

CERTIFIED MAIL

August 20, 1984

Mr. Glen T. Koyama
Belt, Collins & Associates
606 Coral Street
Honolulu, HI 96813

Dear Mr. Koyama:

Petitioner: Ho'omahale, Ltd.
Special Management Area Use Permit Application
TMK: 7-8-10:35

The Planning Commission at its duly held public hearing on August 15, 1984, voted to approve the above application, Special Management Area Use Permit No. 213, Kahaluu, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed development will not create any significant adverse impact on the environment or ecological resource of the Special Management Area (SMA). The applicant proposes a five (5) lot subdivision.

The property is not known to contain any unique ecological systems nor provide unique habitats for any endangered plants or animal species.

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.

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 concern including historic, recreational, scenic resources, coastal ecosystems, economic use and coastal hazards.

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The subject property is situated approximately 400 to 800 feet from the shoreline. Therefore, the proposed subdivision will not interfere with the natural shoreline processes nor with any recreational resources along the coastal area. Further, viewplanes to the shoreline area will not be obstructed by the subdivision action.

Impacts from the proposed subdivision will be short-term. There may be some insignificant adverse impacts with respect to noise, dust and erosion problems associated with the proposed subdivision 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 and 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 proposed subdivision is consistent with the General Plan Resort, Medium Density Urban and Open designations as well as the Resort, Multiple Family Residential and Open zoning district designations.

Based on the foregoing, it is therefore determined that the proposed subdivision will not have any substantial adverse impacts on the property or surrounding areas. Furthermore, its approval will be consistent with the objectives and Policies of Chapter 205-A, HRS, relating to Coastal Zone Management, Rule No. 9 of the Planning Commission relating to the Special Management Area, the General Plan of the County of Hawaii and the Zoning Code.

Approval of this SMA 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. 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

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the Planning Department and to the State Historic Preservation Office for review and comments prior to commencement of any subdivision improvements.

4. Should any salvage archaeological work be necessary as a result of the intensive archaeological survey, work shall be completed prior to commencement of any subdivision improvements.
5. Should any unanticipated archaeological or historical sites be discovered during subdivision improvements, work shall immediately cease and the Planning Department shall be notified as well as the State Historic Preservation Office.
6. The petitioner shall comply with roadway and access requirements as determined by the Department of Public Works.
7. Comply with all other applicable rules, regulations and requirements.
8. Should the Planning Department determine that any of the foregoing have not been met or substantially complied with in a timely fashion, 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: Ho'omahale, Ltd.
Mr. Guido Giacometti
Real Property Tax Division
Chief Engineer
Building Dept.
Kona Services Office
Dept. of Water Supply

bcc: Plan Approval Section