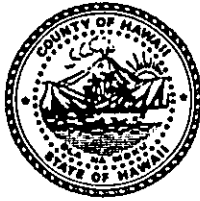


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

County of Hawaii

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

'94 JUL 14 A11 58

QUALIFIED

July 11, 1994

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

Dear Mr. Choy:

Final Environmental Assessment (FEA)-Negative Declaration  
for the Construction of Portion of a New Roof and Lanai  
Addition to an Existing Structure & Grouting of an  
Existing Stone Sea Wall  
Applicant: Kona Magic Sands Condominium Association  
Tax Map Key: 7-7-08: 22

The County of Hawaii Planning Department has not received any comments during the 30-day public comment period which began on May 23, 1994. The County of Hawaii Planning Department has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the July 23, 1994, OEQC Bulletin.  
— 8-8-94 —

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA as required. Please contact Daryn Arai or Rodney Nakano of this office should you have any questions at 961-8288.

Sincerely,

VIRGINIA GOLDSTEIN  
Planning Director

DSA:mjh  
LKroch06.DSA  
Attachment (4 copies of EA)

xc/1 copy of FEA: West Hawaii Office

1994-08-08-HI-PEA-Kona Magic Sands  
Condominium

AUG 8 1994

**FINAL  
ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION**

**KONA MAGIC SANDS CONDOMINIUM**

**T.M.K. 7-7-08:22**

For Submittal to:

**County of Hawaii  
Planning Department**

**July 1994**

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## ENVIRONMENTAL ASSESSMENT

### NEGATIVE DECLARATION

#### 1. IDENTIFICATIONS:

- 1.1 Applicant            Kona Magic Sands Condominium  
77-6452 Alii Drive  
Kailua-Kona, HI 96740
- 1.2 Authority            Hawaii County Planning Commission  
through the Planning Department  
25 Aupuni Street  
Hilo, HI 96720

- 1.3 Consulted Agencies - The following agencies were contacted per information used in preparing this assessment:

County of Hawaii, Planning Department  
County of Hawaii, Department of Public Works  
State of Hawaii, Department of Land and Natural Resources  
Soil Conservation Services  
Real Property Tax Office

#### 2. DESCRIPTION OF THE PROPOSED ACTION:

- 2.1 The applicant, Kona Magic Sands Condominium propose:
- a) To construct a new roof and use of the existing roof as lanai at 2nd floor.
  - b) Grouting (pointing) of existing stone seawall.
  - c) Repair & replacement of the existing concrete block railing at the makai side, including the option of enclosing the lanai with glass and metal frame.

**2.2 Class of Action:**

Development is proposed within the minimum 40 foot shoreline setback area. Furthermore, this action is subject to the requirements of Chapter 343, HRS, relating to Environmental Impact Statements

**3. DESCRIPTION OF PROPOSED DEVELOPMENT:**

The application proposed the following improvements within the 40 foot shoreline setback area:

**3.1 The construction of a new steel framed flat roof extending over the existing reinforced concrete roof. See Figures: 3, 4, 5, 6 & 7.**

Specifically, this part consists of:

- (a) Changing the use of the second floor roof to a useable floor area (lanai).
- (b) Installing a new steel framed flat roof and support system (properly fire rated) extending over the existing second floor roof.
- (c) Installing metal railings where an existing wood framed mansard is located. The proposed metal railings would match the metal railings current located at the second floor.
- (d) Extension of end wall to new roof at east end of lanai at Unit 301.

**3.2 Grouting (Pointing) of existing stone seawall:**

- (a) The existing seawall presently consists of a grouted stone retaining wall which was constructed in 1966.
- (b) The purpose of the proposed repair is to strengthen and stabilize the wall from deterioration due to wave and storm action.
- (c) The applicant proposes to repair the seawall located at the makai side of the property beginning from the gunitied section in front of Jameson's Restaurant, extending south and eastward to Alii Drive. A sketch is attached (See Figure 8) showing a section view of the wall.

Procedure for grouting (pointing) the existing rock seawall:

All stone joints will be filled with a ratio of one (1) part Portland Cement and two (2) parts mortar sand; "Fibermesh strands" will be included in the mortar mix to provide higher tensile strength than basic grout mix.

Work will start only at low tide and when surf allows for the bottom five (5) feet of the retaining wall. There will be special precautions taken during construction to avoid any grout to contaminate the ocean (See Figure 8) and specifications.

**3.3 Repair and Replacement of the Existing Concrete Block Railing at the Makai Side and Optional:**

- a) The existing concrete block railings of 31 lanai units (makai side) at the first, second, and third floors to be inspected.
- b) Determination shall be made by a qualified person as to "structural soundness" of the existing railing.
- c) Current indications are the existing masonry block railings after 20 plus years of exposure to the elements are in places severely weathered with cracks and signs of corrosion.
- d) Repair work where necessary will be performed in similar fashion as performed under Building Permit Number 906010.
- e) Location of repaired/replaced railings will be exactly the same as current existing railings are in-place.
- f) Provide for an optional glass and frame enclosure at the lanais (See Figure 9A). This optional framed glass enclosure placed mauka (inside) of the existing railing will provide a clean and aesthetic look at the makai building elevation when compared to the existing "hodgepodge" of screens, netting, louvers, glass and etc. currently in-place.

#### 4. DESCRIPTION OF THE AFFECTED ENVIRONMENT:

The project site is located at Tax Map Key 7-7-08:22 at 77-6452 Alii Drive, Kailua-Kona, Hawaii and known as "Kona Magic Sands Condominiums".

##### 4.1 General Physical Environment Location and Surrounding Land Uses

The project site is located at Tax Map Key 7-7-08:22 at 77-6452 Alii Drive, Kailua-Kona, Hawaii and known as "Kona Magic Sands Condominiums". The subject property consists of 42,351 square feet and located on the makai side of Alii Drive in Pahoeheo 2nd, North Kona, Hawaii and has a single and multi-family residential, commercial and resort use. State owned "Disappearing Sands Beach Park" lies adjacent and to the South. A restaurant located at the first floor is part of the Kona Magic Sands Condominiums building. Lanais are located on ground floor, second and third floor respectively. A swimming pool and seawall consist of a mixture of pahoeheo rocky outcrops, sand and gravel are located at the makai side of the property. The shoreline was certified by the Chairman of the Board of Land and Natural Resources on September 13, 1993.

##### 4.2 Climate:

The average annual rainfall measures about 25 inches, most of which falls during the winter months. Winds are blowing on shore during the day and reserving too offshore in the evening. With the exception of occasional storm conditions, winds in this area are gentle. Average temperatures range from 72.1° fahrenheit during the coolest months to 77.3° fahrenheit during the hottest month (State of Hawaii, Data Book 1988). Extremes range from 54° fahrenheit to 93° fahrenheit.

##### 4.3 Topography and Soils:

As the rest of the island, this area is volcanic in origin. It is in Zone 4 (Hazard Zones for Lava Flows) that includes all of Hualalai. A large flow from the 700 year old eruption forms the north side of Keauhou Bay, south of Kailua. The flanks of the volcano do not have a distinctly lower hazard than its rift zones because the distance from the vents to the coast is short and the slope are steep. (Reference U.S. Department of the Interior, Geological Survey, Volcanic and Seismic Hazard on the Island of Hawaii).



The Soil Survey of the Island of Hawaii, prepared by the U.S. Department of Agriculture, Soil Conservation Service, classifies the soils within the project site as of the Punalu'u Series, which "consists of well-drained, thin organic soil over pahoehoe lava bedrock". This very shallow, well drained organic soil overlies pahoehoe lava bedrock. It occurs on gently sloping to moderately steep uplands. Rock outcrops occupy about 30 percent of the surface area. This soil is medium acid. Although the organic soil is rapidly permeable, the underlying pahoehoe lava is very slowly permeable, except where water moves rapidly through cracks. Runoff is slow, and the erosion hazard is slight." At the shoreline areas was found a rocky shoreline outcrops and some moss at the upper layer of the rocks. The project site has been previously altered during the construction of the condominium.

Because the proposed roof is limited to existing structure, same as the railing replacement the proposed repair of the existing seawall will not create any changes or proposed contours.

#### **4.4 Hydrology, Drainage and Flooding**

The Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), designates this site to be in two 100-year flood zone categories. The makai 30% or so is in the Coastal Flood Zone with Velocity (VE-12), and the remainder of the parcel is in the AE-12 Flood Hazard Area. The base flood elevation is 12 feet for each. See Figures 10 & 11.

