

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

APPLICATION FOR	)	
SPECIAL MANAGEMENT AREA	)	SMA USE PERMIT
USE PERMIT	)	NO. 156
by	)	
BREWER CHEMICAL CORPORATION	)	
for	)	
CONSTRUCTION OF TWO 40-FOOT HIGH	)	
CAUSTIC STORAGE TANKS AND	)	
RELATED IMPROVEMENTS	)	
in	)	
WAIAKEA, SOUTH HILO, HAWAII	)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on April 1, 1981, considered the application of BREWER CHEMICAL 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 two (2) 40-foot high caustic storage tanks and related improvements in Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-09:04.

The Commission has found the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the request is to allow the construction of two caustic storage tanks and related improvements.

The subject property and the surrounding area has been extensively improved and is intensively used for industrial purposes. Under these surroundings, rare or endangered flora or fauna are not known to exist. The proposed development also is not anticipated to have any significant adverse impacts on the coastal ecosystem since the project site is quite a distance from the shoreline.

The subject parcel is not located within the tsunami inundation area of the Flood Insurance Rate Map. Therefore, the potential of damages from tsunami action should be minimal if at all.

No adverse impacts on air quality are expected to be generated by the proposed development. Air pollution generated during the construction phase can be mitigated by existing regulations. Erosion and drainage patterns should not be affected as a result of the construction of the 38'6" by 20' pad in the Hilo Harbor industrial area.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines as established by Chapter 205-A, Hawaii Revised Statutes; these objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County. Because of the limited nature of the proposed improvements and prior development of the subject and surrounding areas, the granting of this request will not impact on the historic, recreational and scenic resources. In addition, coastal ecosystems and hazardous concerns should not be affected as previously discussed. Furthermore, the proposed development is consistent with the economic element by increasing the use of a facility important to the State's economy in suitable locations.

That the proposed development is consistent with the General Plan, the Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map, identifies the entire Hilo Harbor area for industrial uses. The General Plan also encourages a broader diversification of local industries by providing opportunities for new industries and strengthening existing industries. The use of caustic soda as a necessary agent needed to preserve the air quality in the process of producing geothermal energy provides these needs.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse impacts on the surrounding area. Furthermore, its approval will be consistent with the objectives and policies of Chapter 205-A, HRS, Relating to Coastal Zone Management and Rule 9 of the County of Hawaii Relating to the Special Management Area and the General Plan of the County of Hawaii.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of two (2) 40-foot high caustic storage tanks and related improvements in Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-09:04, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

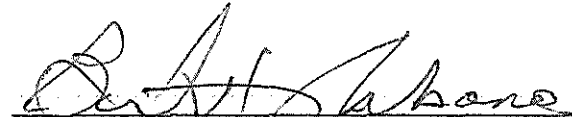
Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the petitioner, Brewer Chemical Corporation, will be responsible for complying with all of the stated conditions of approval.
2. That the proposed improvements shall substantially conform to the plan submitted and the representations made by the petitioner or its authorized representative.
3. That the petitioner or its authorized representative shall submit plans and secure Final Plan Approval for the subject improvements within one year from the effective date of the Special Management Area Use Permit.  
*PA. 4/16/81*
4. That construction of the improvements shall commence within one (1) year from receipt of Final Plan Approval and shall be completed within one (1) year thereafter.  
*PA. 4/19/81*
5. That all other applicable rules, regulations, and requirements, including those of the Department of Health and Department of Public Works, 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 April 1, 1981.

Dated at Hilo, Hawaii, this 7th day of May, 1981.

  
BERT. H. NAKANO  
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

  
DEPUTY CORPORATION COUNSEL  
County of Hawaii

Date: 15 April 81