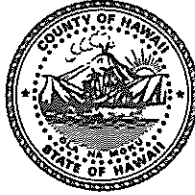


Stephen K. Yamashiro  
Mayor



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

September 19, 1995

Mr. Ralston Nagata, Administrator  
Division of State Parks  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, HI 96809

Dear Mr. Nagata:

Special Management Area (SMA) Use Permit Assessment  
Application No. 95-50 (SMAA 95-50)  
Special Management Area (SMA) Minor Use Permit No. 37 (SMM 37)  
Applicant: Department of Land and Natural Resources-  
Division of State Parks  
Request: Construction of a 50-stall Gravel Boat Trailer  
Parking Area  
Tax Map Key: 2-2-31: Portion of 1; Waiakea, South Hilo, Hawaii

We are in receipt of the above-described application on August 29, 1995, to allow the establishment of a 50-stall gravel boat trailer parking area within a portion of the Wailoa State Park adjacent to the Wailoa River Small Boat Landing Site. The proposed improvements will be limited the grubbing and grading of the project site and which would not exceed \$125,000 in valuation. It has been determined that the proposed improvements will not have an significant adverse impact to coastal resources. Therefore, we are hereby issuing Special Management Area Use Permit No. 37 to allow the construction of a 50-stall gravel boat trailer parking area, for the reasons as detailed below.

#### GENERAL INFORMATION

- 1) **Landownership:** The project site, consisting of approximately one acre, is located within a larger 63.4-acre parcel owned by the State of Hawaii and managed by the Department of Land and Natural Resources as part of the Wailoa State Park. The Division of State Parks will develop the project site in cooperation with the Division

of Boating and Ocean Recreation, who has jurisdiction over the adjacent Wailoa River Small Boat Landing Site. Both divisions are part of the Department of Land and Natural Resources.

#### APPLICANT'S REQUEST

- 2) **Request:** The applicant has submitted an SMA Use Permit Assessment Application to allow the construction of a 50-stall gravel boat trailer parking area on the project site. The proposed improvements will be limited to the grubbing and grading of the project site to remove the existing lawn area and shrubs and create a level area. Two large banyan trees and two large mango trees located within the project site will not be removed. Once graded, the project site will be topped with gravel. The extend of grading will entail less than 100 cubic yards of material.
- 3) **Purpose:** According to the applicant, *"The Wailoa River Small Boat Landing site has very limited boat trailer parking. Presently, overflow parking is provided across Manono Street at the corner of Manono and Kuawa Streets. This overflow parking area is inconvenient and poses a hazard for the boat owners who race on foot across this busy street."* The applicant goes on to say that *"Recreational small boat landing sites are 'uniquely suited for recreational activities that cannot be provided in other areas'. Within the Hilo area, if you want to launch a small boat, this is the only safe place. The proposed project enhances access to this resource by providing necessary parking for boat trailers. The landing site is heavily used, especially during fishing tournaments."*
- 4) **Estimated Cost:** The cost of constructing the boat trailer parking area is estimated at \$10,000.

#### STATE AND COUNTY PLANS

- 5) **The State Land Use District** classification of the project site is Urban.
- 6) **The General Plan Land Use Pattern Allocation Guide (LUPAG) Map** designates the project site as Open, a designation which accommodates parks and historic sites.
- 7) **The Hilo Community Development Plan** recommends that the project site retain its Open (O) designation.
- 8) **County Zoning:** The subject property is zoned Open (O) by the County.

- 9) **SMA:** The subject property is located within the Special Management Area; therefore, this SMA Minor Permit is being issued in satisfaction of the requirements of the SMA.
- 10) **Chapter 343, HRS:** The proposed improvements entail the use of State lands. Therefore, the requirements of Chapter 343, Hawaii Revised Statutes relating to Environmental Impact Statements must be complied with. The Division of State Parks has considered the proposed improvements to be an exempt class of action pursuant to its Exemption List dated December 4, 1991, as approved by the Environmental Council.

#### **SITE DESCRIPTION**

- 11) **Physical Description:** The project site is located along the west (Downtown) side of Manono Street adjacent to the south of the existing Wailoa River Small Boat Landing Site, and directly across the Hoolulu Complex ballfields. The project site is currently maintained as a part of the Wailoa State Park complex with its grass lawn, shrubs and trees.
- 12) **Archaeological/Floral/Faunal Resources:** Due to the extensive improvement of the project site and its surrounding area as part of the Wailoa State Park facility, significant historical sites or features and the presence of endangered species of plants or animals are not anticipated to be located within the project site.
- 13) **The Flood Insurance Rate Map (FIRM),** prepared by the Federal Emergency Management Agency (FEMA), designates the entire project site as being located within a coastal high hazard area (VE). The project site and surrounding area was impacted by the 1975 and previous tsunamis.
- 14) **Surrounding Uses:** Wailoa State Park was established as an open space tsunami buffer zone after the area was severely impacted by the 1960 tsunami. As mentioned, the Wailoa River Small Boat Landing Site, which was constructed in 1958, is located adjacent to the north of the project site. To the south are vacant lands with the Hoolulu Complex located to the east across Manono Street. The project site is located approximately 1,000 feet from the shoreline at the mouth of the Wailoa River.

