

CERTIFIED MAIL

November 5, 1986

Mr. Ronald Williams, Vice President
Taylor Transportation Co., Ltd.
dba National Car Rental-Hawaii
3301 North Nimitz Highway
Honolulu, HI 96819

Dear Mr. Williams:

Special Management Area (SMA) Use Permit Application
Tax Map Key: 7-3-43:portion of 32

The Planning Commission at its duly held public hearing on October 28, 1986, voted to approve your application, Special Management Area Use Permit No. 248, to allow the construction of a one-story rental/service building, a roofed carwash, a roofed fuel island and related improvements within the car rental baseyard complex at the Keahole Airport, Kalaea, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed project is consistent with the Special Management Area objectives, policies, and guidelines. These were established to provide guidance for the preservation, protection and development of the coastal resources of the State and County. The guidelines identify several areas of management concerns including recreational, historic, and scenic and open space resources, coastal ecosystems, economic uses, and coastal hazards.

This proposed project will not interfere with any publicly owned or used recreational areas. It will be sited in an area already developed as a rental car baseyard complex. Since it will be located more than one mile from the shoreline, it will in no way impede public access to the recreational use of the ocean or shoreline.

Because the subject parcel has been totally paved over, there are no remaining sites of historic significance that will be affected by the proposed project.

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Because of the low height of the proposed structures, 15 feet high, and the distance from the shoreline, the proposed project is not expected to have a negative impact on the scenic and open space resources of the area.

There are no endangered species of plants or animals on the subject parcel. Because of the distance from the shoreline and the previous extensive alteration of the parcel, there is not expected to be any adverse impact on the coastal ecosystems.

The proposed project will have a positive impact on the economic use of the area. A number of construction jobs will be temporarily created, and tax revenues for the subject property will be increased.

The subject property is classified as zone C on the FIRM map, an area of minimal flooding.

The proposed project is consistent with the General Plan which identifies the area as industrial and with the County's General Industrial zoning.

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 Hawaii County Zoning Code; or the 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 conditions of approval.
2. Plans for the proposed project shall be submitted for Plan Approval within one year from the effective date of the Special Management Area (SMA) Use Permit and shall include a landscaping buffer along the property abutting the service road.
3. Construction shall commence within one year from the date of receipt of Final Plan Approval and completed within two years thereafter.
4. Comply with all other applicable rules, regulations and requirements.

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5. The Planning Director may administratively grant extensions to the foregoing conditions. 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: Department of Public Works
Department of Water Supply
County Real Property Tax Division
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section