

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
By)
COUNTY OF HAWAII)
DEPARTMENT OF PUBLIC WORKS)
For)
SUNSET COFFEE MILL FLOOD)
PREVENTION PROJECT)
In)
KE'EI 1ST, KAHAULOA 2ND,)
KAHAULOA IKI, SOUTH KONA,)
HAWAII)

SMA USE PERMIT NO. 65

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on July 13, 1978, considered the application of the County of Hawaii Department of Public Works for a Special Management Area Use Permit in accordance with Rule 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the construction of the Sunset Coffee Mill Flood Prevention Project, consisting of a diversion channel and related improvements approximately 400 feet mauka of the Kona Farmers Co-operative's processing plant complex, Ke'ei 1st, Kahauloa 2nd, Kahauloa Iki, South Kona, Hawaii, Tax Map Key: 8-2-8:2, 4, 56; 8-3-3:2; and 8-3-4:7.

The Commission has found:

That the proposed diversion channel will not be contrary to the Environmental Shoreline Protection Act (Act 176, S.L.H., 1975), Chapter 205 A, (Act 188, S.L.H., 1977) or Rule 9 of the County Planning Commission. The purpose of the proposed development is to construct a flood diversion channel to avert future flooding in the vicinity of the Kona Farmers Co-operative's coffee and macadamia nut processing complex and the inhabited areas makai in the village of Napo'opo'o. This channel will divert the existing flood-water course running along Napo'opo'o Road onto bare, vacant 'a'a lava lands on the Ka'u side of Napo'opo'o Road. Consequently, this will aid in the protection of properties and improvements in this area of Kona, furthering the public health, safety and welfare.

Further, it is determined that the subject request is in concert with the Flood Control and Drainage Element of the General Plan. This element states as a Course of Action for the South Kona District, that "Drainage systems proposed for

Kealakekua, Napo'opo'o, and Honaunau areas shall be implemented. These consist of channels to collect and transport water from the upper watershed areas through the urban areas. The practice of proper soil conservation measures complement these proposals."

The proposed action is not expected to have any substantial adverse environmental or ecological effects on the shoreline or surrounding areas. The site of the proposed channel is approximately one mile mauka of the shoreline area. As such, there is expected to be no direct impact on the shoreline resulting from the construction of the project. Some unavoidable adverse environmental effects will occur during the construction of the project. However, it is determined that the permanent benefits resulting from the construction of the diversion channel will more than compensate for the temporary inconveniences associated with the construction phase of this project.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of the Sunset Coffee Mill Flood Prevention Project, consisting of a diversion channel and related improvements, 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 the proposed project conform to the representations made by the petitioner.
2. That construction shall commence within two (2) years from the effective date of the SMA Use Permit and be completed within two (2) years thereafter.
3. That if any archaeological sites are found during construction, work shall immediately cease until a review and clearance of the affected site or sites has been obtained from the Planning Department and the State Historic Preservation Office.
4. That all other applicable rules, regulations, and requirements shall be complied with.

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

The effective date of the permit shall be July 13, 1978.

Dated at Hilo, Hawaii, this 3rd day of August, 1978.

Chairman, Planning Commission

APPROVED as to FORM and LEGALITY	
<i>Samuel D. Meyer</i>	
DEPUTY	CORPORATION COUNSEL COUNTY OF HAWAII
Date	JUL 20 1978