

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA ) SMA USE PERMIT NO. 42  
USE PERMIT )  
by )  
STATE OF HAWAII )  
DEPARTMENT OF TRANSPORTATION, )  
WATER TRANSPORTATION )  
FACILITIES DIVISION )  
for )  
IMPROVEMENTS AT HILO HARBOR )  
in )  
Waiakea, South Hilo, Hawaii )  

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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on October 27, 1977, considered the application of STATE OF HAWAII DEPARTMENT OF TRANSPORTATION, WATER TRANSPORTATION FACILITIES DIVISION for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the demolition of a wood frame warehouse, repair of 10,000 square feet of pavement, installation of lighting and related improvements at Hilo Harbor, Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-09:portion of 7.

The Commission has found:

That the activities proposed to be carried out on land at the Hilo Harbor will not result in any significantly adverse environmental or ecological effects since the subject area has been substantially altered in the past to facilitate the current use.

In addition, even though approval of this portion of the project represents a significant commitment to the larger action (i.e. the water-based construction of Ro/Ro pier and related harbor improvements) which could potentially have some adverse impacts on the local marine environment; the larger action is intended to augment an existing use with the intent of increasing efficiency in the movement of cargo, thus contributing to the public welfare.

The near-shore water quality standard are enforced by the State Department of Health. The Hilo Harbor has been classified Class B waters in recognition of the existing port use.

The improvements proposed to be conducted on land will all be located in areas which have been extensively paved over with asphalt concrete. The proposed pavement repair and warehouse

demolition will not involve any earth moving activities and therefore no negative impacts resulting from soil erosion or sedimentation are anticipated. Likewise, only minimal to insignificant excavation is expected for the installation of the new light poles and therefore no significantly adverse effects on water quality will result from this portion of the proposal.

Although the proposed lighting system may increase night-time illumination in and around Hilo, these effects may be mitigated by compliance with the County Lighting Ordinance No. 38 and thereby maintain the quality of nighttime astronomical viewing at the Mauna Kea Observatory. Further, any other potentially negative effects of the increased nighttime lighting at the harbor should be balanced against the socio-economic aspects of the proposal which is intended to bring about more efficient inter-island cargo movement. In addition, the proposed lighting would create a safer working environment and permit more efficient night operations.

None of the cooperating agencies objected to the proposal, therefore it is concluded that no undue stresses to public utilities will result from the improvements being proposed.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the demolition of a wood frame warehouse, repair of 10,000 square feet of pavement, installation of lighting and related improvements at Hilo Harbor, Waiakea, South Hilo, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

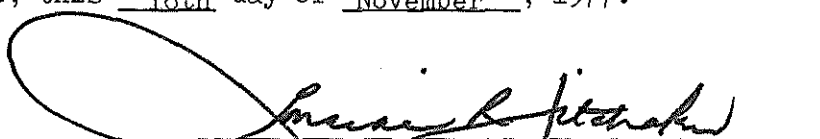
1. That construction of the proposed improvements commence within two (2) years of the effective date of this permit and be completed within two (2) years thereafter.
2. That the applicant complies fully with provisions of the County of Hawaii Lighting Ordinance No. 38.
3. That the applicant secures a demolition permit for the removal of the warehouse, and a grading permit for the proper disposal of dredged materials at an approved site, from the County of Hawaii Department of Public Works.
4. That the applicant shall also submit grading/stockpiling plans to the Planning Department for review and approval prior to the disposal of the dredged material.
5. That all other rules, regulations and requirements be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be October 27, 1977.

Dated at Hilo, Hawaii, this 16th day of November, 1977.

APPROVED as to  
FORM and LEGALITY  
*Roxanna Garcia*  
STANT CORPORATION COUNSEL  
COUNTY OF HAWAII  
Date NOV 7 1977

  
(MRS.) LORRAINE R. Jlichkau  
Chairman, Planning Commission