

CERTIFIED MAIL

May 22, 1984

Mr. Harvey Tomono
P. O. Box 43
Captain Cook, HI 96704

Dear Mr. Tomono:

Special Management Area Use Permit Application
TMK: 8-2-08:20

The Planning Commission at its duly held public hearing on May 17, 1984, voted to approve your application, Special Management Area Permit No. 206, Kalamakapala, South Kona, Hawaii.

Approval of this request is based on the following:

The proposed development should not create any substantial impact on the environmental or ecological resource of the Special Management Area. In conjunction with the grubbing activity for establishment of a vegetable and ornamental farm, the petitioner proposes to construct a warehouse, greenhouse, saran house and three labor houses. No endangered plant or animal species were observed on the subject parcel or in the surrounding area. As such, the proposed project will not result in an increase of environmental impact to the subject or surrounding area.

The development is consistent with the objectives, policies and SMA guidelines. These were established to provide guidance for the preservation, protection and the development of coastal resources of the State and County. They identified several areas of management concerns including historic, recreational/scenic resources, coastal ecosystems, economic use, and coastal hazards.

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The primary concern associated with this development is the effect it may create on the historic resources of the area. The subject property is located within the Kealahou Bay Historic District and the Kona Field Systems which are listed and declared eligible, respectively, on the National Register of Historic Places.

Together with the archaeologists from Bishop Museum, the petitioner recently conducted an intensive archaeological survey of the parcel, including mapping and recording of all archaeological sites found. All areas except two sites have been adequately mitigated. Since these two sites required further investigation, the petitioner intends to preserve said sites until future archaeological work has been completed. This concern shall be included as a condition of approval of this permit.

No adverse impacts to the recreational resources and coastal ecosystems should result from the proposed project since the development will be conducted a considerable distance from the shoreline.

The proposed development is consistent with the General Plan, the Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation of "Orchards" and the "Unplanned" zoning allows agricultural uses and buildings.

Based on the above, it is determined that the granting of the subject request will not create a significant adverse effect on the environment and therefore, will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management and Rule 9 of the Planning Commission relating to the Special Management Area.

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

1. The applicant, its assigns or successors, shall be responsible for complying with all of the stated conditions of approval.
2. Sites A (C22-27) and B(C22-31) shall be preserved until further archaeological investigation has been completed. Such archaeological work shall be coordinated with the

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State Department of Land and Natural Resources, Division of
State Parks.

3. Construction commence within one (1) year from the effective date of the Special Management Area Use Permit and be completed within two (2) years thereafter.
4. Secure farm dwelling agreements from the Planning Director and record such documents with the State Bureau of Conveyances prior to obtaining building permits for the labor houses.
5. In the event that any previously unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls are encountered, work shall immediately cease and the Planning Director shall be immediately notified. Work shall not resume until approval is received from the Planning Director.
6. Comply with the requirements of the Department of Water Supply.
7. All other applicable rules, regulations, and requirements shall be complied with.
8. Should the Planning Department determine that any of the foregoing conditions have not been 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,



Roy Kagawa
Chairman, Planning Commission

cc: Real Property Tax Division
Chief Engineer
Building Dept.
Kona Services Office
Dept. of Water Supply

bcc: Plan Approval Section