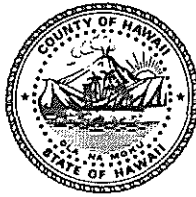


Stephen K. Yamashiro  
Mayor



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

#### CERTIFIED MAIL

December 29, 1993

Mr. George Yoshida, Director  
Department of Parks and Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, HI 96720

Dear Mr. Yoshida:

Special Management Area (SMA) Minor Permit No. 93-25  
Applicant: County Department of Parks & Recreation  
Proposed Construction of a Water Tank at  
Whittington Beach Park  
TMK: 9-5-14:1; Honuapo, Ka'u, Hawaii

This is to acknowledge receipt on December 10, 1993 an SMA Use Permit Assessment Application for the proposed construction of a 9,300 gallon water tank at the above-referenced parcel.

We have reviewed the proposal and have determined that a Special Management Area (SMA) Minor Permit is required for the proposed project. The proposed activity is not in excess of \$125,000 in valuation, and will not have a significant adverse effect on the Special Management Area. The proposed water tank will be situated more than 100 feet from the shoreline, and as such, a shoreline survey is hereby waived. Accordingly, based on the following background and findings, we hereby issue SMA Minor Permit No. 93-25 with conditions.

#### BACKGROUND

1. County Department of Parks & Recreation is requesting a Special Management Area (SMA) Minor Permit to allow the proposed construction of a 9,300 gallon water tank at Whittington Beach Park. The property is located on the makai side of the Hawaii Belt Road at Honuapo, Ka'u, Hawaii TMK: 9-5-14:1.

1-1-94

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2. Specifically, the applicant proposes to construct a 12 feet diameter by 11 feet high water tank on a concrete foundation. The water tank will have a storage capacity of 9,300 gallons of water. It will be located approximately 10 feet from an existing comfort structure. The applicant also proposes to install a booster pump system which will be attached on the exterior portion of the comfort structure. The estimated cost of the project is \$25,000.
3. The applicant states the following reasons for the proposed project.

"Water (non-potable) at Whittington Beach Park, Honuapo, Ka'u is presently obtained from a private neighboring source. During periods of drought or when the private source is unable to provide water due to equipment breakdown, etc., closure of the beach park occurs. Closures of this nature, sometimes lasting for weeks, occur several times a year.

"In an attempt to secure a more reliable source of water, the Dept. of Parks and Recreation is proposing to install a 9,300 gallon water tank. Although the existing private system will still remain as the main water source, the water tank will serve as a backup supply. As needed, water can be hauled to the tank in order to continue to provide water for sanitation purposes. Closure of the park due to water shortages will then be eliminated.

"The proposed water tank will provide a more reliable source of water for sanitation use and will result in higher use of the beach park."

#### STATE AND COUNTY PLANS

4. The State Land Use District classification is Conservation. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area as Open Area. The County Zoning designation is Agricultural- 20 acres (A-20a).
5. The subject parcel is located within the Special Management Area. The proposed improvement require an SMA Permit.
6. The Department of Parks and Recreation has declared that the construction of a water tank is an exempt class of action. Therefore, the proposed action is exempt from the requirements of Chapter 343, HRS, relating to Environmental Impact Statements.

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### **DESCRIPTION OF THE PROJECT SITE AND SURROUNDING AREA**

7. Whittington Beach Park is a 0.82 acre public beach park within which are situated three picnic pavilions, a comfort station, and an open lawn area utilized for picnicking and camping. The beach Park is situated in a relatively secluded area surrounded by vacant lands.
8. According to the Soil Survey Report published by the U.S.D.A, Soil Conservation Service, the land is of the Punaluu series which consists of well-drained, thin organic soils over pahoe-hoe lava bedrock. The peat is rapidly permeable. The pahoe-hoe lava is very slowly permeable, although water moves rapidly through the cracks. Runoff is slow, and the erosion hazard is slight.
9. No archaeological sites listed on the National or State Register of Historic Places are recorded on the subject property. Because of extensive improvement to the park area, there are no known rare or endangered species of plant or animal on the property.
10. The Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency, designates the area as Zone VE (coastal flood with velocity hazard), 21 feet base flood elevation. The site is within the tsunami inundation area.

### **PUBLIC UTILITIES AND SERVICES**

11. Access to the property is from the Hawaii Belt Road.
12. Water and other essential utilities and services are available at the site.

### **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 based on the following findings:

The purpose of Chapter 205A, HRS, and Planning Commission Rule No. 9, Special Management Area Rules and Regulations of the County of Hawaii, is to preserve, protect and, where possible, to restore the natural resources of the coastal zone areas. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options.

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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.

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 water tank system will enhance public recreational use of Whittington Beach Park by minimizing closure of the park due to water shortages. The nature of the proposed improvements are not anticipated to interfere with public access to shoreline areas or existing view planes as the property is situated downslope from the government coastal road. The project site is over 100 feet from the shoreline.

The proposed project does not involve any loss or destruction of historic or cultural resources as none exist on the parcel. Whittington Beach Park has been extensively improved and altered, as such no known archaeological features or endangered plant or animal species exist on the site. Given the limited nature of the proposed project, approval of this request would allow for further recreational use of the land which would not affect shoreline views, public access, and the environment or ecology of the shoreline area.

The proposed project is consistent with the County's General Plan Open Area designation.

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 205A, HRS, relating to Coastal Zone Management; Rule No. 9 of the Planning Commission relating to the Special Management Area; the Hawaii County Zoning Code; or the General Plan.

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

1. The applicant, successors, or assigns shall be responsible for complying with all of the stated conditions of approval.
2. The applicant, its successors or assigns shall comply with all other applicable County, State and Federal laws, rules, regulations and requirements.

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3. Construction of the project shall be completed within one year from the date of Conservation District Use approval (if applicable) or from the date of this permit.
4. An extension of time for the performance of conditions within this permit may be granted by the Planning Director upon the following circumstances: (a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; (b) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and (c) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).

Should any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

Should you have any questions, please feel free to contact Alice Kawaha of this office at 961-8288.

Sincerely,

  
VIRGINIA GOLDSTEIN  
Planning Director

 1/14/94  
\_\_\_\_\_  
Chief Engineer                      Date

AGK

xc: Ms. Donna Kiyosaki, Chief Engineer  
Planning Commission  
Mr. Keith Ahue, DLNR (OCEA)  
Mr. Glenn Taguchi, DLNR-Hawaii Agent  
SMA Section