There are not any flood hazard in relation to this project because:

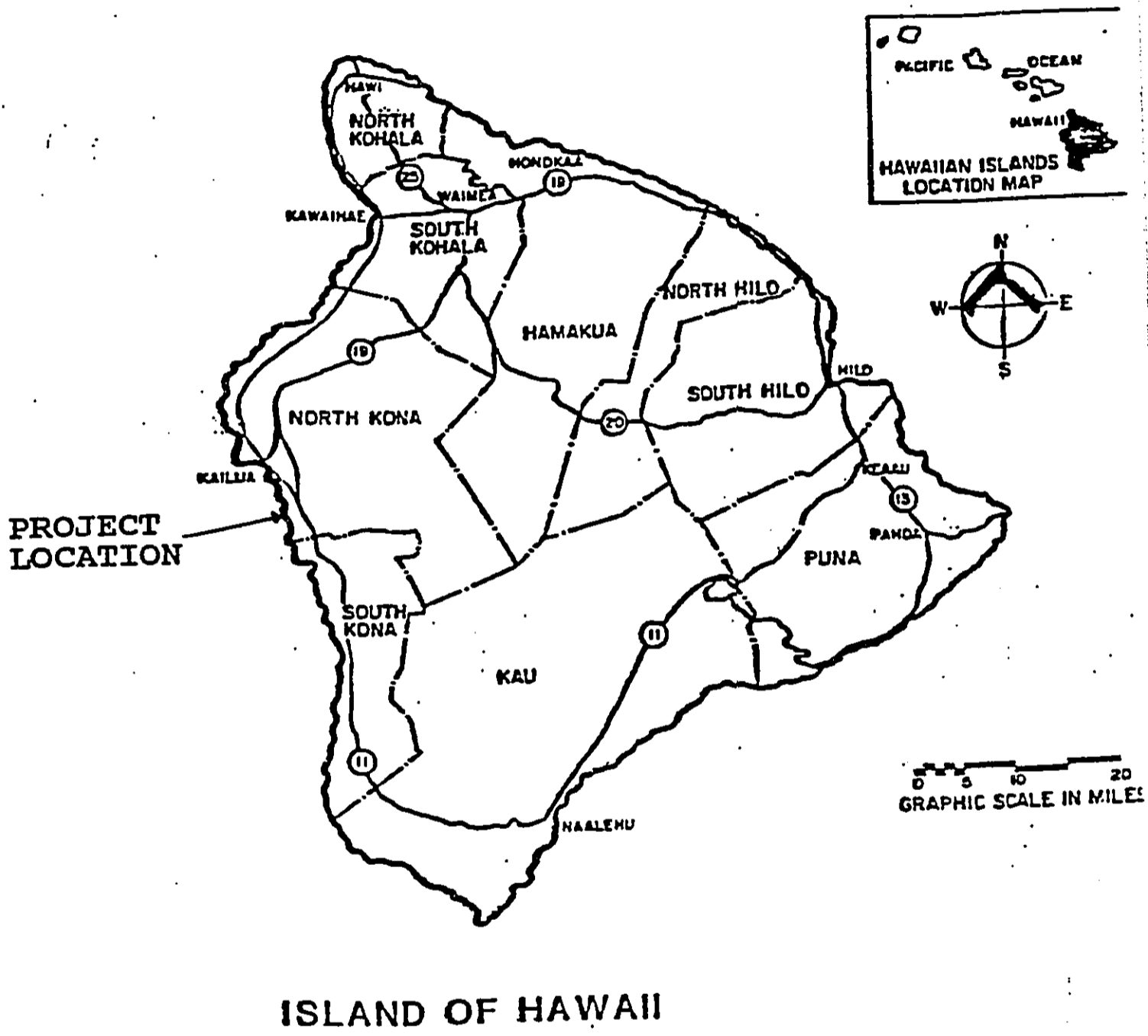
- a) The new roof is 18' above ground level,
- b) The repair of an existing rock seawall will not create any flood hazard now that it remains in the same place and maintain the same characteristics and size as shown on the original design,
- c) The repair and replacement of concrete block railings at the makai side will not create any flood hazard.

#### **4.5 Biological Resources**

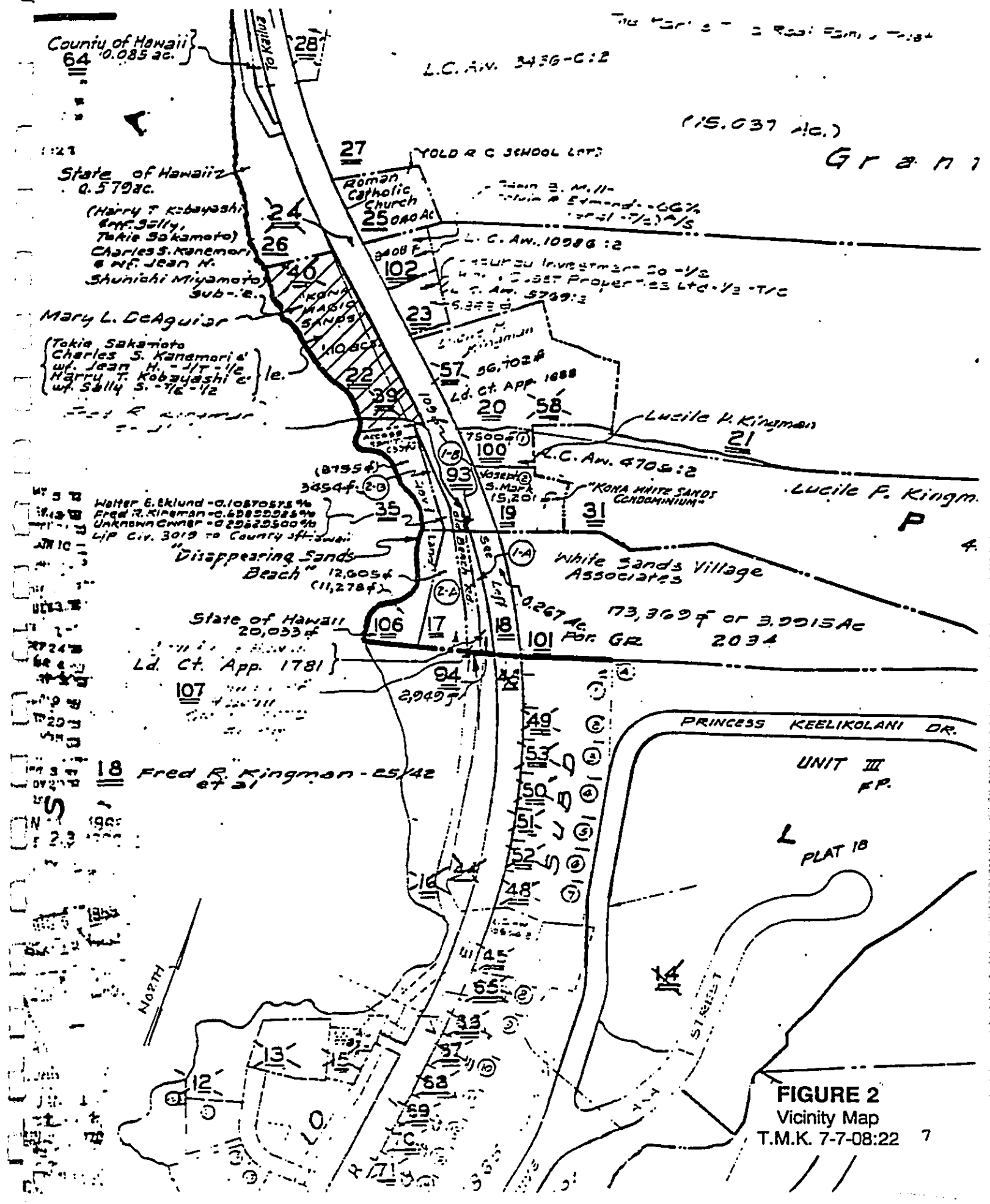
##### **4.5.1. Flora & Fauna**

No endangered plant or animal species will be affected by the project as none are known to exist on the subject parcel or in the surrounding area.

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



**FIGURE 1**  
Location Map



County of Hawaii  
64 0.085 ac.

L.C. Av. 3456-C:2

(15.037 Ac.)

Grani

State of Hawaii  
0.579 ac.

(Harry T. Kobayashi  
Ernie Sally,  
Tokie Sakamoto)  
Charles S. Kanemori  
& M. Jean M.  
Shunichi Miyamoto  
Sub-e.

Mary L. DeAguiar

(Tokie Sakamoto  
Charles S. Kanemori &  
M. Jean M. - JT - 1/2  
Harry T. Kobayashi &  
Ernie Sally - 1/2 - 1/2

Walter E. Eklund - 0.10870575 ac  
Fred R. Kingman - 0.6082028 ac  
Unknown Owner - 0.29229500 ac  
L.P. Civ. 3019 to County of Hawaii

"Disappearing Sands  
Beach" 12,005 sq  
(11,278 sq)

State of Hawaii  
20,033 sq

Ld. Ct. App. 1781

18 Fred R. Kingman - 25/42  
et al

YOLD R C SCHOOL LOTS

Roman  
Catholic  
Church  
25000 AC

L.C. Av. 10986 :2

L.C. Av. 5799 :2

Lucile P. Kingman  
21

L.C. Av. 4705 :2

Lucile F. Kingm.  
P 4

White Sands Village  
Associates

0.267 Ac. 173,369 sq or 3.9915 Ac  
FOR GR 2034

PRINCESS KEELIKOLANI DR.

