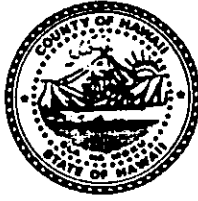


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

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County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

March 19, 1993

Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

Dear Mr. Choy:

Negative Declaration For Eaveline Extension
Into Shoreline Setback Area
TMK: 6-9-03: 10; Puako, South Kohala, Hawaii

The Hawaii County Planning Department has received no comments during the 30-day public comment period which began on February 8, 1993. This office has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the April 8, 1993, OEQC Bulletin.

Attached are copies of the Final Environmental Assessment and a copy of the OEQC Bulletin Publication Form.

Should you have any questions, please contact Rick Warshauer or Alice Kawaha at this office, 961-8288.

Sincerely,

Virginia Goldstein
VIRGINIA GOLDSTEIN
DIRECTOR

Attachments

FRW:pak
8404D

cc: Mr. Francis P. Hogan
West Hawaii Office
SMA Section

1993-04-08-HI-PEA-Morrison Morrison Eave Extension Int
Shoreline setback area

APR - 8 1993

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FINAL ENVIRONMENTAL ASSESSMENT
(Negative Declaration)

- I. APPLICANT Dr. and Mrs. Richard C. Morrison
20 Puako Beach Drive
Kamuela, HI 96743
- II. AUTHORITY Hawaii County Planning Commission
through the Planning Department
25 Aupuni Street
Hilo, HI 96720
- III. CLASS OF ACTION Development within the 20-foot
Shoreline Setback Area
- IV. CONSULTED AGENCIES
County: Department of Public Works
State: Department of Land and Natural Resources,
Office of Conservation and Environmental
Affairs
Department of Land and Natural Resources,
Historic Preservation Division
Federal: Soil Conservation Service

V. BACKGROUND

The applicants, Dr. and Mrs. Richard C. Morrison, propose to extend the roof eave of an existing dwelling to occupy approximately 58 square feet of air space within the Shoreline Setback Area. The project site is located within the Puako Beach Lots Subdivision, Lalamilo, South Kohala, Hawaii, Tax Map Key: 6-9-03: 10.

The original Shoreline Setback Variance Application submitted on September 17, 1991, included a proposal to construct a connecting retaining wall between the southwest end of the existing seawall and an existing retaining wall across a portion of the Shoreline Setback Area. The applicants estimated that the cost of the original two-part construction is less than \$20,000.

In a letter dated December 16, 1992, a representative, in behalf of the property owners, withdrew the retaining wall portion of the request, therefore amending the application. The current request is only for the extension of the roof eave.

The shoreline was certified on December 6, 1990, by the Chairperson of the Board of Land and Natural Resources. A copy of the survey map accompanied the Shoreline Setback Variance Application. Because Planning Commission Rule 8, relating to the Shoreline Setback Area, was in the process of being revised, the application was held in abeyance. A revised Rule 8 was finally adopted, effective October 29, 1992, and the processing of the Shoreline Setback Variance Application was resumed. It should be noted that the shoreline certification is considered acceptable for processing this previously accepted variance application despite its statutory one-year expiration, pursuant to Rule No. 8-8(b).

The proposed construction is situated within the Shoreline Setback Area. Therefore, the action triggers the requirements of Chapter 343, HRS, relating to Environmental Impact Statements.

VI. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed construction would be simply to extend the southwest corner roof eave of an existing dwelling into the 20-foot Shoreline Setback Area. Such roof extension would restore the originally designed rectangular eaveline shape which was truncated in construction in order to avoid placing improvements in the Shoreline Setback Area. The extended roof eave is to occupy

approximately 58 square feet of air space, from less than a foot to three feet in thickness, and is located about 10 to 13 feet above grade. This projection will enter into about 2.5% of the 2314 square foot Shoreline Setback Area on the subject lot. No other improvements are proposed to occupy any of the ground surface within the Shoreline Setback Area.

