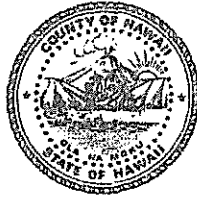


Harry Kim
Mayor



County of Hawaii
PLANNING COMMISSION

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
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DEC 31 2002

Mr. Dennis Wilborn
Crown Castle GT
94-547 Uke'e Street, Suite 209
Waipio, HI 96797

Dear Mr. Wilborn:

Special Permit Application (SPP 02-038)
Applicants: Crown Castle International/Voicestream PCS II Corporation
Request: Legitimize Two Existing 61-Foot Concrete Monopole
Towers with Antennas and Appurtenant Equipment Shelters
Tax Map Key: 8-2-010:Portion of 011

The Planning Commission at its duly held public hearing on December 5, 2002, voted to approve the above-referenced application. Special Permit No. 1189 is hereby issued to legitimize two existing 61-foot high concrete monopole telecommunication towers, related appurtenant equipment shelters, chain link fence enclosure, and to allow co-location antennas, on approximately 800 square foot portion of a 22.50-acre parcel in the State Land Use Agricultural District. The property is located approximately 1/2 mile east (mauka) of Māmalahoa Highway-Koa Road intersection, and to the southeast of Kealakekua Ranch Center, Kalamakumu-'Ilioa, South Kona, Hawai'i.

Approval of this request is based on the following:

The applicants are requesting to legitimize two existing 61-foot concrete monopole telecommunication towers with antennas, related appurtenant equipment shelters, chain link fence enclosure and to allow co-location antennas. Currently, Verizon Wireless is the only cellular provider on both towers. Verizon will relocate to the southeast monopole, allowing Voicestream and a future carrier to co-locate on the northwest monopole. This site provides a vital transmission link along the major transportation corridor between Kona to South Hawai'i (Miloli'i, Ocean View Estates and Nā'ālehu). This site implements Crown Castle's plan to assist wireless carriers in

023584
DEC 31 2002

Mr. Dennis Wilborn

Page 2

improving coverage along the southern portion of the island and provide service to all major populated areas.

The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawai'i 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. This project site, consisting of 800 square feet, is situated within the County's Agricultural (A-5a) zoned district and within the State Land Use Agricultural District. It is located within an existing, primarily coffee, orchard. The use is located within an area whose soils are classified as "C" or Fair by the Land Study Bureau's Overall Master Productivity Rating. The Agricultural Lands of Importance to the State of Hawai'i (ALISH) Map classifies portions of the parcel as Unique Agricultural Land and other portions "Not Classified". Given the limited area that is being utilized to accommodate the existing facility, approval of the request for a Special Permit will not displace any existing agricultural uses on the property, diminish the agricultural potential of the area, or adversely affect the agricultural potential of the property and the surrounding area.

The granting of this request would promote the effectiveness and objectives of Chapter 205A, Hawaii Revised Statutes, relating to Coastal Zone Management Program. Given the fact that the location of the existing telecommunication site has been previously cleared for orchard use, it is unlikely that any archaeological features and threatened species of plants or animals are present on the property. There is no designated public access to the mountain areas or to the shoreline over the property. The project site is located approximately 2-3 miles from the nearest shoreline and is in close proximity to an existing mix of residential and agricultural lands. The development does not impact any recreational resources, including access to and along the shoreline, mountain access, scenic and open space nor visual resources, coastal ecosystems, and marine coastal resources. Further, the property will not be affected by any coastal hazards or beach erosion. Due to its height and location within a mature orchard, the towers are not visible from the Māmalahoa Highway or Koa Road. Due to its location and distance from the coastline, the towers do not significantly obstruct any ocean (makai) views. Therefore, the approval of the subject request shall not be contrary to the objectives and policies of the Coastal Zone Management Program.

The desired use shall not adversely affect the surrounding properties. The existing 61-foot high towers and related improvements are situated on an 800 square foot portion of the 22.50-acre parcel. These towers have negligible visual impact to

Mr. Dennis Wilborn

Page 3

surrounding properties in the vicinity as much of the adjacent lands are in agricultural use. No objections were received regarding this site during the years of operation or as a result of this application.

Although co-location is encouraged, it is understood that the number of antennas that may be placed on the 61-foot towers is limited by available technology. Therefore, it is recommended that plan approval be required for future co-location and that the Planning Director may refer the request for additional antennas back to the Planning Commission for review and approval. Further, to avoid any unnecessary visual impact, an abandonment clause is included as a condition, to require removal of the towers within 120 days after permanent abandonment.

