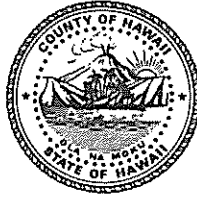


Stephen K. Yamashiro
Mayor



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

July 9, 1994

Ms. Donna Kiyosaki
Chief Engineer
Department of Public Works
25 Aupuni Street, Room 202
Hilo, HI 96720

Dear Ms. Kiyosaki:

Special Management Area (SMA) Minor Permit No. 11
Applicant: County of Hawai'i, DPW - Wastewater Division
Request: Proposed Construction of Chain-Link Fencing and
Gates around the Onekahakaha Sewage Pump Station
Tax Map Key: 2-1-14: por. 36; Keaukaha, South Hilo, Hawai'i

Pursuant to our letter of June 13, 1994, we hereby issue SMA
Minor Permit No. 11 to allow construction of the proposed fence.

PROJECT DESCRIPTION

- 1) The County of Hawai'i Department of Public Works -
Wastewater Division is proposing to erect a chain-link fence
around the perimeter of the existing Onekahakaha Sewage Pump
Station. The fence is intended to protect the station from
vandalism and to prevent the public from coming into contact
with the high-voltage electrical equipment housed at the
station. The pump station is located on Apapane Street, at
the south end of Onekahakaha Beach Park, in Keaukaha, South
Hilo, Hawai'i, TMK: 2-1-14: por. 36.
- 2) The pump station is located on a 3,000 square foot lot,
which is 50 feet wide by 60 feet long. The proposed fence
will be offset one foot to the inside of the property line
along the rear and side boundaries, and six feet from the
edge of the pavement along Apapane Street.

Ms. Donna Kiyosaki

Page 2

July 9, 1994

The fence will be 6 feet high, with two 15-foot wide double gates along the Apapane Street frontage. The project will also involve the removal of two hibiscus bushes and one dead tree, and the trimming of two mango trees, to make room for the new fence and gates. The estimated cost of this project is \$5,000.

STATE AND COUNTY PLANS

- 3) The State Land Use District classification is Urban, and the General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation is Medium-Density Urban Development with an Open area along the shoreline. The County zoning is Open.
- 4) The project site is within the Special Management Area; therefore, the project is subject to SMA review.
- 5) The project has been determined to be within the exempt class of actions under Chapter 343, HRS, relating to the environmental review process. Therefore, this project does not require the preparation of an environmental assessment, a negative declaration, or an environmental impact statement.

SITE DESCRIPTION

- 6) The project site is bounded by an abandoned County zoo and Onakahakaha Beach Park to the north, and by scattered residences to the south, east, and west.
- 7) The site currently houses a sewage pump station; above-ground structures include piping and electrical equipment. The remainder of the parcel is extensively developed as a County beach park, with public rest rooms, picnic areas, showers, paved parking, and horseshoe pits.
- 8) The site is located over 900 feet from the shoreline, at an elevation of less than 20 feet above sea level. The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency designates the area as Zone VE-14 feet, or within an area subject to coastal flooding with tsunami inundation hazards. The base flood elevation of the site is fourteen feet above mean sea level.

Ms. Donna Kiyosaki

Page 3

July 9, 1994

- 9) The site has been extensively developed as a sewage pump station, and the proposed fencing should not further impact any natural resources or historic sites in the area.

INFRASTRUCTURE

- 10) Access to the property is from Apapane Street, a 30-foot wide County maintained roadway.
- 11) Water, electricity, and other essential services are available at the site.

ASSESSMENT

The purpose of Chapter 205A, HRS, and Planning Commission Rule No. 9, Special Management Area Rules and Regulations of the County of Hawai'i, is to preserve, protect, and where possible, to restore the natural resources of the island's coastal zone areas. Special controls on development in these areas have been enacted, to prevent permanent loss of valuable resources. Upon review of the applicant's request for a Special Management Area Permit, the Planning Director finds that the proposed construction is consistent with State and County SMA policies, as outlined below:

- a) **Recreational Resources:** The project will not interfere with recreational uses of Onekahakaha Beach Park, as the fencing will be limited to the sewage pump station site at the far south end of the parcel. The proposed fence should make the park safer for the public, by limiting access to the dangerous equipment housed at the pump station.
- b) **Historic and Natural Resources:** The project will not have any additional adverse effect on historical and natural resources, since the site is already extensively developed as a sewage pump station. The fencing will be limited to the 3,000 square foot area which houses the pump station.
- c) **Scenic and Open Space Resources:** The proposed fence will not interfere with the coastal view, since existing structures and vegetation are located between the project site and the shoreline. The fence will not be more than 6 feet high, and the chain links will allow "see-through" visibility.
- d) **Coastal Ecosystems:** The proposed fence will be located approximately 900 feet from the shoreline and should not have any adverse effect on the coastal ecosystem.

- e) **Economic Uses:** The project is consistent with State and County policies governing the Special Management Area. The proposed fence will protect the public from potential hazards associated with high-voltage equipment. The existing pump station benefits the public by ensuring adequate waste disposal for park users and surrounding residents.
- f) **Coastal Hazards:** Although the project will be constructed in an area which is subject to tsunami inundation, the proposed fence should help to minimize existing hazards associated with the sewer pump station.

DETERMINATION

Based on the preceding assessment, the Planning Director has determined that this proposal will not be contrary to State and County policies governing the Special Management Area. The Planning Director hereby approves a Special Management Area Minor Permit, 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) Pursuant to the County Zoning Code, the applicant, successors, or assigns shall secure **Final Plan Approval** for the project within **one year** of the date of this permit.
- 3) Construction of the proposed fence shall be completed within **two years** from the date of this permit.
- 4) The applicant, successors, or assigns shall comply with all other applicable County, State, and Federal regulations.
- 5) A progress report shall be submitted to the Planning Director within **six months** from the date of this permit. This report shall include the status of the project and to what extent the conditions of approval are being complied with. Additional progress reports will be required every six months, until all of the conditions of approval have been complied with and the Planning Director acknowledges that further progress reports are not required.
- 6) An extension of time for the performance of conditions may be granted by the Planning Director only when 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

Ms. Donna Kiyosaki

Page 5


July 9, 1994

fault or negligence; and 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 these conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke this permit.

Please feel free to contact staff members Linda Copman or Alice Kawaha at 961-8288 if you have any questions.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director



7/12/94

Chief Engineer

Date

LC:boa
SMM11

xc: Plan Approval Section
Planning Commission
SMA Section *org*