UNIT III  
F.P.

PLAT 18

FIGURE 2  
Vicinity Map  
T.M.K. 7-7-08:22 7

This project will not affect any current scenic and open space resources. Wastewater, runoff and drainage facilities are currently in-place and operating as per County code and ordinances.

The nearby County Beach Park which is adjacent to the property will not be subject to any impact from the proposed project.

The coastal waters off the Kona Magic Sands Condominium have been classified by the State Department of Health Water Quality Standards as Class AA, Class AA waters are suitable for research, propagation of marine life, conservation and aesthetic equipment. (Inland Classification is Class 2).

#### **4.6 SCENIC AND VISUAL RESOURCES**

##### **4.6.1 Air and Noise Quality**

There are no air quality monitoring stations in the West Hawaii region. The Kona Magic Sands Condominium area presently experienced a high level of air quality (with the exception of the periodic vog from the on-going volcanic eruption which significantly impacts the air quality in the area). The existing noise generated in the vicinity of the Kona Magic Sand is coming from the road (Alii Drive) traffic at mauka side of the property.

The principal source of short-term air quality impacts may be associated with the construction of the proposed improvements, also some short-term increase in noise level is expected during construction. Given the limited nature of the improvements, no long term air and noise quality impacts are anticipated.

##### **4.6.2 Visual Attributes**

The landscape of the property and the seawall are going to remain the same. There may be some visual impact from the construction of the new roof and installation of new concrete block railings, however, the surrounding property will be left in its present state. Thus, the anticipated impact from this construction appears to be minimal.

#### 4.7 Archaeological and Cultural Resources

Since construction is limited to existing structure, there is no danger of disrupting any archeological, cultural or historical resources.

#### 4.8 Socioeconomic Considerations

The proposed improvements will provide economic and social benefits. It will provide some construction jobs and also a more aesthetic place near the Disappearing Sand Beach Park. Because of the proposed construction, it is consistent with the present resort-hotel zoned district as well as the General Plan "Resort" designation, this project will establish the structural integrity of a public and private facility that are important to the local economy.

### 5. LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

#### 5.1 Institutional Setting.

The State land use classification of the subject parcel is Urban. Pursuant to Chapter 205-2(b), HRS the Hawaii County General Plan contains goals, policies and standards as well as land use maps. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for resort uses. The shoreline areas are designated open. The Hawaii County Zoning code designated the parcel as Resort-1250 square feet (V-1.25).

Surrounding properties along the shore include the State's Magic Sands Beach Park to the south and a State park to the north, both zoned open (o). Immediately mauka the land is zoned Resort-1250 square feet (V-1.25); within the Special Management Area and is therefore subject to the requirements of Chapter 205A (Coastal Zone Management Law). An SMA use permit application has been submitted to the Planning Department for review finding compliance with the requirements of Chapter 343, H.R.S.

A shoreline setback variance (SSV) application has also been submitted to the Planning Department for work within the 40 foot shoreline setback area. State and County lands are surrounding the property, state park "Disappearing Sands Beach" is located to the south of the subject property. (Lateral pedestrian access within the shoreline setback area).

### 6. PUBLIC SERVICES AND INFRASTRUCTURE

Access to the property is via Alii Drive at the mauka side, which has a pavement width of 22 feet within a 50 foot right-of-way. All utilities and services are in place.

## **7. AGENCIES COMMENTS**

**7.1 Planning Department:**

**7.2 Department of Land & Natural Resources:**

**7.3 Department of Public Works:**

## **8. SUMMARY OF IMPACTS AND MITIGATION MEASURES:**

The new roof on the third floor, the repair of an existing seawall and the repair and replacement of the railings are not anticipated to have a significant adverse environmental impact on the resources of the area. No endangered plant or animal species will be affected by the project as none are known to exist on the subject parcel or in the surrounding area. Since construction is limited to existing structure, no impacts are anticipated on archaeological, cultural or historical resources in the area. Moreover, the subject property has been previously disturbed during the construction of the condominium. Air quality and ambient noise levels may be affected during the construction phase. These will be a short-term increase in noise level and ambient air quality that can be mitigated by the use of acceptable construction practices, and construction will be confined to normal daylight working hours. Construction debris will be limited to area of construction by means of plywood barricades at poolside and ocean side.

No coastal water quality is affected during the construction phase during the grouting (pointing) of the existing seawall. Special precautions will be taken to avoid having material leaching into the ocean. Work will start only at low tide and when surf allows for the bottom five (5) feet of the retaining wall. Wastewater, runoff and drainage facilities are currently in place and operating as per county code and ordinances. The proposed improvements will be located within a coastal flood area with velocity hazards and the 100-year flood zone. This improvements does not include fill or other obstructions. This proposed project will improve and maintain the structural integrity of a public and private facility that is important to the local economy. Mauka-makai public accesses are provided through state lands located at the north end of the subject parcel and to the south end.

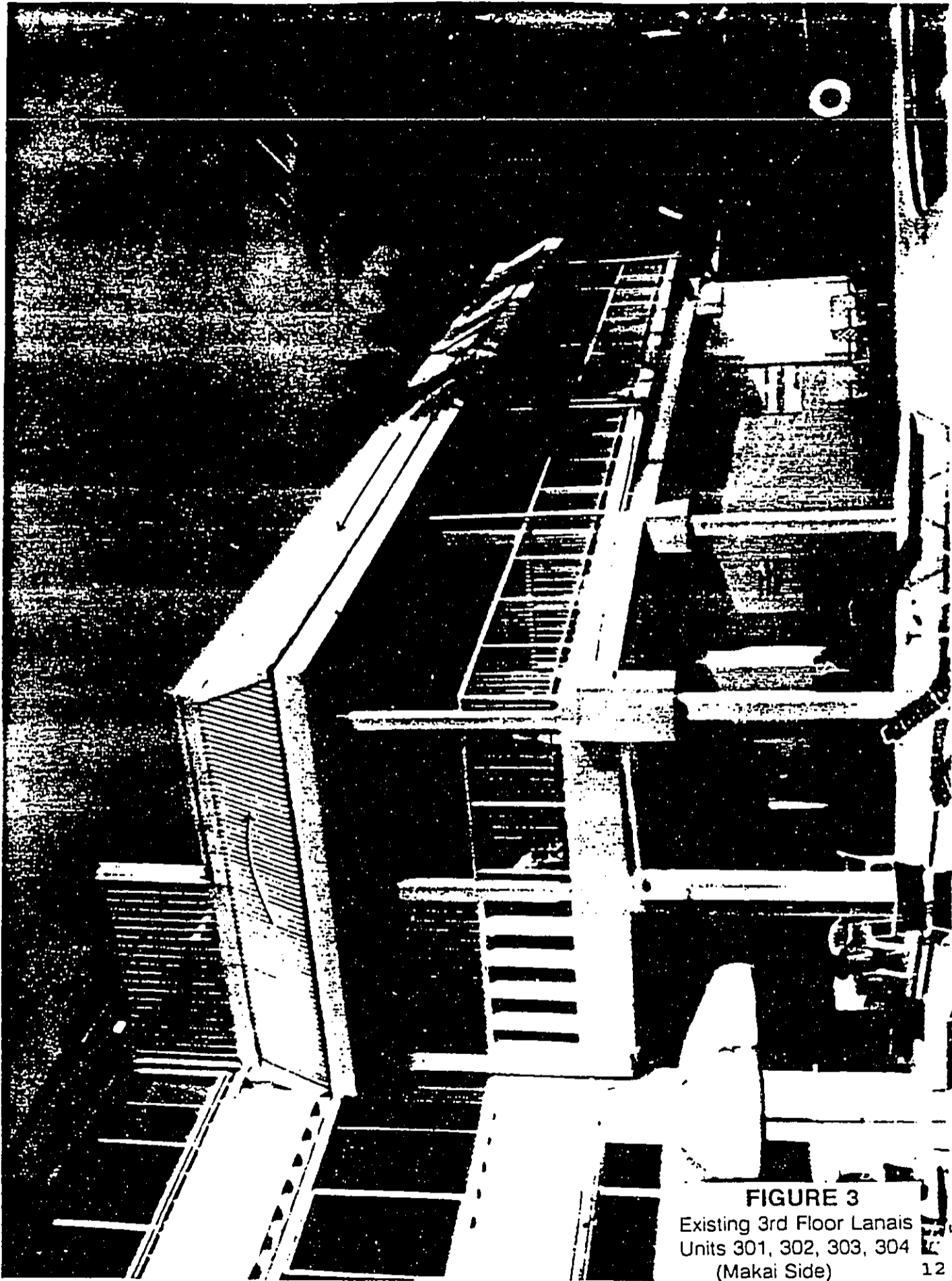
Scenic resources of the shoreline may be altered at short-short-time basis due to the construction of these improvements.

