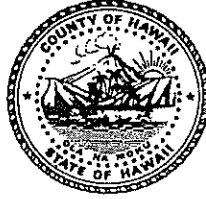


Harry Kim  
Mayor



Geraldine M. Giffin  
Chairperson

## County of Hawaii

### PLANNING COMMISSION

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

CERTIFIED MAIL

7000 0600 0024 2904 3746

August 12, 2002

Mr. Dennis Wilborn  
Crown Castle International  
94-547 Ukee Street, Suite 209  
Waipahu, HI 96797

Dear Mr. Wilborn:

Special Permit Application (SPP 02-024)

Applicant: Crown Castle GT and VoiceStream Wireless

Request: To allow an existing 62-foot monopole telecommunications tower with antennas and related improvements

Tax Map Key: 7-2-2: 9

The Planning Commission at its duly held public hearing on August 2, 2002, voted to approve the above-referenced application. Special Permit No. 1170 is hereby issued to allow an existing 62-foot high wooden utility monopole telecommunication tower, co-location antennas, and related equipment buildings and accessory structures on approximately 550 square foot portion of a 2.687-acre parcel in the State Land Use Agricultural District. The property is located approximately 2 miles east (mauka) of Māmalahoa Highway, Ka'ūpūlehu, North Kona, Hawai'i.

Approval of this request is based on the following:

**Crown Castle International Inc. and VoiceStream Wireless** are requesting approval of a Special Permit to continue the use of an existing 62-foot high wooden monopole, attach new equipment panels and antennas to the monopole, and construct appurtenant equipment shelters on the subject property to:

- (1) comply with the recent Hawaii Supreme Court Ruling requiring all telecommunication towers within the State's Agricultural District to obtain a Special Permit under HRS Section 205-6(a);

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Mr. Dennis Wilborn  
August 12, 2002  
Page 2

- (2) improve telecommunications coverage along the major transportation corridor between North Hawai`i and North Kona; and
- (3) promote co-location of wireless carriers, thereby minimizing the proliferation of multiple towers in a single area.

**Granting of this request would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended.** The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawai`i. In the case of the Agricultural District, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The project site, consisting of 550 square feet, is situated within the County's Agricultural (A-20a) zoned district and within the State Land Use Agricultural District. There are no agricultural uses currently occurring on the project site or the subject property. Soils within the project site are classified as "E" or "Very Poor" by the Land Study Bureau's Overall Master Productivity Rating. Soils within the project site are not classified by The Agricultural Lands of Importance to the State of Hawaii (ALISH) Map. Given the limited area that will be required to accommodate the existing and proposed telecommunication facility, approval of the request for a Special Permit will not displace any existing agricultural uses on the subject property nor will it diminish the agricultural potential of the subject property or its surrounding area.

**The granting of this request would promote the effectiveness and objectives of Chapter 205A, Hawaii Revised Statutes, relating to the coastal zone management program.** The intent of the Coastal Zone Management Program is to guide and regulate public and private uses in the coastal zone management area with respect to recreational resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, and beach protection. Although the entire island lies within the Coastal Zone Management Area, the project site is located approximately seven miles east of the nearest coastline. There is no known designated public access to the mountain area where the project is located. Also, due to its distance from coastal areas, the existing and proposed telecommunication facility will not adversely impact any recreational resources, including access to and along the shoreline, mountain access, coastal ecosystems, and marine coastal resources. Approval of the Special Permit will not expose the subject property to coastal hazards nor will it enhance beach erosion. Due to the type of construction and its location and distance from the shoreline, the monopole and related facilities will not significantly obstruct any ocean (makai) views or significantly affect ocean view planes. The proposed monopole and its related improvements are barely visible from the Mamalahoa Highway, and no residential dwellings are within a mile and a half radius of the site. The Planning Department has

not received any objections to the existing and proposed facility from area residents. Based on the above, it is determined that the existing monopole and related improvements will not significantly affect visual resources in this particular location. Given the fact that the property has been previously graded and the facility is already existing on the project site, it is unlikely that any cultural, archaeological or botanical resources will be adversely affected by the proposed improvements. Therefore, the approval of the subject request shall not be contrary to the objectives of Coastal Zone Management regulations and the State Land Use Law.

