



Planning Department

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

Lorraine R. Inouye
Mayor

Norman K. Hayashi
Director

Tad Nagasako
Deputy Director

October 12, 1992

RECEIVED

'92 OCT 13 P2:21

Mr. Brian Choy, Director
Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Mr. Choy:

Final Environmental Assessment (Negative Declaration)
Applicant: HFI, Inc.
Request: Landscaping and Related Improvements
Tax Map Key: 6-8-24: 33

Enclosed please find four copies of the Final Environmental Assessment and applicable comments for landscaping and related improvements within the shoreline setback area at Mauna Lani Resort. The proposed development would affect the minimum 40-foot shoreline setback area, therefore, triggering the Chapter 343, HRS, relating to the Environmental Impact Statement.

We have completed a 30-day draft Environmental Assessment (Negative Declaration Anticipated) period; therefore, we are submitting these attachments as a Final Environmental Assessment (Negative Declaration) with the inclusion of all pertinent information. All documents and comments have been reviewed and it is determined that the proposed project will not have significant impacts on the environment. This determination is based on the contention that concerns and issues, as stated by reviewing agencies, community groups and others in their correspondences, will be addressed and mitigated through conditions of the Shoreline Setback Variance review process, should the project be approved.

Comments on the Final EA should be submitted to:

Mr. Norman K. Hayashi
Planning Director
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

180

1992-10-23-HI-FBA-HFI, Inc. Landscaping in
Shoulin Set back

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ENVIRONMENTAL ASSESSMENT PLANNING DEPT.
COUNTY OF HAWAII

FOR

RESIDENTIAL LANDSCAPING AT THE CAPE
AT MAUNA LANI

MAUNA LANI RESORT
KALAHUIPUAA, SOUTH KOHALA, HAWAII
TAX MAP KEY: 6-8-24: 33

PREPARED FOR:

HFI, Inc.

September 1992

PREPARED BY:

R. M. TOWILL CORPORATION
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817

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SECTION 1
INTRODUCTION

1.1 PURPOSE

The purpose of this document is to assess the potential impacts resulting from the installation of landscaping within a portion of the 40-foot shoreline setback for one residential lot located at the Cape at Mauna Lani, South Kohala, Hawaii (Figure 1, Location Map). This document is also necessary to meet the application requirements for a variance from the shoreline setback requirements of the County of Hawaii.

1.2 DESCRIPTION OF THE PROPOSED ACTION

HFI, Inc., (the Applicant) is constructing a new residence on the property. The design of the new residence calls for landscaping all of the unbuilt areas of which a narrow portion is designated within the 40-foot shoreline setback area. No structures will be built within this setback area. The landscape plan proposes the use of low lying shrubs, grasses and some palms for installation between the existing stone wall on the makai side and the 40-foot setback line on the mauka side. The landscaping will control erosion and provide a visual buffer between the shoreline and the new residence. This narrow strip within the setback area measures approximately 23 feet wide by approximately 130 feet in length. Included in the landscape plans are irrigation plans and lighting plans.

SECTION 2
**EXISTING CONDITIONS AND IMPACTS
AND MITIGATION MEASURES**

2.1 EXISTING CONDITIONS

Existing conditions at the site consist of the partially built new residence with associated building materials and equipment. The Applicant will be installing landscaping up to the 40-foot shoreline setback boundary and within the setback area after receiving all necessary approvals.

Existing conditions along the shoreline consist of a retaining wall in which the face of the retaining wall was determined by the Chairman of the Board of Land and Natural Resources to be the Certified Shoreline on February 4, 1991 (Figure 2). Mauka of this wall is an easement for lateral shoreline access. Directly behind this access easement is a second rock wall that traverses the entire length of the property and separates the landscaping and the new residence improvements from the access easement.

The access easement/rockwall was built approximately 40 feet mauka of the retaining seawall. However, the seawall did not extend the entire length of the property's makai boundary and as such, allowed wave erosion of the northern corner of the property. The current location of the 40-foot setback boundary now encroaches into the buildable area of the property makai of which is presently proposed for landscaping.

