned Resort-Hotel (V-1.25).
4. **Special Management Area:** The parcel is located entirely within the Special Management Area (SMA); however, it is not located in a "shoreline area" as defined by Hawai'i Revised Statutes (HRS) Chapter 205A-41.
5. **Flood Zone:** X.

Compliance with Objectives and Policies of Chapter 205A, Hawai'i Revised Statutes (HRS), Regarding the Special Management Area

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and 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 Hawai'i County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, 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 tsunamis, 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.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

1. As discussed above, the proposed 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.
2. The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.
3. The estimated project cost of \$456,000 is not in excess of \$500,000.
4. The enclosed Department of Public Works, Engineering Division memorandum dated July 9, 2015, states the following:

"We reviewed the subject application and our comments are as follows:

We have determined that the subject property is located within Flood Zone "X" according to the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA).

The proposed project is not subject to regulations under Chapter 27 of the Hawai'i County Code."

5. Pursuant to Planning Commission Rule Section 9-10(e), **Special Management Area Minor Permit No. 15-000338** is hereby approved for the construction of the telecommunication facility on the North Wing of the Waikoloa Beach Marriott Resort & Spa, subject to the applicant's compliance with the conditions of approval as specified below.

Conditions of Approval

The Planning Director has approved **SMA Minor Permit No. 15-000338**, subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.
3. The applicant shall secure Plan Approval from the Planning Department prior to commencement of construction of the telecommunication facility.
4. The antennas with auxiliary equipment and structures shall be painted to match the existing building.
5. Discovery of any unidentified sites or remains, such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings or walls will require that all work in the immediate area shall cease. The Planning Director shall be immediately notified. Work may proceed with an archaeological clearance from the Planning Director. The archaeological clearance requires a finding that sufficient mitigative measures are taken for the discovery; with written guidance from the State Historic Preservation Division of the Department of Land and Natural Resources.
6. An extension of time for the performance of the conditions contained herein may be granted by the Planning Director upon the following circumstances:
 - a) The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the 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 of not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended up to one additional year).

7. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

If you have questions, please contact Esther Imamura of this department at (808) 961-8139.

APPROVED:



DUANE KANUHA
Planning Director

JUL 30 2015


Date

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE: July 9, 2015

Memorandum

TO : Duane Kanuha, Planning Director
Planning Department

FROM : Ben Ishii, Division Chief 
Engineering Division

SUBJECT : Special Management Area Use Permit
Assessment Application (SAA 15-001302)
Request: Telecommunications Equipment Installation
Applicant: Verizon Wireless, c/o Wireless Resources
Location: South Kohala, Hawaii
TMK: 3 / 6-9-007: 008

We reviewed the subject application and our comments are as follows:

We have determined that the subject property is located within Flood Zone "X" according to the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA).

The proposed project is not subject to regulation under Chapter 27 of Hawaii County Code.

Should there be any questions concerning this matter, please contact Kiran Emler of our Kona Engineering Division office at 323-4851.

