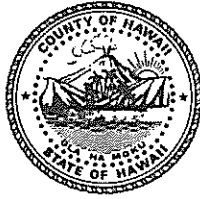


Stephen K. Yamashiro
Mayor



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

September 28, 1994

Mr. George Yoshida
Parks & Recreation Director
Department of Parks and Recreation
25 Aupuni Street, Room 210
Hilo, HI 96720

Dear Mr. Yoshida:

Special Management Area (SMA) Minor Permit No. 22
Applicant: County of Hawaii, Department of Parks
and Recreation
Request: To Eliminate Existing Cesspools and Install
Sewer Lines at Onekahakaha Beach Park
Tax Map Key: 2-1-14: 13; Keaukaha, South Hilo, Hawaii

Pursuant to our memo of September 9, 1994, we hereby issue SMA
Minor Permit No. 22 to allow the construction of the proposed
improvements.

GENERAL INFORMATION

1. **Land Ownership:** The proposed improvements will be located
on a portion of a 21.091 acre parcel, TMK: 2-1-14:13, which
is owned by the County and managed by the Department of
Parks and Recreation as Onekahakaha Beach Park.

APPLICANT'S REQUEST

2. **Request:** The County of Hawaii Department of Parks and
Recreation is proposing to demolish and backfill the four
(4) existing cesspools at Onekahakaha Beach Park and to
install new sewer lines to service the Park restrooms and
the existing single- and multi-family residences in the
immediate area. Approximately 1,090 lineal feet of 4- and
6-inch sewer lines (Sewer Line B) will be installed within
the Park area, which will connect to 700 feet of new 8-inch
sewer line (Sewer Line A) to be installed beneath the Keokea

Loop Road. The entire system will connect to the Kalaniana'ole Avenue interceptor system, and from there to the new Hilo Wastewater Treatment Plant located near the Hilo International Airport. Effluent flowing through the new system will receive secondary treatment before being released into the ocean from an outfall located outside the breakwater in Hilo Bay. All proposed sewer lines will be located underground, and no additional aboveground structures will be constructed as a result of this project. Three plain sewer manholes will be constructed at designated points along Sewer Line B, to provide access to the new system for maintenance purposes.

3. **Purpose:** This project is intended to bring the Park's wastewater treatment facilities into compliance with the County's General Plan. The existing cesspools are subject to seepage during heavy rains, and therefore contribute to ground and ocean water contamination at the site. The applicant proposes to eliminate these cesspools, and to construct a new sewer system to help prevent continued contamination of surrounding waters. According to the applicant, "The exclusion of cesspools will improve the health standards for the city and be in conformity with the County's long range plan. While individual treatment facilities may be constructed for each successive development, it will not achieve the goal specified in the County's long range plan, nor will it be efficient in preventing contamination of the ground water and recreational waters. There are no feasible alternatives to this project. Not to proceed with this project means the continued use of individual wastewater systems and the menace it poses."
4. **Mitigation Measures:** The contractor will comply with all applicable regulations governing noise, dust, and erosion control. Temporary pollution control measures, such as berms, dikes, dams, sediment basins, or slope drains may be constructed to prevent contamination of the surrounding waters. The surface area of erodible earth material exposed during excavation will be monitored by an engineer to insure that erosion at the site is kept to a minimum. Open trenches will be limited to no more than 150 feet in length, and they will be left uncovered only during normal working hours. Barricades and warning signs will be used to prevent public access to the work area. All areas disturbed during construction will be backfilled to their original grade, and new grass will be planted once the work is completed.

5. **Time Frame:** As estimated by Mr. Harold Sugiyama of the Wastewater Division, the time frame for completion of the project is 120 days or 4 months.
6. **Estimated Cost:** The total cost for the proposed demolition of the existing cesspools and for the construction of Sewer Line B is \$124,345.

STATE AND COUNTY PLANS

7. **SLU:** The parcel is located in the State Land Use Urban district.
8. **GP LUPAG Map:** The General Plan Land Use Allocation Guide (LUPAG) Map designation for the project site is Open.
9. **County Zoning:** The parcel is located in an Open zoned district.
10. **SMA:** The parcel is located within the Special Management Area; therefore, the project is subject to SMA review.
11. **General Plan:**
 - a. **Environmental Quality Element:** "The County of Hawaii shall take positive action to further maintain the quality of the environment for residents both in the present and in the future."
 - b. **Natural Resources and Shoreline Element:** "The County shall encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent."
 - c. **Public Utilities Element:** "Improvement of existing utility services shall be encouraged to meet the needs of users."
12. **Chapter 343:** This project is covered under the Final Supplemental Environmental Impact Statement (EIS) - Hilo Wastewater Treatment and Conveyance Facilities, which was published in February 1989. The project is in compliance with Chapter 343 HRS, regarding Environmental Impact Statements.

