

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 89-8

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

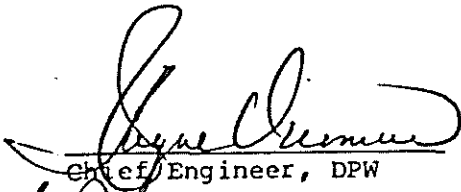
The Planning Director completed on May 23, 1989, an assessment on the application of Texaco Refining and Marketing, Inc. for a Special Management Area (SMA) Minor Use Permit pursuant to Section 9.7.C., Rule 9 of the Planning Commission Rules Relating to Administrative Procedures, as amended. The permit request is for: the construction of an additive injection system at applicant's tank yard site off Kalanianaʻole Avenue, adjacent to the Hilo Wharf, located in Waiakēa, South Hilo, Hawaii, TMK: 2-1-09:42.

As indicated on the attached report, the Director finds that the proposed development is:

- 1) not in excess of \$65,000; and
- 2) will not significantly affect the SMA.

Therefore, with concurrence of the Chief Engineer, the Director hereby grants to the applicant a minor use permit under the authority vested in him by Section 9.7.C of said Rules, with the following condition(s) that:

[See attached conditions.]


Chief Engineer, DPW


Planning Director

Attachment

6257A-5/84

SMA Minor Permit No. 89-8
Texaco Refining and Marketing, Inc.
Conditions

1. That the applicant receive Final Plan Approval; and
2. That the applicant comply with all other rules, regulations, and requirements.

Should any of the foregoing conditions not be met, this SMA Minor Permit shall be void.

BACKGROUND

Mr. Wilfred Ikemoto, on behalf of Texaco Refining and Marketing Inc., is requesting a Special Management Area (SMA) Use Permit to construct an additive injection system at their tank yard site off Kalaniana'ole Avenue, adjacent to the Hilo Wharf, located in Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-09:42.

More specifically, the applicant proposes to install a skid mounted additive tank of 8.5 feet in diameter along with appurtenant pumps and injection equipment to their existing automotive fuel supply system. This new tank will be sited approximately 70 feet from the Hilo side property line, approximately 150 feet from the Keaukaha side property line, and approximately 170 feet from both front and rear property lines. This addition is also to be located within the area surrounded by a security fence.

The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for Industrial Use. The State Land Use District classification is Urban, and the County zoning is General Industrial (MG-1a).

The project site is situated within the Industrial Area associated with the Hilo Harbor petroleum tank farms.

Immediate adjacent properties include the Gas Company, Brewer Chemical, and Hilo Harbor.

The surrounding land uses are industrial improvements.

According to the Flood Insurance Rate Map (FIRM) prepared by the U. S. Army Corps of Engineers, the area is outside the 500-year Flood Plain.

Since the project site has been extensively improved as part of the existing Texaco operation, there are no rare or endangered plant or animal species present on the subject area nor will any sites of historic significance as listed in the National Register of Historic Places be affected by this project.

The total cost of the proposed improvements will be approximately \$10,000.

An SMA Minor Permit is hereby approved based on the following findings:

1. The total valuation of the project will not exceed \$65,000; and
2. The proposal will not result in a significant adverse effect on the Special Management Area.

The proposed renovations are not anticipated to have any adverse environmental or ecological effects. The proposed additive injection system is compatible with the industrial use and the overall industrial functions of the immediate vicinity. As such, the renovations for the additive system use will not result in an increase of environmental impact to the subject or surrounding area.

The proposed action is consistent with the Objectives, Policies, and SMA Guidelines. 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 concern including historic, recreation, scenic resources, coastal ecosystems; economic use, and coastal hazards. Due to the limited nature of the project and given the existing extensive improvements to the area, it is determined that the granting of this request will not impact on the identified resources.

The proposed additive injection system is consistent with the present General Industrial zoned district as well as the General Plan Industrial designation as being related to the overall function of the existing Industrial development.

Based on the above, it is determined that the granting of the subject 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, and Rule 9 relating to the Special Management Area, or the General Plan of the Zoning Code of the County of Hawaii.

An SMA Minor Use Permit is further approved subject to the following conditions:

1. That the applicant receive Final Plan Approval; and
2. That the applicant comply with all other rules, regulations, and requirements.

Should any of the foregoing conditions not be met, this SMA Minor Permit shall be void.