VII. DESCRIPTION OF THE AFFECTED ENVIRONMENT

The subject property, which consists of 14,000 square feet, is located on the makai side of Puako Beach Drive, near the northeastern end of the residential lots. Most of the buildable area is occupied by a four bedroom, one story single family dwelling.

The shoreline follows an L-shaped seawall which runs along the makai side and a portion of the west side of the parcel. The Shoreline Setback Area approximates the shoreline in shape, and occupies about 2314 square feet of the parcel, or 16.5 percent (1/6) of its total area.

Median annual rainfall in the area is less than 10 inches, as interpolated from a rainfall map in "Median Rainfall: State of Hawaii", Circular C-88, Department of Land and Natural Resources, State of Hawaii, 1982.

The soil on the subject lot has been reworked and built upon. The "Soil Survey of the Island of Hawaii", prepared in 1973 by the U.S. Department of Agriculture, Soil Conservation Service, has mapped the soil as an example of the "Beaches" Land Type, which is a

wave-collected mass of beach sand and gravel. The soils on these house lots overlay pahoehoe lava flows and tend to be somewhat enriched with organic material deposited in situ and from soil material imported from elsewhere. The adjacent mapped soil is the Kamakoa Series, a Mollic Vitrandepts. This is a sandy soil of low elevation Mauna Kea flood plains, similarly enriched by transported materials which were naturally deposited by alluvial processes.

The subject site lies along the contact between the northernmost reach of Mauna Loa lava flows and the northwest extension of Mauna Kea surface flows. The strip of old Mauna Loa flows (mapped as over 4,000 years old) parallels and overlaps the northwestern arm of much older Mauna Kea flows, both of which occupy part of the swale between the northeastern slopes of Hualalai volcano and the southwestern flank of Kohala. A delta-like portion of the Mauna Loa flows fronts the adjacent Mauna Kea flows near the ocean at Puako.

This topographic position has resulted in extensive drainage patterns feeding into the relatively level coastal plain. Coupled with an elevated coastal berm (the Beaches Land Type referred to above), there is a situation throughout the Puako area which can cause considerable flood hazard from local and distant rainstorms despite the arid environment. The mapped extent of the alluvial soil (Kamakoa Series) referred to above reflects the scale of the flooding. Consequently, the subject lot and other Puako parcels are mapped to be in the Flood Fringe Zone ("AE", and "AO" mauka) on the

Flood Insurance Rate Maps (FIRM), prepared by the Federal Emergency Management Agency (FEMA).

Coastal lands also may be subject to storm wave and tsunami exposure. Thus, the Coastal High Hazard or Tsunami Area ("VE") is mapped by FEMA to lie immediately makai of the Shoreline Setback Area (along the seawall) at the location of the subject lot.

This geologic setting also places the subject site approximately at the juncture of Lava Flow Hazard Zones 3 (Mauna Loa) and 8 (lower Mauna Kea). While Zone 8 is considerably less likely to be covered by a lava flow than Zone 3, even the nearest historic lava flow (the bottom of the 1859 Mauna Loa flow in Zone 3 is a bit over 6 miles away) originates 28 miles up the volcanic slopes, far enough for early warning.

As the lot surface has been considerably disturbed in building the current dwelling and the one it replaced, any historic or native biological resources can be reasonably assumed to be absent. Typical natural vegetation in the area consists of the native shrub naupaka along the shoreline and introduced kiawe trees and grasses just inland. Most lots are covered with various landscape plantings.

There is a State-owned "Beach Reserve" of variable width which lies immediately makai of the Puako Beach Lots. This reserve is accessible via a series of 9 makai spurs (roads and paths) from Puako Beach Drive which lie between house lots every 7-11 lots. One such access spur flanks the southwest boundary of the subject parcel, and is regularly used for access, parking and (on the makai

beach frontage) lounging. The viewplane from this spur and the Beach Reserve includes the leeward slope of Kohala. Photographs taken from the adjacent road spur beach indicate that the addition of the requested eaveline extension will not obscure any more of the Kohala view than is already truncated by the existing dwelling.