2.2 IMPACTS AND MITIGATION MEASURES

The proposed landscaping will consist of plant materials such as beach naupaka, Bermuda red croton, coconut palms, betel nut palms, seashore paspallum and white butterfly groundcover (Figure 3, Plot Plan). The plantings will serve to buffer and soften views towards the new residence and beyond and no adverse impacts upon the environment are anticipated. Consequently, the proposed landscaping will be beneficial in that it protects against wind blown erosion and maintains property values.

SECTION 3

RELATION TO STATE AND COUNTY PLANS AND POLICIES

The property is designated within the State Urban District and is zoned for resort residential. A narrow portion of the property along the northern corner is located within the 40-foot shoreline setback area. The proposed landscaping will not affect the existing shoreline since it will be mauka of a previously established rock wall and will not artificially establish a new shoreline.

A building permit for the new residence was issued by the Department of Public Works Building Division Chief on February 5, 1991.

This included construction of the second mauka rock wall, a portion of which was setback due to natural erosion.

SECTION 4
ALTERNATIVES TO PROPOSED ACTION

There are no feasible alternatives to landscaping other than to leave the area "as is". Leaving the area "as is" will promote erosion and the possible invasion of pest plant species which is contrary to the area's character and values.

SECTION 5

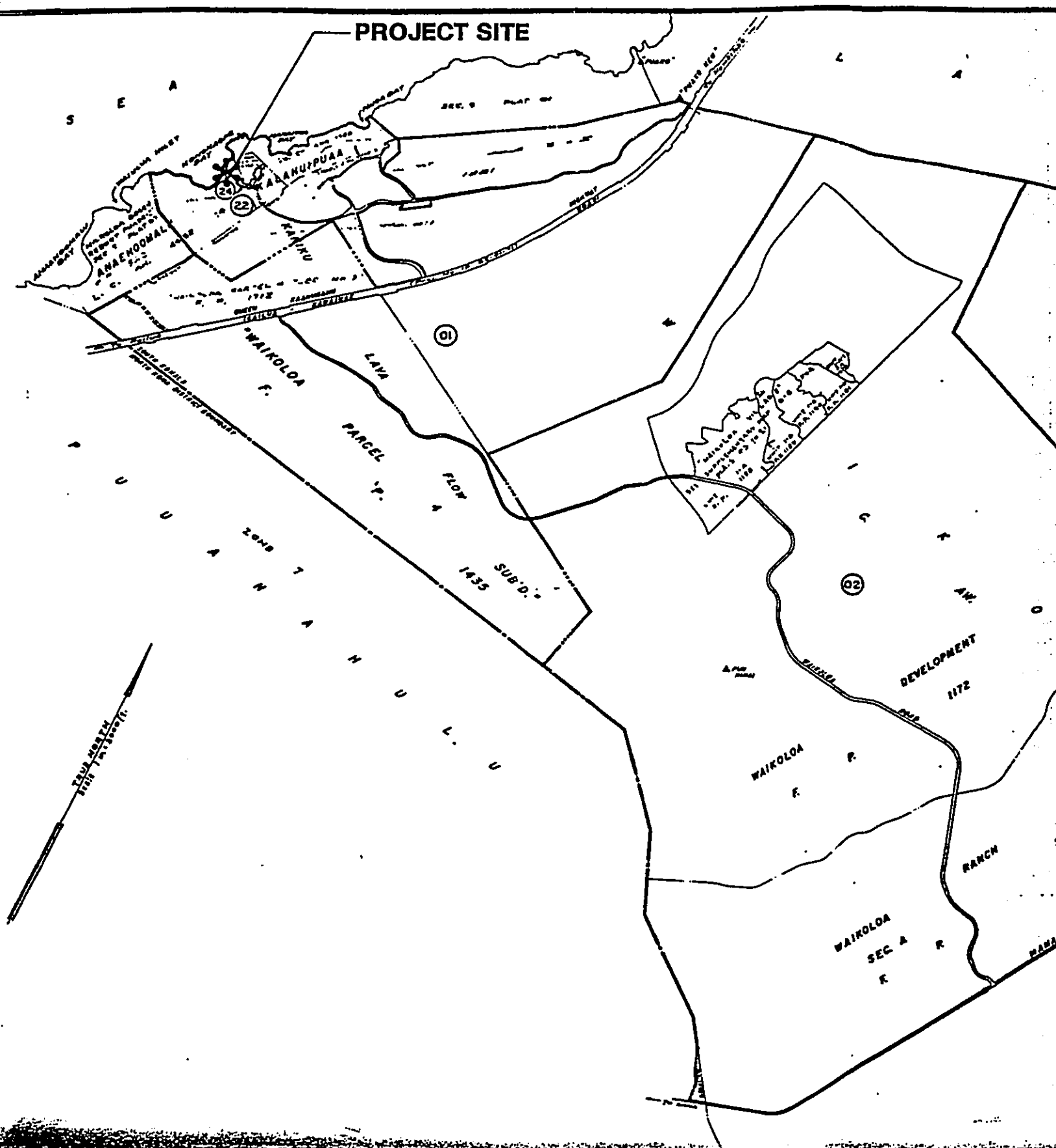
RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S
ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF
LONG-TERM PRODUCTIVITY, AND IRREVERSIBLE AND
IRRETRIEVABLE COMMITMENTS OF RESOURCES

