

CERTIFIED MAIL

November 23, 1981

Mr. W. K. Tallett  
Vice President - Operations  
Brewer Chemical Corporation  
P. O. Box 395  
Hilo, HI 96720

Dear Mr. Tallett:

Special Management Area Use Permit Application

TMK: 2-1-09:4

The Planning Commission at its duly held public hearing on November 18, 1981, voted to approve your application, Special Management Area (SMA) Use Permit No. 170, to allow various improvements which include new fertilizer storage buildings, expansion to the office building and other related improvements at Waiakea, South Hilo, Hawaii.

Approval of this request is based on 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 various improvements which include new fertilizer storage buildings, expansion to the office building and other 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 located within the potential tsunami inundation area. As such, the petitioner shall comply with the construction requirements of the Department of Public Works for developments within these districts.

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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 since the entire area has already been extensively improved with a paved surface.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines. Established by Chapter 205-A, Hawaii Revised Statutes, it provides guidance for the preservation, protection and development of coastal resources of the State and County. Because of the prior development of the subject and surrounding areas for industrial purposes, 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 the rehabilitation of industrial areas which are serviced by basic community facilities and utilities. To comply with the Zoning Code requirements, the Director determined that the additional height of 12 feet is necessary, based on reasons previously stated. In addition, the petitioner must receive a variance from the front yard setback of 20 feet or relocate the proposed second floor office addition prior to receipt of final plan approval.

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.

Approval of this SMA Use Permit request 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.

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2. That plans for Phase I shall be submitted and final Plan Approval granted within one year from the effective date of the Special Management Area Use Permit. Subsequent phases shall receive final Plan Approval within one (1) year from the stated time for implementation.
3. That construction shall commence within one (1) year from receipt of each final Plan Approval and shall be completed within one (1) year thereafter.
4. That the requirements for construction within the tsunami inundation area of the Department of Public Works shall be complied with.
5. That all other applicable rules, regulations, and requirements are complied with.

Should any of the foregoing conditions not be met, this Special Management Area Use Permit may be deemed null and void by the Planning Commission.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



BERT H. NAKANO  
Chairman, Planning Commission

lgv

cc: Department of Public Works  
Department of Water Supply

bcc: Plan Approval Section