



Deputy Directors  
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**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
889 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

**HAWAII**

**ISSUANCE OF A REVOCABLE PERMIT TO CELCO  
PARTNERSHIP DBA VERIZON WIRELESS, AT KAWAIHAE  
HARBOR, KAWAIHAE 1<sup>ST</sup>, SOUTH KOHALA, ISLAND OF  
HAWAII, TAX MAP KEY NO. 3<sup>RD</sup> / 6-1-03: 34 (PORTION)**

**LEGAL**

**REFERENCE:**

Chapters 171-11 and 55, Hawaii Revised Statutes.

**APPLICANT:**

Cellco Partnership dba Verizon Wireless

**CHARACTER OF  
USE:**

Cell Tower site.

**LOCATION:**

Portion of Government lands of Kawaihae Harbor, Kawaihae 1<sup>st</sup>, South Kohala, Island of Hawaii, Tax Map Key: 3<sup>rd</sup>/6-1-03: 34 (Portion), as shown on the attached map labeled Exhibit "A."

**CURRENT USE  
STATUS:**

Governor's Executive Order No 1988.

**AREA:**

2,000 square feet, more or less.

**RENTAL:**

\$1,500.00 per month for the site and rental for utilities easement, to be determined.

**SECURITY  
DEPOSIT:**

\$3,000.00 or two (2) times the monthly rental.

**ZONING:** State Land Use Commission: Urban  
County of Hawaii: General Industrial

**COMMENCEMENT**

**DATE:** To be determined by the Director of Transportation.

**LAND TITLE**

**STATUS:** Subsection 5(a) of the Hawaii Admission Act (non-ceded).

**CHAPTER 343**

**ENVIRONMENTAL**

**ASSESSMENT:** A Finding of No Significant Impact for the proposed location and construction of the Verizon cell tower site at Kawaihae Harbor was published in the Environmental Notice on December 23, 2010.

**DCCA**

**VERIFICATION:** Place of business registration confirmed: YES  
Registered business name confirmed: YES  
Applicant in good standing confirmed: YES

**REMARKS:**

The subject site is an unpaved area located away from the trucking companies that use the yard for staging of containers unloaded from maritime vessels at Kawaihae Harbor.

Verizon Wireless requested this 2,000 square foot location which they determined to be ideal for their cell tower and relay station operations. Should overhead utility lines be necessary, said lines shall be established at a clearance height of thirty (30) feet.

The Harbors Division has no objections to the issuance of a revocable permit for the above stated use.

The applicant understands that only a revocable permit is being issued at this time as the department is currently working on the Kawaihae Commercial Harbor Development Plan.

The rent is based on comparable rents charged for other cell tower sites on State-owned lands on the island of Hawaii.

**RECOMMENDATION:**

That the Board authorizes the Department of Transportation, Harbors Division to issue a revocable permit to the applicant for the above stated purpose, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation.

