

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	SMA USE PERMIT
by)	NO. 166
BUDGET RENT-A-CAR)	
for)	
CONSTRUCTION OF A MAINTENANCE/)	
OFFICE BUILDING, 10,000 GALLON)	
UNDERGROUND FUEL TANK AND)	
RELATED IMPROVEMENTS)	
in)	
KALAOA, NORTH KONA, HAWAII)	
)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 26, 1981, considered the application of BUDGET RENT-A-CAR 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 a maintenance/office building, 10,000 gallon underground fuel tank and related improvements at Kalaoa, North Kona, Hawaii, Tax Map Key 7-3-43:Portion of 3, Lot No. 3.

The Commission has found the following:

That the proposed improvements will not have any significant adverse environmental or ecological effects on the Special Management Area. These improvements will be limited to the construction of a car rental baseyard facility within an existing Industrial area. This area was extensively improved and paved during the original construction of the airport facilities. As such the proposed development will not increase the degree of impact on the environment that presently exists.

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 are intended to provide guidance for the preservation, protection and development of the coastal resources of the State and County.

With the extensive improvements of the project site and surrounding industrial area, the proposed improvements should not increase the impact on the coastal resources. The proposed development should not create any significant adverse impact on the visual quality of the already improved car rental baseyard complex. In addition, with the project site being approximately one mile from the shoreline, coastal ecosystems should not be affected by this development nor should the area be affected by coastal hazards or from flooding as depicted on the Flood Insurance Rate Map (FIRM) of the U. S. Army Corps of Engineers.

Furthermore, the proposed development provides a facility important to the State's economy in an area designated for such use.

Further, the proposed car rental facility is a permitted use for land designated for Industrial use in the County of Hawaii General Plan, LUPAG Map. As such, it is determined to be consistent with the General Plan, zoning and other applicable land use regulations.

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 Planning Commission 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 a maintenance/office building, 10,000 gallon underground fuel tank and related improvements at Kalaoa, North Kona, Hawaii, Tax Map Key 7-3-43:Portion of 3, Lot No. 3, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

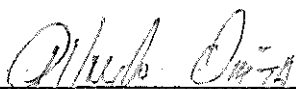
Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the petitioner, Budget Rent-A-Car, shall be responsible for complying with the stated conditions of approval. This permit shall be non-transferable until such time that the proposed improvements have been completed by the petitioner. Non-compliance with this condition shall result in the automatic nullification of the Permit.
2. That plans shall be submitted and Final Plan Approval, in accordance with Chapter 8 (Zoning Code), Hawaii County Code, shall be secured from the Planning Department within one (1) year from the effective date of the Special Management Area (SMA) Use Permit.
3. That construction shall commence within one (1) year from the date of receipt of Final Plan Approval and completed within two (2) years thereafter.
4. That all other applicable rules, regulations and requirements, including those of the Department of Public Works, the Department of Water Supply, the Fire Department and the State Department of Transportation, shall be complied with.

Should the foregoing conditions not be met, the Special Management Area Use Permit may be nullified by the Planning Commission.

The effective date of this Permit shall be August 26, 1981.

Dated at Hilo, Hawaii, this 9th day of October, 1981.


ALFREDO ORITA
Vice Chairman, Planning Commission

APPROVED AS TO FORM:


DEPUTY CORPORATION COUNSEL
County of Hawaii

Date: 6 Oct 81