13. **Shoreline Setback Rules:** This project was determined to be exempt from further review under Planning Commission Rule 8, regarding development within the Shoreline Setback Area. According to Rule 8-7(a)(4), "repair, reconstruction, and minor additions to or alterations of legal, publicly-owned boating, maritime, or watersports recreational facilities, which result in little or no interference with natural shoreline processes" do not require a Shoreline Setback Variance. On September 6, 1994, the Planning Director determined that the project qualifies under this exemption, and that no further review under Planning Commission Rule 8 is required.

SITE DESCRIPTION

14. **Site Dimensions:** The project will involve construction within the developed portion of Onekahakaha Beach Park. The project site is roughly rectangular, measuring 280 feet from east to west and 200 feet from north to south. Three lateral service lines will be installed within this area, to service the three existing restroom facilities at the Park.
15. **Existing Uses:** The site has been extensively developed as a County beach park. Improvements include public restrooms, picnic pavilions, showers, paved parking, horseshoe pits, and a supervised swimming area.
16. **Distance from Shoreline:** The proposed sewer lines will be located at less than 10 feet from the shoreline at the nearest point and at approximately 130 feet from the shoreline at the farthest point. As noted above, work within the shoreline setback area has been authorized by the Planning Director in accordance with Planning Commission Rule 8.
17. **FIRM:** The entire site is situated 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, or within an area subject to coastal flooding with tsunami inundation hazards. The base flood elevation of the site ranges from 20 feet near the shoreline to 18 feet at the mauka end of the site.

18. **Surrounding Land Uses:** The ocean is located to the north, and scattered single- and multi-family residences are located to the south, the east, and the west. An abandoned County zoo and the Onekahakaha Sewage Pump Station are also located to the south of the project site.

UTILITIES AND SERVICES

19. **Access:** Access to the property is from Keokea Loop Road, a paved County-maintained roadway with a 20-foot right-of-way. A new sewer line (Sewer Line A) will be constructed within this right-of-way, to connect Sewer Line B to the Kalaniana'ole Avenue interceptor system. According to the applicant, Keokea Loop Road will be repaved with asphalt concrete once the sewer line installation is completed.
20. **Other Essential Utilities and Services:** Water, electricity, police and fire protection, and other essential utilities and 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 Hawaii, 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 improvements are consistent with State and County SMA policies, as outlined below:

- a. **Recreational Resources:** The project should not cause more than a temporary disturbance (4 months maximum) to recreational users of Onekahakaha Beach Park and to surrounding residents. Noise, dust, and erosion caused by the grading and excavation of the new sewer system will be mitigated through compliance with applicable County and State regulations. Barricades and warning signs will be erected to separate the work area from public use areas and to prevent accidents. Elimination of the existing cesspools and installation of the new system will lessen the risk of contaminating the coastal ecosystem, and reduce a growing health concern for swimmers and other recreational users of the nearshore waters.

- b. **Historic and Natural Resources:** The project will not have any additional adverse effects on historical and natural resources, since the site is already extensively developed as a County beach park. The new sewer system should enhance waste management at the Park and in the surrounding area, and thus help to preserve the nearshore water quality for residents and Park visitors.
- c. **Scenic and Open Space Resources:** The proposed improvements will not result in the erection of any new structures at the park, and should therefore not interfere with the coastal view plane.
- d. **Coastal Ecosystems:** The proposed replacement of the existing cesspools with a sewer system should reduce the risk of contamination of coastal waters. This project will help to ensure the protection of the coastal ecosystem and enhance the ground water conditions in the area.
- e. **Economic Uses:** This project is consistent with State and County policies governing the Special Management Area, and with the County's General Plan. The proposed sewer system will ensure adequate waste disposal for park users and for surrounding residents.
- f. **Coastal Hazards:** Although the project will be constructed in an area which is subject to tsunami inundation, the project will not intensify coastal hazards at the site. The project will not involve the construction of any above-ground features at the Park.

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 Special Management Area Minor Permit No. 22, **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.

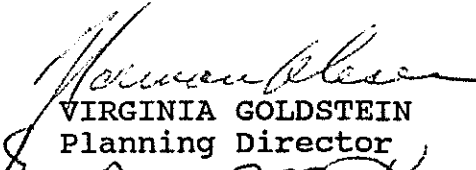
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3. Construction of the proposed improvements shall be completed within two years from the date of this permit.
4. The applicant, successors, or assigns shall comply with all other applicable County, State, and Federal regulations.
5. A progress report 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 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


Chief Engineer

9/28/94

Date

LC:mjh/SMM22

xc: Ms. Donna Kiyosaki, Chief Engineer
Mr. Harold Sugiyama, Wastewater Div.

Planning Commission
SMA Section *adj*