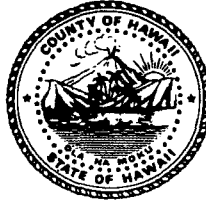


Harry Kim
Mayor

Wil Okabe
Managing Director

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County of Hawai'i
PLANNING DEPARTMENT

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Director

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Deputy Director

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April 16, 2019

Doug Lanterman
c/o Kona RC Flyers, Inc.
77-6436 Kilohana St.
Kailua-Kona, HI 96740

Dear Mr. Lanterman:

**SUBJECT: Special Management Area (SMA) Use Permit Assessment Application
(SAA-18-001636)
Special Management Area (SMA) Minor Use Permit (SMM-19-000412)
Applicant(s): Kona RC Flyers, Inc.
Land Owner(s): State of Hawai'i
Project: Continued Use of Honokōhau Model Aircraft Airfield
TMK: (3) 7-4-008:071; North Kona District, Island of Hawai'i**

We have reviewed the subject Special Management Area Use Permit Assessment Application (SAA-18-001636), originally submitted on November 10, 2016. A revised application was submitted on October 9, 2018, with additional information requested by the Planning Department submitted by the applicant on March 20, 2019.

The applicant proposes the following activities:

1. Continued use of the existing Honokōhau Model Aircraft Airfield by members of the Kona RC Flyers, Inc.
2. Continued use of the airfield, parking area, and two (2) existing comfort station buildings;
3. No new development, work or uses are proposed.

The subject parcel is 218.45-acres and is zoned Open (O) by the County of Hawai'i and is designated State Land Use (SLU) Urban District and SLU Conservation District (coastal areas

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Doug Lanterman
c/o Kona RC Flyers, Inc.
April 16, 2019
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only) by the State of Hawai'i land Use Commission. According to the County of Hawai'i General Plan 2005 (as amended) Land Use Pattern Allocation Guide (LUPAG) map, the subject parcel is zoned as Open Area (ope).

The entire parcel is located within the Special Management Area (SMA) with a portion of the parcel located within the "shoreline area" as defined by section 205A-41, Hawai'i Revised Statutes (HRS). While a portion of the parcel is located in the "shoreline area," the requirement to submit a current Certified Shoreline survey was waived by the Director of the Planning Department for the above-listed proposed activities as the proposed activities occur well inland on the subject parcel.

Special Management Area Determination:

According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission (PC) Rule No. 9-4 (e)(1)(E) relating to Special Management Area (SMA), "*construction, reconstruction, demolition or alteration of the size of any structure,*" the "*change in the density or intensity of use of land,*" and the "*change in the intensity of use of water, ecology related thereto, or of access thereto*" is defined as "development." Therefore, the proposed continued use of an existing Model Aircraft Airfield and associated appurtenances (i.e., parking area, comfort stations) is considered "development" and requires a review against the SMA rules and regulations and requires an SMA Minor Permit.

We find that the proposed actions will not have a cumulative impact or a significant adverse environmental or ecological effect on the SMA. Therefore, pursuant to Planning Commission Rule Section 9-10(e), Special Management Area, Minor Permit No. SMM-19-000412, is hereby issued for the project as described above. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

If you have any questions, please contact Alex J. Roy, M.Sc. of this office at (808) 961-8140.

Sincerely,


MICHAEL YEE
Planning Director

AJR:mad

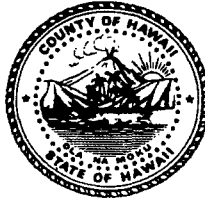
Doug Lanterman
c/o Kona RC Flyers, Inc.
April 16, 2019
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Enclosures: SMM-19-000412
Receipt for Application Fee (SAA-18-001636)

cc w/Encls.: Administrative Permits Division (*via email*)

cc ltr. only: Mr. Leo Asuncion, Director
Office of Planning, DBEDT
State of Hawai'i DBEDT
P.O. Box 2359
Honolulu, HI 96804-2359

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Special Management Area Minor Permit No. 19-000412

Project: Continued Use of Honokōhau Model Aircraft Airfield
Applicant(s): Kona RC Flyers, Inc.
Owner(s): State of Hawai'i
Location: Honokōhau Small Boat Harbor Property
TMK: (3) 7-4-008:071
Land Area: 218.45 acres

Applicant's Request

1. Project Description:

The applicant proposes the following activities:

- A. Continued use of the existing Honokōhau Model Aircraft Airfield by members of the Kona RC Flyers, Inc.
- B. Continued use of the airfield, parking area, and two (2) existing comfort station buildings;
- C. No new development, work or uses are proposed.

- 1. Purpose of Project:** The objective of the proposed project is to bring the existing use of the Honokōhau Model Aircraft Airfield into compliance with State and County permit requirements; does not include any proposal for new development or increase in size of use.

2. Project Valuation: \$15,000

- 3. Determination:** According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission (PC) Rule No. 9-4 (e)(1)(A) and (B) relating to Special Management Area (SMA): "*Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste*", and "*grading, removing, dredging, mining, or extraction of any materials*" is defined as "development." Therefore, the proposed use of an existing Model Aircraft Field and

Comfort Stations on the subject property is considered “development” and requires a review against the Special Management Area rules and regulations and requires an SMA Minor Permit.

State and County Plans

1. **State Land Use District:** The parcel is designated Urban and Conservation by the State Land Use Commission.
2. **General Plan:** The parcel is designated as Open Area (ope) by the Hawai‘i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
3. **County Zoning:** The parcel is zoned Open (O)
4. **Special Management Area:** The subject parcel is located in the SMA; no portion of the proposed project is located within the “shoreline area” as defined by Section 205A-41, Hawai‘i Revised Statutes (HRS).
5. **Flood Zone:** Zone X (Area of minimal flood hazard)

Compliance with Objectives and Policies of Chapter 205A, Hawai‘i Revised Statutes (HRS), Regarding the Special Management Area

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include but not be limited to the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawai‘i County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

- ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
- ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
- ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
- ☒ Reduce hazard to life and property from tsunamis, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

1. As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.
2. The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.
3. The estimated project cost of \$15,000 for the continued use and general maintenance of the existing structures is not in excess of \$500,000.

Approved Uses, Activities and Operations

Pursuant to Planning Commission Rule Section 9-10(e), **Special Management Area Minor Permit No. SMM-19-000412** is hereby approved to:

1. Continued use of the existing Honokōhau Model Aircraft Airfield by members of the Kona RC Flyers, Inc.
2. Continued use of the airfield, parking area, and two (2) existing comfort station buildings;
3. No new development, work or uses are proposed.

Conditions of Approval

The Planning Director has approved **SMA Minor Permit No. SMM-19-000412**, subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.
3. All construction and maintenance activities on the subject parcel shall comply with Chapter 27, Floodplain Management, of the Hawai'i County Code.
4. Best Management Practices (BMP) must be followed to ensure the grounds surrounding the project area are kept clear of any rubbish or debris.
5. Any further uses, activities or operations proposed for the subject property shall require further review and approval as provided under HRS Chapter, and Rule 9 of Planning Commission Rules of Practice and Procedure.

6. In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division (DLNR-SHPD) at (808) 933-7651. The applicant shall also notify the Planning Department immediately after contacting the DLNR-SHPD.
7. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

If you have any questions, please feel free to contact Alex J. Roy. M.Sc. at (808) 961-8140.

APPROVED:

Michael Yee
FN MICHAEL YEE
Planning Director

April 17, 2019
Date