## 9. DETERMINATION

The following conclusions are made regarding improvements within the 40 foot shoreline setback area.

- 1) The new roof on the third floor with the respective support post and railing within the setback area are not expected to have any adverse impacts on the environment. No additional runoff should result from the installation of the proposed roof.
- 2) Since we propose to repair an existing seawall it is not anticipated to have any adverse impacts on the environment. The work will be performed under special precautions as described in Figure 6. We do not anticipate any impact with the lanai enclosure on coastal water.
- 3) The repair/replacement of a new concrete block railing will not have any impact on the environment. We propose to simply maintain the integrity of the existing railing and aesthetic improvements of the existing makai building elevation.

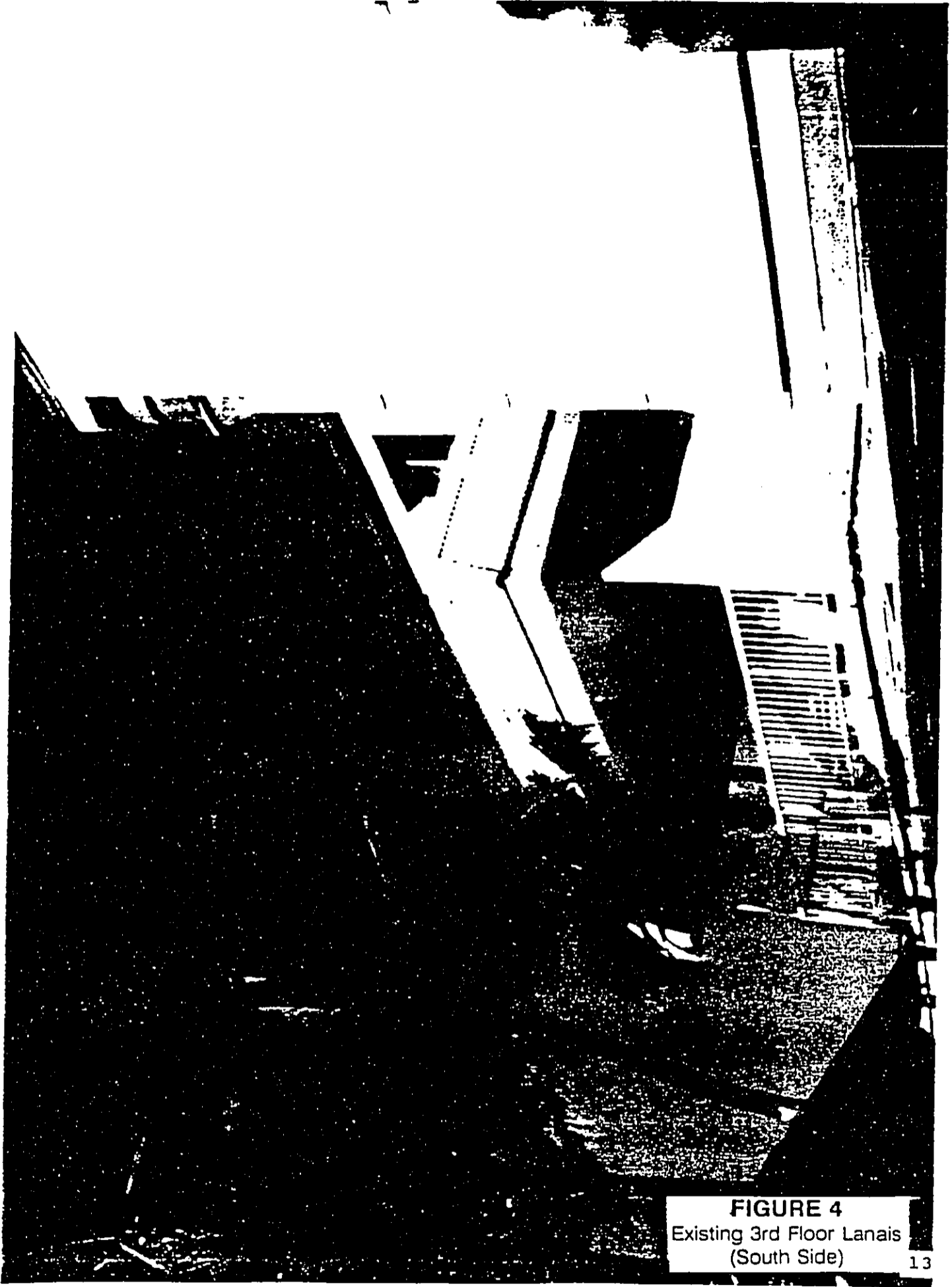
Any potential impacts to the environment can be addressed through compliance with existing rules and regulations, or conditions of the SMA use permit and shoreline setback variance, if approved. Therefore, a Notice of Negative Declaration is now being filed with this Environmental Assessment.



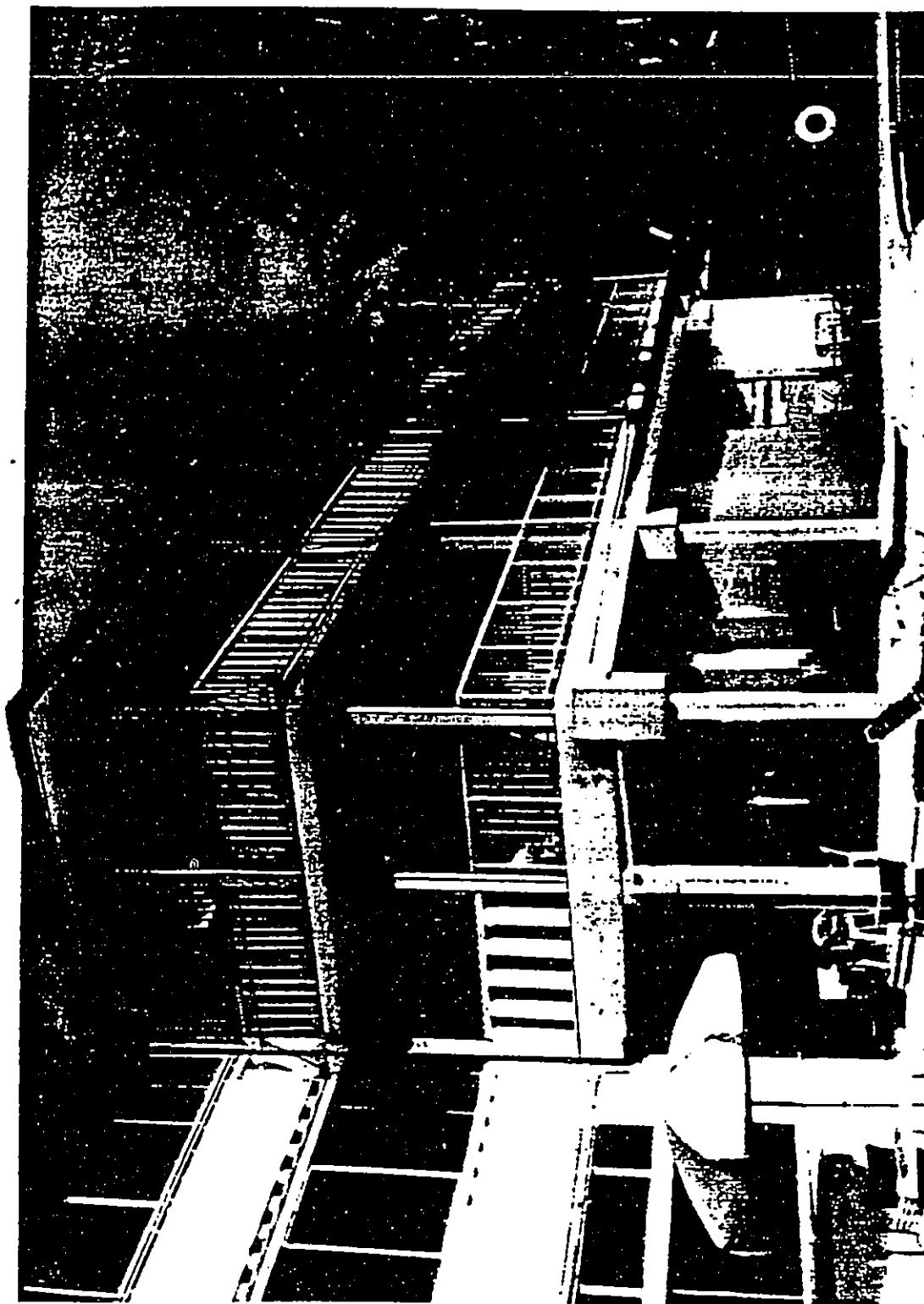
**FIGURE 3**  
Existing 3rd Floor Lanais  
Units 301, 302, 303, 304  
(Makai Side)



