

CERTIFIED MAIL

May 31, 1983

Mr. David K. Higa, Chief
State Department of Transportation,
Harbors Division
79 South Nimitz Highway
Honolulu, HI 96813

Dear Mr. Higa:

Special Management Area Use Permit Application (SMA 83-1)
Additional Container Yard Area at Hilo Harbor
Tax Map Key 2-1-09:7 and 26

The Planning Commission at its duly held continued public hearing on May 26, 1983, voted to approve your application for a Special Management Area Use Permit (SMA 83-1) to allow the expansion of the existing container yard which includes the paving of approximately 27,000 square feet of land area and the construction of drainage dry wells, fencing, lighting and other related improvements at Hilo Harbor, Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the request is to allow the expansion of the existing cargo container storage yard by paving approximately 27,000 square feet and related improvements.

The subject area is a portion of the Kūhio Wharf complex which has been extensively improved and used for

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shipping and related industrial purposes. This area has been extensively altered including dredging and filling of the harbor. Consequently, the proposed development is not anticipated to have any significant adverse impacts on coastal ecosystems or habitats which presently exist.

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 proposed activity in the Hilo Harbor industrial area.

The project site is located within the coastal high hazard area. However, the proposed paving and related improvements do not include any structures.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines. 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 limited nature of the proposed improvements and the prior development of the subject and surrounding areas, the granting of this request will not impact on the historic, recreational and scenic resources.

The proposed development is consistent with the General Plan and Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map and the zoning map identifies the entire Hilo Harbor area for industrial uses. The General Plan also encourages the improvement of existing terminal facilities which would promote and influence the desired land use. The new paved area would enable the petitioner to better utilize the existing land area for proper storage of cargo containers.

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, HRA, relating to the Special Management Area, and the General Plan of the County of Hawaii.

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

1. The petitioner or its authorized representative shall be responsible for complying with the stated conditions of approval.
2. The petitioner or its authorized representative obtain a grading permit from the Department of Public Works.
3. Plans be submitted for Plan Approval within one year from the effective date of the Special Management Area (SMA) Use Permit.
4. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within one year thereafter.
5. All other applicable rules, regulations and requirements shall be complied with.

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

Please feel free to contact us if there are any questions on this matter.

Sincerely,


CLYDE IMADA
Chairman, Planning Commission

cc: Chief Engineer, Department of Public Works
Department of Water Supply
Building Section, Department of Public Works

bcc: Plan Approval Section