

CERTIFIED MAIL

April 3, 1985

Mr. James McKeague  
James McKeague & Associates  
P. O. Box 1053  
Hilo, HI 96721

Dear Mr. McKeague:

Special Management Area Use Permit Application  
Tax Map Key: 2-1-07:8

218

The Planning Commission at its duly held public hearing on March 28, 1985, voted to approve your application, Special Management Area Use Permit No. 85-1, to allow the construction of five industrial warehouse buildings and related improvements at Waiakea, South Hilo, 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 resources of the Special Management Area (SMA). The applicant proposed the construction of five warehouse structures over a two-year period.

The subject property and surrounding areas have been extensively improved and intensively used for various purposes. As such, no rare or endangered flora or fauna are present on the site.

The proposed development also is not anticipated to have any significant adverse impacts on the coastal ecosystems since the proposed building construction will occur approximately 350 feet from the shoreline.

Impacts from the proposed development will be short-term. There may be some insignificant adverse impacts with respect to noise and dust problems associated with the proposed construction improvements. However, these impacts will be temporary and can be mitigated by limiting the operation of the construction equipment. Dust could be controlled by sprinkling of water, erecting dust control screens along the downwind

APR 3 1985

Mr. James McKeague  
Page 2  
April 3, 1985

property line or any other mitigating measure. Erosion and drainage patterns should not be affected as a result of the construction since a larger portion of the area has already been extensively improved with a paved surface.

The proposed warehouse construction is consistent with the General Plan Industrial designation as well as the Limited Industrial zoning classification.

The proposed development is consistent with the objectives, policies and Special Management Area Guidelines as 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. Since the property has already been extensively improved, the granting of this request will not impact on the historic, recreational and scenic resources. In addition, as previously discussed, coastal ecosystems and hazardous concerns should not be affected.

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

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. Plans shall be submitted to the Planning Department for Plan Approval review within one year from the effective date of the Special Management Area Use Permit.
3. Construction of the two warehouse structures shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter. Feb. 24, 1987
4. Construction of the additional three warehouse structures shall commence within two years from the date of receipt of Final Plan Approval and be completed within two years thereafter.

Mr. James McKeague  
Page 3  
April 3, 1985

5. Comply with the Department of Public Works, Bureau of Sewers and Sanitation and the Department of Water Supply requirements.
6. Comply with all other applicable rules, regulations and requirements.
7. Should the Planning Department determine that any of the foregoing conditions 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,

*Barbara A. Koe*

*for* Donald Thompson  
Chairman, Planning Commission

cc: David Blyth  
DPED, CZM Program w/background  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division

bcc: Plan Approval Section