The nature and impact of the proposed landscaping will not affect man's long-term use of the environment or productivity; nor will it negatively affect the commitment of resources. Therefore, this section of Chapter 343, Hawaii Revised Statutes, does apply to the proposed project.

SECTION 6
DETERMINATION

The proposed action will not result in a loss or destruction of natural or cultural resources, will not adversely affect the social or economic welfare of the community, County or state, and will not conflict with future plans and policies of the County or the state.

DWG. NO. _____ DATE _____ BY _____
 DWG. NO. 1222 DATE 12/15/52 BY L. J. HARRIS
 SOURCE U.S.D.S. MAP, 211 PLM 171C
 SOURCE U.S.D.S. MAP, 211 PLM 171C
 SOURCE U.S.D.S. MAP, 211 PLM 171C



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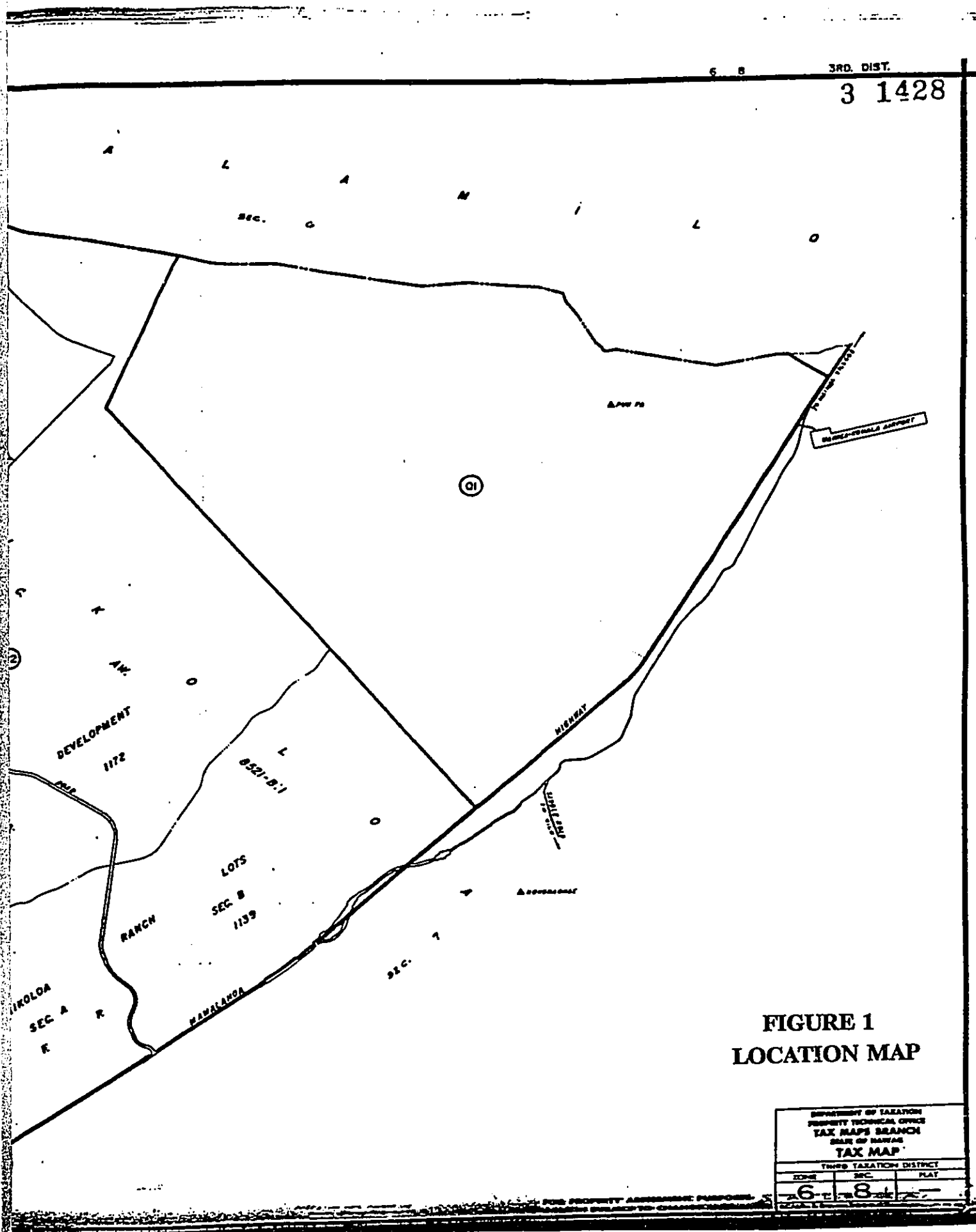
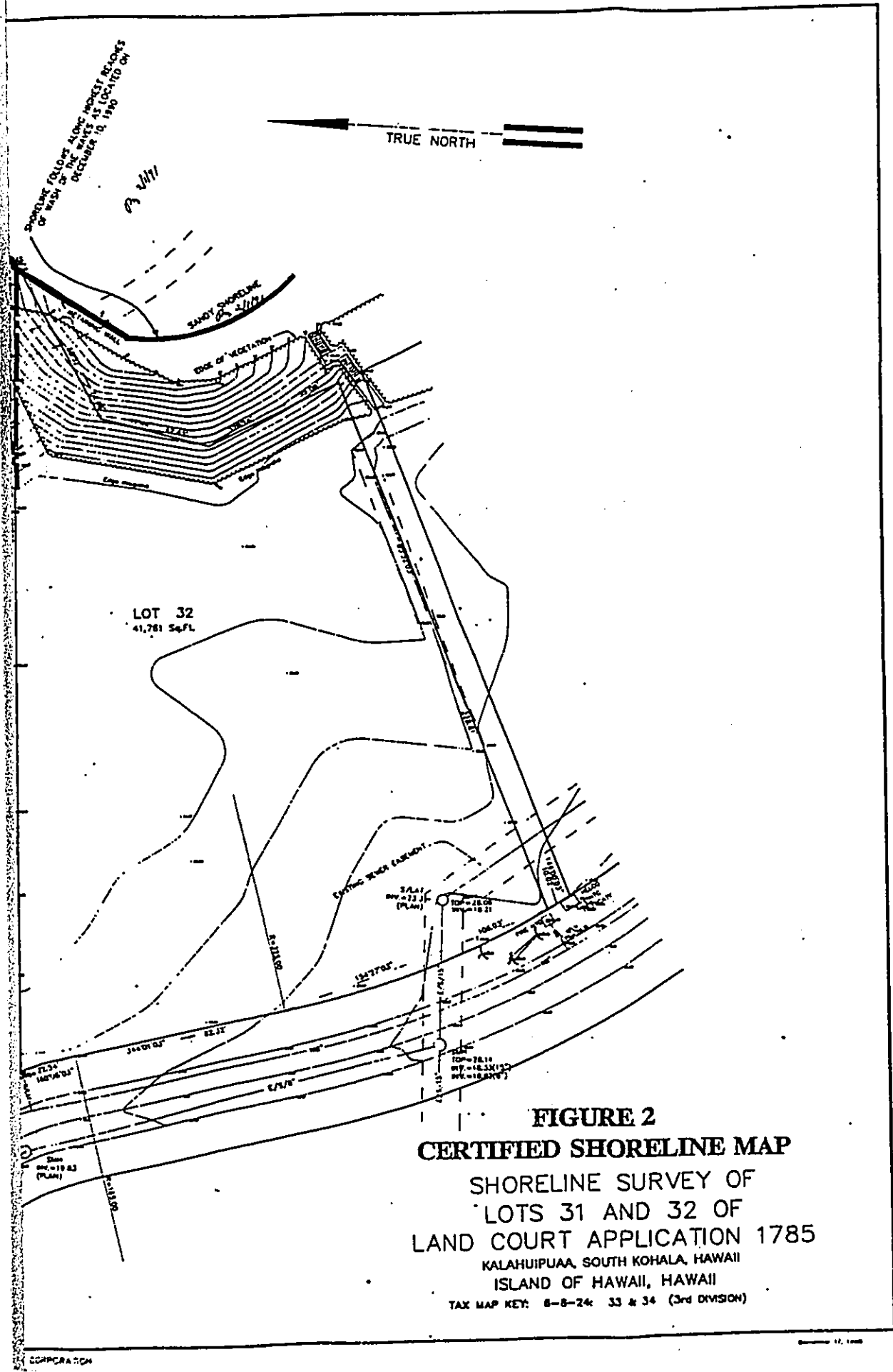
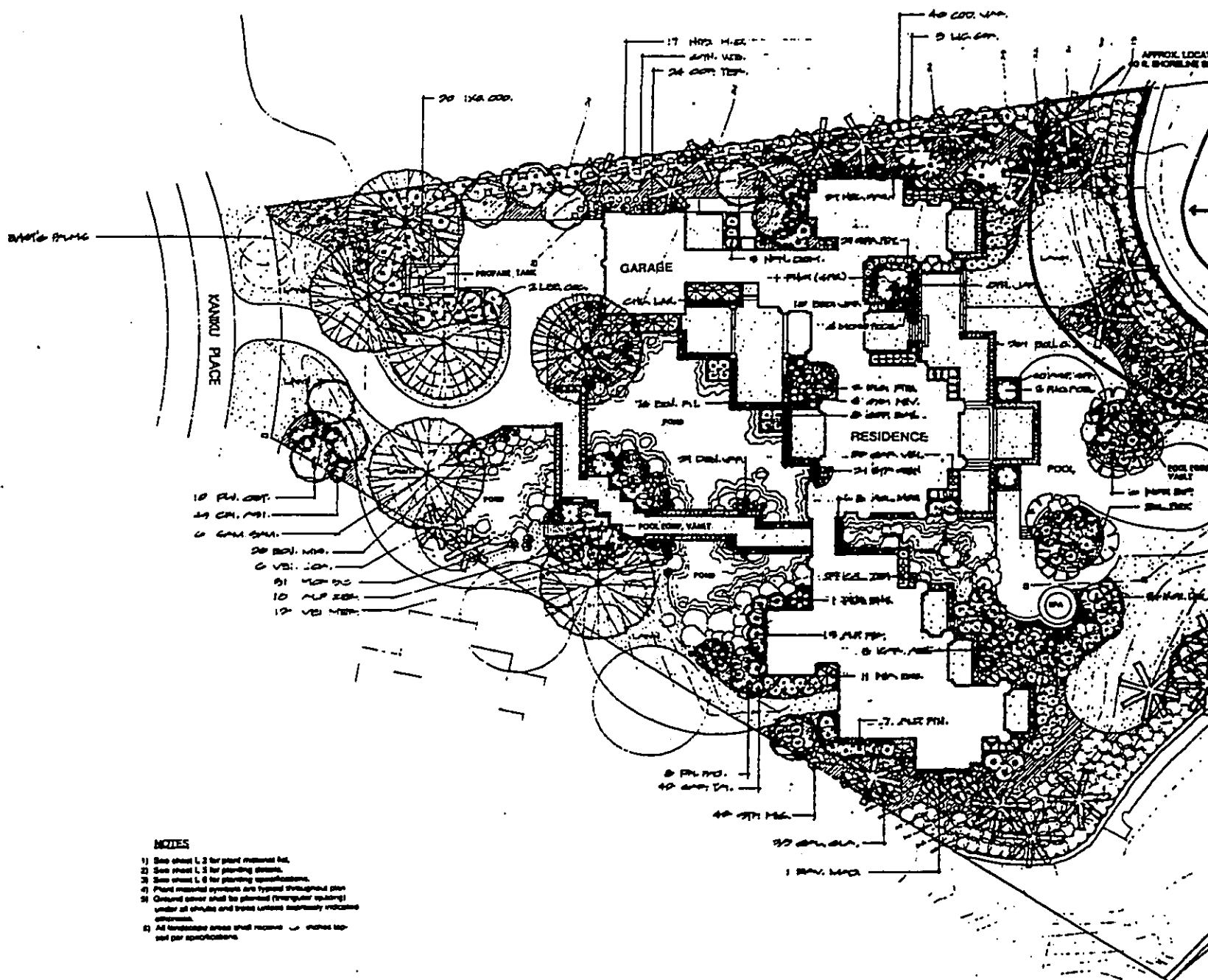


