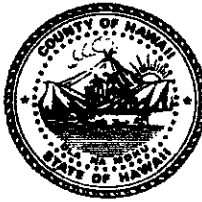


William P. Kenoi
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Special Management Area Minor Permit No. 13-000262

Project: Construction of a 505-Foot Long Hog Wire Fence, Installation of a Gate, and Clearing of Invasive Vegetation
Applicant: Shalan Crysdale
Land Owner: The Nature Conservancy
Location: Kamehame Preserve, Ka'ū, Hawai'i
TMK: (3) 9-6-002:004 **Land Area:** 24 acres

Applicant's Request

1. Project Description:

The applicant proposes the construction of a hog wire fence for the protection of the Hawksbill turtle nesting habitat at Kamehame Beach. In addition, the applicant would like to install a gate across the existing roadway and clear a 10-foot corridor of invasive species on the subject property.

2. Purpose of Project:

The purpose of the project is to better protect the section of beach that has been used by nesting female Hawksbill turtles more in the past 20 years than any other beach in Hawai'i. The protection of naupaka and other coastal plant species within this fenced area will also contribute to a healthier coastal ecosystem in the area. Fence construction will exclude roaming ungulates from the nesting habitat area. Growth of native coastal plants including naupaka will be encouraged within the fenced unit through the removal of invasive weeds, effectively increasing the area of Hawksbill nesting habitat.

3. Project Valuation: \$6,000.

4. Determination:

According to Hawai'i Revised Statutes (HRS) Chapter 205A-22 and Planning Commission (PC) Rule No. 9-4 (e) (1) (A), "Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste" is not exempt from the definition of "development." Therefore, the proposed construction of a hog wire fence and installation of a gate will require a review against the Special Management Area rules and regulations. In addition, according to HRS Chapter 205A-22 and PC

Rule No. 9-4(e) (1) (B), “grading, removing dredging, mining, or extraction of any material,” is not exempt from the definition of “development.” Therefore, the proposed clearing of a 10-foot corridor of invasive species is considered to be development and will require a review against the Special Management Area rules and regulations.

State and County Plans

1. **State Land Use District:** The subject parcel is designated Agricultural and Conservation by the State Land Use (SLU) Commission.
2. **General Plan:** The Hawai‘i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation is Open.
3. **County Zoning:** The subject parcel is zoned A-20a (Agricultural) and Open by the County of Hawai‘i.
4. **Special Management Area (SMA):** The subject parcel is located entirely within the SMA.
5. **Flood Zone:** X.

Compliance with Objectives and Policies of Chapter 205A, Hawaii Revised Statutes (HRS), Regarding the Special Management Area

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawai‘i County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
 - ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

- ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
- ☒ Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.

The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.

The estimated project cost of approximately \$6,000 is not in excess of \$500,000.

The enclosed Department of Public Works, Engineering Division memorandum dated March 21, 2013, states the following:

"We have reviewed the subject application for compliance with Chapter 27, Floodplain Management, forwarded by your memo dated March 18, 2013 and have no objections to the request.

The subject area is designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain."

Pursuant to Planning Commission Rule 9-10(e), Special Management Area Minor Permit No. 13-000262 is hereby approved to allow the construction of a hog wire fence for the protection of the Hawksbill turtle nesting habitat, the installation of a gate across the existing roadway, and the clearing of a 10-foot corridor of invasive species on the subject property.

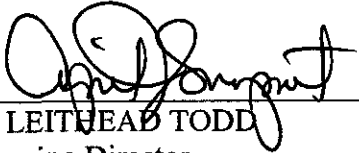
Conditions of Approval

The Planning Director has approved SMA Minor Permit No. 13-000262 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 secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.
3. The landowner, applicant, successors or assigns shall not impede or otherwise restrict lateral pedestrian access along the shoreline.
4. All green waste from vegetation clearing shall be collected by hand and disposed of at appropriate locations designated by the Department of Environmental Management for green waste, or mulched within the portions of the subject property outside of the shoreline setback area.
5. No heavy equipment shall be used in the shoreline setback area.
6. Any further grading, grubbing, filling or other construction activity, including but not limited to, the construction of structures of any type shall require further review and approval as provided under Chapter 205A, HRS, and Rule 9, Planning Commission Rules of Practice and Procedure. This includes the determination of the shoreline setback area.
7. Discovery of any unidentified sites or remains, such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings or walls will require that all work in the immediate area shall cease. The Planning Director shall be immediately notified. Work may proceed with an archaeological clearance from the Planning Director. The archaeological clearance requires a finding that sufficient mitigative measures are taken for the discovery; with written guidance from the State Historic Preservation Division of the Department of Land and Natural Resources.
8. An extension of time for the performance of the conditions contained herein 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 of not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended up to one additional year).
9. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

APPROVED:



BJ LEITHEAD TODD
Planning Director

4.1.13

Date