VIII. INSTITUTIONAL SETTING

The subject property is classified Urban by the State Land Use Commission. The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the residential area for Low Density Urban uses, and also identifies the area as a Flood Plain. The shoreline and any remaining Beach Reserve areas are designated as Open Area. The Hawaii County Zoning Code designates the parcel as Single Family Residential-10,000 square feet (RS-10).

Surrounding land uses adjacent to the subject property consist of single family residential uses and vacant parcels on lands zoned RS-10 and Unplanned by the County. Shoreline areas are zoned Open (O). State lands are located adjacent to the east (mauka) of the subject property and also makai in the Beach Reserve and below the shoreline.

The Puako Beach Lots Subdivision was created in this coastal area in about 1958. It now is built up with residences and a few apartments which flank the narrow Puako Beach Drive. The residential lots are privately owned. The proposed improvements are to be a part of an existing dwelling.

The site is within the County's Special Management Area (SMA). The previous and proposed improvements associated with this single family dwelling have undergone SMA review and were exempted from further SMA permit requirements on February 12, 1991, and on May 14, 1992.

IX. PUBLIC SERVICES AND INFRASTRUCTURE

Access to the property is via the Puako Beach Drive, which has a pavement width of 18 feet within a 40-foot right-of-way. A water line fronts the subject parcel, as does a fire hydrant. Wastewater disposal on this lot is by means of a cesspool, as no sewer line serves the area. Electrical service runs down the fronting road.

XI. AGENCIES' COMMENTS

Department of Land and Natural Resources, Historic Preservation Division (January 7, 1992):

"We have no records of any historic sites in the vicinity of the subject parcel. Our understanding of the shoreline frontage area in Puako Bay is that it consists of a very shallow sand deposit lying atop a very old reef bench substrate. Studies in prehistoric Hawaiian settlement pattern show that significant historic sites very rarely occur in such environments. Hence, a determination of 'no effect' by the proposed construction extensions on significant historic sites in the subject parcel can be made at this time."

Department of Land and Natural Resources, Division of Aquatic Resources, through the Office of Conservation and Environmental Affairs (November 14, 1991):

"No significant impact to aquatic resource value is expected from the activities proposed nor will public access to and along the shoreline be affected adversely."

However, all construction work should occur mauka of the applicant's certified shoreline. Finally, precautions should be taken during construction to prevent debris, eroded soils, petroleum products and other potential contaminants from entering coastal waters."

The Department of Public Works and Soil Conservation Service had no comments on the applicant's request.

XII. SUMMARY OF IMPACTS AND MITIGATION MEASURES

The proposed extension of a truncated roof eave into a small portion of the 20-foot Shoreline Setback Area is not anticipated to have a significant adverse impact upon the resources of the area.

