

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)
SPECIAL MANAGEMENT AREA) SMA USE PERMIT
USE PERMIT) NO. 145
by)
KAMEHAMEHA INVESTMENT CORPORATION))
for)
CONSTRUCTION OF IMPROVEMENTS)
AND ADDITIONS TO THE KEAUHOU-KONA))
SEWAGE SYSTEM)
in)
KAHALUU TO KEAUHOU AND NORTH KONA))
HAWAII)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on September 29, and October 30, 1980, considered the application of KAMEHAMEHA INVESTMENT CORPORATION 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 improvements and additions to the Keauhou-Kona Sewage System in Kahaluu to Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-10 and 12 .

The Commission has found the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects on the Special Management Area. The purpose of the request is to allow the expansion of the existing Keauhou-Kona Sewage Treatment Plant from a capacity of 0.70 million gallons per day (mgd) to an ultimate design flow of 3.3 mgd. As such, the major portion of the improvements are to increase the capacity of the existing system.

No adverse impacts on the air and water quality are expected to be generated by the proposed development. The secondary sewage treatment plant at Heeia is located at the golf course, away from the residential and hotel development of the area. The treated effluent is pumped to reservoirs and ultimately used for golf course irrigation. In addition, there are no domestic water wells close to the proposed facilities which could be affected by this development.

The 2.87 acre Sewage Treatment Plant facility will be landscaped to blend with the surrounding golf course. The Sewage Pump Stations and force mains and gravity sewer lines will be located underground. Therefore the proposed development should not create any significant adverse impact on the visual quality of the Keauhou-Kona development area. In addition, the underground facilities should minimize potential damages from tsunami inundation which may occur along the coastal areas.

It is anticipated that some impacts to the historical and archaeological resources may occur. Trenching for the proposed force mains and gravity lines may affect the midden deposits identified within the Ali'i Drive road right-of-way as well as the Makole'a heiau and the Kamehameha III birth place. However, these potential impacts may be mitigated through conditions imposed by this permit.

Based on the above, it is determined that the proposed development will not have any substantial adverse impacts on the SMA nor will its approval be contrary to the objectives and policies of Chapter 205-A, Hawaii Revised Statutes (HRS), or with the intent of Rule 9 of the Planning Commission.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of improvements and additions to the Keauhou-Kona Sewage System in Kahaluu to Keauhou 2nd, North Kona, 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 petitioner/representative shall submit the overall development plan and secure Final Plan Approval within one (1) year from the effective date of the SMA Use Permit.
2. That construction for Increment I commence within one (1) year from the date of receipt of Final Plan Approval and completed within three (3) years thereafter.
3. That prior to construction of Increments II and III, the petitioner shall notify the Planning Department before proceeding.
4. That a qualified archaeologist be present when trenching along Ali'i Drive right-of-way in the area of midden deposits. Should any sub-surface midden be discovered, work shall cease and the Planning Department be immediately informed.
5. That no work shall be conducted within 15 feet of Makole'a heiau or within the property boundary of the Kamehameha III birth site lot.
6. That should any unanticipated archaeological features be found during the development, work shall immediately cease and the Planning Director shall be immediately notified. Work shall not resume until approval is received from the Planning Director.
7. That should any portion of the proposed improvement be conducted within the 40-foot shoreline setback area, a Shoreline Setback Variance Permit from the Planning Commission will be required.
8. 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 October 30, 1980.

Dated at Hilo, Hawaii, this 8th day of January, 1980.

William J. Paris, Jr.
WILLIAM J. PARIS, JR.
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

R. Blaine Tsukazaki
DEPUTY CORPORATION COUNSEL

Date: 29 Dec 80