

September 4, 1986

Ms. Patricia Engelhard, Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Dear Ms. Engelhard:

Special Management Area (SMA) Use Permit Application
Tax Map Key: 3-6-02:24 & 26

The Planning Commission at its duly held public hearing on August 28, 1986, voted to approve your application, Special Management Area Use Permit No. 245, to allow the construction of a boat launch ramp and related navigational improvements at Laupahoehoe Point Park, Laupahoehoe, North Hilo, Hawaii.

Approval of this request is based on the following:

The approval of boat launch ramp and related navigational improvements will not violate the objectives and policies stated in Chapter 205-A, HRS, nor the intent of Rule No. 9 of the Planning Commission relating to Special Management Area. The purpose of Chapter 205-A, HRS and Rule No. 9 is to preserve, to protect and where possible, to develop the coastal resources of the state and county. SMA guidelines identify several areas of management concerns including recreational, historic, and scenic and open space resources, coastal ecosystems, economic uses, and coastal hazard. As a result, special controls on development may be necessary to avoid irretrievable loss of the valuable resources and the foreclosure of management options.

The most significant effects associated with the land-based actions of the project are to water quality during the construction phase. Since the substrate at the site is primarily rock, this will reduce the potential soil runoff. Also, the U.S. Army Corps of Engineers has agreed to consider scheduling site preparation during periods of minimal rainfall. As a condition of permit approval, permanent soil erosion shall be prevented through the use of groundcover on exposed areas. Dredged material will be stockpiled about one mile upland thus preventing silt-laden runoff from re-entering the water. It should be mentioned that the Corps will be coordinating the off-shore activities with the U.S. Department of Interior,

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Division of Fish and Wildlife. Thus, negative impacts due to blasting, dredging and filling in the waters should have been addressed by appropriate agencies and federal laws. This includes visual surveys to insure the absence of endangered and threatened species and the use of silt retention screens where practical.

Although public access along the shoreline may be temporarily impeded during the construction phase of the project for safety reasons, permanent access will be retained throughout the park area.

The long-term recreational and commercial economic benefits will be significantly greater by making an estimated 375% more days available for launching.

Moreover, the construction of a boat ramp and navigational improvements to the existing Laupahoehoe boat launch area supports the following SMA policy related to economic uses:

"Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas[.]"

Because there are no historic resources or identified rare or endangered species of flora or fauna on land, the coastal resources will not be impacted.

Through compliance with all federal statutes and orders and with the coordinating assistance from U.S. Department of Interior, the potential negative impacts to the coastal ecosystem have been addressed in the planning stages and will be further mitigated during construction as mentioned previously.

The project area is in a tsunami inundation zone. However, a staff field check noted the installation of a Civil Defense siren nearby in the event of tsunami occurrence. This warning system should assist in facilitating public communication. By its very nature and purpose, the project should not aggravate the potential coastal hazard situation to the public.

Construction of a boat ramp is consistent with the agricultural zoning, which permits open recreational features and with the Land Use Element of the General Plan which states:

"Encourage uses of public lands which will satisfy specific public needs, such as housing, recreation, open space and education."

Based on the foregoing, it is determined that the granting of the subject request will not create a significant adverse effect on

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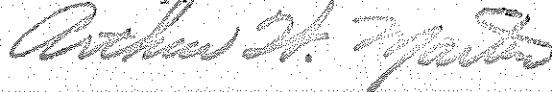
the environment; and, therefore, will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management; Rule 9 relating to the Special Management Area; the General Plan; or the County of Hawaii Zoning Code.

Approval of this SMA Use Permit request is subject to the following conditions:

1. The petitioner, its successors, or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Secure approval from the Board of Land and Natural Resources and comply with all stated conditions of the Conservation District Use Permit.
3. Plans for final plan approval of the boat launch ramp and other land-based improvements shall be submitted to the Planning Department within one year from receipt of BLNR approval. The plans shall include groundcover landscaping of exposed slope areas to control erosion and the designation of a disposal site for dredged material.
4. Construction shall commence within one year from the date of receipt of final plan approval and be completed within two years thereafter.
5. Comply with all applicable county, state and federal rules, regulations and requirements.
6. The Planning Director may administratively grant extensions to the foregoing time conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to nullify this permit.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Arthur W. Martin
Chairman Pro Tem, Planning Commission

cc: U.S. Army Corps of Engineers, Honolulu District
DPED, CZM Program w/background
Department of Public Works
Department of Water Supply
County Real Property Tax Division
DLNR