

SPECIAL MANAGEMENT AREA USE PERMIT PETITION
COUNTY OF HAWAII
PLANNING DEPARTMENT - PLANNING COMMISSION

PETITIONER: DEPARTMENT OF PARKS AND RECREATION, COUNTY OF HAWAII

PETITIONER'S SIGNATURE: *Juliette M. deLong*

PETITIONER'S INTEREST, IF NOT OWNER: _____

ADDRESS: 25 AUPUNI ST. RM. 210 HILO, HAWAII 96720

TELEPHONE: (808) 961-8311
(business)

(home)

OWNER: COUNTY OF HAWAII

OWNER'S SIGNATURE: _____

TAX MAP KEY: (3) 8-6-13: 20-25

NATURE OF DEVELOPMENT: Construction of new restroom facility and
related improvements

TOTAL COST/FAIR MARKET VALUE: \$350,000

DATE OF PETITION: _____

THE PETITIONER SHALL BE RESPONSIBLE FOR FILING THE FOLLOWING WITH THE DEPARTMENT:

- A. Fifteen (15) copies of the completed petition including the following:
1. A written description of the proposed project and a statement of objectives.
 2. A written description of the anticipated impacts of the proposed project on the SMA including but not limited to:
 - a. Description of environmental setting;
 - b. The relationship of the proposed action to the County General Plan, Zoning and Subdivision Codes and other applicable ordinances;
 - c. The probable impact of the proposed action on the environment;
 - d. Any probable adverse environmental effects which cannot be avoided;
 - e. Alternatives to the proposed action;
 - f. Mitigating measures proposed to minimize impact; and
 - g. Any irreversible and irretrievable commitment of resources.
 3. A written statement discussing the proposed development in relation to the objectives and policies as provided by Chapter 205A, HRS, and the Special Management Area guidelines.
 4. A plot plan of the property, drawn to scale, with all proposed and existing structures and other pertinent information shown thereon.
 5. Any other plans or information required by the Director.
- B. In the case of a petitioner whose proposed development has been assessed, 15 copies of the Director's Determination and any information as to the areas of critical concern as delineated by the Director.

EXHIBIT

009782

A

(See Instructions in Back)

**SPECIAL MANAGEMENT AREA (SMA) USE PERMIT APPLICATION
PETITIONER: COUNTY OF HAWAII, DEPARTMENT OF PARKS AND RECREATION
TAX MAP KEY NO.: (3) 8-6-13: 20-25 ~~and 47~~**

Project Description and Statement of Objectives

The Department of Parks and Recreation (P&R) is proposing to construct a new restroom facility and related improvements at the Hookena Beach Park situated at Kauhako, South Kona, Hawaii. The project area involves several parcels* including, Tax Map Key No. (3) 8-6-13: 20-25 ~~and 47~~. (See attached Final Environmental Assessment and Finding of No Significant Impact Figure 1 - Vicinity Map) *County owned parcels to be consolidated to comply with setback requirements.

The existing restroom facility is an old single story structure which utilizes a cesspool for wastewater disposal. The existing restroom facility does not meet Americans with Disabilities Act Accessibility Guidelines (ADAAG). Completion of the proposed project will provide park users with an improved facility meeting wastewater disposal and ADAAG requirements.

The new restroom facility will be situated on parcel 25 and the septic tank and leach field will be situated on parcel 23. Other improvements will include construction of accessible pathways, selective clearing of the property for park use and conversion of the existing restroom facility to a pavilion. (See attached Final Environmental Assessment and Finding of No Significant Impact Figure 2 - Site Plan and Figure 3 - Tax Plat Map)

The new restroom facility will have two (2) waterclosets and one (1) lavatory for women and one (1) water closet, one (1) urinal and one (1) lavatory for men. The building will have CMU walls with corrugated metal roofing over light gauge steel framing. The new restroom facility will have an area of approximately 550 square feet and will include a small storage room. Two (2) outside shower heads will be provided along the southern wall of the restroom facility. (See attached floor plan and elevation drawings.)

The septic system will consist of one (1) concrete circular septic tank, twenty-six (26) lineal feet of six (6) inch P.V.C. sewerline and a leaching bed with an area of approximately one thousand seven hundred (1,700) square feet. The septic tank will have a diameter of six (6) feet, depth of six (6) feet and a capacity of one thousand forty-two (1,042) gallons. The leaching bed will be excavated to a depth of approximately six (6) feet and will contain a three (3) foot bottom layer of one (1) inch minus cinder, a one (1) foot layer of one half (1/2) inch to three fourth (3/4) inch drain rock and two (2) feet of planter material topped with grass upon completion.