**The desired use shall not adversely affect the surrounding properties.** The existing 62-foot high monopole and related improvements are situated on a 550-square foot portion of a 2.687-acre parcel. The immediately surrounding uses on the subject parcel are already devoted to a communications facility. The surrounding 7,065-acre property is vacant, open land in limited pasture use, and another telecommunications site is on 0.230 acre, mauka of the subject property a little more than 500 feet away. The project site is two miles mauka of the Mamalahoa Highway and barely visible from that road. The surrounding area is primarily undeveloped with no residences within a mile and a half of the project.

To minimize, as much as possible, any adverse visual impacts to adjoining properties, a condition of this approval will require the monopole and appurtenant structures to maintain muted or earth-tone colors. CCI's License Agreement with the land owner requires removal of all equipment and restoration of the property to its original condition should use of the facility be discontinued.

Any adverse impacts caused by noise, traffic and dust during installation of proposed equipment shelters and other improvements can be mitigated by standard construction practices. Traffic during the operational stage of the facility will be minimal, as service personnel will only visit the site for monthly maintenance. Regarding radio frequency emissions, the applicant and all involved carriers shall comply with the requirements of the Federal Communications Commission (FCC). Furthermore, Section 704 of the Federal Telecommunications Act of 1996 limits local authorities from regulating the placement, construction and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions, as long as these towers comply with the Federal Communication Commission's guidelines. The existing monopole complies with the above requirements. Thus, no significant adverse impact to surrounding properties is expected.

**The desired use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection.** Only electrical and telephone service are required for the use, and these

services are already available to the project site. Access to the subject property is through a paved, private ranch road off of Mamalahoa Highway. As the monopole is unmanned, fire, police, sewer and water services are not required. Traffic is minimal, and the existing access road to the subject property is adequate. The applicant has stated that their system will not interfere with the County of Hawaii Public Safety System. Finally, the applicant and all involved carriers shall meet all applicable agency requirements, including those of the Federal Communications Commission and the Federal Aviation Administration governing antenna installation, maintenance, and facility safety.

**Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established.** In recognizing that lands within agricultural districts might not be best suited for agricultural activities and yet classified as such, and in recognition that certain types of uses might not be strictly agricultural in nature, yet reasonable in such districts, the legislature has provided for the Special Permit process to allow certain unusual and reasonable uses within the Agricultural District.

Section 205-4.5 of Chapter 205, Land Use Commission, Hawaii Revised Statutes, list permitted uses within the Agricultural Districts. Among others, the permitted uses include "Public, private, and quasi-public utility lines and roadways, transformer stations, communications equipment building," and "Wind energy facilities, including the appurtenances associated with the production and transmission of wind generated energy; provided that such facilities and appurtenances are compatible with agricultural land." While the State Land Use Law recognizes the need for public, private and quasi-public utility lines and roadways to be permitted within agricultural districts, and including wind energy facilities, Section 205-4.5 does not specifically permit telecommunication towers. In recent years, however, technological advances in the telecommunications industry have grown considerably and services to the general public have become widespread. This is especially true in rural areas where traditional land-line telephone service is sometimes unavailable due to the high cost of installing power poles and lines. The growth of the cellular telecommunications industry is a worldwide phenomenon and has generated a need for increased telecommunication infrastructure, including telecommunication towers and antennas. The existing monopole and equipment enclosure currently enables Verizon Wireless' telecommunication coverage. VoiceStream Wireless proposes to co-locate on the monopole with CCI possibly adding another carrier in the future. The objective is to improve telecommunication coverage along the Mamalahoa Highway in North Hawai'i.

Furthermore, a Hawaii Supreme Court ruling has determined that a Special Permit would be the appropriate means to establish telecommunication towers and antennas within the State Land Use Agricultural District.