#### **INFRASTRUCTURE**

- 15) Access to the project site will be provided by the existing Wailoa River Small Boat Landing Site access driveway.

Mr. Ralston Nagata, Administrator

Page 4

September 19, 1995

- 16) Water, electricity, and wastewater disposal is not necessary to accommodate the proposed improvements and its use as a boat trailer parking area.

### 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 within these areas have been enacted to prevent permanent loss of valuable resources. Upon review of the subject request, the Planning Director finds that the proposed construction of a 50-stall gravel boat trailer parking area is consistent with State and County Special Management Area policies, as outlined below:

- a) **Recreational Resources:** The proposed improvements will not interfere with recreational uses of the coastal area since all activities associated with the proposed improvements will be concentrated within the project site, which is located approximately 1,000 feet from the shoreline. One could argue that approval of the proposed improvements could enhance the recreational use of the nearby coastal areas by providing a convenient and safe location for boat trailer parking. The limited parking area currently available and the hazardous location of the additional parking area is a deterrent to the optimum use of the Wailoa River Small Boat Landing Site.
- b) **Historical and Natural Resources:** Due to extensive improvement of the project site as a state park, adverse impacts to historical resources or to endangered species of plants or animals are not anticipated. A condition will be included to require the notification of the Planning Department should any archaeological sites be encountered.
- c) **Scenic and Open Space Resources:** The project site is not located within an area recognized by the General Plan as an example of natural beauty. The proposed improvements will be limited to the grading and grubbing of the project site. No structures are being proposed. Therefore, the existing visual corridors will be preserved. Since the project site is a portion of the Wailoa State Park, it is recommended that the two existing banyan trees and two existing mango trees located within the project site be preserved. The preservation of these existing trees will ease the visual transition between the existing park and the proposed gravel parking area.
- d) **Coastal Ecosystems:** The project site is located approximately 1,000 feet from the shoreline. However, it is located in close proximity to Wailoa River, whose flow directly affects the coastal water quality of portions of Hilo Bay. During heavy

rainfall, there is some concern regarding runoff from the gravel area finding its way into the Wailoa River. A recommendation of this approval will require the applicant to comply with the requirements of the Department of Public Works regarding grubbing, grading and drainage regulations and the Department of Health regarding run-off and Non-Point Discharge Elimination System (NPDES) requirements. Current construction practices are deemed adequate to control on-site runoff and erosion during the construction phase of the parking area.

- e) **Economic Uses:** There are no direct economic benefits to be derived from the proposed improvements, which are being done for the sake of convenience and safety.
- f) **Coastal Hazards:** The entire project site is affected by coastal flooding hazards. All improvements to be located within the project site must be constructed in accordance with the requirements of Chapter 27, Flood Control Code. Since the proposed improvements will be used solely for parking of boat trailers, its approval will not be contrary to the original purpose of establishing the Wailoa State Park as a open space tsunami buffer zone.

#### **DETERMINATION**

Based on the preceding assessment, the Planning Director has determined that construction of a 50-stall gravel boat trailer parking area will not be contrary to the State and county policies governing the Special Management Area. The Planning Director hereby approves Special Management Area Minor Permit No. 37, **subject to the following conditions:**

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim or demand for the property damage, personal injury or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors and agents under this permit or relating to or connected with the approval of this permit.
3. Construction of the 50-stall gravel boat trailer parking area shall be completed within two (2) years from the date of approval of this permit. The applicant shall immediately notify this office, in writing, of the completion of the approved improvements.

4. The two mature banyan trees and two mature mango trees located within the project site shall be preserved.
5. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the immediate area shall cease and the Planning Director shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Director when it finds that sufficient mitigative measures have been taken.
6. The applicant shall comply with the requirements of the Department of Health and Public Works regarding grading and grubbing activities and associated drainage concerns, if any.
7. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the Conservation District Use Permit for the implementation of the anchialine pond management plan. The report shall include, but not be limited to, the status of the implementation of the pond management plan and the extent to which the conditions of approval of this permit are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied and the Planning Director acknowledges that further reports are not required.
8. An extension of time for the performance of conditions within the 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).
9. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

Mr. Ralston Nagata, Administrator

Page 7

September 19, 1995

Please feel free to contact Daryn Arai of my staff at 961-8288 should you have any questions.

Sincerely,



VIRGINIA GOLDSTEIN

Planning Director

DSA:dmo

SMM37.dsa

cc: Ms. Donna Kiyosaki, Chief Engineer  
West Hawaii Office  
SMA Section