

March 5, 1982

Mr. Milton Hakoda, Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hakoda:

Special Management Area Use Permit Application
TMK: 2-1-17:19

The Planning Commission at its regular meeting on March 4, 1982, voted to approve Special Permit No. 174, to allow the comfort station and related improvements portion of your application, at Leleiwi Beach Park (formerly Carlsmith property), Keaukaha, South Hilo, Hawaii.

Approval of this request is based on the following:

That the granting of this request will not have any significant adverse environmental or ecological effects. The proposed development includes the construction of a 484-square foot comfort station/storage building, and related improvements.

The subject area was previously improved during its former use as a residence and its present use as a beach park. As such, the threat to any rare or endangered species of plants or animals on the subject property is very remote.

Fugitive dust and noise pollution may result during the construction phase. However, compliance with the Department of Health's and construction requirements should mitigate any adverse impacts which may result from this action.

That 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 the coastal resources of the State and County.

MAR 8 1982

Mr. Milton Hakoda
Page 2
March 5, 1982

Historic resources important to the State and County should not be affected since none are known to exist in the area.

The proposed development is located near the shoreline. As such, the project could affect coastal ecosystems and may be affected by tsunami activities. Compliance with the requirements of the Department of Public Works, including construction within the Safety Flood Hazard District, should mitigate any substantial adverse impacts which may result from this action.

The end result of this development is a comfort station for the users of the existing park. This is consistent with the objectives and policies of Chapter 205-A, HRS, by providing the following:

1. Improve coordination and funding of coastal recreation and planning and management;
2. Coastal recreational opportunities accessible to the public as well as an adequate supply of shoreline parks and other facilities suitable for public recreation; and
3. Encourage expanded public recreational use of County, State and Federally owned shoreline lands having recreational values.

In addition, the subject proposal is in conformance with the recreational goals and policies of the County's General Plan by providing a wide variety of active and passive opportunities to the residents of the County through the concerted efforts of the State and County of Hawaii. Further, the proposed use and improvements are allowable under the existing Resort zoning (V-S-.75) and the proposed Open zoning (O) which is pending before the County Council.

Based on the above, it is determined that the proposed development will not have any substantial adverse environmental or ecological impacts on the surrounding area and that it will be consistent with the objectives and policies of Chapter 205-A, Hawaii Revised Statutes and Rule 9 of the Planning Commission Relating to the Special Management Area, Chapter 8 of the Hawaii County Code, and to the General Plan of the County of Hawaii.

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

1. That the petitioner, the Department of Parks and Recreation, shall be responsible for complying with all of the stated conditions of approval.

Mr. Milton Hakoda

Page 3

March 5, 1982

2. That plans shall be submitted and Final Plan Approval, in accordance with Chapter 8 (Zoning Code), Hawaii County Code, received for the entire development within one year from the effective date of the Special Management Area Use Permit.
3. That construction of the comfort station/storage building shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
4. That all applicable requirements for construction within the Safety Flood District shall be complied with.
5. That all other applicable rules, regulations and requirements, including those of the Department of Health and the Department of Public Works, shall be complied with.

Should any of the foregoing conditions not be met, this Special Management Area Use Permit shall be deemed automatically void.

In view of the lack of funding to develop the parking area and the expressed concerns as to its location, the Planning Commission did not approve that portion of the request. Should you wish to pursue the development of the parking area, the Commission requests that you contact the interested community groups prior to filing the SMA Use Permit Application to work on an acceptable development plan.

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

Sincerely,

fa Clyde Imada smn
ALFREDO ORITA
CHAIRMAN, PLANNING COMMISSION

NH:smn

cc: Chief Engineer, Public works
Building, Public Works

bcc: Masa's Division