

CERTIFIED MAIL

July 31, 1985

Mr. Jonathan K. Shimada
State of Hawaii
Department of Transportation
Honolulu International Airport
Honolulu, HI 96819

Dear Mr. Shimada:

Special Management Area (SMA) Use Permit Application
Applicant: State Dept. of Transportation, Airports Division
Tax Map Key: 7-3-43:Portion of 3

The Planning Commission at its duly held public hearing on July 24, 1985, voted to approve your application, Special Management Area (SMA) Use Permit No. 225, to allow the construction of certain airfield improvements at Keahole Airport in the land divisions of O'oma 1st, Kalaoa 1st - 4th and Hamanamana, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed improvements involve widening the existing runway and taxiway pavement as well as grading the safety area boundary to meet FAA safety regulations. In addition, a total of six access roads will extend for 1,000 feet beyond each end of the runways. These activities are not anticipated to create any adverse environmental or ecological effects which cannot be mitigated through conditions of approval or current regulations. Moreover, the negative impacts are outweighed by the degree of safety which the expansion should provide its users.

Air, visual, and noise quality levels will be temporarily affected by the grading and paving activities. However, these can be mitigated through the use of acceptable construction rules and practices. During the construction phase, inconvenience and congestion can be expected to the airport facility users. The petitioner proposes to accommodate these concerns by working at night if necessary. This is an acceptable alternative since the closest residential homes are located well out of the impact area.

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Since the site has been previously altered for these airport activities, it is unlikely that any rare or endangered species of plant or animal can be found. Similarly, no archaeological sites have been identified in the area and clearance was given for previous airfield improvements.

The coastal ecosystem, recreational areas, and public access will not be significantly impacted due to the distance of the improvements from the shoreline. Preventative measures during refueling and hauling of lubricants and fuel will be the responsibility of the contractor. Also, according to the petitioner, refueling and storage areas will be designated at a later time. These areas shall be specified by the petitioner prior to receiving Final Plan Approval. If the areas are situated within the SMA and not covered under this SMA petition or a previously approved permit, a separate SMA assessment must be made.

The proposed development is consistent with the objectives, policies and guidelines of the Special Management Area established under Chapter 205-A, Hawaii Revised Statutes, which provide guidance for the preservation, protection and development of coastal resources of the state and county. Because of the similar nature of the proposed development with existing uses on the subject property, the granting of this request will not significantly increase impacts to the coastal resources.

The proposal is consistent with the General Plan and the Hawaii County Zoning Code, which designate the area for industrial activities. Furthermore, the non-structural expansion supports the General Plan goal set forth in the Transportation Element that states, "Provide transportation terminals and related facilities for the safe, efficient and comfortable movement of people and goods."

Based on the foregoing, it is determined that the granting of this permit will be consistent with Chapter 205-A, HRS, Relating to Coastal Zone Management; Rule 9 of the Planning Commission Relating to the Special Management Area; the Hawaii County General Plan; and the Zoning Code.

Approval of this Special Management Area Use Permit request is subject to the following conditions:

1. The petitioner, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.

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2. Plans, including designated storage and refueling areas, shall be submitted for Final Plan Approval within one year from the effective date of approval of the SMA Permit.
3. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
4. Should any unanticipated archaeological sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls be encountered, work shall cease and the Planning Department contacted at 961-8288. Work in the immediate area shall not continue until an assessment and further mitigative recommendations are made.
5. Comply with all applicable rules, regulations and requirements.
6. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, this permit shall be void.

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

Sincerely,

Barbara Koi

Barbara Koi, Vice Chairman
Planning Commission

cc: DPED, CZM Program w/background
DLNR
Department of Public Works
Department of Water Supply
County Real Property Tax Division
County of Hawaii, Kona Office

bcc: Plan Approval Section