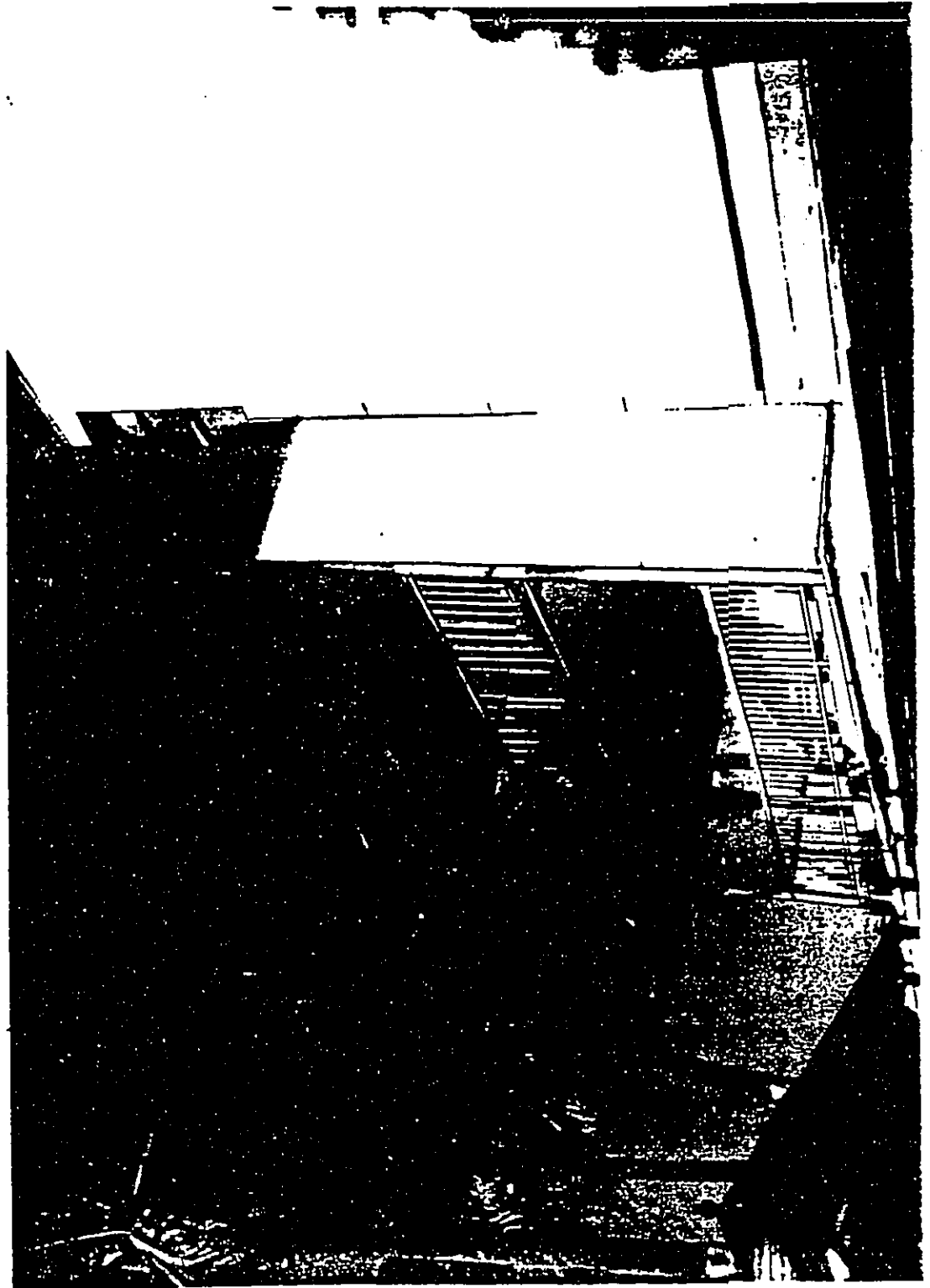
DOCUMENT CAPTURED AS RECEIVED



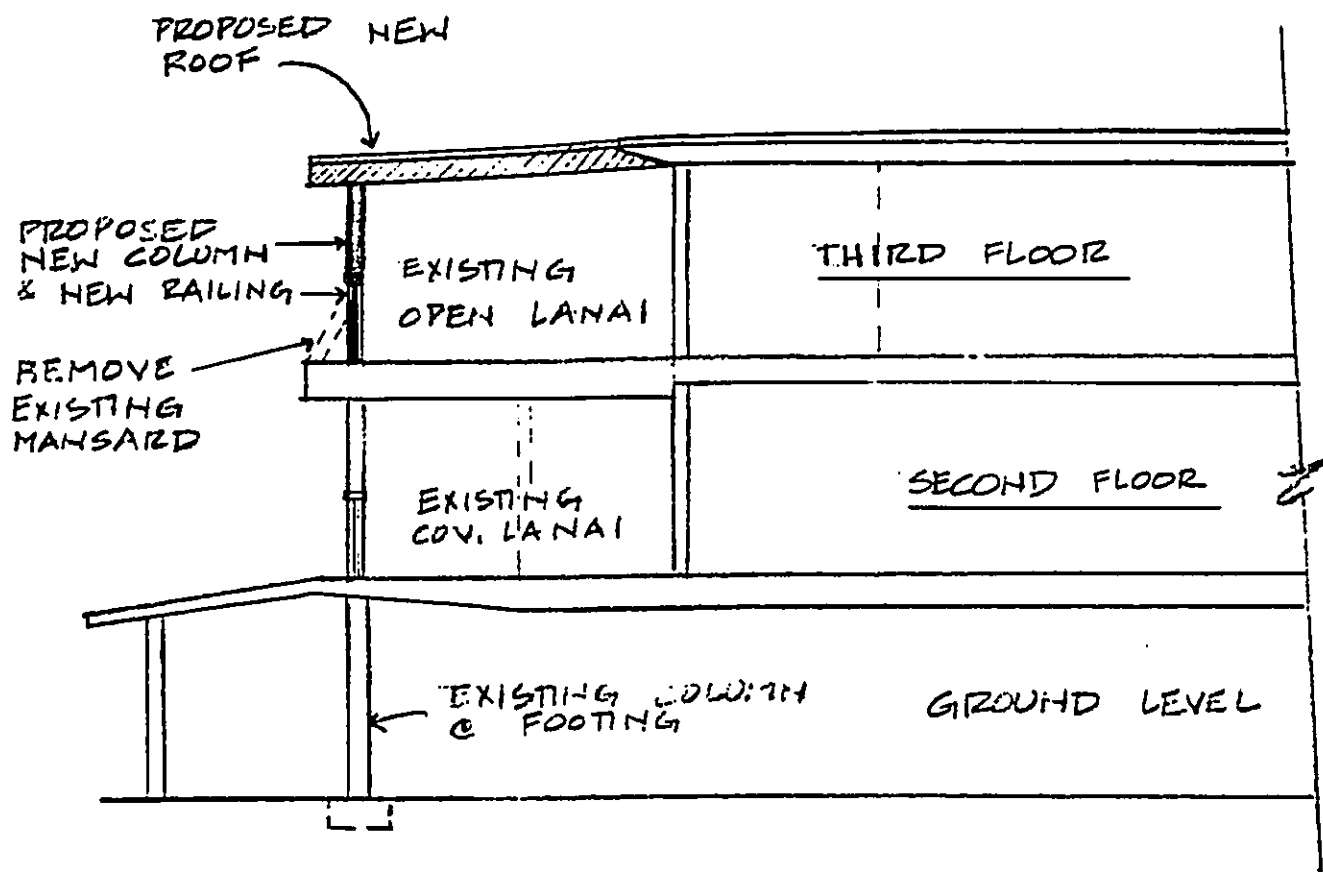
**FIGURE 4**  
Existing 3rd Floor Lanais  
(South Side)