Respectfully submitted,



GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

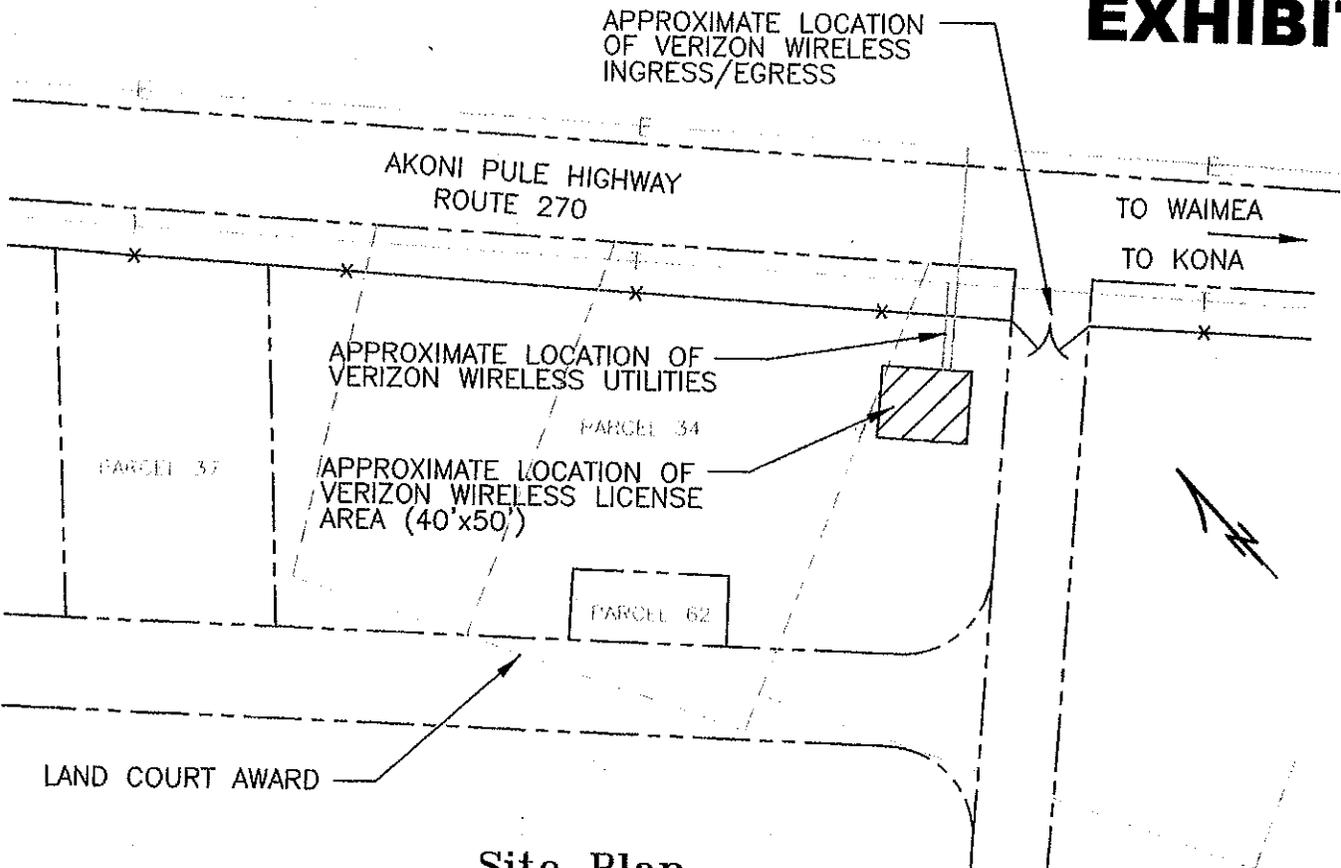
Attachment

APPROVED FOR SUBMITTAL:



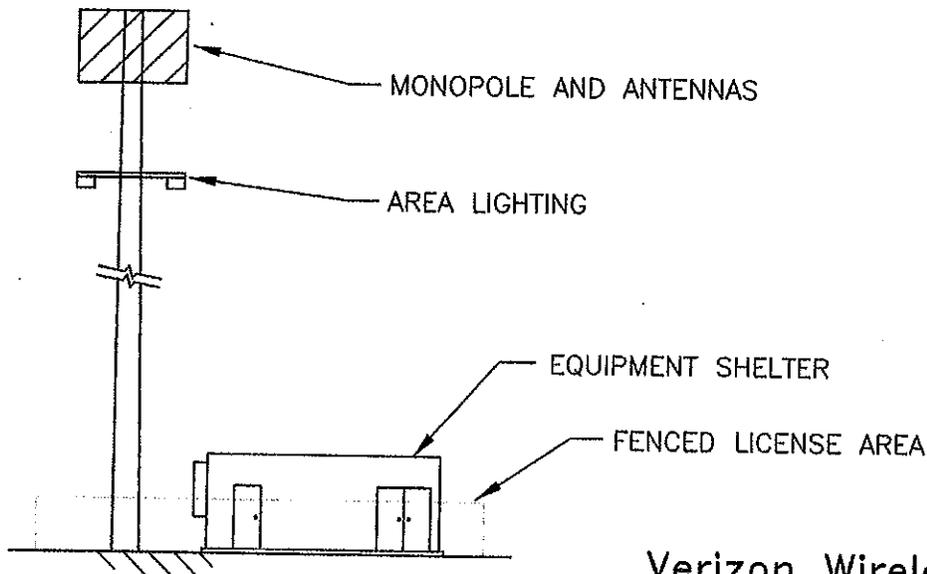
WILLIAM J. AILA, JR.  
Chairperson and Member  
Board of Land and Natural Resources

# EXHIBIT "A"



## Site Plan

No Scale



## Elevation

NO SCALE

Verizon Wireless  
HI3-Kawaihae  
Kawaihae Harbor  
TMK (3) 6-1-003: 034