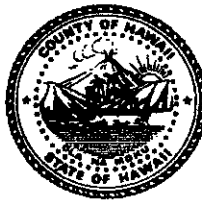


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i

PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

Special Management Area Minor Permit No. 14-000314

Project: Replacement of Existing Lifeguard Towers at Five County Beach Parks
Applicant: Hawai'i Fire Department
Landowner: County of Hawai'i
B.P. Bishop Estate, Leased to County of Hawai'i (no. 16,586)

<u>TMK</u>	<u>Location</u>	<u>Land Area</u>
(3) 1-4-093:040	Laepao'o-Ahalanui, Puna, Hawai'i	1.361
(3) 2-1-014:013	Waiākea, South Hilo, Hawai'i	21.091
(3) 2-1-017:019	Waiākea, South Hilo, Hawai'i	1.9223
(3) 2-1-019:010	Waiākea, South Hilo, Hawai'i	4.567
(3) 2-6-026:001	'Alae, South Hilo, Hawai'i	2.77

Applicant's Request

1. Project Description:

The proposed project would replace five (5) lifeguard towers at the subject county beach parks with five (5) new towers mounted on stainless steel skid foundations. New towers will be approximately 14' by 14' and have a height of 15' at the roof apex.

2. Purpose of Project:

The existing lifeguard towers are deteriorating and in need of replacement.

3. Project Valuation: \$250,000

State and County Plans

- 1. State Land Use District:** All parcels, with the exception of TMK (3) 1-4-093:040 are within the State Land Use Urban District. TMK (3) 1-4-093:040 is within the State Land Use Conservation District.
- 2. General Plan:** All parcels are designated Open by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
- 3. County Zoning:** TMKs (3) 2-1-014:013, (3) 2-1-017:019 and (3) 2-1-019:010 are zoned Open by the County. TMK (3) 1-4-093:040 is zoned Agricultural (A-1a) and TMK (3) 2-6-026:001 is zoned Residential (RS-15) by the County.

4. **Special Management Area:** All properties are located entirely within the SMA with shoreline frontage along each parcel.

5. **Flood Zone:** VE

Compliance with Objectives and Policies of Chapter 205A, Hawai'i Revised Statutes

Checked boxes below indicate that the objectives and policies are found to be consistent with the proposed development. Issuance of a SMA Minor Permit requires that the activities, uses, or operations 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 Hawai'i County General Plan and Zoning Code.

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

The estimated project cost of \$250,000 is not in excess of \$500,000.

The enclosed Department of Public Works, Engineering Division memorandum dated September 18, 2014, states the following:

"We have reviewed the subject application for compliance with Chapter 27, Floodplain Management, forwarded by your memo dated September 15, 2014 and have no objections to the request.

The subject parcels (except Honoli'i BP) are in areas designated as Flood Zone VE on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Flood Zone VE is the Special Flood Hazard Area inundated by the 100-year flood (1% chance of occurring in any given year). Honoli'i Beach Park is in an area that is not mapped by FEMA and is noted as an area of "minimal tsunami inundation."

Each lifeguard tower is exempt from the requirements of Chapter 27 because it is not considered a "structure" as defined by the Code of Federal Regulations (44 CFR 59.1)."

Approved Uses, Activities and Operations

Pursuant to Planning Commission Rule Section 9-10(e), **Special Management Area Minor Permit No. 14-000314** is hereby approved for the removal of five (5) existing lifeguard towers and the installation of five (5) new lifeguard towers and their associated stainless steel skid foundations, subject to the applicant's compliance with the conditions of approval as specified below.

Conditions of Approval

The Planning Director has approved **SMA Minor Permit No. 14-000314**, 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 applicant shall secure a Conservation District Use Permit or other written approval from the Department of Land and Natural Resources, Office of Conservation and Coastal Lands (DLNR-OCCL) for the removal of the existing lifeguard tower and installation of a new tower on parcel (3) 1-4-093:040, which is located within the State Land Use Conservation district. A copy of any such approval shall be submitted to the Planning Department prior to any replacement of the lifeguard tower on this parcel.
4. The applicant shall secure a Conservation District Use Permit or other written approval from the DLNR-OCCL for installation of any lifeguard tower, or portion of any tower, on or makai of the shoreline.
5. During work, all demolition and construction waste shall be removed daily from within the SMA and recycled or disposed of at an appropriate location as designated by the Department of Environmental Management.
6. All demolition and construction activities associated with this permit shall be completed within two years of the date of this permit.
7. To the extent possible, all activities and operations associated with this permit should occur on dates and times that would result in the lowest possible impact to public users of the beach parks.
8. 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.


9. 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).

10. 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.

If you have questions, please feel free to contact Lucas Mead of this department at 961-8140.

APPROVED:


DUANE KANUHA
Planning Director

SEP 25 2014

Date