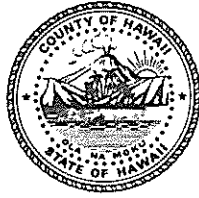


Stephen K. Yamashiro  
Mayor



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

August 25, 1993

COPY

Mr. Stanley K. Okada  
2100 Date Street, Apt. 306  
Honolulu, HI 96826

Dear Mr. Okada:

Special Management Area (SMA) Minor Permit No. 93-15  
Proposed Grubbing, Grading And Planting Of Vacant Lots  
Honaunau Beach Lots  
TMK: 8-4-12: 15 & 17; Honaunau, South Kona, Hawaii

We have received and reviewed a Special Management Area (SMA) Use Permit Assessment Application for the proposed grubbing, grading and landscaping of the adjoining subject parcels at Honaunau Beach Lots.

#### BACKGROUND INFORMATION

Applicant Stanley Okada has leased the subject lots with the intention of improving them for recreational purposes such as picnic use. The uneven topography is to be graded and the existing weedy vegetation is to be removed and replaced by plantings. Parcels 15 and 17 are 0.2 and 0.19 acres in area respectively, and are located on the mauka side of Honaunau Beach Road, about 170 feet from the shoreline.

LAND USE. The subject properties and the surrounding lots on the mauka side of Honaunau Beach Road bear a State Land Use (SLU) District classification of "Agriculture" and County zoning of Unplanned. The surrounding lots on the makai side of the road bear a SLU District classification of "Conservation" and County zoning of Open. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area surrounding Honaunau Bay for Open Area uses. Existing uses include single family residential, recreational, and vacant. A low-key educational facility exists about 800-900 feet south of the subject parcels, and the Puu Honua O Honaunau National Park boundary is a little farther to the south.

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HAZARDS. The Flood Insurance Rate Maps (FIRM), prepared by the Federal Emergency Management Agency (FEMA), have included this area in Zone "X", outside the 500-year floodplain. The Lava Flow Hazard Map for Mauna Loa volcano identifies the area of the subject parcels to be in a gradational area between Lava Hazard Zones 2 and 3, Zone 1 being the most hazardous zone. The subject lots' location away from the shoreline and within a protected bay places them outside the areas of storm wave uprush.

VEGETATION. The vegetation of the subject parcels is a typical naturalized vegetation of the area consisting of introduced species. Keawe (Prosopis pallida) and opiuma (Pithecellobium dulce) form the larger tree and shrub component, and koa haole (Leucaena leucocephala) and night-blooming cereus (Hylocereus undatus) occur beneath. Various introduced herbs and small woody plants may vary in presence depending on past plantings and recent rainfall. Native species are limited to tough common plants such as uhaloa (Waltheria americana).

HISTORIC STATUS. While the subject area is important historically and significant archaeological remains occur in the National Park and vicinity, site inspections of the subject parcels by archaeologists from the State Historic Preservation Division on September 30 and August 5, 1993, revealed no historic features are present, and that the proposed activities will have "no effect" on historic sites.

#### FINDINGS AND DETERMINATION

Upon review of the request against the guidelines for granting a Special Management Area Permit, the Planning Director hereby approves a Special Management Area Minor Permit. The proposed action is consistent with the Objectives, Policies and SMA Guidelines which were established to provide guidance for the preservation, protection, and development of coastal resources of the State and County. They identify several areas of management concern including historic, recreation, scenic resources, coastal ecosystems, economic use, and coastal hazards.

The proposed grading and landscaping are not expected to have any detrimental effects on the Special Management Area, as determined from the following findings and conditions.

The total valuation of the project will not exceed \$125,000; and the proposal will not result in a significant adverse effect on the Special Management Area.

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As described in the information provided, the unobtrusive nature of the proposed request and the applicant's intentions to utilize the landscaped parcels for recreational uses are consistent with the County Unplanned zoning, the State Land Use Agriculture District and the Open Area General Plan designation for the area.

There are no historic resources on the subject parcels, as noted from the site inspection by the Historic Preservation Division, Department of Land and Natural Resources; consequently, no adverse effects are expected by the proposed grading.

A naturalized, exotic dominated vegetation will be replaced by a planted landscaping; hence, no detriment to native plants is expected.

Based on the above findings, the limited nature of the project, and given the proposed conditions, it is determined that the granting of this request will not impact the identified resources. Therefore, the granting of this request will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management; Rule 9 of the Planning Commission relating to the Special Management Area; or the General Plan.

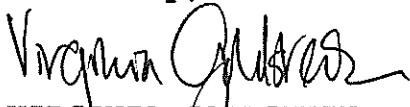
A Special Management Area Minor Use Permit is further approved subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. The applicant shall comply with all other applicable laws, rules, regulations and requirements.
3. The life of authorization of this permit is two years. Implementation of the proposed improvements in the manner described above shall be completed within two years.
4. Any deviations from the proposed project as explained in the application materials and in the body of this permit will require advance approval from the Planning Department.

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Should you have any questions about this permit please contact Rick Warshauer or Rodney Nakano at this office.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

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DONNA FAY KIOSAKI  
Chief Engineer

DATE: *Donna Fay Kiosaki* 8/27/93

FRW:pak  
0348D

xc: ☒ SMA Section  
West Hawaii Office