**The land upon which the use is sought is suited for the uses permitted within the district, however, the proposed use will not interfere with such uses.** Although the subject property is zoned Agricultural (A-20a) it is not being used for agricultural purposes. The Land Study Bureau's Detailed Land Classification System classifies soils within the subject property as "E" or "Very Poor." The Agricultural Lands of Importance to the State of Hawaii (ALISH) Map considers the area "Unclassified." The soil type is a lava with practically no soil covering. The monopole and appurtenant structure site is limited to 550-square feet of land area, and the remainder of the property is devoted also to communication facility use. Continued use of the property in this manner will not seriously impair the agricultural productivity or potential of the subject property, nor will it seriously or significantly deplete the County of Hawai'i's agricultural land resource.

**The use will not substantially alter or change the essential character of the land and the present use.** The requested use by Special Permit is consistent with the present use of the subject property as a telecommunications facility. The project site is limited to a 550 square foot area and is barely visible from the Mamalahoa Highway. Co-location of wireless carriers is planned so as to make maximum use of the site and to limit the need for additional towers. Further, no objections were received from the community.

**The request will not be contrary to the General Plan.** The subject property is within an area designated as Extensive Agriculture by the General Plan Land Use Pattern Allocation Guide (LUPAG) Map. The monopole site is limited to a 550 square foot portion of land, and much of the remainder of the subject parcel is devoted to use as a telecommunications facility. The subject parcel's use does not preclude the surrounding lands from being used for agricultural purposes by its owner. The telecommunications use is consistent with the following goals and policies of the General Plan.

*Economic Element*

- Provide residents with opportunities to improve their quality of life.
- Economic development and improvements shall be in balance with the physical and social environments of the island of Hawaii.
- The County of Hawaii shall strive for diversity and stability in its economic system.

- The County shall provide an economic environment which allows new, expanded or improved economic opportunities that are compatible with the County's natural and social environment.
- The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors.
- The County of Hawaii shall encourage the research, development and implementation of advanced technologies and processes in existing and potential economic endeavors.

*Natural Beauty*

- Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.
- Protect scenic vistas and view planes from becoming obstructed.
- Criteria of safeguards of natural beauty shall be provided in the design review of developments so as to blend and harmonize man-made elements with their natural setting.

Public Utilities

- Ensure that adequate, efficient and dependable public utility services will be available to users.
- Maximize efficiency and economy in the provision of public utility services.
- To have public utility facilities which are designed to fit into their surroundings or concealed from public view.
- Provide utilities and service facilities which minimize total cost to the public and effectively service the needs of the community.
- Encourage the clustering of developments in order to reduce the cost of providing utilities.

*Land Use Element*

- Designate and allocate land areas in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.

**Based on the above considerations, approval of an existing 62-foot high monopole and antennas, with related appurtenant equipment buildings and structures on 550 square feet of land is an unusual and reasonable use of lands situated within the State Land Use Agricultural District which would not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.**

Approval of this request is subject to the following conditions. Should any of these conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke this permit.

1. The applicant, successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Final Plan Approval for any additional antennas and related equipment and improvements shall be secured from the Planning Director in accordance with the Zoning Code, Sections 25-2-71 (c)(3), 25-2-72, 25-2-74 and 25-4-12. Plans shall identify proposed structures and their colors, fire protection measures, fencing, driveways and parking area associated with the use. Monopole and antenna plans shall be stamped by a structural engineer.
3. Monopole and appurtenant structures shall have muted or earth-tone colors.
4. Co-location or any expansion of the monopole and related facilities within the monopole site may be allowed within the parameters of the monopole height and envelope as approved by the Planning Commission, upon securing Final Plan Approval. However, the Planning Director shall determine during the Plan Approval process, as to whether the request for co-location shall have significant visual impact that it shall require review by the Planning Commission.
5. Within 120 days of the permanent abandonment of the monopole, the applicant or its successors shall remove the monopole and its antennas and accessory

structures (including the equipment building and the fence), down to, but not including, the concrete foundation. The applicant shall immediately provide written notification to the Planning Director of the termination of the telecommunication monopole and related improvements and the removal of all structures.

