

CERTIFIED MAIL

February 20, 1986

Mr. Alva K. Nakamura
Hawaii Electric Light Co., Inc.
P. O. Box 1027
Hilo, HI 96721

Dear Mr. Nakamura:

Special Management Area (SMA) Use Permit Application
Tax Map Key: 2-1-01:24

The Planning Commission at its duly held public hearing on February 13, 1986, voted to approve your application, Special Management Area Use Permit No. 234, to allow the construction of a metal waste holding tank, two chemical tanks and related improvements at the existing generating plant at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposed development consists of constructing a metal waste holding tank and two chemical tanks for the purpose of treating waste material produced from the acid cleaning process of the power plant. This neutralization is required as a result of recently enacted EPA guidelines relating to the handling and disposal of certain waste as defined by law. HELCO must comply with these regulations in order to continue maintenance of its Shipman Plant operations. The result of these improvements will create a more acceptable situation in terms of transporting and disposing waste material than previously existed. The waste material will be treated and neutralized in the self-contained, enclosed system and constructed in accordance with EPA guidelines prior to transport and disposal. Thus, any significant negative impacts on the environmental and ecological resources of the SMA will have been mitigated by the required treatment.

The project will be constructed on existing asphalt-concrete pavement and within the perimeter of the security fencing which surrounds the 70-foot high power plant facility.

Mr. Alva K. Nakamura
February 20, 1986
Page 2

Given the extensive operations already on the landscaped site, impact to visual and scenic resources will be minimal. Also, no archaeological sites have been identified within the subject area; nor is it likely that there are any rare or endangered species of plant or animal in the vicinity. Since the project site is approximately 450 feet from the shoreline, there should be no direct negative impacts to the coastal ecosystem, recreational areas, or public accesses along the shoreline.

The proposal is consistent with the Open Zone District of the County of Hawaii and the Open designation of the General Plan. Furthermore, the proposed improvements complement the Policies of the Public Utilities Element which state:

"Utility facilities shall be designed to minimize conflict with the natural environment and natural resources.

"Public utility facilities shall be designed so as to complement adjacent land uses and shall be operated so as to avoid pollution or disturbance."

The project is consistent with the objectives, policies and guidelines of the SMA. These were established to provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify several areas of management concerns including historic, recreational/scenic resources, coastal ecosystems, economic use and coastal hazards. Compliance with EPA guidelines will not affect recreational/scenic or historic resources, or coastal ecosystems. However, since the tanks will be located in a coastal high hazard area, their construction and placement must meet with the requirements of the Department of Public Works and its administration of Chapter 27 relating to Flood Hazard Control.

Based on the foregoing, it is determined that the granting of the request will not create a significant adverse effect on the environment; and, therefore, will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management, Rule 9 of the Planning Commission relating to the Special Management Area, the General Plan, or the County of Hawaii Zoning Code.

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.

Mr. Alva K. Nakamura
February 20, 1986
Page 3

2. Submit plans for Plan Approval to the Planning Department within one year from the effective date of this SMA Permit.
3. Commence construction within one year from the date of receipt of Final Plan Approval and complete construction within two years thereafter.
4. Comply with the requirements of the Hawaii Redevelopment Agency, the Department of Health, the Department of Water Supply, and the Environmental Protection Agency.
5. Comply with all other applicable rules and regulations.
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 SMA Use Permit shall be void.

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

Sincerely,



Barbara A. Koi
Chairperson, Planning Commission

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

bcc: Plan Approval Section