FIGURE 1
LOCATION MAP

DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
TOWNSHIP TAXATION DISTRICT		
ZONE	SEC.	PLAT
6	8	

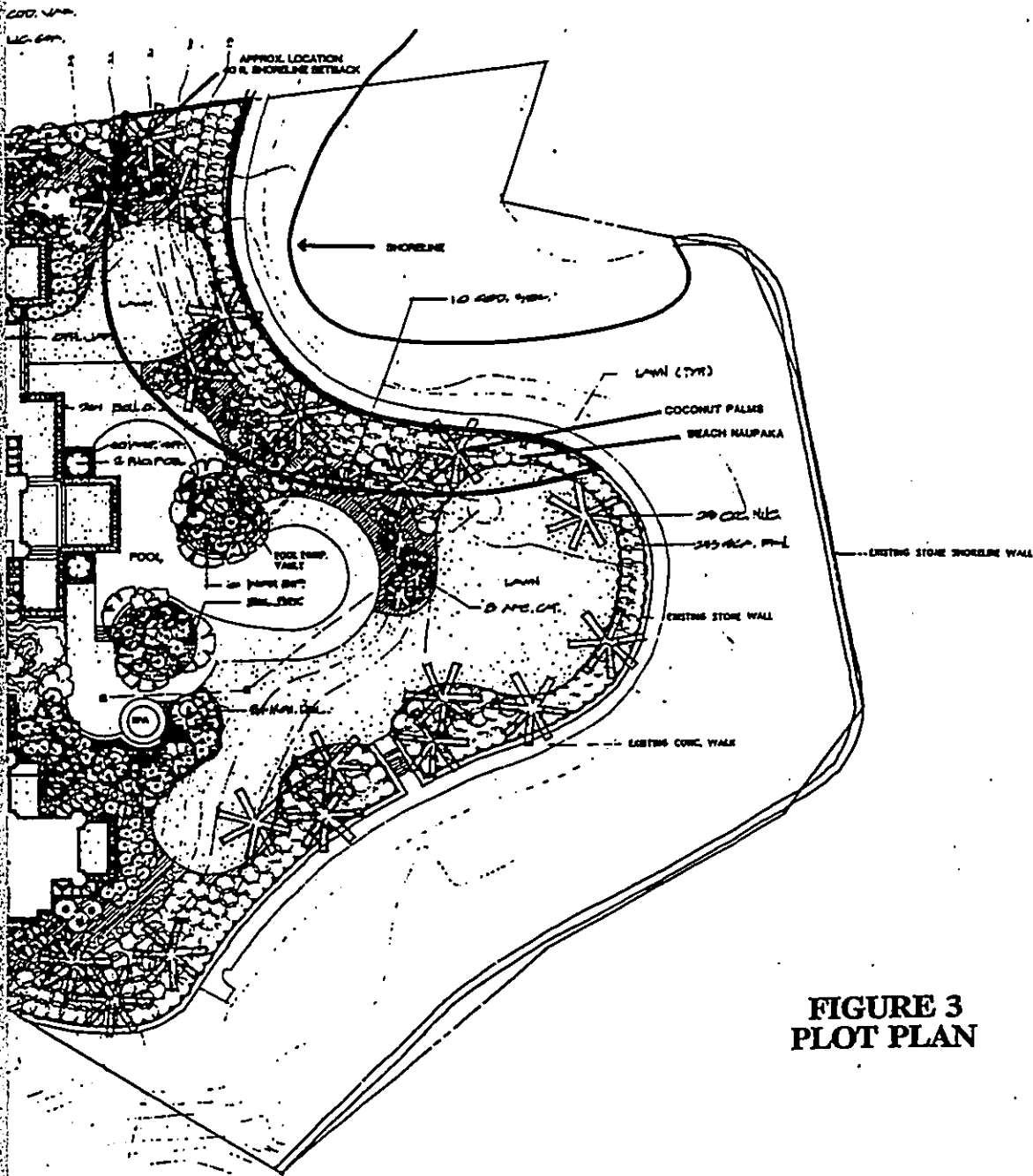
FOR PROPERTY ASSESSMENT PURPOSES





NOTES

- 1) See sheet L 2 for plant material list.
- 2) See sheet L 3 for planting details.
- 3) See sheet L 4 for planting specifications.
- 4) Plant material symbols are typical throughout plan.
- 5) Graded areas shall be planted (irregular spacing) under all shrubs and trees unless otherwise indicated.
- 6) All landscape areas shall receive 1/2" water top-dress per specifications.



**FIGURE 3
PLOT PLAN**

<p>& MAYBERRY associates LANDSCAPE ARCHITECTURE • SITE PLANNING • GRAPHICS 348 Pepee Place, Kaneohe, Hawaii 96755 (808) 871-4771</p>	<p>PLANTING PLAN</p>		<p>NO. 1000 01</p> <p>DATE</p> <p>1991.17</p> <p>1:1</p>
	<p>PROJECT FOR HFI INC. - THE CAPE AT MAUNA LANI, LOT #11</p>		

AGENCIES' COMMENTS
AND
PUBLIC CORRESPONDENCE WITH RESPONSE

PLANNING DEPARTMENT
COUNTY OF HAWAII

APPLICANT: HFI, INC.

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96808

REF:OCEA:SKK

SEP 30 1991

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTES

KEITH W. AMUE
MANABU TAGOMORI
Dan T. Kochi

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
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ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE NO.: 92-150
DOC. NO.: 1755E

The Honorable Norman Hayashi
Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii, 96720

Dear Mr. Hayashi:

Subject: Shoreline Setback Variance Application (91-1) for
Landscaping within the 40-foot Shoreline Setback Area
TMK: (3) 6-8-24: 33

Thank you for giving our Department the opportunity to comment on
