

Planning Department

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

~~Larry Tanimoto~~
~~Mayor~~

Duane Kanuha
Director

William L. Moore
Deputy Director

STANDARD TIME

STANDARD TIME

April 25, 1990

Office of Environmental Quality Control
Office of the Governor
465 South King Street
Kekuanaoa Building 104
Honolulu, HI 96813

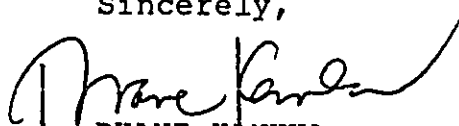
Gentlemen:

ENVIRONMENTAL ASSESSMENT-NEGATIVE DECLARATION
Applicants: Mr. Gregory M. Cook
Tax Map Key: 6-6-02: 26

Enclosed please find 5 copies of an environmental assessment-negative declaration for improvements within the forty (40) foot shoreline setback area of the County of Hawaii. This report is being filed for publication in your bulletin.

Should you have any questions, please contact Anna Smith of this office.

Sincerely,


DUANE KANUHA
Planning Director

AJS:aeb

enclosure

cc: Sandra P. Schutte (w/assessment)
Gregory M. Cook (w/assessment)

1990-05-08-HA-FBA

Cash wooden deck

FILE COPY

ENVIRONMENTAL ASSESSMENT-NEGATIVE DECLARATION

APPLICANT: Gregory M. Cook
14 Puako Beach Drive
Kamuela, Hawaii 96743

APPROVING AGENCY: Hawaii County Planning Commission
through the Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

CONSULTING AGENCIES: Department of Land and Natural Resources
Department of Health
Department of Public Works

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PROPOSAL

The applicant, Mr. Gregory M. Cook is requesting permission to retain an existing wooden deck within the minimum 40-foot shoreline setback area immediately mauka of the certified shoreline. The subject property is part of the Wailea Beach Lots Subdivision at Wailea Bay, in that portion of Ouli and Lalamilo, South Kohala, Hawaii, Tax Map Key No. (3) 6-6-02:26.

CLASS OF ACTION

The request involves development within the minimum 40-foot shoreline setback area.

PROJECT DESCRIPTION

The applicant is requesting approval of an existing \pm 350 square foot wooden deck which extends approximately 35 feet along the mauka side of an existing seawall and is approximately 10 feet deep. The floor of the deck is approximately 1 foot above the level of the seawall. A wooden bench seat is built into the deck along a portion of the mauka edge.

The Hawaii County Planning Commission approved Shoreline Setback Variance No. 637, effective September 23, 1987, to allow the construction of a retaining seawall, landscaping and related improvements on the subject property. The variance was granted to Mr. and Mrs. John Tanaka, the owners of the property. The permitted improvements were completed in 1988. The applicant discovered after purchasing the property in 1989 that the existing wooden deck had

not been approved through Shoreline Setback Variance No. 637.

ENVIRONMENTAL SETTING

The subject parcel has an area of 48,329 square feet. The lot is situated to the south of Ohai Point within the Wailea Bay Beach Lots Subdivision created in 1961.

The parcel contains a single-family dwelling, landscaping, and +2.5-foot high seawall along the ocean frontage of the property, immediately mauka of the certified shoreline.

The topography of the property is generally level on the mauka portion leading to a 25 percent incline to the shoreline. The shoreline is typically soil and soil with sand mixed. A small pebble beach with occasional pahoehoe outcroppings is located on the property.

There are no known rare or endangered species of plant or animal on the project site. Typical vegetation within the shoreline setback area would be kiawe, naupaka, coconut trees and a variety of grasses. The site of the wooden deck has been cleared and landscaped.

The soil of the area is classified Kawaihae extremely stony, very fine sandy loam by the U. S. Department of Agriculture, Soil Conservation Service, Soil Survey Report. In a representative profile, the surface layer is dark reddish-brown extremely stony very fine sandy loa about two inches thick. Below this is dark reddish-brown and dusty-red stony silt loam and loam. Hard Pahoehoe lava bedrock is at a depth of about 33 inches. Permeability is moderate, runoff is medium, and the erosion hazard is moderate.

The certified shoreline was confirmed by the Chairman of the Board of Land and Natural Resources on November 28, 1989.

Access to the subject parcel from Queen Kaahumanu Highway is via the Puako Spur Road; the Kawaihae-Puako Road; a 20-foot road easement, which traverses state-owned property; and finally over an existing 14-foot perpetual easement. The unimproved private roadway easements are presently 6 to 8 feet wide and in poor to fair condition. The state easement is a gravel, oil-treated roadway.

The coastal waters of Wailea Bay have been classified Class AA by the State Department of Health Water Quality Standards. Class AA waters are suitable for research, propagation of marine life, conservation and aesthetic enjoyment.

The U.S. Army Corps of Engineers Flood Insurance Rate Map (FIRM) designates the makai portion of the property to be in the coastal high hazard zone.

Annual rainfall is 5 to 20 inches most of which falls during the winter months.

SOCIAL AND INSTITUTIONAL SETTING

The site is within the State Land Use Urban District. The parcel is zoned Single-Family Residential-15,000 square feet (RS-15) by the Hawaii County Zoning Code. The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area as Low Density Urban.

The adjacent parcel to the north is zoned and used for residential purposes. A 40-foot wide road reserve abuts the east property line. The vacant state-owned land to the south is zoned

Resort. A portion of the total 6.244-acre state "beach reserve" area fronts the subject parcel on the west. The property is located approximately 0.5 miles south of the Hapuna Beach State Park.

Although the subject parcel has not been formally surveyed for archaeological features, the area has been improved with a single-family dwelling, seawall, landscaping, and related improvements. Given the improved state of the land, the presence of archaeological features is highly improbable.

The site is subject to conditions of Shoreline Setback Variance No. 637 and Special Management Area Minor Use Permit No. 87-26, which prohibit restriction or obstruction of public use of the seawall.

ENVIRONMENTAL IMPACTS

The deck has already been constructed between a seawall and a single-family residence, therefore the level of human occupation has removed the likelihood of disturbance of archaeological features. Likewise, no rare, threatened or endangered species of plant or animal or its habitat are impacted by the structure.

Air and water quality or ambient noise levels will not be affected by the continued existence of the deck.

Due to the nature and size of the structure, there will be no substantial adverse affects to the economy, population, social character or public facilities of the subject area.

The availability of adequate lateral access may be ensured through conditions of the previous shoreline setback variance and SMA use permit. Mauka-makai access is available through a large

parcel of state-owned land to the south planned for the Hapuna Beach expansion.

Scenic resources of the shoreline will not be affected by the structure, given its low profile and location within existing development.

DETERMINATION

Based on the foregoing, the retention of an existing wooden deck within the 40-foot shoreline setback area mauka of the certified shoreline will not have a significant impact on the environment. The effect of the structure on lateral public access may be addressed through compliance with Shoreline Setback Variance and SMA Use Permit, if approved. Therefore, it is determined that an environmental impact statement is not required.