The proposed project has an estimated cost of \$350,000 and will be completed within one (1) year from the date of receiving all necessary permit approvals.

Description of the Area and Environmental Setting

The project area is situated in a sparsely populated section of the South Kona district located on the coastline. The Hookena Beach Park sits at the northern end of Kauhako Bay and is surrounded by a handful of single family dwellings. Access to the park is provided by the Hookena Beach Road which has a varying pavement width of 12 to 16 feet. Most of the land along the two mile stretch of the Hookena Beach Road from the junction with the Mamalahoa Highway is utilized as open pasture.

The South Kona district is the smallest district on the island in terms of size as well as population. The South Kona district is still largely undeveloped and has a low density, rural character with a 1990 population of approximately 7,658 residing within a total of 143,341 acres. Most of the residents in the South Kona district reside in Captain Cook and Kealakekua on the northern side of the district.

Please see the attached Final Environmental Assessment and Finding of No Significant Impact for a full discussion of the environmental setting of the project area including geology and hazards, soils, climate, hydrology and drainage, water quality, flora and fauna, air quality, noise, scenic resources, archaeology and historic sites.

Land Use Plans, Policies and Controls

The subject property is situated within the State Land Use Conservation district and the Conservation district subzone designation is the Limited (L) subzone. Hawaii Administrative Rules, Title 13, states that, "The objective of this subzone is to limit uses where natural conditions suggest constraints on human activities."

The County General Plan and Zoning designations for the subject area is Open. Section 25-5-160, of the Zoning Code states, "The O (open) district applies to areas that contribute to the general welfare, the full enjoyment, or the economic well-being of open land type use which has been established, or is proposed. The object of this district is to encourage development around it such as a golf course and park, and to protect investments which have been or shall be made in reliance upon the retention of such open type use, to buffer an otherwise incompatible land use or district, to preserve a valuable scenic vista or an area of special historical significance, or to protect and preserve submerged land, fishing ponds, and lakes (natural or artificial tide lands).

The project area is also situated within the County's Special Management Area (SMA).

The proposed project is consistent with the following goals and policy statements set forth in the County General Plan:

- ◆ Recreation Policy - "The County of Hawaii shall improve existing public facilities for optimum usage."
- ◆ Natural Resources and Shoreline Goal - "Provide opportunities for the public to fulfill recreational, economic, and educational needs without despoiling or endangering natural resources."

- ◆ Natural Resources and Shoreline Policy - "The shoreline of the island of Hawaii shall be maintained for recreational, educational, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the general public."

Probable Impact to the Environment

The proposed project will have a positive impact on the environment by replacing an existing cesspool that is situated close to the ocean with a new septic system that complies with all of the requirements of the State Department of Health. This will be a substantial improvement to the existing system.

Temporary, short-term impacts such as an increase in noise and dust levels may be generated by the construction activity on the site. These impacts, if any, would be of short and intermittent duration and can be mitigated through careful construction management practices and compliance with all governmental requirements.

Alternatives to the Proposed Action

If the proposed new restroom facility and septic system are not constructed, the Department of Parks and Recreation will continue to utilize the old restroom and cesspool. The public will not have the benefit of a new and improved restroom facility that complies with all of the requirements of the State Department of Health and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

The Department of Parks and Recreation could utilize an alternative location for the new restroom facility and septic system. The impacts generated by using a different location within the existing boundaries of the Hookena Beach Park property, would be the same or even more severe. Factors relating to the Coastal High Hazard Area, distance to the shoreline and adequate space and setbacks for the leach field would all be adversely affected by a alternative location

Mitigation Measures Proposed to Minimize Impacts

As stated previously, temporary, short-term impacts such as an increase in noise and dust levels may be generated by the construction activity on the site. These impacts, if any, would be of short and intermittent duration and can be mitigated through careful construction management practices and compliance with all governmental requirements.

Irreversible and Irrecoverable Commitment of Resources

The project area is currently vacant and is intended for improvements to the Hookena Beach Park facilities. The new restroom facility will utilize approximately 550 square feet of land area while concrete walkways and paths will utilize approximately 930 square feet of land area. The leach field will utilize approximately 1,700 feet of land area.

Relationship to the Objectives and Policies of Chapter 205A, HRS, and the SMA Guidelines

Recreational Resources: The proposed project will improve coastal recreational opportunities by providing a new and improved restroom facility that complies with all of the requirements of the State Department of Health and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The proposed project will not reduce the size of any beach or other area usable for public recreation. The proposed project will not reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area and the mean high tide line where there is no beach.