It is anticipated that noise and dust will have minimal impacts at the project site. Additional generators and air conditioning units may be installed in the enclosed area. It is not anticipated that noise will adversely impact surrounding properties. In regards to radio frequency emissions, the co-locators would be required to comply with the requirements of the Federal Communications Commission (FCC). Furthermore, Section 704 of the Federal Telecommunications Act of 1996 recognizes the absence of health hazards from cellular radio wave transmissions and accordingly prohibits local authorities from regulating the placement of cellular towers based on environmental effects of radio frequency emissions, as long as such facilities comply with the FCC's guidelines. As the towers have been designed to and is expected to comply with the above guidelines, 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. Electrical and telephone services required for the use are already available to the property. Access to the project site is from the paved Koa Road. As traffic is anticipated to be minimal, the access to the leased site on the subject property is adequate. Fire, police and emergency services are available to the project area. Further, the applicants have stated that their co-locators will not interfere with the County of Hawai'i Public Safety System. Finally, the applicants have met, and future co-locators will be required to meet all applicable agency requirements, including the Federal Communications Commission and the Federal Aviation Administration.

Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established. In the 1960s and 1970s, when the State's agricultural district boundaries and regulations were first established and subsequently amended pursuant to Chapter 205, Land Use Commission, Hawai'i Revised Statutes, cellular telephone service to the general public was unknown and not available, and the

predominant means of audio communication was by traditional telephone service, relying on telephone and power poles and lines. The State Land Use Commission was created in 1961; the interim regulations and temporary district boundaries became effective in 1962; and subsequently the Regulations and Land Use District Boundaries became effective in August 1964. 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, Hawai'i Revised Statutes, lists 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.

These towers, originally constructed as part of GTE Mobilnet's sites for the island of Hawai'i, were subsequently assigned via sale to Crown Castle International. This site provides a vital transmission link along the major transportation corridor between Kona to South Hawai'i (Miloli'i, Ocean View Estates and Nā'ālehu). Verizon will relocate their antennas onto the southeast monopole, enabling Voicestream Wireless and a future carrier to co-locate on the northwest monopole. A Hawaii Supreme Court ruling has determined that a Special Permit would be the appropriate means to establishing 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. Most of the subject property will remain in orchard use and will continue to be used for agricultural purposes. The existing towers and related improvements are contained within 800 square foot of

land and enclosed with a chain link fence. Related improvements for other carriers will be limited to within the enclosed area. Thus, the development does 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 existing 61-foot towers and antennas are located mauka of the Māmalahoa Highway. However, the view of the towers and antennas are not visible by nearby residents and from other mauka locations in the Kealahou district. Since this particular location had been cleared for agricultural uses, it is not anticipated that cultural, archaeological or botanical resources are affected. Should any unidentified sites or remains be discovered in the context of future construction, our standard condition, relating to cease work in the area, shall be included as a precautionary measure. Further, as no valued cultural, historical or native resources or any traditional and customary Native Hawaiian rights were practiced in the area, it is also not anticipated that the proposed request will have any adverse impact on cultural or historical resources in the area.

The request will not be contrary to the General Plan. According to the General Plan Land Use Pattern Allocation Guide (LUPAG) Map, the subject property is within an area designated as Low Density Urban, Orchard and Extensive Agricultural, with the project site designated Extensive Agricultural. The 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 Hawai'i.
- The County of Hawai'i 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 Hawai‘i shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors.
- The County of Hawai‘i 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.
- Maximize efficiency and economy in the provision of public utility services.
- 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.

Based on the above considerations, the legitimizing of the two existing 61-foot high concrete monopole telecommunication towers, related appurtenant equipment shelters, chain link fence enclosure, and to allow co-location antennas 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 applicants, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Prior to the start of future construction including co-location of additional carriers, Final Plan Approval for the antennas and related 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 existing and proposed structures, fire protection measures, fencing, driveways, and parking area

associated with the use. The towers and antenna plans shall be stamped by a structural engineer.

3. Co-location or any expansion of the towers and related facilities within the site may be allowed within the parameters of the tower 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.
4. Within 120 days of the permanent abandonment of the towers, the applicants shall remove the towers and its antennas and accessory structures (including the equipment building and the fence), down to, but not including, the concrete foundation. The applicants shall immediately provide written notification to the Planning Director of the termination of the telecommunication towers and related improvements and the removal of all structures.
5. Written evidence shall be submitted to the Planning Director with a copy to the Police Department that any proposed expansion of the existing equipment and facility shall not interfere with the County of Hawai'i Public Safety Radio System.
6. Should any unidentified sites or remains such as lava tubes, artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources–Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-HPD when it finds that sufficient mitigative measures have been taken.
7. Comply with all applicable rules, regulations and requirements of the affected agencies for the proposed development, including the Federal Aviation Administration and Federal Communications Commission.
8. 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 applicants, its successors, or assigns and that are not the result of their fault or negligence.

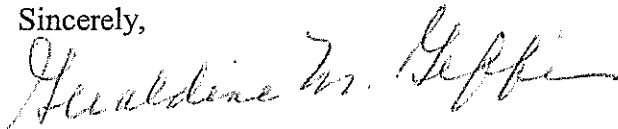
Mr. Dennis Wilborn
Page 8

- 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.

Should you have any questions, please contact Alice Kawaha of the Planning Department at 961-8288.

Sincerely,



Geraldine M. Giffin, Chairman
Planning Commission

LcrowncastleKealakekua01pc

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
State Land Use Commission
Brian Minaai, Director/DOT-Highways, Honolulu
Planning Dept. - Kona
Mr. Roy Irei