

CERTIFIED MAIL

May 3, 1982

Mr. Dennis Shigeoka, P.E.
Okahara, Shigeoka & Associates
200 Kohola Street
Hilo, Hawaii 96720

Dear Mr. Shigeoka:

Special Management Area (SMA) Use Permit Application
Petitioner: Shuman Lumber Co. of Hilo, Inc.
TMK: 6-1-06:8

The Planning Commission at its duly held public hearing on April 29, 1982, voted to approve the above application, SMA Use Permit No. 179, to allow the development of a lumber storage yard, warehouse and related improvements at Kawaihae, South Kohala, 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 development of an existing industrial lot for various activities including a lumber storage yard and warehousing facility.

The subject property and the surrounding area have been extensively graded as part of previous construction activities. As a result of these past activities, there are no rare or endangered flora or fauna associated with the area, nor is there the likelihood of archaeological sites. Furthermore, the proposed improvements are situated mauka of the Akoni Pule Highway, over 400 feet from the shoreline and therefore should not have a direct impact on the coastal waters nor interfere with existing coastal areas, recreational or public access the the shoreline.

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Furthermore, the subject parcel is not located within any known potential tsunami inundation or flood hazard area. Therefore, the potential of damages from flood should be minimal if at all.

While there may be temporary impacts with respect to dust and erosion problems associated with the construction phase of the proposed improvements, these impacts can be mitigated by existing construction practices and regulations.

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 distance of the subject area from the shoreline, the nature of the proposed improvements and prior development of the subject and surrounding areas, the granting of this request will not have a significant impact on the historic and recreational 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.

While there may be impacts associated with the scenic resources, these impacts may be mitigated through the imposition of landscaping requirements during the County's plan approval review.

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 Kaei 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.

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.

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Approval of this SMA Use Permit request is subject to the following conditions:

1. That the petitioner or its authorized representative, will be responsible for complying with all of the stated conditions of approval.
2. That plans for the proposed improvements shall be submitted to the Planning Department and Final Plan Approval secured in accordance with Article 22 of Chapter 8 (Zoning Code) of the Hawaii County Code, within one (1) year from the effective date of the SMA Permit.
3. That detailed landscaping plans shall be included in the plans submitted for Plan Approval which will screen the proposed improvements from Akoni Pule Highway.
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.
5. That all other applicable rules, regulations, and requirements, including those of the Department of Water Supply, shall be complied with.

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

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

Sincerely,

for 

ALFREDO ORITA
CHAIRMAN, PLANNING COMMISSION

lgv

cc: Department of Public Works
Department of Water Supply
Kona Services Office

bcc: Plan Approval Section