KE

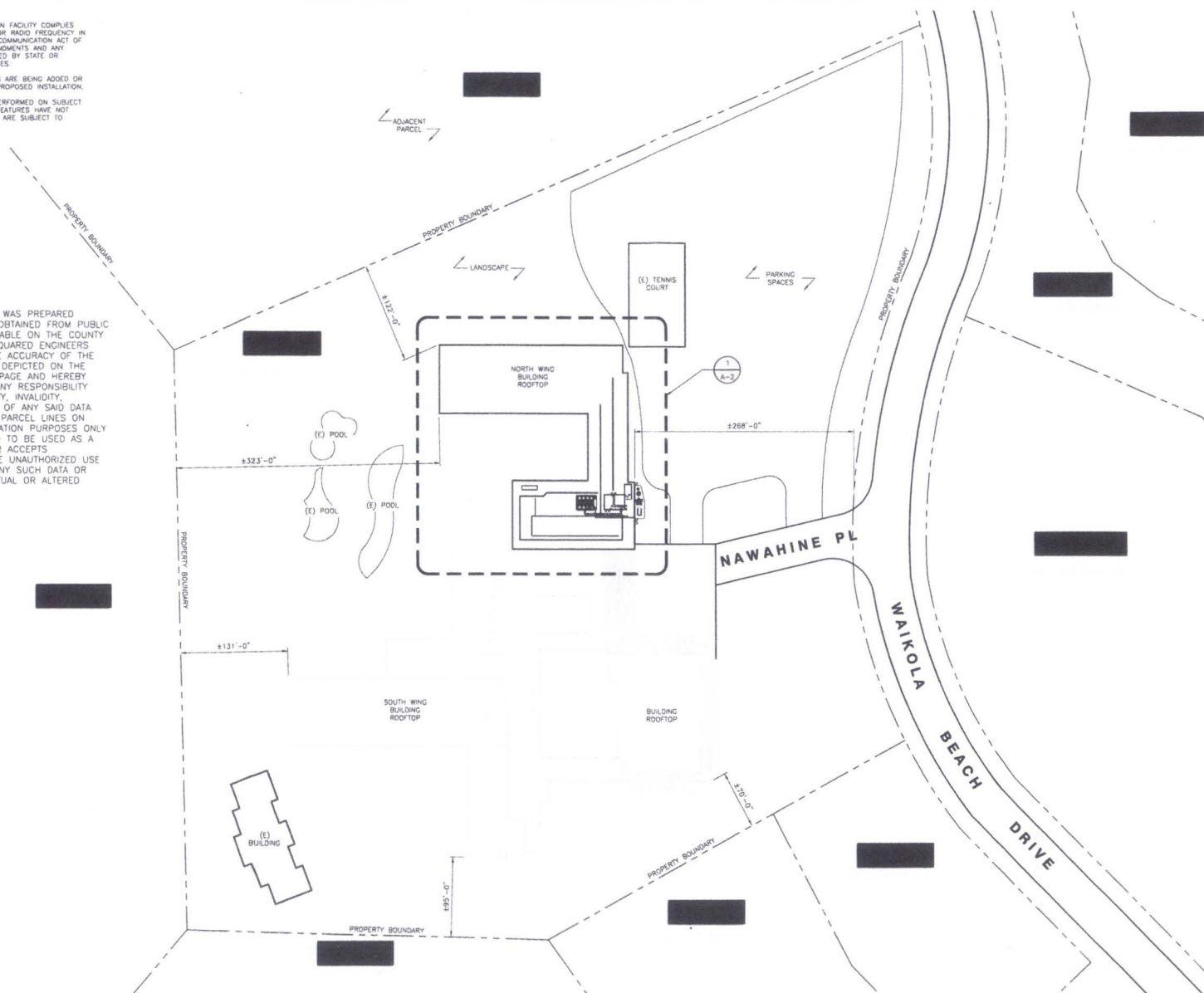
copy: ENG-HILO/KONA

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
3. A SURVEY HAD NOT BEEN PERFORMED ON SUBJECT PROPERTY. DIMENSIONS OR FEATURES HAVE NOT BEEN VERIFIED IN FIELD AND ARE SUBJECT TO CHANGE.

DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE COUNTY OF HAWAII WEBSITE. MSQUARED ENGINEERS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON THE COUNTY OF HAWAII WEBSITE AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.



SITE PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"

50' 25' 0' 50'

1

verizonwireless

255 KAHULU AVENUE
MILANI, HAWAII 96789



**m.squared
ENGINEERS**
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92873

PROJECT NO:

DRAWN BY: ROD

CHECKED BY: MM

REV	DATE	DESCRIPTION
3	05/16/2015	REVISED 2D'S
2	02/23/2015	REVISED 2D'S
1	08/17/2014	REVISED 2D'S
0	08/25/2014	100% 2D'S
A	07/25/2014	30% 2D'S FOR REVIEW