6. Written evidence shall be submitted to the Planning Director with a copy to the Police Department that the existing monopole tower and its existing and proposed antennas shall not interfere with the County of Hawaii Public Safety Radio System.
7. Comply with all applicable rules, regulations and requirements of the affected agencies for the continued use of the subject property as a telecommunication facility, including the Federal Aviation Administration and Federal Communications Commission.
8. Upon compliance with applicable conditions of approval, the applicant shall submit a final written status report to the Planning Director.
9. An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:
  - A. 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 General Plan or Zoning Code.
  - C. Granting of the time extension would not be contrary to the original reasons for the granting of the permit.
  - D. 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).

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.



Mr. Dennis Wilborn  
August 12, 2002  
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Should you have any questions regarding the above, please do not hesitate to contact Eileen O'Hora-Weir or Susan Gagorik of the Planning Department at 961-8288.

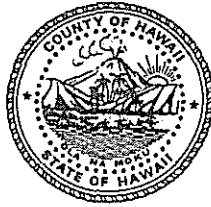
Sincerely,



Geraldine M. Giffin, Chairman  
Planning Commission

xc: Mr. Roy Irei  
Planning Department – Kona  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
West Hawaii Office  
State Land Use Commission  
Brian Minaai, Director/DOT-Highways  
Police Department  
Federal Aviation Administration  
Federal Communications Commission

Harry Kim  
Mayor



**County of Hawaii**  
**PLANNING COMMISSION**

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

July 28, 2004

Mr. Eric Schatz, Project Manager  
Crown Castle International  
99-115 Aiea Heights Drive, Suite 253  
Aiea, HI 96701

Dear Mr. Schatz:

Amendment to Special Permit (SPP 1170)  
Applicant: Crown Castle International  
Request: Increase Land Area from 550 Square Feet to 700 Square Feet  
Tax Map Key: 7-2-2:portion of 9

The Planning Commission at its duly held public hearing on July 16, 2004, voted to approve the above-referenced request. Special Permit No. 1170 allowed an existing monopole telecommunication tower, co-location antennas, and related equipment buildings and accessory structures on approximately 550 square feet of land within the State Land Use Agricultural District. The amendment request is to increase the land area from 550 square feet to 700 square feet for the purpose of constructing an emergency generator and other related improvements. The property is located approximately 2 miles east (mauka) of Mamalahoa Highway, Kaupulehu, North Kona, Hawaii.

Approval of this request is based on the following:

Crown Castle International is requesting to amend Special Permit No. 1170, approved by the Planning Commission on August 2, 2002, which allowed the continued use of an existing 62-foot high wooden utility monopole telecommunication tower, co-location antennas, and related equipment buildings and accessory structures within an existing chain link fence enclosure on approximately 550 square foot portion of a 2.687-acre parcel in the State Land Use Agricultural District. The amendment request is to increase the land from 550 square feet to 700 square feet, construct an emergency generator and reinforce the existing wooden pole with a steel collar and guy wires in order to remove existing omni antennas and mounting frame and replace with 2 panel antennas.

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Granting of this request would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. In the case of the Agricultural District, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The project site, which will be increased from 550 to 700 square feet, is situated within the County's Agricultural (A-20a) zoned district and within the State Land Use Agricultural District. There are no agricultural uses currently occurring on the project site or the subject property. Soils within the project site are classified as "E" or "Very Poor" by the Land Study Bureau's Overall Master Productivity Rating. Soils within the project site are not classified by The Agricultural Lands of Importance to the State of Hawaii (ALISH) Map. Given the limited area that will be required to accommodate the existing and proposed telecommunication facility, approval of the amendment request will not displace any existing agricultural uses on the subject property nor will it diminish the agricultural potential of the subject property or its surrounding area.