Historic Resources: The project site has been previously graded although rock walls remain which may reflect kuleana boundaries. The Department of Parks and Recreation will coordinate their efforts with the State Historic Preservation Division to ensure that historic and archaeological resources are not affected by the proposed project. As such, the proposed project should not have any adverse impact on the historic resources of the area.

Scenic and Open Space Resources: The nature and scale of the proposed improvements are such that the proposed project will not have any impact on scenic vistas and view planes of the area.

Coastal Ecosystems: The proposed improvements will have a positive impact on coastal ecosystems by removing the existing restroom and cesspool from its present location which is less than 50 feet from the shoreline. The new septic system will utilize a soil absorption bed located more than 160 feet from the shoreline.

The proposed project will not involve dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough, or lagoon. The proposed project will not adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, estuarine sanctuaries, potential or existing agricultural uses of land.

Economic Uses: The proposed project will have a positive impact on the economy of the region by providing improvements to park facilities which support both the resident and visitor population. The proposed project utilizes land intended for recreational uses and will not inhibit the location of coastal dependent development in any way.

Coastal Hazards: The makai sections of the Hookena Beach Park property are situated within the VE (Coastal High Hazard Area). The affected area includes the existing restroom facility which is proposed to be converted into a pavilion. The site for the new restroom facility and the septic system, however, are not situated within the hazard area.