this matter. We have reviewed the material you submitted and have
the following comments.

Brief Description:

The applicant seeks to landscape a portion of the 40-foot setback
area between the setback boundary and an existing stone wall. A
new residence is planned and landscaping is proposed for unbuilt
areas which include a narrow (23' x 130') strip of the setback area.

Existing conditions along the shoreline consist of a retaining
stone wall (Certified Shoreline) and mauka of this wall is an
easement for lateral shoreline access. Behind the access easement
is a second rock wall which separates the landscaping area from the
access easement.

Mr. N. Hayashi

-2-

File No.: 1755E

AQUATIC RESOURCES COMMENTS:

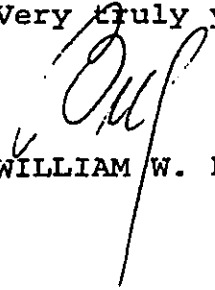
No significant impact to aquatic resource values is expected from the activities proposed, nor will public access along the shoreline be affected adversely. However, precautions should be taken during landscaping activities to prevent construction material, debris, eroded soils, petroleum products and other potential contaminants from entering Hookaope Bay.

HISTORIC PRESERVATION DIVISION COMMENTS:

We believe that the proposed landscaping, which includes various plantings, a means of irrigation and lighting, will have "no effect" on historic sites. It appears that the area to be effected has already been altered during construction of the public access strip between the two existing walls or by wave action in the area beyond the extent of the makai sea wall.

Thank you for your cooperation in this matter. Please feel free to call me or Sam Lemmo at our Office of Conservation and Environmental Affairs, at 548-7837, should you have any questions.