**FIGURE 5**  
Proposed 3rd Floor Lanais & Roof  
Units 301, 302, 303, 304 14  
(Makai Side)



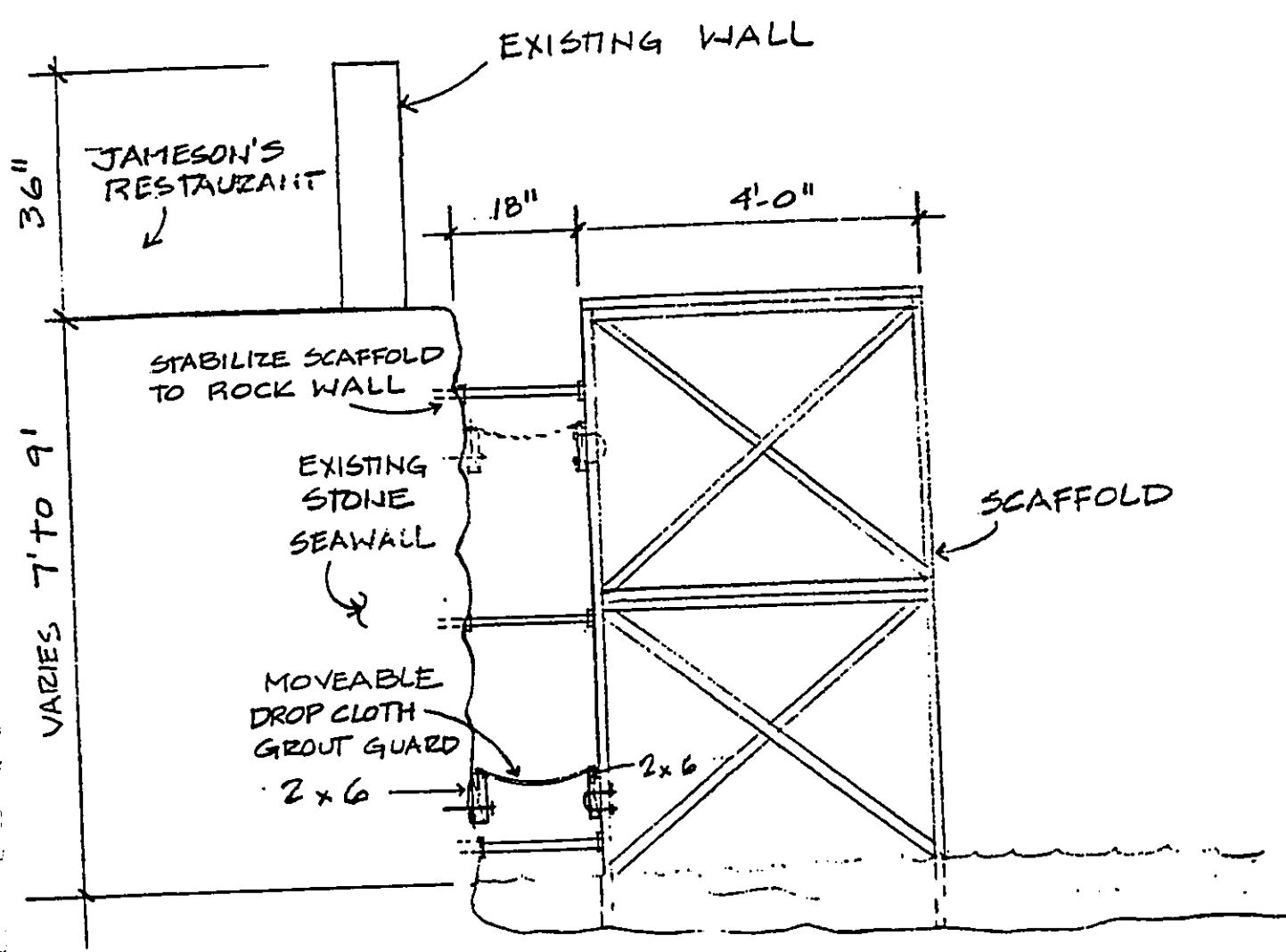
**FIGURE 6**  
Proposed 3rd Floor Lanais, Roof & Wall  
(South Side)



PROPOSED NEW ROOF @ 3<sup>RD</sup> FLR.

SCALE: 1/8" = 1'-0"

**FIGURE 7**  
Section of Building



POINT OF SEAWALL

SCALE: 1/2" = 1'-0"

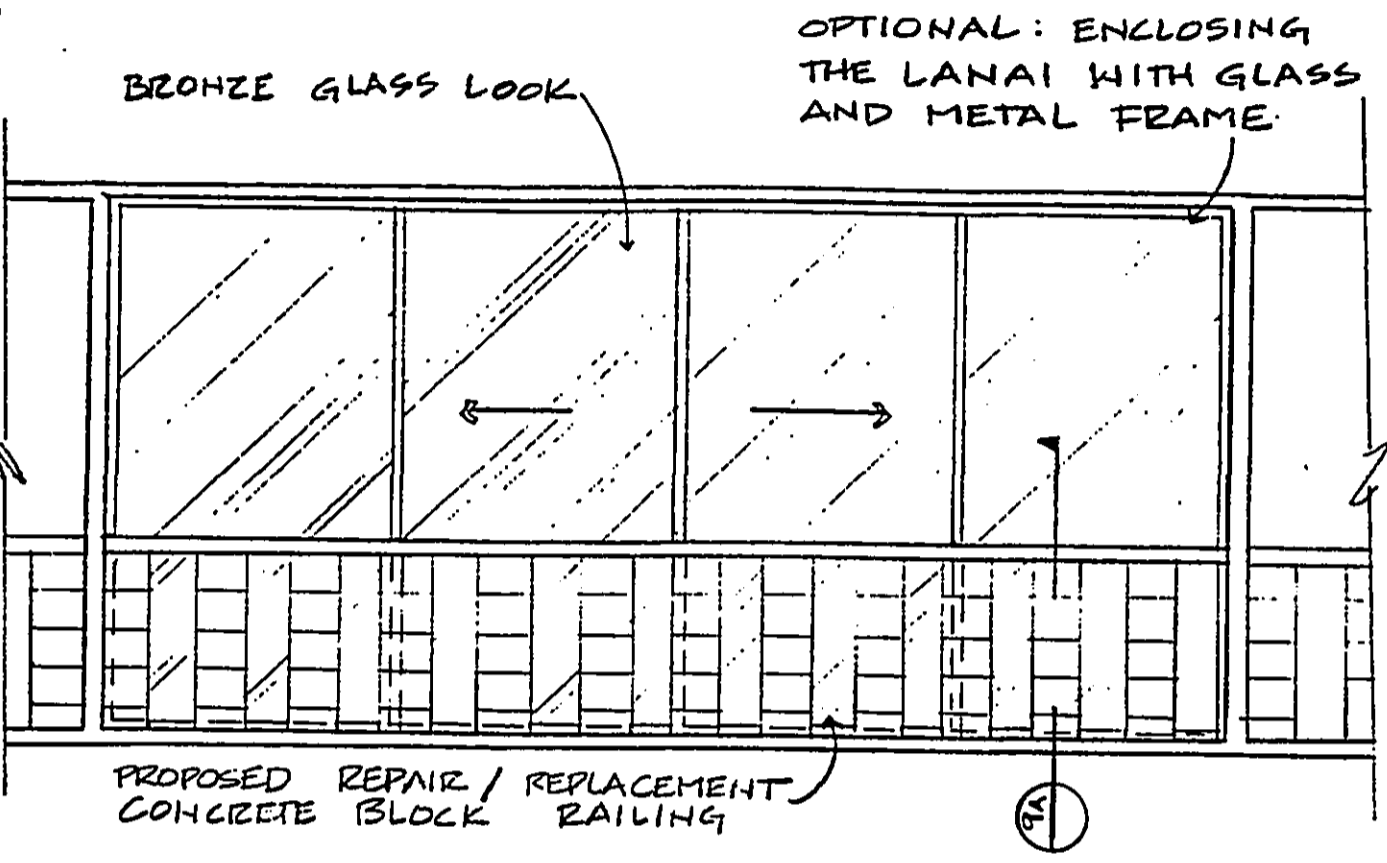
FIGURE 8

**SPECIFICATIONS FOR GROUTING (POINTING)  
EXISTING SEAWALL IN FRONT OF  
KONA MAGIC SANDS CONDOMINIUM**

Contractor will insure and take every precaution necessary to prevent any pollution or destruction of the shoreline (ocean side of the existing seawall) during the construction of the wall repair. The work shall take place only at the extreme low tides and calm seas so that the wave wash shall not effect the grouting (pointing operations). The Contractor shall submit an alternate detailed procedure or strictly follow the following construction procedures:

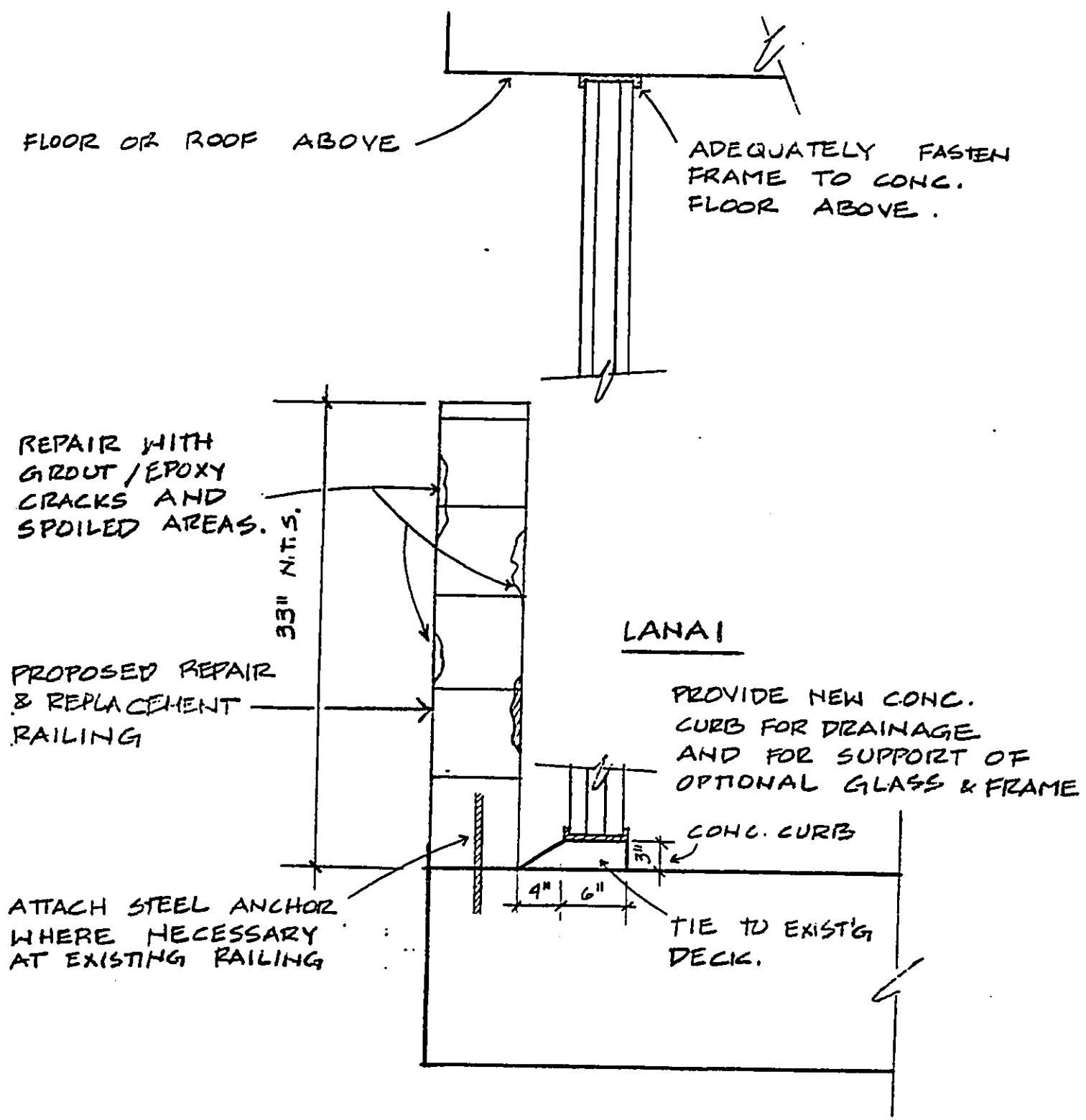
- All mixing of grout and water shall take place beyond the 40' shoreline setback and be transported within the shoreline setback in a container adequate to prevent any spillage of excess grout.
- A catchment or drop cloth technique shall be used at all times when working on the seaward side of the block wall. Use of a waterproof light fiberglass reinforced drop cloth material is recommended. Drop cloth shall be adequately secured to the existing face of the wall with appropriate anchors. Space between the face of the wall and drop cloth shall be 1/2" or less.
- Where height of wall dictates appropriate scaffolding shall be used and erected at low tide. Stabilization of the scaffold shall be towards the wall only. The destruction of any of the lava, coral and sands shall be prohibited.
- Contractor to submit a grout mix material that is fast setting and stiff to maintain minimum spillage of runoff.
- Wherever possible, work (especially at the top of the wall) shall take place from the land side of the wall. However, adequate drop cloth techniques shall be used at all times during the construction operations.
- The intent of the specifications is to provide measures necessary to prevent any and all grout from entering the ocean, and to prevent any destruction of the existing rock and sand area during the installation of scaffolding.

Should any of the above measures need clarification the contractor is obligated to discuss such measures in detail with the engineer.



**FRONT ELEVATION @ LANAI**  
 SCALE: 3/8" = 1'-0"

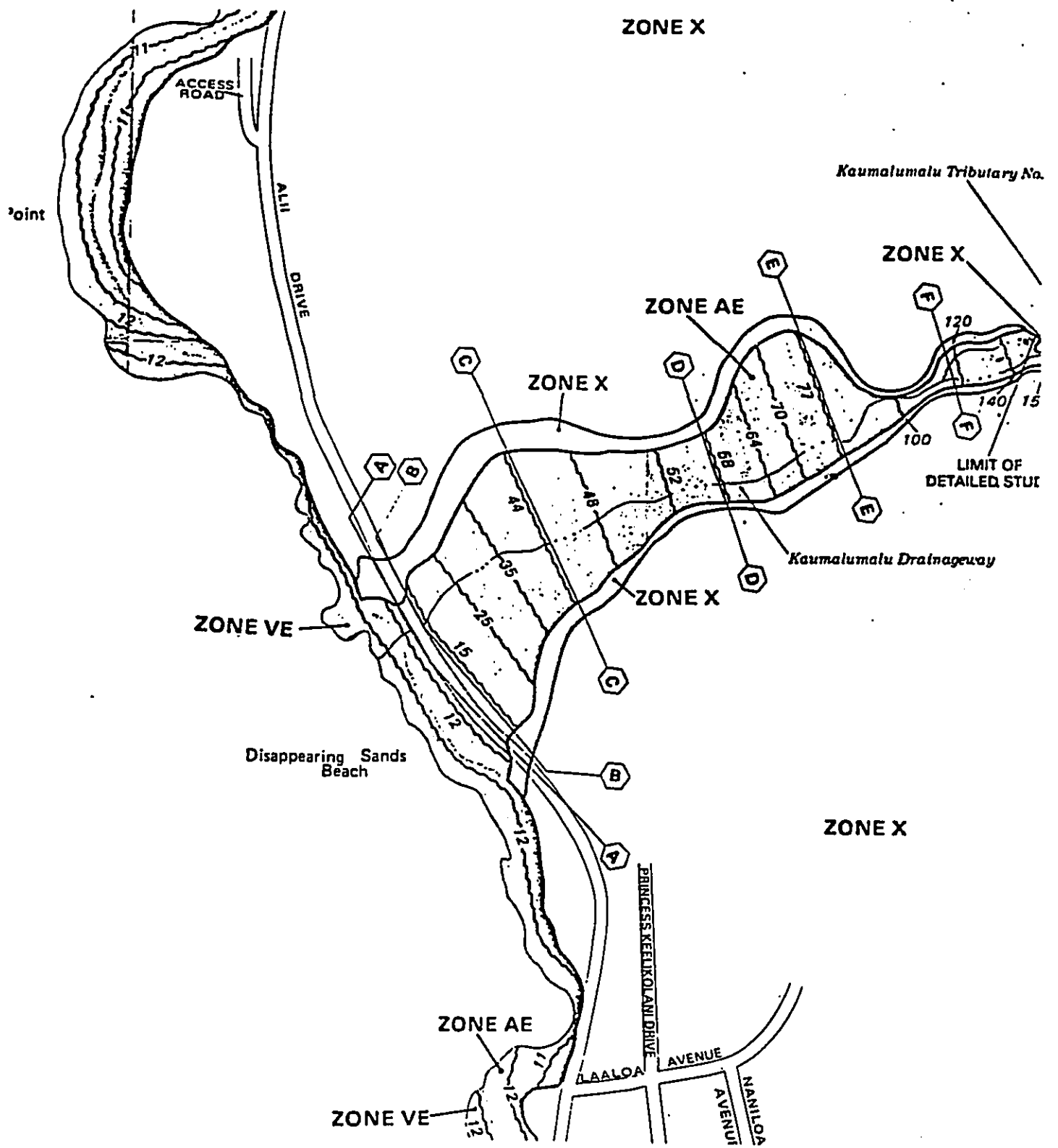
**FIGURE 9**  
 Repair & Replace Existing  
 Concrete Block Railing at the  
 Makai Side 19



PROPOSED RAILING DETAIL  
 SCALE. 1" = 1'-0"