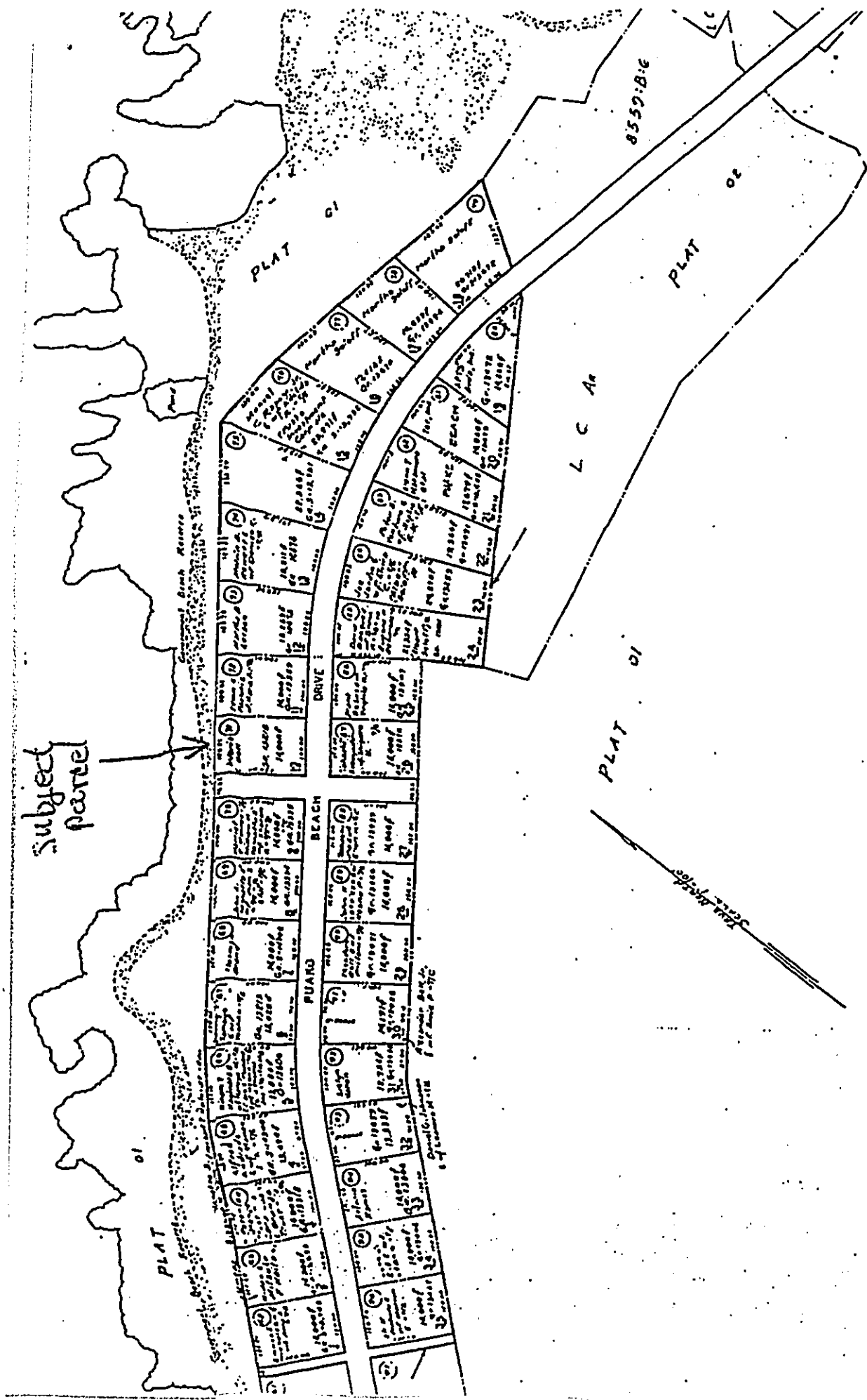
No significant biological or historic resources occupy the area, as the whole of the subject property has been altered or built upon.

The scenic resources of the area will not be affected by the proposed roof eaveline extension. Examination of photos indicates that the alongshore viewplane from the shoreline fronting and adjacent to the subject parcel would be be unaffected, as the roofline already exists up to the shoreline setback line. The proposed projection of approximately 6 feet maximum will approach the shoreline only on the western corner of the property, and the adjacent public access will not be affected.

FINDINGS

Based on the foregoing information and considerations, the improvements proposed to be located within the 20-foot Shoreline Setback Area will not have a significant adverse impact on the environment. None of the proposed construction of the eaveline

extension will be located on the ground, and only a limited amount (about 58 square feet) will be within the airspace of the Shoreline Setback Area. Therefore, this Final Environmental Assessment is being filed as a Negative Declaration.



TMK:6-9-03:10

