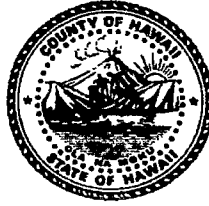


William P Kenoi  
Mayor



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

October 29, 2015

Ms. Danette Martin  
General Dynamics  
76-6357 Kololia Street  
Kailua-Kona HI 96740

Dear Ms. Martin.

**SUBJECT: Special Management Area Use Permit Assessment Application  
(SAA 15-001329)  
Special Management Area Minor Permit No. 15-000342  
Applicant: Celco Partnership d/b/a Verizon Wireless  
Land Owner(s): BP Bishop Estate  
Request: Construct a Telecommunication Facility  
on the Rooftop of Building "C"  
Tax Map Key: (3) 7-8-010:Por. of 040, North Kona, Hawai'i**

---

This letter is to follow up on the Special Management Area Assessment Application we received on September 11, 2015 to construct a telecommunication facility on the rooftop of Building "C" at the Keauhou Shopping Center on the subject parcel.

The 21.217 acre parcel is designated Urban by the State Land Use Commission and is zoned Village Commercial (CV-7.5) by the County. In addition, the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the parcel as Resort Node and Low Density Urban. 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.

**Special Management Area Determination:**

According to Hawai'i Revised Statutes (HRS) Chapter 205A-22 and Planning Commission (PC) Rule 9-4(e)(1)(E), "Construction, reconstruction, demolition, or alteration of the size of any structure." is not exempt from the definition of "development". Therefore, the proposed construction of the telecommunications facility is considered "development" and will require review against the Special Management Area rules and regulations.

Ms. Danette Martin  
General Dynamics  
Page 2  
October 29, 2015

The valuation for the project and related improvements is approximately \$447,000. 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 the proposal to construct a telecommunication facility on the rooftop of Building "C" at the Keauhou Shopping Center requires a Special Management Area Minor Permit. Therefore, pursuant to Planning Commission Rule Section 9-10(e), Special Management Area Minor Permit No 15-000342, enclosed, is hereby issued for the development described above and further depicted on Sheets A1 and A2 attached herein. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

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

Sincerely,



DUANE KANUHA  
Planning Director

ETI.klt

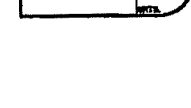
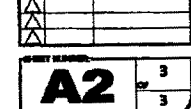
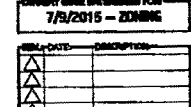
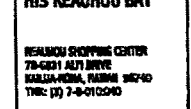
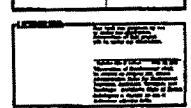
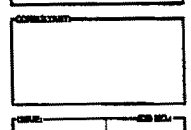
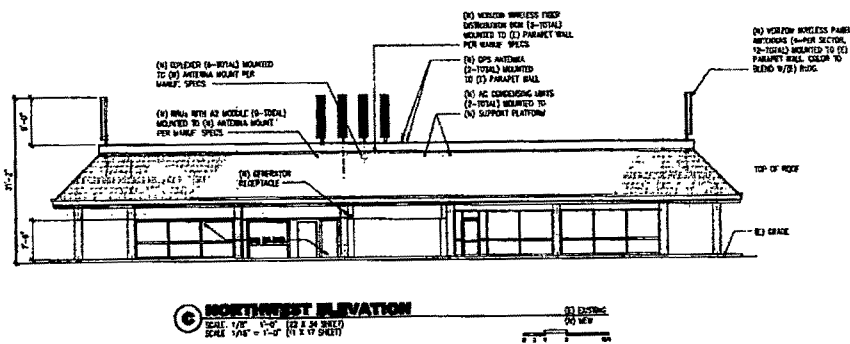
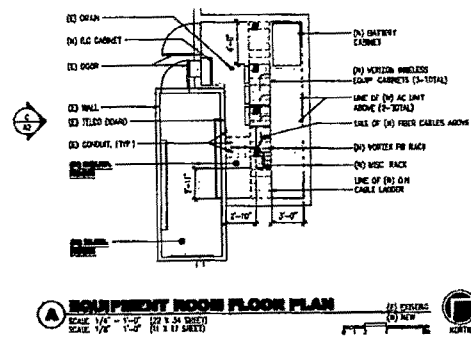
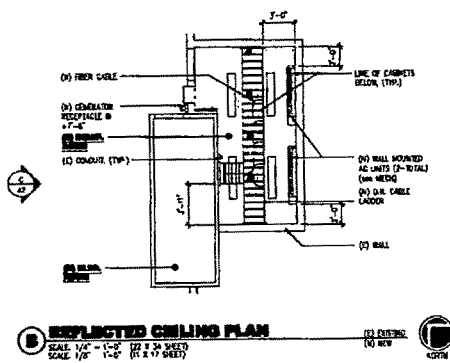
P:\Wpwin60\CZM\SMM\2015\SMM 15-342L Cellco Keauhou SC Martin.Doc

Enclosures - SMM No 15-000342  
Sheets A1 and A2  
Department of Public Works Memo dated October 26, 2015

cc w/Encls. Planning Division (via email)

cc ltr only Mr Leo Asuncion, Acting Director  
Office of Planning, DBEDT  
State of Hawaii Department of Business, Economic Development & Tourism  
P O Box 2359  
Honolulu, HI 96804-2359






DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HAWAII  
HILO, HAWAII

DATE. October 26, 2015

## Memorandum

**TO** : Duane Kanuha, Planning Director  
Planning Department

**FROM** Ben Ishii, Division Chief   
Q Engineering Division

**SUBJECT** Special Management Area Use Permit  
Assessment Application (SAA 15-001329)  
Request: Install cellular antennas and equipment on and within an  
existing building  
Applicant: Cellco Partnership dba Verizon Wireless  
Landowner: B P Bishop Estate  
Location: Keauhou, North Kona, Hawaii  
TMK. 3 / 7-8-010 040

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).

Zone X is an area determined to be outside the 500-year floodplain

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

---