

CERTIFIED MAIL

October 22, 1986

Mr. Wayne Yamasaki  
State Department of Transportation  
Highways Division  
869 Punchbowl Street  
Honolulu, HI 96813

Dear Mr. Yamasaki:

Special Management Area (SMA) Use Permit Application  
TMK: 2-1-01; 2-1-03; 2-2-01; 2-2-02; 2-2-31; and 2-2-32

The Planning Commission at its duly held public hearing on October 16, 1986, voted to approve your application, Special Management Area Use Permit No. 247, to allow the demolition of the existing Wailoa Bridge, construction of a new bridge, and related highway improvements at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposed improvements involve demolition of the existing Wailoa Bridge, the construction of a new Wailoa Bridge, realignment and widening of approach roadways along Kamehameha Avenue, Manono Street, Lihiwai Street, and Bayfront Highway, and related infrastructural improvements. These activities are not anticipated to create any adverse environmental or ecological effects which cannot be mitigated through conditions of approval or by the application of current regulations. Moreover, the negative impacts are outweighed by the degree of safety and benefit which the new bridge and highway would provide its users.

Air, visual, and noise quality levels will be temporarily affected by the demolition and construction activities. However, these will be mitigated through the use of acceptable construction rules and practices. During the construction phase, inconvenience and congestion can be expected to vehicular traffic both on the roadways and within the navigable waters. The applicant has attempted to create a reasonable traffic route which would not be detrimental to the downtown area. The only detour pattern would be at the Kamehameha Avenue/Manono Street/Lihiwai Street intersection where access will be restricted.

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Since the site has been previously altered in conjunction with the surrounding recreational and industrial uses and is, for the most part, within existing rights-of-way, it is unlikely that any rare or endangered species of plant or animal will be affected by the project. Similarly, no archaeological or historic sites have been identified in the area, with the exception of the existing Wailoa Bridge, which was determined to be eligible for placement on the National Register of Historic Places. Adequate documentation has been submitted to the State Historic Preservation Officer and to the National Archives.

The coastal ecosystem and recreational areas will be temporarily impacted by the demolition and construction of the Wailoa Bridge. The use of a coffer dam (water-tight enclosure) during construction of the bridge footings and the application of present federal and state standards of construction should reduce the negative affects generated during the construction phase. Increased recreational opportunities and public safety considerations will be gained by the construction of bikeways/travelways and the 4-foot wide river walkway. Also, the additional vertical clearance provided by the new structure will enhance development of marine activities up river of the bridge.

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. It is felt that the long-range benefits derived from this project far outweigh the short-term adversities related to traffic congestion and reduced air, noise and water quality during construction. As stated previously, these will be partially mitigated by accepted construction practices and other agency reviews. In addition, this permit contains a condition which requires the construction plans to detail river clean-up efforts during demolition.

The proposal is consistent with the General Plan and the Hawaii County Zoning Code, which designates the area as Open. Furthermore, the facility improvements support the General Plan goals set forth in the Transportation Element:

"Provide a system of thoroughfares and streets for the safe, efficient and comfortable movement of people and goods between and within the various sections of the County.

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"Provide an integrated State and County system so that new major routes will complement and encourage proposed land uses."

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; the Hilo Community Development Plan; and the Hawaii County 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.
2. Secure approval from the U.S. Army Corps of Engineers, U.S. Coast Guard and the Board of Land and Natural Resources within one year from the effective date of this permit.
3. Submit plans for subdivision approval in accordance with Chapter 23 (Subdivision Control Code) of the Hawaii County Code within one year from the effective date of the last permit issued by the agencies listed in Condition No. 2.
4. Construction plans shall be submitted to the Planning Director for approval within one year from the date of final subdivision approval and shall include groundcover landscaping of exposed slope areas to control erosion. Construction plans shall detail mitigating measures to be used during the demolition phase, which addresses the clean-up of debris in the river.
5. Construction shall commence within one year from the date of receipt of construction drawing approval and be completed within three years thereafter.
6. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the affected area shall cease and the Planning Department immediately notified. Work in the affected area shall not proceed until an assessment and further mitigative recommendations are made.
7. Comply with all applicable rules, regulations, and requirements, including those of the Hawaii Redevelopment Agency, the Departments of Public Works and Health.

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8. The Planning Director may administratively grant extensions to the foregoing condition(s). Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Director shall initiate procedures to nullify the permit.

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

Sincerely,



Barbara A. Koi  
Chairperson, Planning Commission

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

bcc: Plan Approval Section