April 18, 1985

Mr. John Parazette
Architect AIA, Inc.
P. O. Box W
Kailua-Kona, HI 96745

Dear Mr. Parazette:

    Special Management Area Use Permit Application
           Applicant: Alamo Rent A Car
    Tax Map Key: 7-3-43:Portion of 32

    The Planning Commission at its duly held public hearing on
April 9, 1985, voted to approve the application, Special Management
Area Use Permit No. 85-6, to allow the construction of an
administration/maintenance building and related improvements at the
Keahole Airport, Kalaoa, North Kona, Hawaii.

    Approval of this request is based on the following:

         The proposed improvements will not have any significant
    adverse environmental or ecological effects on the Special
    Management Area. These improvements will be limited to the
    construction of a 2,600 square foot administration/maintenance
    building for the car rental operation within an existing
    Industrial complex. The one acre site was fully paved during
    the original construction of the airport facilities. As such,
    the proposed development is not anticipated to increase the
    degree of impact on the environment that presently exists.

         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 are intended to provide guidance for the preservation,
    protection, and development of the coastal resources of the
    State and County.

         With the extensive improvements of the project site and
    surrounding industrial areas, the proposed improvements should
    not increase the impact on the coastal resources. The proposed

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development should not create any significant adverse impact on
the visual quality of the already improved car rental baseyard
complex. In addition, with the project site being approximately
one mile from the shoreline, coastal ecosystems should not be
affected by this development nor should the area be affected by
coastal hazards or from flooding as depicted on the Flood
Insurance Rate Map (FIRM) of the U.S. Army Corps of Engineers.
Furthermore, the proposed development provides a facility
important to the State's economy in an area designated for such
use.

Further, the proposed car rental facility is a permitted
use for land designated for Industrial use in the County of
Hawaii General Plan LUPAG Map. As such, it is determined to be
consistent with the General Plan, zoning, 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. Further, its approval will be
consistent with the Objectives and Policies of Chapter 205-A,
HRS, Relating to Coastal Zone Management and Rule 9 of the
Planning Commission Relating to the Special Management Area and
the General Plan 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 all conditions of approval.

2) Plans for the proposed improvements shall be submitted for
Plan Approval within one year from the effective date of
the Special Management Area (SMA) Use Permit.

3) Construction shall commence within one year from the date
of receipt of Final Plan Approval and completed within two
years thereafter.

4) All other applicable rules, regulations, and requirements
shall be complied with.

5) Should the Planning Director determine that any of the
foregoing conditions have not been met or complied with in
a timely fashion, the permit shall be void.

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

Sincerely,

Donald Thompson
Chairman, Planning Commission

cc: Mr. E.A. McArde
    DPED, CZM Program w/background
    Department of Public Works
    Department of Water Supply
    County Real Property Tax Division
    County of Hawaii, Kona Office

bcc: Plan Approval Section