The granting of this request would promote the effectiveness and objectives of Chapter 205A, Hawaii Revised Statutes, relating to the coastal zone management program. The intent of the Coastal Zone Management Program is to guide and regulate public and private uses in the coastal zone management area with respect to recreational resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, and beach protection. Although the entire island lies within the Coastal Zone Management Area, the project site is located approximately seven miles east of the nearest coastline. There is no known designated public access to the mountain area where the project is located. Also, due to its distance from coastal areas, the existing and proposed telecommunication facility will not adversely impact any recreational resources, including access to and along the shoreline, mountain access, coastal ecosystems, and marine coastal resources. Approval of the amendment request will not expose the subject property to coastal hazards nor will it enhance beach erosion. Due to the type of tower and its location and distance from the shoreline, the monopole and related facilities will not significantly obstruct any ocean (makai) views or significantly affect ocean view planes. The proposed monopole and its related improvements are barely visible from the Mamalahoa Highway, and no residential dwellings are within a mile and a half radius of the site. The Planning Department has not received any objections to the existing and proposed facility from area residents. Based on the above, it is determined that the amendment request will not significantly affect visual resources in this particular location. Given the fact that the property has been previously graded and the facility already exists on the project site, it is unlikely that any cultural, archaeological or botanical resources will be adversely affected by the proposed improvements. Therefore, the approval of the amendment request shall not be

contrary to the objectives of Coastal Zone Management regulations and the State Land Use Law.

The desired use shall not adversely affect the surrounding properties. The existing 62-foot high monopole and related improvements situated on a 700-square foot portion of a 2.687-acre parcel. The immediately surrounding uses on the subject parcel are already devoted to a communications facility. The surrounding 7,065-acre property is vacant, open land in limited pasture use, and another telecommunications site is on 0.230 acre, mauka of the subject property a little more than 500 feet away. The project site is two miles mauka of the Mamalahoa Highway and barely visible from that road. The surrounding area is primarily undeveloped with no residences within a mile and a half of the project.

Regarding radio frequency emissions, the applicant and all involved carriers shall comply with the requirements of the Federal Communications Commission (FCC). Furthermore, Section 704 of the Federal Telecommunications Act of 1996 limits local authorities from regulating the placement, construction and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions, as long as these towers comply with the Federal Communication Commission's guidelines. Based on the above, no significant adverse impact to surrounding properties is expected.

The desired use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection. Only electrical and telephone service are required for the use, and these services are already available to the project site. Access to the subject property is through a paved, private ranch road off of Mamalahoa Highway. As the monopole is unmanned, fire, police, sewer and water services are not required. Traffic is minimal, and the existing access road to the subject property is adequate. The applicant has stated that their system will not interfere with the County of Hawaii Public Safety System. Finally, the applicant and all involved carriers shall meet all applicable agency requirements, including those of the Federal Communications Commission and the Federal Aviation Administration governing antenna installation, maintenance, and facility safety.

Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established. In recognizing that lands within agricultural districts might not be best suited for agricultural activities and yet classified as such, and in recognition that certain types of uses might not be strictly agricultural in nature, yet reasonable in such districts, the legislature has provided for the Special Permit process to allow certain unusual and reasonable uses within the Agricultural District.

Section 205-4.5 of Chapter 205, Land Use Commission, Hawaii Revised Statutes, list permitted uses within the Agricultural Districts. Among others, the permitted uses include "Public, private, and quasi-public utility lines and roadways, transformer stations, communications equipment building," and "Wind energy facilities, including the appurtenances associated with the production and transmission of wind generated energy; provided that such facilities and appurtenances are compatible with agricultural land." While the State Land Use Law recognizes the need for public, private and quasi-public utility lines and roadways to be permitted within agricultural districts, and including wind energy facilities, Section 205-4.5 does not specifically permit telecommunication towers. In recent years, however, technological advances in the telecommunications industry have grown considerably and services to the general public have become widespread. This is especially true in rural areas where traditional land-line telephone service is sometimes unavailable due to the high cost of installing power poles and lines. The growth of the cellular telecommunications industry is a worldwide phenomenon and has generated a need for increased telecommunication infrastructure, including telecommunication towers and antennas. The objective of the existing monopole and the amendment request with related improvements is to improve telecommunication coverage along the Mamalahoa Highway in North Hawaii.

