

CERTIFIED MAIL

September 4, 1985

Mr. Lawrence F. Chun
Special Assistant to the President
United Airlines
677 Ala Moana Blvd., Suite 220
Honolulu, HI 96813

Dear Mr. Chun:

Special Management Area (SMA) Use Permit Application
TMK: 7-3-43:Portion of 3

The Planning Commission at its duly held public hearing on August 28, 1985, voted to approve your application, Special Management Area Use Permit No. 227, to allow the construction of flight kitchen facilities and related improvements at Keahole Airport, Kalaea, North Kona, Hawaii.

Approval of this request is based on the following:

The construction of a flight kitchen facility within the existing improved civil airport boundary of Keahole Airport is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of this request is to provide food services to island flights operated by United Airlines. Air quality, visual quality, and noise impacts from the proposed development will be minimal due to the existing surrounding airport facilities. Similarly, the presence of any endangered plant or animal species on the subject property is highly unlikely.

The proposed improvements are not anticipated to have any significant adverse impacts on the coastal ecosystem since the project site is over a mile from the shoreline. The subject property is depicted to be in an area of minimal flooding and is not situated within the tsunami inundation area.

The proposed development is consistent with the objectives and policies of the Special Management Area Guidelines established under Chapter 205-A, Hawaii Revised Statutes, which provide guidance for the preservation, protection and

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development of coastal resources of the State and County. Because of the similar nature of the proposed improvements with previous development within the subject area, which has received approval under the same statutory guidelines, the granting of this request will not significantly increase impacts to the scenic and recreational resources of the area. Furthermore, an archaeological survey of the site, which was conducted in 1980, indicated that there were no sites of archaeological or historical importance. In addition, coastal ecosystems and hazard concerns should not be affected as previously discussed.

The proposed development is consistent with the General Plan and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map and the Kona Regional Plan Land Use Concept Map designates the area for Industrial uses.

Based on the foregoing, it is determined that the proposed development and its approval will be consistent with the objectives and policies of Chapter 205-A, HRS, relating to Coastal Zone Management; Rule 9 of the Planning Commission; and the Hawaii County General Plan.

Approval of this SMA 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.
2. Plans shall be submitted for Final Plan Approval within one year from the effective date of this 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.

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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: Sam Chang Architect & Assoc., Inc.
DLNR
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