

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	SMA USE PERMIT
by)	NO. 154
STATE OF HAWAII, DEPARTMENT OF)	
ACCOUNTING AND GENERAL SERVICES)	
for)	
KAHAKAI ELEMENTARY SCHOOL COMPLEX)	
AND RELATED IMPROVEMENTS)	
in)	
PUAPUAA 2ND, NORTH KONA, HAWAII)	
)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on March 11, 1981, considered the application of STATE OF HAWAII, DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES 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 the Kahakai Elementary School complex and related improvements in Puapuaa 2nd, North Kona, Hawaii, Tax Map Key 7-5-20:Portion of 1.

The Commission has found the following:

That the proposed development will not have any substantial adverse environmental or ecological effect. The proposed improvement include the clearing and grading of the 8.542 acre subject area, installing of access road and utilities and construction of classroom, parking area and playground.

The property is not known to contain any unique ecological systems, nor provide habitats for any endangered plant or animal species.

No adverse impacts on air and water quality are expected to be generated by the proposed development. The nature of the proposed development is such that no unusual air emissions are likely to be produced from it. Air emissions generated during the construction phase can be mitigated by existing regulations. Any potential runoff or discharge which could reach ocean waters can be handled by on-site improvement. Further, negative impacts on the local water quality resulting from soil erosion and runoff during site preparation and construction phases are unlikely, but should they occur they can be adequately mitigated through compliance with existing ordinances and regulations.

That the proposed development is consistent with the objectives and policies of Chapter 205A, relating to Coastal Zone Management.

The proposed school site is situated mauka of the Alii Highway realignment, over 1,200 feet from the shoreline. As such, the proposed development is not expected to have any significant adverse effects on coastal resources, detract from lines of sight toward the ocean from Alii Drive, nor adversely affect any existing or proposed accesses to the shoreline.

The subject area is not situated within any identified flood plain or potential tsunami inundation zone.

Further, any potential adverse effects on the off-shore water quality will be mitigated through compliance with existing regulations. Such is the case with the method of sewage disposal. The manner in which the sewage is to be disposed of will have to meet with the approval of the State Department of Health and any other approving agency(ies).

According to the Archaeological Reconnaissance Survey of the subject area, 4 sites were identified. The petitioner is proposing to conduct archaeological salvage excavations and mapping of the sites. This action should adequately mitigate any adverse impact to the sites caused by the proposed development.

Based on the above, it is further determined that the approval of the proposed project will not result in the loss of valuable natural, cultural, or recreational resources of the shoreline coastal area.

That the proposed development is consistent with the County General Plan, Zoning Code and other applicable ordinances. The General Plan identifies the subject area as being appropriate for alternate urban expansion. This land use designation may allow low, medium, and high density urban centers. Furthermore, schools are a conditionally permitted use within the existing Unplanned zoned district.

There are, however, potential problems relating to access to the proposed school site. According to the proposed layout, access to the school site will be from the proposed Alii Highway. This roadway is designed to provide intercommunication between and through large areas and is therefore designed to provide continuous high-speed movement through an area.

As such, the access for a school with its high volume of users and high potential for pedestrian traffic may result in user conflicts, increasing the potential for traffic accidents. To mitigate these potential problems, several conditions of approval are recommended including the eventual relocation of the driveway to a minor street when the surrounding area is developed.

Based on the foregoing, it is therefore determined that the proposed development will not have any significant adverse environmental or ecological effect. Furthermore its approval will be consistent with the objectives and policies of Chapter 205A, HRS, and with the County General Plan and Zoning Code.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of the Kahakai Elementary School complex and related improvements in

Puapuaa 2nd, North Kona, Hawaii, Tax Map Key 7-5-20:Portion of 1, 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 State Department of Accounting and General Services and/or the State Department of Education shall be responsible for complying with all of the stated conditions of approval.
2. Subdivision plans shall be submitted for Final Subdivision approval and received within one (1) year of the effective date of the permit.
3. Plans for the proposed improvements shall be submitted to the Planning Department and Final Plan Approval secured within one (1) year from the date of final subdivision approval.
4. That the construction of the proposed improvements shall commence within one (1) year from the date of receipt of Final Plan Approval and shall be completed within two (2) years thereafter.
5. That prior to the granting of Final Plan approval, the petitioner shall submit the final archaeological salvage excavation report to the Planning Department.
6. That the access roadway improvements to the school site shall reflect the Alii Highway alignment and furthermore, the grades of the temporary road shall comply with the approximate final grades of the Alii Highway alignment. Such improvements shall meet with the approval of the Department of Public Works.
7. The access from the Alii Highway right-of-way shall be temporary and be terminated upon the development of the adjacent areas to the northwest (Kailua) or northeast (mauka) of the subject area and development of the Alii Highway improvements. At this time, a permanent access to the School parking area shall be constructed at the northwest or northeast property line. In any event, the location of the permanent access shall meet with the approval of the Planning Director and the Chief Engineer of the Department of Public Works.
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 March 11, 1981.

Dated at Hilo, Hawaii, this 8th day of April, 1981.


BERT. H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

R. Ben Kuhlazali
DEPUTY CORPORATION COUNSEL

Date: 30 Mar 81