

CERTIFIED MAIL

October 11, 1983

Mr. Guido Giacometti
Kamehameha Investment Corporation
P. O. Box 459
Honolulu, HI 96809

Dear Mr. Giacometti:

Special Management Area (SMA) Use Permit Application
TNR: 7-8-10:Portion of 4

The Planning Commission at its duly held public hearing on October 5, 1983, voted to approve your application, Special Management Area Use Permit No. 200, to allow the preliminary site preparation and rough grading work for future expansion of the Keaunohu Shopping Village Phase II project at Keaunohu, North Kona, 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 subject request is to allow preliminary site preparation and rough grading work for future expansion of the Keaunohu Shopping Village, Phase II project. The project site is not known to contain any unique ecological systems, nor provide habitats for any endangered plant or animal species.

The proposed project is consistent with the objectives, policies and special management area guidelines as established pursuant to Chapter 205-A, HRS. These objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify several areas of management concerns including historic, recreational scenic resources, coastal ecosystems, economic use and coastal hazards.

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Acknowledging the value of historical sites, it is the applicant's intent to retain and preserve significant archaeological sites and to assist, where appropriate, the restoration of such features to their original condition for the purpose of public education and cultural preservation. Many of the significant archaeological sites are already incorporated in the resort's master land use plan as historic preserves or parks.

Although no significant archaeological site will be affected by the proposed development, the applicant is preparing an archaeological/historic interpretive management plan for the 750-acre mauka land which includes the project site. The plan will provide for preservation of sites recommended by the ARCH study, establish five public accesses and a total maximum of 35 public parking stalls to the proposed historic preserves, initiate a restoration program for significant sites and address the treatment and integration of the Holua Slide relative to the Keauhou resort. Further, an archaeological salvage research plan would be developed and implemented prior to development of the sites not included in any preservation areas. These improvements and research undertakings are required as conditions of approval of Hawaii County Zoning Ordinance No. 320 for the Keauhou-Kona property.

The applicant assures that all prehistoric burials affected or may be affected by the development will be reinterred, in accordance with Chapter 338-25.5, HRS. Further, that should any grading and/or grubbing uncover any unanticipated sites on the property, work will cease immediately and will not resume until the Planning Department has been notified and grants approval.

The subject property is not situated along and is approximately 1,500 feet from the shoreline. It is located on the mauka side of Alii Drive and no structures are proposed to be constructed at this time. Therefore, the proposed action will not interfere with the natural shoreline processes nor with any recreational resources along the coastal area. Further, view planes to the shoreline area will not be obstructed by the proposed action.

Impacts from the proposed action will be short-term, because the duration of the grubbing, scarifying and grading operation will be for only 3 to 4 months. There may be some insignificant adverse impacts with respect to noise, dust and erosion problems associated with the proposed improvements.

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However, these impacts will be temporary and can be mitigated by limiting the operation of the construction equipment to normal working hours and employing muffler devices on all gasoline or diesel-power equipment. Dust could be controlled by sprinkling of water, erecting dust control screens along the downwind property line or any other measure prescribed by the Chief Engineer of the County of Hawaii.

The Medium Density Urban Designation of the General Plan and the existing neighborhood commercial zoning designation for the project site allow development for commercial purposes. As such, it is determined that the subject request is consistent with the General Plan, Zoning Code 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 208-A, HRS, Relating to Coastal Zone Management, Rule 9 of the Planning Commission Relating to Special Management Area, the General Plan of the County of Hawaii and the Zoning Code.

Approval of this special management area use permit request is subject to the following conditions:

1. The petitioner, its assigns or successors, shall be responsible for complying with the stated conditions of approval.
2. A grading permit be secured from the Department of Public Works.
3. Submit two copies of the final archaeological reconnaissance report to the State Historic Preservation Office for review and comment prior to commencement of any Phase II construction activity on the subject property.
4. Construction of the proposed improvements shall commence within one year from the effective date of the Special Management Area Use Permit and shall be completed within two years thereafter.
5. The applicable conditions of Ordinance No. 320 shall also be complied with, including those relating to archaeological preservation and/or salvage.

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6. Should any unanticipated archaeological or historic sites be discovered during grading or construction, work shall immediately cease and the Planning Department shall be notified as well as the State Historic Preservation Office.
7. All other rules, regulations and requirements shall be complied with.

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

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

Sincerely,



for Clyde Inada
Chairman, Planning Commission

cc: Chief Engineer, Department of Public Works
Manager, Department of Water Supply
County Kona Office

bcc: Plan Approval Section