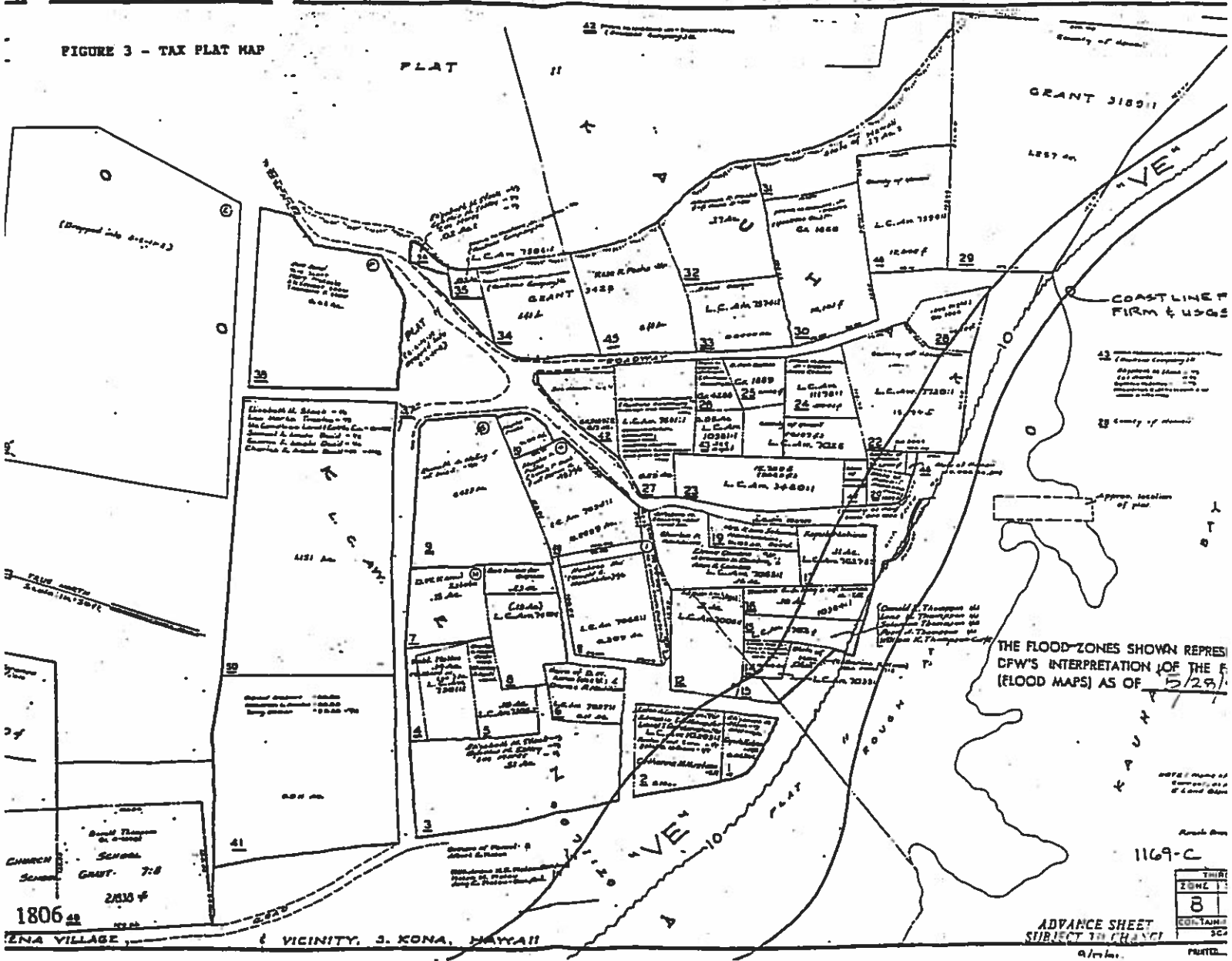
Summary

The proposed project involves the construction of a new restroom facility and related improvements including a septic tank and leach field, accessible pathways selective clearing of

the property for park use and conversion of the existing restroom facility to a pavilion. The proposed project will not change the existing use of the property, will enhance the comfort and convenience of the park users and will be in compliance with the requirements of the State Department of Health as well as ADAAG requirements.

The information provided in the petition supports the finding that the development will not have any significant adverse environmental or ecological effect. Further, the development is consistent with the objectives and policies as provided by Chapter 205A, HRS, and the Special Management Area guidelines. Finally, the development is consistent with the County General Plan and zoning designation.