Very truly yours,


WILLIAM W. PATY

DEPARTMENT OF PUBLIC WORK
COUNTY OF HAWAII
HILO, HAWAII

Memorandum

DATE October 1, 1991

TO : Planning Director

FROM :  Robert K. Yanabu, Division Chief, Engineering Division

SUBJECT: SHORELINE SETBACK VARIANCE APPLICATION (91-1)
Applicant: HFI, Inc.
Location: Waikoloa, South Kohala, Hawaii
TMK: 6-8-24:33

We have reviewed the subject application and have no comments.

TP:thk

cc: ENG-Hilo
ENG-Kona
Planning-Kona



Mauna Kea Soil and Water Conservation District
Box 1089 - Kamuela, Hawaii 96743
September 5, 1991

Planning Director
Planning Department
25 Aupuni Street
Hilo, HI 96720

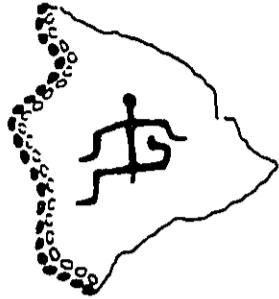
Subject: Shoreline Variance Application (91-1)
Applicant: HFI, Inc.
Request: Landscaping within the 40-foot
Shoreline Setback Area
TMK: 6-8-24:33

The applicant's attempt to stabilize the shoreline from erosion are admirable, although it seems that the area will most likely be subjected to future attacks from the ocean.

The landscaping is not an irreversible action and if it works, the area will be more stable. We have no objection to the proposal.

Les Wishard, Jr.
by it

Les Wishard, Jr., chairperson
Mauna Kea SWCD



NA ALA HELE

P.O. BOX 6384
KAMUELA, HAWAII 96743

SEP 19 11 2 59

September 15, 1992

Connie Kiriu
Planning Department, County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Subject: HFI, Inc. Landscaping and Shoreline Setback

Dear Ms. Kiriu,

Can you please send me a map of the property and the public access mentioned in the OEQC Bulletin, September 8, 1992 (see enclosed copy).

What effects will this project have on the Ala Kahakai, the State of Hawaii's designated Big Island "demonstration trail". Would the proposed changes fit in with the trail if it were to become part of the National Trail System as proposed in recently introduced legislation by Senator Akaka in Washington DC? Will irrigation lines cross the public trail? Will the view of the ocean or mountains be diminished or enhanced? Will access to the ocean be affected at all?

Thank you, very much,

Keith Wallis

Keith Wallis
President

Enclosure

cc: Debbie Chang
Collette Sakoda, R. M. Towill
Michael Tomich, Na Ala Hele (State)



Planning Department

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

Lorraine R. Inouye
Mayor

Norman K. Hayashi
Director

Tad Nagasako
Deputy Director

September 28, 1992

Mr. Keith Wallis
Na Ala Hele
PO Box 6384
Kamuela, HI 96843

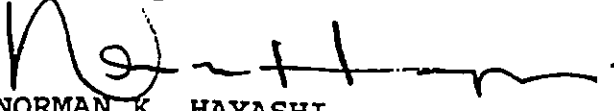
Dear Mr. Wallis:

As requested in your letter of September 15, 1992, we have enclosed a copy of maps of the property and existing public access. Answers to your questions are given in the order asked:

1. The project will not affect the Ala Kahakai as there is an existing access for public purposes, which has been integrated into the demonstration trail system.
2. The trail is already in place and should not be affected by Senator Akaka's recently-introduced legislation.
3. The irrigation system does not cross the public footpath.
4. The public view of the ocean and mountains will probably be enhanced because the landscaping will provide greenscape for visual and aesthetic relief for pedestrians. The proposed landscaping will be low-lying shrubs except for a few palm trees.
5. Existing access to the ocean will not be affected at all.

Should you have any further questions, please contact Connie Kiriu of this office at 961-8288.

Sincerely,


NORMAN K. HAYASHI
Planning Director

CRK:smo
6598D - Enclosure
cc: Collette Sakoda, RM Towill
DLNR-Na Ala Hele
OEQC

OK!

SEP 29 1992