

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	SMA USE PERMIT
USE PERMIT)	NO. <u>128</u>
by)	
HAWAII ELECTRIC LIGHT CO., INC.)	
for)	
ELECTRIC TRANSFORMER SUBSTATION)	
in)	
MANOWAIOPAE HOMESTEADS,)	
NORTH HILO, HAWAII)	
)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on February 28, 1980, considered the application of HAWAII ELECTRIC LIGHT CO., INC. for a Special Management Area Use Permit in accordance with Rule No. 9 of the Planning Commission, Rules and Regulations Relating to Environmental Shoreline Protection to allow the construction of an electric transformer substation and related improvements at Manowaiopae Homesteads, North Hilo, Hawaii, Tax Map Key 3-6-01:3.

The Commission has found the following:

That the purpose of the proposed improvements is to replace the existing electrical substation which is presently inadequate to supply the electrical load for the communities of Papaaloa, Laupahoehoe and Waipunalei. Improvements will consist of the grading of a portion of the subject area and the installation of a complete electrical transformer station including a transformer, voltage regulator, switches and other necessary fixtures.

The subject area has previously been used for the cultivation of cane sugar. Because of this past disturbance, there are no rare or endangered plant or animal specie, historic sites, or unique geologic feature associated with this area. Consequently, the granting of this request will not result in the loss or disturbance of any valuable natural or cultural resources of the coastal area.

The grading, necessary to establish the project site, will result in the alteration of the subject property through the removal of vegetation and alteration of landform. However, adverse impact on erosion and drainage patterns can be mitigated through compliance with the County's Grading Permit requirements. In addition, pollution generated during the construction phase can be minimized through compliance with existing Rules and Regulations. While there may be some adverse effects from noise generated at the transformer site, this

impact should be mitigated as a result of the distance from the nearest dwelling, the prevailing wind direction and conditions imposed through this permit.

The visual quality of the area should not be significantly affected by this action. The transformer site will be installed approximately 10 feet below the elevation of the highway and will be landscaped. Consequently, the visual impact of the improvement from the highway should not be significant. In addition, any adverse effect which may affect the residential unit on the makai side will be mitigated by the conditions of approval of this permit.

Furthermore, the proposed actions is in concert with the goals and policies of the General Plan Public Utility element which calls for the provision of adequate, efficient and dependable public utility service to meet the needs of the users.

Based on the above, it is determined that the approval of the subject request will be consistent with the purpose and intent of Rule 9 of the Planning Commission and with the Hawaii Coastal Zone Management Program as contained in Chapter 205-A, Hawaii Revised Statutes.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an electric transformer substation and related improvements at Manowaiopae Homesteads, North Hilo, Hawaii, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the proposed improvement shall conform to the plans submitted and representations made by the petitioner.
2. That the plans for Plan Approval be submitted and approved within one (1) year from the effective date of this SMA Use Permit.
3. That construction of the proposed project shall commence within one (1) year of the effective date of Final Plan approval and completed within three (3) years thereafter.
4. That landscaping plans be submitted at the time of plan approval with designs to minimize the visual impacts resulting from this action. Said plan shall include the provision of landscaping buffers along the mauka, makai and along the road easement borders of the fence line.
5. That the petitioner secure an approved grading permit, if required, prior to construction.
6. That all other applicable rules, regulations and requirements shall be complied with.

Should 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 February 28, 1980.

Dated at Hilo, Hawaii, this 12th day of June, 1980.

William J. Paris Jr.
CHAIRMAN

APPROVED AS TO FORM AND LEGALITY:

A. Blar Bahazali
DEPUTY CORPORATION COUNSEL

Date: 30 May 80