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

H13 ANAEHOOMALU
WAIKOLOA BEACH MARRIOTT
69-275 WAIKOLOA BEACH DR.
WAIKOLOA VILLAGE, HI 96738
ROOFTOP

SHEET TITLE

SITE PLAN

SHEET NUMBER

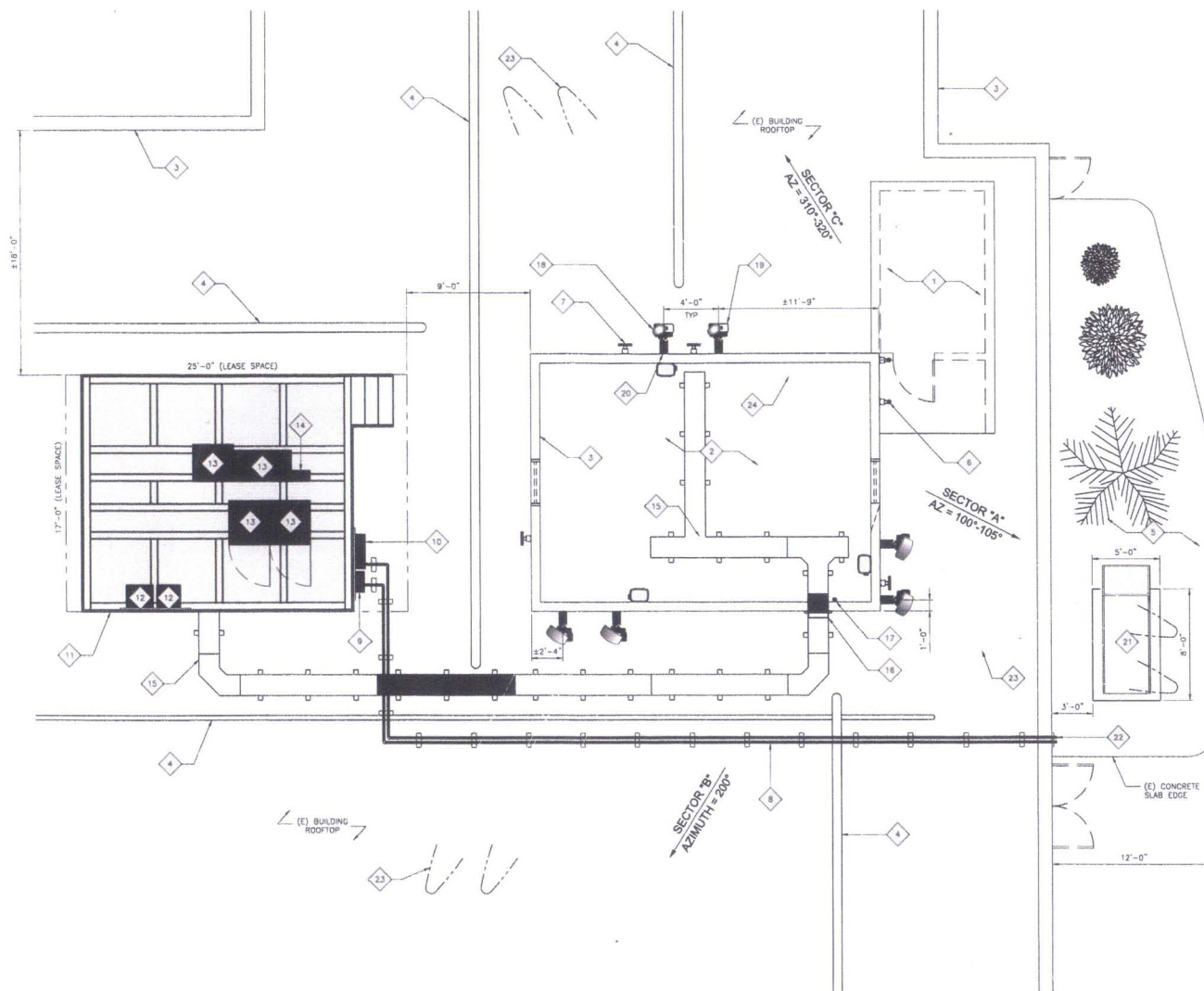
A-1

KEYNOTES:

- 1 (E) ROOF ACCESS PENTHOUSE
- 2 (E) ELEVATOR SHAFT PENTHOUSE ROOF
- 3 (E) PARAPET WALL
- 4 (E) ROOF-MOUNTED HVAC DUCTWORK AND PIPING, TYP. (SEE NOTE 1 BELOW)
- 5 (E) LANDSCAPE AREA AT GROUND LEVEL
- 6 (E) OMNI ANTENNA (BY OTHERS), (2) TOTAL
- 7 (E) 12" MICROWAVE ANTENNA (BY OTHERS), (4) TOTAL
- 8 PROPOSED VERIZON WIRELESS ROOF-MOUNTED POWER AND TELCO CONDUITS ON SLEEPERS
- 9 PROPOSED VERIZON WIRELESS RACK-MOUNTED AC DISTRIBUTION PANEL
- 10 PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO ENCLOSURE
- 11 PROPOSED VERIZON WIRELESS RAISED STEEL EQUIPMENT PLATFORM W/ 7'-0" HIGH CONCEALMENT ENCLOSURE INSIDE PROPOSED LEASE SPACE. PAINTED TO MATCH BUILDING. SEE NOTE 2 BELOW.
- 12 PROPOSED VERIZON WIRELESS RACK-MOUNTED APARATUS CONCEALED BEHIND ENCLOSURE SCREEN WALL.
- 13 PROPOSED VERIZON WIRELESS PLATFORM-MOUNTED OUTDOOR EQUIPMENT CABINETS CONCEALED BEHIND ENCLOSURE SCREEN WALL.
- 14 PROPOSED VERIZON WIRELESS PLATFORM-MOUNTED FIBER DISTRIBUTION BOX CONCEALED BEHIND ENCLOSURE SCREEN WALL.
- 15 PROPOSED VERIZON WIRELESS ROOF-MOUNTED CABLE TRAY
- 16 PROPOSED VERIZON WIRELESS COAXIAL CABLE CHASE. PAINTED TO MATCH BUILDING
- 17 PROPOSED VERIZON WIRELESS OPS ANTENNA
- 18 PROPOSED VERIZON WIRELESS 8' HIGH PANEL ANTENNAS, (2) PER SECTOR, (6) TOTAL. PAINTED TO MATCH BUILDING. CONFIGURATION AND LOCATION CONTINGENT TO FULL STRUCTURAL ANALYSIS.
- 19 PROPOSED VERIZON WIRELESS REMOTE RADIO UNIT (RRU) WITH 42 MODULES MOUNTED BELOW ANTENNA, (3) PER SECTOR, (9) TOTAL. PAINTED TO MATCH BUILDING.
- 20 PROPOSED VERIZON WIRELESS ADJUSTABLE WALL-MOUNT STANDOFF-ANDREW MF-221 OR APPROVED EQUAL, (12) TOTAL. PAINTED TO MATCH BUILDING.
- 21 PROPOSED VERIZON WIRELESS PAD-MOUNTED STANDBY GENERATOR
- 22 PROPOSED VERIZON WIRELESS POWER AND TELCO CONDUITS ROUTED ALONG BUILDING EXTERIOR FROM P.O.C. TOWARDS NEW VERIZON WIRELESS EQUIPMENT LEASE SPACE AT ROOF. PAINTED TO MATCH BUILDING.
- 23 PROPOSED VERIZON WIRELESS 20'-6" ANTENNA EXCLUSION DISTANCE, TYP.
- 24 PROPOSED VERIZON WIRELESS PARAPET-MOUNTED RAYCAP SURGE PROTECTOR, (3) TOTAL

NOTES:

1. COORDINATE EXACT LOCATION WITH BUILDING'S STRUCTURAL AND MECHANICAL EQUIPMENTS RELATED TO THE PROPOSED INSTALLATION.
2. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING DATA AND STRUCTURAL DESIGN.



ENLARGED ROOF PLAN (EQUIPMENT AND ANTENNA LAYOUT)

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



**m.squared
ENGINEERS**
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT NO:
DRAWN BY: RGG
CHECKED BY: MM

REV	DATE	DESCRIPTION
3	05/18/2015	REVISED 20'S
2	02/23/2015	REVISED 20'S
1	06/17/2014	REVISED 20'S
0	08/25/2014	100% 20'S
A	07/25/2014	FOR 20'S FOR REVIEW

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

H13 ANAEHOOMALU
WAIKOLOA BEACH MARRIOTT
69-275 WAIKOLOA BEACH DR.
WAIKOLOA VILLAGE, HI 96738
ROOFTOP

SHEET TITLE
EQUIPMENT AND
ANTENNA LAYOUT

SHEET NUMBER

A-3