



Lorraine R. Inouye  
Mayor

Norman K. Hayashi  
Director

Tad Nagasako  
Deputy Director

## Planning Department

County of Hawaii • 25 Aupuni Street, Room 109 • Hilo, Hawaii 96720 • (808) 961-8288

### INTERDEPARTMENTAL MAIL

June 1, 1992

Ms. Charmaine Kamaka  
Director  
Department of Parks & Recreation  
25 Aupuni Street  
Hilo, HI 96720

Dear Ms. Kamaka:

Special Management Area (SMA) Minor Use Permit No. 92-5  
Applicant: County of Hawaii Department of Parks and  
Recreation  
TMK: 2-2-04: 2

Upon careful review of your SMA Use Permit request, we have found that it complies with the requirements for a Minor Permit set forth in Rule 9.7 of the Planning Commission's Rules and Regulations Relating to Special Management Area.

Accordingly, please find enclosed a SMA Minor Use Permit No. 92-5 to allow the site preparation and establishment of two soccer fields as an expansion of the existing Hilo Bayfront Soccer Fields just makai of Waiolama Stream on a 15.255 acre parcel. The subject site is mauka of Kamehameha Avenue and west of Pauahi Street on the eastern end of the new parcel which spans portions of Kukuau and Waiakea, South Hilo, TMK: 2-2-04: 2.

Specifically, the applicant proposes to remove three (3) coconut trees, five (5) African tulip trees and one (1) gold tree, to emplace about 5660 cubic yards of fill material, to regrade and regrass the existing open lawn area, to plant additional shade trees along the street side perimeters, and to do related activities needed to convert the open lawn to soccer fields. The estimated cost of these improvements is \$50,000.

Please note that the permit approval is also subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.

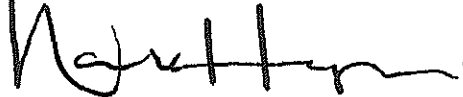
2. Final Plan Approval shall be secured from the Planning Department within one (1) year from the effective date of this permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five (45) days prior to the date by which plan approval must be secured.
3. Initiation of the proposed improvements shall commence within one (1) year of the date of Final Plan Approval and shall be completed within one year thereafter.
4. The applicant shall comply with all other applicable laws, rules, regulations and requirements.
5. The applicant shall be responsible for identifying and locating the two Exceptional Trees (coconuts) on the makai side of Waiolama Canal on the subject property, and also for insuring that a 20-foot wide buffer zone is established around each of them and is maintained until the project is completed.
6. A Grading Permit shall be obtained from the Department of Public Works prior to starting any site preparation activities. This permit should exactly locate and require the marking of the two Exceptional Trees as well as a 20-foot wide buffer around each of the trees. The buffer should be defined as a stake line connected with continuous strips of brightly colored ribbon. The heavy equipment operators should also be required to be familiarized with the locations of these trees and their buffer zones prior to initiation of land preparation as a further condition of the Grading Permit.
7. 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).

Ms. Charmaine Kamaka  
June 1, 1992  
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Further, should any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

Should you have any questions regarding the above, please do not hesitate to contact Rick Warshauer or Alice Kawaha of this office.

Sincerely,



NORMAN K. HAYASHI  
Planning Director

FRW:smo  
5377D  
Enclosures  
cc: Chief Engineer  
West Hawaii office (w/Encl)  
SMA Section (w/Encl)

PLANNING DEPARTMENT - PLANNING COMMISSION  
COUNTY OF HAWAII  
Hilo, Hawaii

PERMIT NO. 92-5

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on June 1, 1992, an assessment on the application of COUNTY OF HAWAII DEPARTMENT OF PARKS & RECREATION 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~~ to allow the site preparation and establishment of two soccer fields as an expansion of the existing Hilo Bayfront Soccer Fields just makai of Waiolama Stream on a 15.255 acre parcel. The subject site is mauka of Kamehameha Avenue and west of Pauahi Street on the eastern end of the new parcel which spans portions of Kukuau and Waiakea, South Hilo, TMK: 2-2-04: 2.

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:

PLEASE SEE ATTACHED CONDITIONS.

  
Chief Engineer, DPW

  
Planning Director

Attachment

6257A-5/84

SPECIAL MANAGEMENT AREA (SMA) MINOR USE PERMIT NO. 92-5  
APPLICANT: COUNTY OF HAWAII DEPARTMENT OF PARKS & RECREATION  
CONDITIONS

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1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. Final Plan Approval shall be secured from the Planning Department within one (1) year from the effective date 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 (45) days prior to the date by which plan approval must be secured.
3. Initiation of the proposed improvements shall commence within one (1) year of the date of Final Plan Approval and shall be completed within one year thereafter.
4. The applicant shall comply with all other applicable laws, rules, regulations and requirements.
5. The applicant shall be responsible for identifying and locating the two Exceptional Trees (coconuts) on the makai side of Waiolama Canal on the subject property, and also for insuring that a 20-foot wide buffer zone is established around each of them and is maintained until the project is completed.
6. A Grading Permit shall be obtained from the Department of Public Works prior to starting any site preparation activities. This permit should exactly locate and require the marking of the two Exceptional Trees as well as a 20-foot wide buffer around each of the trees. The buffer should be defined as a stake line connected with continuous strips of brightly colored ribbon. The heavy equipment operators should also be required to be familiarized with the locations of these trees and their buffer zones prior to initiation of land preparation as a further condition of the Grading Permit.
7. 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 foregoing conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.