

CERTIFIED MAIL

November 1, 1982

Mr. Jonathan K. Shimada
Deputy Director
State Department of Transportation
Honolulu International Airport
Honolulu, HI 96819

Dear Mr. Shimada:

Change of Zone Application
Special Management Area (SMA) Use Permit Application
TMK: 7-3-43:Portion of 3

The Planning Commission at its duly held public hearing on October 27, 1982, voted to recommend to the County Council the approval of your Change of Zone application from an Open to a General Industrial - 1 acre (MG-1a) zoned district at Keahole Airport, Kalaea, North Kona, Hawaii, subject to the following conditions:

1. That the petitioner or its authorized representative shall be responsible for complying with all of the stated conditions of approval.
2. That plans for the first phase shall be submitted for Plan Approval within one (1) year from the effective date of approval of the change of zone.
3. That construction of the first phase shall commence within one (1) year from the date of receipt of Final Plan Approval and be completed within two (2) years thereafter.
4. That prior to construction of any subsequent phases, Final Plan Approval, in accordance with Chapter 8 (Zoning Code), Hawaii County Code, shall be secured from the Planning Department.

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5. That the creation of leaseable or rentable areas in the upper industrial area where car rental agencies maintain baseyards shall be through the Subdivision Code of the County of Hawaii.
6. That the subdivision requirements for such baseyard areas shall include screening landscape similar to that provided in the terminal and passenger parking areas. Such screening shall encompass all views of the baseyard from the Queen Kaahumanu Highway and the airport access road.
7. That all other applicable rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate designation may be initiated.

The Commission also voted to approve your Special Management Area (SMA) Use Permit application, SMA Use Permit No. 191, to allow the expansion of airport facilities at Keanoie Airport, Kalaea, North Kona, Hawaii.

Approval of your SMA Use Permit application is based on the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of this request is to allow the construction of additional general aviation facilities adjacent to the existing general aviation facilities at Keanoie Airport. Air quality, visual quality, and noise impacts from the proposed development will be minimal due to the adjacent existing airport facilities. Similarly, the presence of any endangered animal species on the subject property is highly unlikely. Furthermore, there are no known rare or endangered plants situated at the subject property.

That the proposed improvements also are 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 property is designated as an area of minimal flooding and is not situated within the tsunami inundation area.

The proposed development is consistent with the objectives and policies of the Special Management Area Guidelines established by Chapter 205-A, Hawaii Revised Statutes, which

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provide guidance for the preservation, protection and development of coastal resources of the State and County. Because of the similar nature of the proposed improvements with the prior improvements of the subject area, the granting of this request will not significantly increase impacts to the scenic and recreational resources of the area. Furthermore, the petitioner's archaeological survey indicated that there are no sites of archaeological or historical importance at the subject property. In addition, coastal ecosystems and hazardous concerns should not be affected as previously discussed.

That the proposed development is consistent with the General Plan and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for Industrial uses. Furthermore, the request will also conform to the Zoning Code.

Based on the foregoing, it is therefore determined that the proposed development and 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 to the General Plan.

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

1. That the Special Management Area (SMA) Use Permit shall not become effective until the Change of Zone is approved.
2. That all of the conditions for the change of zone shall be complied with.

Should any of the foregoing conditions not be met, the SMA Use Permit shall be automatically void.

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

Sincerely,



ALFREDO ORTA
CHAIRMAN, PLANNING COMMISSION

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

bcc: Land Use Controls Division, Planning Dept.