

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA USE PERMIT )  
by )  
LANIHAU CORPORATION )  
for ) SMA USE PERMIT NO. 58  
ACCESS ROAD AND MASS GRADING )  
in )  
Keahuolu and Lanihau 1st, North )  
Kona, Hawaii )  
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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on May 17, 1978, considered the application of LANIHAU CORPORATION for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow rough grading of an access road and mass grading of approximately nineteen (19) acres of land located along the makai side of Kuakini Highway, between the King Kamehameha Hotel and the old Kailua-Kona airport, in Keahuolu and Lanihau 1st, North Kona, Hawaii, Tax Map Key 7-5-5:2 and 5.

The Commission has found:

That the granting of the subject request will not result in the loss of valuable natural or cultural resources of the coastal zone. The area under consideration is not known to be a habitat for rare, threatened or endangered native or endemic plants and/or animal species. Therefore, these resources will not be affected. In addition, there are no known significant historic sites to be affected by the proposed activities.

Mass grading will result in significant alteration of the subject area through the removal of vegetation and alteration of landform. However, it is not anticipated to have any significantly adverse impacts on erosion and drainage patterns with respect to abutting properties. Potential adverse impacts from grading are nuisance noise pollution resulting from operation of grading equipments, and fugitive dust due to earth movement at a typically dry area. However, mitigating measures are available for the minimization of these negative impacts.

Further the granting of the subject request will not limit public access to publicly owned or used beaches, recreational areas or natural reserves. The site is located adjacent and to the south of the proposed public beach park at the old Kona Airport, but does not abut the

shoreline. Therefore, access to the shoreline will not be limited by this or subsequent developments on the parcel.

Based on the above, it has been determined that the proposed activities will not have substantially adverse impacts on the surrounding environment nor will their approval be contrary to the guiding policies and objectives of the Coastal Zone Management Program (Chapter 205-A, Hawaii Revised Statutes) or in conflict with the intent of Rule 9 of the Planning Commission or any other County or State environmental goals, policies and objectives.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow rough grading of an access road and mass grading of approximately nineteen (19) acres of land located along the makai side of Kuakini Highway, between the King Kamehameha Hotel and the old Kailua-Kona airport, in Keahuolu and Lanihau 1st, North Kona, Hawaii, Tax Map Key 7-5-5:2 and 5, 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 a Grading Permit shall be secured from the Department of Public Works within one (1) year from the effective date of the SMA Use Permit. The proposed activities shall be carried out in strict conformity with the mass grading plans submitted with the application and further, that the grading notes supplied by the Department of Public Works shall be duly incorporated into these grading plans. All other requirements as outlined in the Grading Permit shall be adhered to.
2. That the proposed grading activities shall commence and be completed within the specified time limit as outlined in the Grading Permit.
3. That the petitioner shall comply with Section 10, Chapter 43 of the Department of Health's Rules and Regulations Relating to Fugitive Dust Air Pollution Control.
4. That the petitioner shall employ best practicable noise pollution control methods in the operation of grading equipments, and shall restrict the use of such equipments to between the hours of seven (7) a.m. and five (5) p.m. on Mondays through Fridays.
5. That if any archaeological sites not in the Soehren survey report are found during grading, work shall immediately cease until a review and clearance of the affected site or sites has been obtained from the Planning Department.
6. That the petitioner shall comply with all other rules, regulations, and requirements.

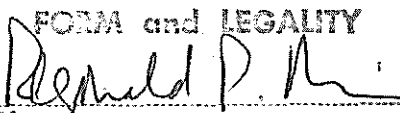
Should these conditions not be met, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be May 17, 1978.

Dated at Hilo, Hawaii, this 15th day of June,  
1978.



William F. Mielcke  
Chairman, Planning Commission

APPROVED as to FORM and LEGALITY	
	
DEPUTY CORPORATION COUNSEL	COUNTY OF HAWAII
Date	JUN 7 1978