

CERTIFIED MAIL

November 1, 1982

Mr. John Dinmore
P. O. Box 2964
Kailua-Kona, HI 96740

Dear Mr. Dinmore:

Special Mangement Area (SMA) Use Permit Application
Petitioner: Kona Outdoor Circle
TMK: 7-6-20:80

The Planning Commission at its duly held public hearing on October 27, 1982, voted to approve the above application, SMA Use Permit No. 190, to allow the establishment of an educational and cultural facility and related improvements including the subdivision of land at Holualoa, North Kona, Hawaii.

Approval of this request is based on 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 a two (2)-lot subdivision and the construction of a 50'x80' structure with related improvements. The approval of the subject request will not result in the loss of valuable natural, cultural, or recreational resources of the coastal zone. No rare native or endemic plants and/or animal species are known to inhabit the site. In addition, since the property is located approximately 2000 feet from the shoreline, the proposed development is not expected to have any significant adverse effects on coastal resources nor adversely affect any existing public access to the shoreline.

No adverse impacts on air quality are expected to be generated by the proposed improvements. Air emissions generated during the construction phase can be mitigated by existing regulations.

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Further, the proposed activities center for the Kona Outdoor Circle is a permitted use for land designated for Low Density Urban Development 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 and the Zoning Code of the County of Hawaii.

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

1. That the petitioner or its authorized representative shall be responsible for complying with the stated conditions of approval.
2. That the petitioner meet the conditions of the State Department of Transportation regarding the Kuakini extension and merge area.
3. That plans shall be submitted for Subdivision and Plan Approval within one (1) year from the effective date of the Special Management Area (SMA) Use Permit.
4. That a building permit shall be secured within one (1) year from the receipt of final plan approval and construction shall be completed within two (2) years thereafter.
5. That should any unanticipated archaeological or historic sites be uncovered during the land preparation activities, work shall immediately cease and the Planning Department be notified.
6. That all other applicable rules, regulations and requirements, including those of the Department of Public Works and 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 void.

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

Sincerely,



ALFREDO ORITA
CHAIRMAN, PLANNING COMMISSION

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cc: Kona Outdoor Circle
Department of Public Works
Department of Water Supply
County Kona Office

bcc: Land Use Controls Division, Planning Dept.