

CERTIFIED MAIL

March 31, 1987

Hokuloa, Inc.
P. O. Box 411
Paauilo, Hawaii 96776

Gentlemen:

Notice of a Public Hearing
Special Management Area Use Permit Application
Tax Map Key 6-1-06:6

The Planning Commission at its duly held public hearing on March 24, 1987, voted to approve your application, Special Management Area Use Permit No. 257, to, allow the construction of four industrial buildings, a post office/restaurant building, and related improvements at Kawaihae, South Kohala, Hawaii.

Approval of this request is based on the following:

The proposed project consists of construction of a warehouse complex and related improvements. These improvements are not anticipated to have any substantial adverse environmental or ecological effects.

The project site, having already been extensively altered, is not known to contain any unique ecological systems nor provide habitats for any endangered plant or animal species.

While there may be some adverse effect from noise and other impacts associated with the construction phase of the project, these impacts, however, will be short-term and can be mitigated by existing regulations.

The proposed project is consistent with the objectives, policies, and SMA Guidelines. These were established to provide guidance for the preservation, protection and the development of coastal resources of the State and County. They identify several areas of management concern including historic, recreational, open space and scenic resources, coastal

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ecosystems, economic use, and coastal hazards. Since the property was previously graded, the presence of archaeological or historical sites of value or interest is slight. The project area is over 400 feet from the shoreline at its closest point. Therefore, no significant adverse impact to the coastal ecosystems is expected to result from this action.

The subject property is not located within any known potential tsunami inundation or flood hazard area. Therefore, the potential of drainage from flood action should be minimal, if at all.

The proposed development is consistent with the economic element of the General Plan by increasing the use of a facility important to the State's economy in suitable locations.

While there may be impacts associated with the scenic resources, these impacts may be mitigated through the imposition of landscaping requirements during the County Plan Approval review.

The proposed industrial complex is consistent with the General Plan's industrial designation as well as the County's General Plan Industrial zoned district.

Based on the foregoing, it is determined that the proposed development will not have any substantial adverse effects on the environment; and therefore, will not be contrary to the purposes and intent of Chapter 205-A, HRS, relating to Coastal Zone Management; Rule No. 9 of the Planning Commission; or the General Plan or Zoning Code of the County of Hawaii.

Approval of this special management area use permit request is subject to the following conditions:

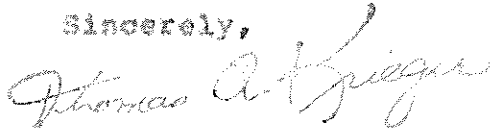
1. The petitioner, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Submit construction plans for Plan Approval within one year from the effective date of the Special Management Area Use Permit. Plans shall include detailed landscaping which will screen the proposed improvements from Akoni Pule Highway.

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3. Construction shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
4. Secure a grading permit from the Department of Public Works and comply with the drainage and construction requirements.
5. Access to the property shall meet with the approval of the Department of Public Works.
6. Comply with all other applicable rules, regulations and requirements including those of the Department of Water Supply and the State Department of Health.
7. The Planning Director may administratively grant a single one-year extension to the foregoing time conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Planning 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,



Thomas A. Krieger
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
Hawaii County Services, Deputy Managing Director's Office
DPED - CZM Section w/background
DLNR

Mr. Dick Schenck

bcc: Plan Approval Section