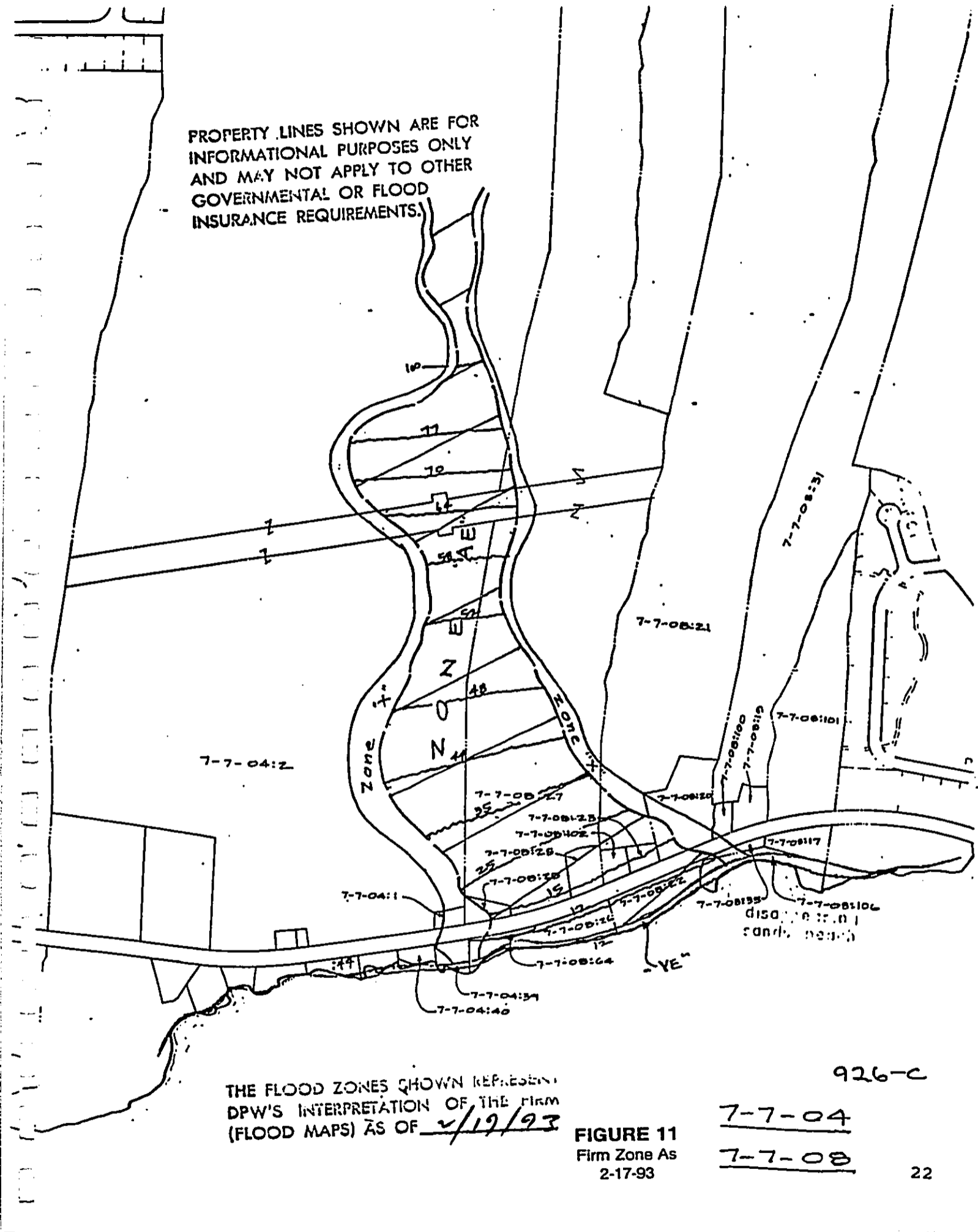
**FIGURE 9A**  
 Section of Window & Curb  
 20





**FIGURE 10**  
Flood Zone Categories

PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT APPLY TO OTHER GOVERNMENTAL OR FLOOD INSURANCE REQUIREMENTS.

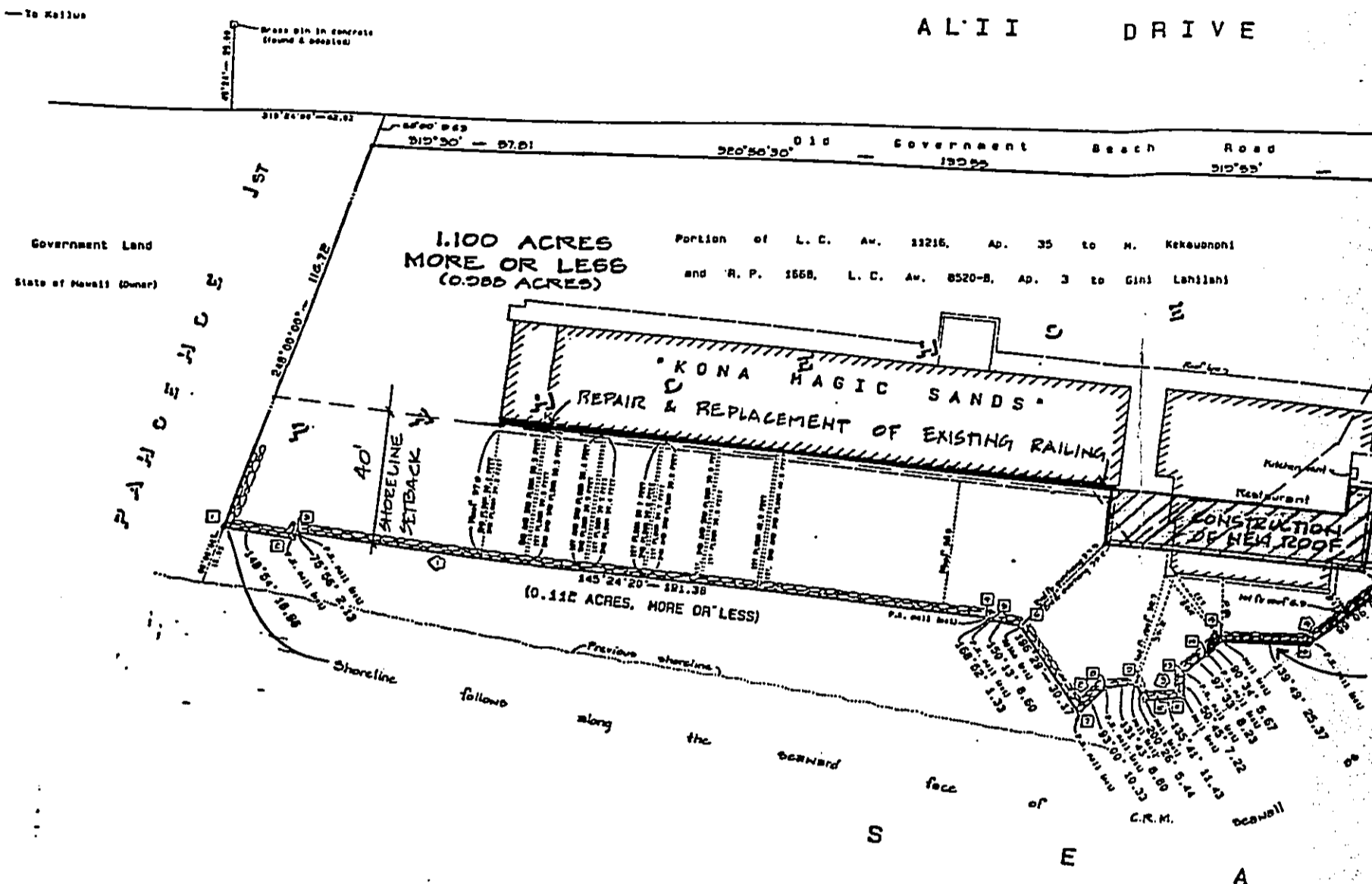


THE FLOOD ZONES SHOWN REPRESENT DPW'S INTERPRETATION OF THE FIRM (FLOOD MAPS) AS OF 2/19/93

FIGURE 11  
Firm Zone As  
2-17-93

926-C  
7-7-04  
7-7-08

ALII DRIVE



NOTES:

1. Azimuths and coordinates are referred to Government Survey Triangulation Station "KAMELO".
2. Total area of Trac: 7-7-08:22 (3rd Div.) is compiled from available records information.
3. [Symbol] denotes numbered point appearing in photographs.
4. [Symbol] denotes photograph number and direction of view.



MAP SHOWING  
 PORTIONS OF  
 L.C. AW. 11216, AP. 35 TO M. KEKAUONOHI; AND  
 R.P. 166B, L.C. AW. 8520-B, AP. 3 TO GINI LAHILAHI

AT PAHOEHOE 2ND, NORTH KONA, ISLAND AND COUNTY OF HAWAII  
 STATE OF HAWAII

