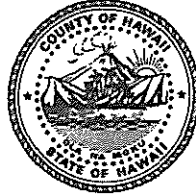


Stephen K. Yamashiro
Mayor



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
P 364 320 251

April 1, 1996

Mr. Terrance S. Arashiro
Wm. Dean Alcon & Associates, Inc.
905 Umi Street, Suite 101
Honolulu, HI 96819

Dear Mr. Arashiro:

Special Management Area Use Permit Assessment Application
No. 95-18 (SMAA 95-18)
Special Management Area Minor Use Permit No. 42 (SMM 42)
Applicant: State Department of Education
Request: Expansion of Parking Area and Vehicle and
Pedestrian Improvements
Tax Map Key: 2-2-20:1; Waiakea House Lots, South Hilo, Hawaii

This letter will follow-up our April 21, 1995, letter to you regarding our deferral of processing of the above-described application pending compliance with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), relating to Environmental Impact Statements. A Final Environmental Assessment-Negative Declaration for the proposed improvements was subsequently published in the November 23, 1995 issue of the Office of Environmental Quality Control (OEQC) Bulletin in satisfaction of the requirements of Chapter 343, HRS. The proposed improvements will not exceed \$125,000 in valuation and will not have an significant adverse impact to coastal resources. Therefore, we are hereby issuing Special Management Area Use Permit No. 42 to allow for various parking area, vehicular and pedestrian facilities improvements, for the reasons as detailed below.

BACKGROUND INFORMATION

1. **Land Ownership:** The subject property is owned by the State of Hawaii.

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APPLICANT'S REQUEST

2. **Request:** The applicant proposes the following improvements within the Kapiolani Elementary school site:
 - a. widen the existing two-way vehicular access road from Kilauea Avenue from its current width of 10 feet to a width of 15 feet.
 - b. construct a new 20-foot wide, one-way (egress) access road from the proposed parking area to Mohouli Street. Traffic leaving the school site along this access road will be restricted to right-turn movements only onto Mohouli Street.
 - c. construct a new passenger loading/drop-off area next to the school's administration building. A roof overhang will be constructed over the loading\drop-off area for shelter from the elements.
 - d. expansion and restriping of the existing 14-stall parking area to accommodate a total of approximately 21 parking stalls, exclusive of handicapped parking.
 - e. other related improvements including signage.
3. **Reason for Request:** The applicant conducted an evaluation of the existing Kapiolani Elementary School site with the following observations.
 - "(1) The existing two-way vehicle entrance/exit road is narrow and causes vehicles to leave the paved surface to allow other vehicles to pass. The tight space situation creates a hazard [for] pedestrians walking next to the roadway.
 - "(2) During the rainy season, the side of the interior roadway gets muddy and hazardous for pedestrians and vehicles.
 - "(3) The passenger loading area next to the administration building needs an overhang to shield pedestrians from the rain. The passenger loading area is not the designated handicapped drop-off area. The designated handicapped drop-off is located on the Mohouli Street wide of the school.

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- "(4) The school needs additional parking stalls.
- "(5) The school is located off of Kilauea Avenue which is a busy four-lane thoroughfare. Business and retail establishments are located across the street from the school.
- "(6) The school is also located off of Mohouli Street which is a two-lane side street. Business establishments and residential homes are located across the street from the school.
- "(7) During school mornings and afternoons, there is a traffic bottle-neck at the Kilauea Avenue which causes vehicle queuing in both directions."

According to the applicant, the proposed improvements
" . . . will provide the school with improved safety for students, parents and teachers."

- 4. **Total Valuation:** The proposed vehicular and pedestrian improvements is anticipated to cost \$157,000 in 1995 dollars.

STATE AND COUNTY PLANS

- 5. **State Land Use District:** The project site is designated Urban by the State Land Use Commission.
- 6. **General Plan:** The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the affected area for High Density Urban uses, which allows for commercial, multiple family residential and related services.
- 7. **Hilo Community Development Plan (CDP):** The Hilo CDP and Land Use Concept Map recommends that the project site maintain its currently Single Family Residential-10,000 square feet (RS-10) zoning. The Hilo CDP was adopted by Planning Commission Resolution in 1975.
- 8. **County Zoning:** As mentioned, the project site is designated Single Family Residential-10,000 square feet (RS-10) by the County Zoning Code. While the establishment of a school within an RS-zoned area is permitted through the issuance of a Use Permit by the Planning Commission, Kapiolani

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Elementary School was established before the adoption of the Zoning Code in 1967. Therefore, Kapiolani Elementary School is considered a "conditionally approved" use which may be expanded or enlarged without the need for a Use Permit (Sec. 25-28(b), Chapter 25, HCC).

9. **Special Management Area (SMA):** A portion of the subject property affected by the proposed improvements are located within the boundaries of the Special Management Area. Therefore, this Special Management Area Minor Use Permit is being issued in satisfaction of the Rules and Regulations of the Special Management Area.

DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

10. **Subject Property:** The property, consisting of approximately 14.314 acres, is located at the corner of Kilauea Avenue and Mohouli Streets which border the project site to the east and south, respectively. Bordering the project site to the west and north is the Wailoa River floodway.
11. **Existing Use:** The entire project site has been extensively developed as the Kapiolani Elementary School, which houses grades from kindergarten through the sixth grade with a design capacity of approximately 460 students.
12. **USDA Soil Survey Report:** Keaukaha Series (rKFD) which consists of very dark brown muck about 8 inches thick and underlain by pahoehoe lava bedrock. The soil is strongly acid and rapidly permeable. The pahoehoe lava is very slowly permeable, but water moves rapidly through the cracks. Runoff is medium, and the erosion hazard is slight.
13. **ALISH:** The Agricultural Lands of Importance to the State of Hawaii (ALISH) map designates the affected area as existing urban development.
14. **FIRM:** The Flood Insurance Rate Maps (FIRM) designates the project site as being located within an area outside of the 500-year flood plain (Zone X).
15. **Archaeological/Floral/Fauna Resources:** As mentioned previously, the subject property has been extensively developed as a school site. Therefore, historical sites or features or the presence of endangered species of plants or animals would not be present on the property.

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16. **Surrounding Land Use Designation/Uses:** The subject property is located within an area zoned for a mix of single and multiple family residential (RS, RD) and commercial (CG, CO) uses. Various types of offices, stores and restaurants are located within the immediate vicinity of the subject property.

UTILITIES AND SERVICES

17. **Access:** Primary access to Kapiolani Elementary School is provided by Kilauea Avenue, a County-maintained roadway having a pavement width of approximately 50 feet with curbs, gutters and sidewalks, within a 60-foot wide right-of-way. A 10-foot wide future road widening setback is designated along the subject property's Kilauea Avenue frontage for its future expansion to an 80-foot wide right-of-way. As previously indicated, the proposed improvements will also include a new egress access connection to Mohouli Street, also a county-maintained roadway having a 60-foot wide right-of-way. Access onto Mohouli Street will be limited to right-turn out only.
18. **Other Essential Utilities and Services,** such as water, wastewater disposal, fire, police and emergency services are available to the subject property.

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 application and the proposed improvements, the Planning Director finds that the proposed vehicular and pedestrian access improvements and parking area expansion at Kapiolani Elementary School are consistent with State and County Special Management Area policies, as outlined below:

- a) **Recreational Resources:** The proposed vehicular and pedestrian access improvements and parking lot expansion and its related activities within an area extensively developed as a school complex will not interfere with recreational uses of the coastal area due to its distance from shoreline

and established recreational areas. While the project site is adjacent to Wailoa River, which feeds into Wailoa Pond, the nature of the proposed improvements will not change or intensify the existing use of the subject property. Since the use of the subject property as a school site will remain unchanged, the relationship between the use of the subject property and the surrounding area, especially the nearby Wailoa Pond, will not be adversely affected.

- b) **Historical and Natural Resources:** The project site has been extensively developed as an elementary school complex. The entire property has been significantly altered or built upon. Therefore, adverse impacts to historical or natural resources within the project site are not anticipated. Nevertheless, a condition will be included to require the notification of the Planning Department should archaeological sites be encountered.
- c) **Scenic and Open Space Resources:** The subject property is not located within an area recognized by the General Plan as an example of natural beauty. Furthermore, this surrounding area of Waiakea has been extensively developed for residential and commercial uses. The proposed use will not have any effect upon the County's open space and scenic resources.
- d) **Coastal Ecosystems:** As previously mentioned, the distance of the project site from the shoreline areas and the availability of County sewer systems would preclude any impact on coastal ecosystems. The applicant's proposal will be limited to access improvements which will not involve a substantial disruption of the existing land form. With the increase of paved areas due to the proposed improvements, additional runoff will be generated. However, existing requirements of the Department of Public Works will require the applicant to control all additional runoff within the subject property. Therefore, the adjacent Wailoa River will not be impacted. Current construction practices will mitigate any adverse impacts from dust, runoff and erosion during construction activities.
- e) **Economic Uses:** There will be no economic benefit to be derived from the proposed improvements. Benefits will be realized through greater safety for vehicles and pedestrians alike.

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- f) **Coastal Hazards:** The project site is located within an area outside of the 500-year flood plain (Zone X) and is not recognized as an area affected by coastal flooding hazards.

DETERMINATION

Based on the preceding assessment, the Planning Director has determined that the construction of vehicular and pedestrian access improvements, the expansion of an existing parking area, and their related improvements within the existing Kapiolani Elementary School complex site would 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. 42, subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Final Plan Approval for the proposed access and parking area improvements shall be secured from the Planning Director.
3. Access and parking area improvements approved under this permit shall be completed within three (3) years from the date of this letter.
4. The applicant shall submit written notification to the Planning Department upon the completion of the proposed access and parking area improvements. Notification of completion to this office shall be made within a reasonable timeframe.
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. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:

Mr. Terrance S. Arashiro

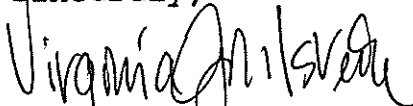
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- a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence;
 - b) granting of the time extension 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).
7. 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.

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

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

DSA:mjs

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xc: Ms. Donna Kiyosaki, Chief Engineer
Plan Approval Section
SMA Section
Mr. Mark Yamabe, DAGS