

CERTIFIED MAIL

May 22, 1984

Mr. Guido Giacometti, President  
Kamehameha Investment Corp.  
Kawaiahao Plaza, Hale Makai  
567 South King St., Suite 617  
Honolulu, HI 96813

Dear Mr. Giacometti:

Special Management Area Use Permit Application  
Tax Map Key 7-8-10:portion of 50

The Planning Commission at its duly held public hearing on May 17, 1984, voted to approve your application, Special Management Area Use Permit No. 205, Kahaluu-Keauhou 1st, 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 a two-lot subdivision, construction of an electrical transmission building, and creation of transmission and distribution easements with related improvements. 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 historic sites, it is the applicant's intention 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.

The applicant assures that all prehistoric burials affected or may be affected by the proposed 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 situated approximately 4,000 feet from the shoreline. 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. There may be some insignificant adverse impacts with respect to noise, dust and erosion problems associated with the proposed improvements. 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 mitigating measures.

The Extensive Agriculture designation of the General Plan and the existing Unplanned zoning designation for the project site allow for subdivision as well as public utility sub-stations. 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 205-A, HRS, Relating to Coastal Zone Management, Rule 9 of the Planning Commission Relating to the Special Management Area, the General Plan of the County of Hawaii and the Zoning Code.

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

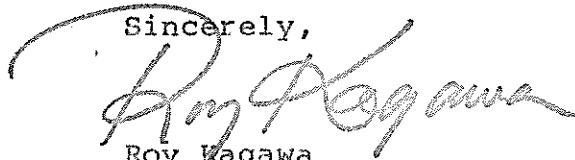
1. The petitioner, its assigns or successors, shall be responsible for complying with the stated conditions of approval.
2. Final Subdivision approval shall be secured within one year from the effective date of the Special Management Area (SMA) Use Permit.
3. Final Plan Approval for the structural improvements shall be secured within one year from the date of receipt of Final Subdivision Approval.
4. Construction shall be started within one year from the date of Final Plan Approval and shall be completed within two years thereafter.
5. A grading permit be secured from the Department of Public Works.
6. The proposed structure shall connect to the existing Kamehameha Investment Corporation sewage system or an on-site sewage treatment system acceptable to the Department of Water Supply and the State Department of Health be constructed.
7. An intensive archaeological survey as determined to be necessary by the Planning Department shall be conducted and two copies of the final archaeological report submitted to the Planning Department and to the State Historic Preservation Office for review and comment prior to commencement of any grading and/or construction activity on the subject site.
8. Should any salvage archaeological work be necessary as a result of the intensive archaeological survey, work shall be completed prior to any grading and/or construction activity.
9. 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.

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10. Comply with all other applicable rules, regulations and requirements.
11. Should the Planning Department determine that any of the foregoing conditions have not been met, this Special Management Area (SMA) Use Permit shall be void.

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

Sincerely,



Roy Kagawa  
CHAIRMAN, PLANNING COMMISSION

cc: Real Property Tax Division  
Chief Engineer  
Building Dept.  
Dept. of Water Supply  
Kona Services  
Helco (Alvah Nakamura)  
Belt Collins & Assoc. (Glen T. Koyama)  
bcc: Plan Approval Section