



# Planning Commission

Larry S. Tanimoto  
Mayor

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

CERTIFIED MAIL

July 16, 1990

Mr. Chester Koga  
R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, HI 96817-4941

Dear Mr. Koga:

Petitioner: State of Hawaii Dept. of Transportation,  
Airports Division  
Special Management Area Use Permit Application  
Tax Map Key 7-3-43:Portion of 3

The Planning Commission at its duly held public hearing on July 5, 1990, voted to approve your application, Special Management Area Use Permit No. 298, to allow the construction of a ground transportation building, temporary employees parking area, fire fighting training facility, fuel storage area and related improvements at Keahole Airport, Kalaoa-Kau, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed airport improvements are not anticipated to have any adverse environmental or ecological effects which cannot be mitigated through conditions of approval or current regulations.

Since the sites are directly and indirectly impacted by existing airport activities, it is unlikely that any rare or endangered species of plant or animal inhabit the affected area. Except for the petroglyph site, which will be preserved by agreement with the State's Historic Preservation Program, no significant archaeological sites have been identified in the area.

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The coastal ecosystem should not be significantly affected by the improvements. Preventive measures against groundwater contamination will be taken with regards to the fuel storage and CFR firefighting training facilities. With regard to the fuel storage area, storage tanks will be surrounded by impervious spill containment dikes and equipped with leakage monitors meeting the regulations of the Environmental Protection Agency. For the burn area, this includes utilization of a rigid concrete floor and wall, crushed stones, a drainage channel and a piping network for fuel and water. In addition, a vented fuel/water separator system will separate the unburned fuel and the used water for recycling. The frequency of disposing contaminated fluids is reduced with this system.

Public access and recreational resources would be unaffected by the proposal. The project is over 2,000 feet from the shoreline and is on state-owned land. Lateral access is provided along the shoreline through an SMA Use Permit for HOST Park.

Coastal hazards will not be increased by the projects. According to the FIRM Map, the site is in an area located Zone X--outside of the minimum 500-year flood plain and is not within a tsunami inundation area.

Visual, air, and noise quality will be temporarily affected by the proposed improvements. However, these can be mitigated through the use of acceptable construction rules and practices. Long-term impacts to visual and air quality can also be anticipated by the employee parking area, firefighting training facility and fuel storage area. The imposition of heavy landscaping around each project should alleviate the concern for negative visual qualities of the project from Queen Ka'ahumanu Highway and surrounding uses, such as the airport terminal, car rental offices and driveways. With regard to the fuel storage area/tanks, which are proposed to maintain a 1,200 foot setback from Queen Ka'ahumanu Highway and will be placed in a depression buffered by berms or walls, it is further recommended that the finished grade of the fuel storage tanks not exceed 90 feet above mean sea level. Given the 150 foot elevation of Queen Ka'ahumanu Highway and the 50 foot height of the depressed fuel storage tanks, this requirement would ensure that the massive tanks are visually unobtrusive to the line of sight when coupled with the planting of monkey pod trees, which could reach heights of 40 to 80 feet. Air quality will be reduced during training

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maneuvers related to burn simulations. These training activities are exempt from the Department of Health regulations.

The proposed development is consistent with the objectives, policies and guidelines of the Special Management Area established under Chapter 205-A, HRS, which provide for the preservation, protection and development of coastal resources of the State and County. Because of the similar nature of the proposed development with existing uses on the subject property coupled with compliance with existing state and federal regulations, the granting of this request will not significantly increase impacts to the coastal resources.

The proposal is consistent with the General Plan, which designates the area for industrial activities.

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 No. 9 of the Planning Commission relating to Special Management Area; and the Hawaii County General Plan.

Approval of this 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. Final Plan Approval of the ground transportation building and employee parking area shall be secured from the Planning Department within one year from the date of approval of this permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. Plans shall include perimeter and medial landscaping buffers, as appropriate, to provide for a visual buffer from Queen Ka'ahumanu Highway and surrounding public uses.
3. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.

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4. Secure a Conservation District Use Permit from the Board of Land and Natural Resources for the CFR training facility and fuel storage area.
5. Final Plan Approval of the proposed CFR training facility and fuel storage area shall be secured from the Planning Department within one year from the effective date of approval of the Conservation District Use Permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. Plans shall include perimeter landscaping to visually buffer the affects of the improvements from Queen Ka'ahumanu Highway and surrounding public uses and paved internal service roads.
6. Construction of the CFR training facility and fuel storage area shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
7. The finished grade of the fuel storage tank pads shall not exceed 90 feet above mean sea level.
8. Access to the projects shall be taken from the main airport road. Any construction service road which gains direct access from Queen Ka'ahumanu Highway shall be eliminated at such time permanent arterials are constructed or when the CFR training facility and the fuel storage area have been completed, whichever occurs first. The temporary serviceroad access and intersection improvements, including traffic control measures, shall be approved by the Department of Transportation-Highways Division, prior to Final Plan Approval of the CFR training facility and fuel storage area. All required improvements shall be installed prior to issuance of a grading or building permit for the facilities, whichever occurs first.
9. No construction activities shall occur within the buffer zone established around the petroglyph site near the current parking area established under agreement with the State's Historic Preservation Program. Further, should any unanticipated archaeological sites or features be uncovered during land preparation activities, work within the

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affected area shall immediately cease and the Planning Department shall be notified. No work within the affected area shall resume until clearance is obtained from the Planning Department. Any unanticipated burial site(s) shall also be reported immediately to the Department of Land and Natural Resources.

10. Comply with all other laws, rules, regulations and requirements of Federal, State and County agencies.
11. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied and the Planning Director acknowledges that further reports are not required.
12. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the general plan or zoning code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

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

Sincerely,

  
for Fred Y. Fujimoto  
Chairman, Planning Commission

xc: State Department of Transportation, Airports Division  
Edward Y. Hirata  
Department of Transportation, Highways  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Planning Office - Kona  
DBED, CZM Program w/background  
Board of Land and Natural Resources  
DLNR  
State Department of Health

bcc: Plan Approval Section