Furthermore, a Hawaii Supreme Court ruling has determined that a Special Permit would be the appropriate means to establish telecommunication towers and antennas within the State Land Use Agricultural District.

The land upon which the use is sought is suited for the uses permitted within the district, however, the proposed use will not interfere with such uses. Although the subject property is zoned Agricultural (A-20a) it is not being used for agricultural purposes. The Land Study Bureau's Detailed Land Classification System classifies soils within the subject property as "E" or "Very Poor." The Agricultural Lands of Importance to the State of Hawaii (ALISH) Map considers the area "Unclassified." The soil type is Aa lava with practically no soil covering. The monopole and appurtenant structure site will be limited to 700-square feet of land area, and the remainder of the property is devoted also to communication facility use. Continued use of the property in this manner will not seriously impair the agricultural productivity or potential of the subject property, nor will it seriously or significantly deplete the County of Hawaii's agricultural land resource.

The use will not substantially alter or change the essential character of the land and the present use. The requested amendment by Special Permit is consistent with the present use of the subject property as a telecommunications facility. The project site will be limited to a 700-square foot area and is barely visible from the Mamalahoa Highway. Verizon Wireless and T-Mobile are co-locating on the existing tower to make maximum use of the site. Further, no objections were received from the community.

The request will not be contrary to the General Plan. The subject property is within an area designated as Extensive Agriculture by the General Plan Land Use Pattern Allocation Guide (LUPAG) Map. The monopole site will be limited to a 700-square foot portion of land, and much of the remainder of the subject parcel is devoted to use as a telecommunications facility. The subject parcel's use does not preclude the surrounding lands from being used for agricultural purposes by its owner. The telecommunications use is consistent with the following goals and policies of the General Plan.

#### Economic Element

- Provide residents with opportunities to improve their quality of life.
- Economic development and improvements shall be in balance with the physical and social environments of the island of Hawaii.
- The County of Hawaii shall strive for diversity and stability in its economic system.
- The County shall provide an economic environment which allows new, expanded or improved economic opportunities that are compatible with the County's natural and social environment.
- The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors.
- The County of Hawaii shall encourage the research, development and implementation of advanced technologies and processes in existing and potential economic endeavors.

#### Public Utilities

- Ensure that adequate, efficient and dependable public utility services will be available to users.

Mr. Eric Schatz, Project Manager  
Crown Castle International  
Page 6

- Maximize efficiency and economy in the provision of public utility services.
- To have public utility facilities which are designed to fit into their surroundings or concealed from public view.
- Provide utilities and service facilities which minimize total cost to the public and effectively service the needs of the community.
- Encourage the clustering of developments in order to reduce the cost of providing utilities.

Land Use Element

- Designate and allocate land areas in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.

Based on the above considerations, approval of the amendment request to increase the land from 550 square feet to 700 square feet for the purpose of constructing an emergency generator and other related improvements is an unusual and reasonable use of lands situated within the State Land Use Agricultural District which would not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.

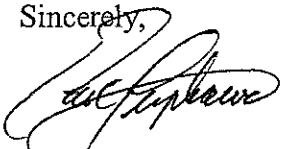
The applicant is responsible for complying with the original conditions of Special Permit No. 1170. These conditions have not changed with this amendment.

This approval does not, however, sanction the specific plans submitted with the request as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Mr. Eric Schatz, Project Manager  
Crown Castle International  
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Should you have any questions, please contact Norman Hayashi of the Planning Department at 961-8288.

Sincerely,



Fred Galdones, Chairman  
Planning Commission

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cc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Planning Department - Kona  
State Land Use Commission  
Department of Land & Natural Resources  
Rodney Haraga, Director/DOT-Highways, Honolulu