FIGURE 3 - TAX PLAT MAP



1806 ±
CHURCH SCHOOL GRANT 7:8 2830 ±
VICINITY, J. KONA, HAWAII

THE FLOOD ZONES SHOWN REPRESENT
DFW'S INTERPRETATION OF THE F
(FLOOD MAPS) AS OF 5/23/1

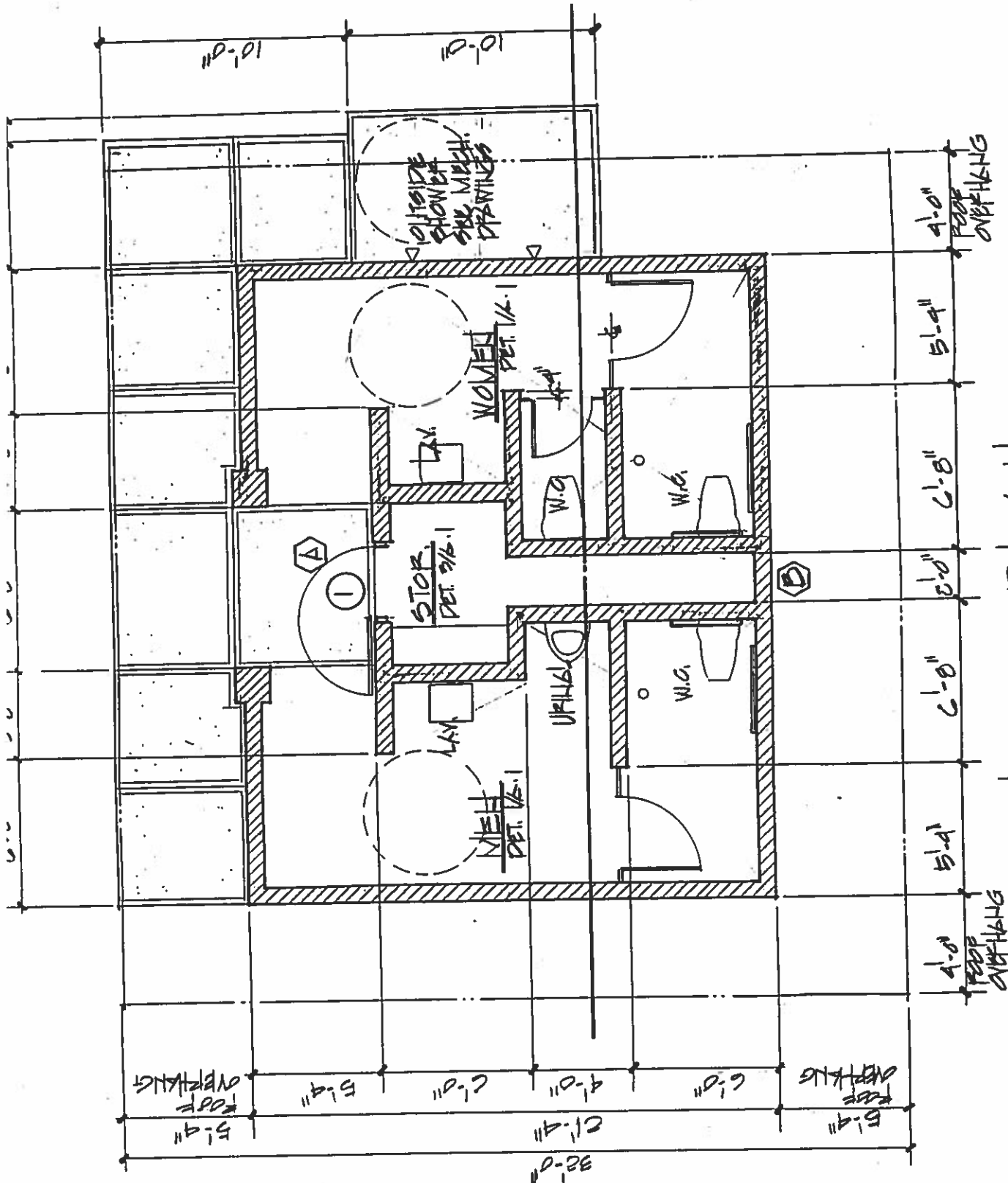
1169-C

ADVANCE SHEET
SUBJECT TO CHANGE

THIRD
ZONE 8
CONTAINS 502
PLATS



REDUCED DRAWING

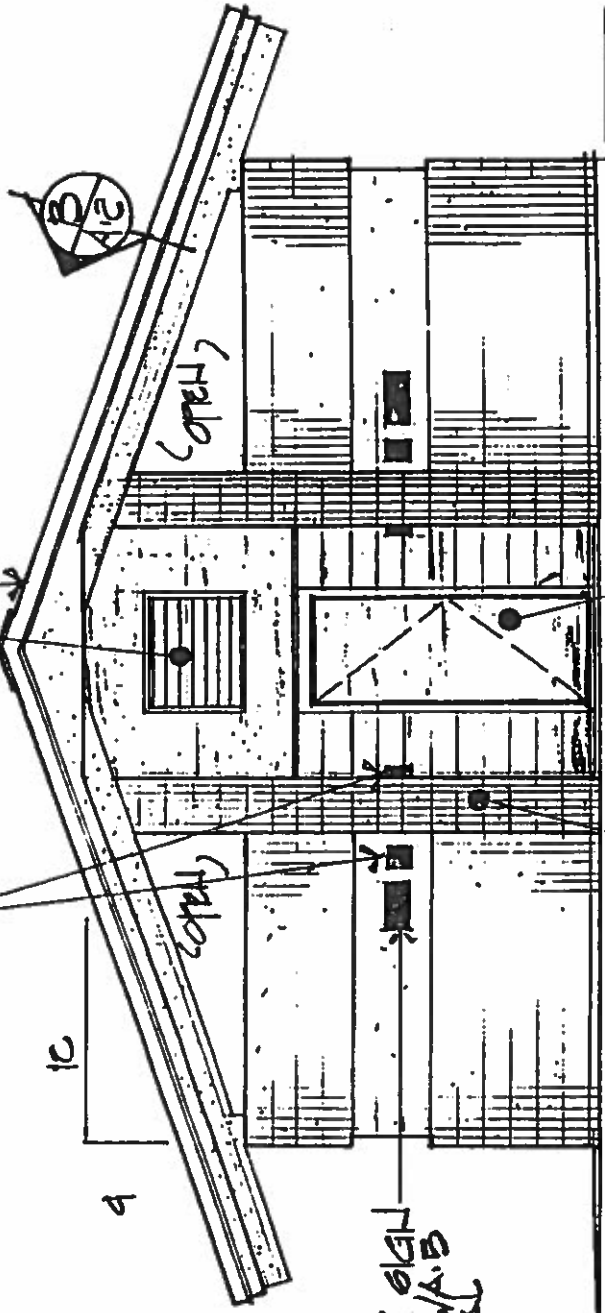


FLOOR PLAN

22. 1/4" = 1'-0"

92" W x 90" H FIXED MTL. LOUVERS
FAKED/CEILING BLIND FLASHING

HANDICAP ACCESSIBLE
SIGNAGE DET. S/A. 5
TYPICAL



9
10

TOILET SIGN
DET. C/A. 5
TYPICAL

9.5" x 7'-0" MTL. ROOF
AND FRAME.
K. X. 1/2" SCOPED
G.M.U. PLASTER ALL AROUND

EAST ELEVATION
SC. 1/4" = 1'-0"

8" W x 30" H FIXED
MTL. LOUVERS.

ACRYLIC-BASE FINISH
SYSTEM - POLYURETHANE, EPOXY,
POLYURETHANES, WAXES, ETC.



(GABLE)

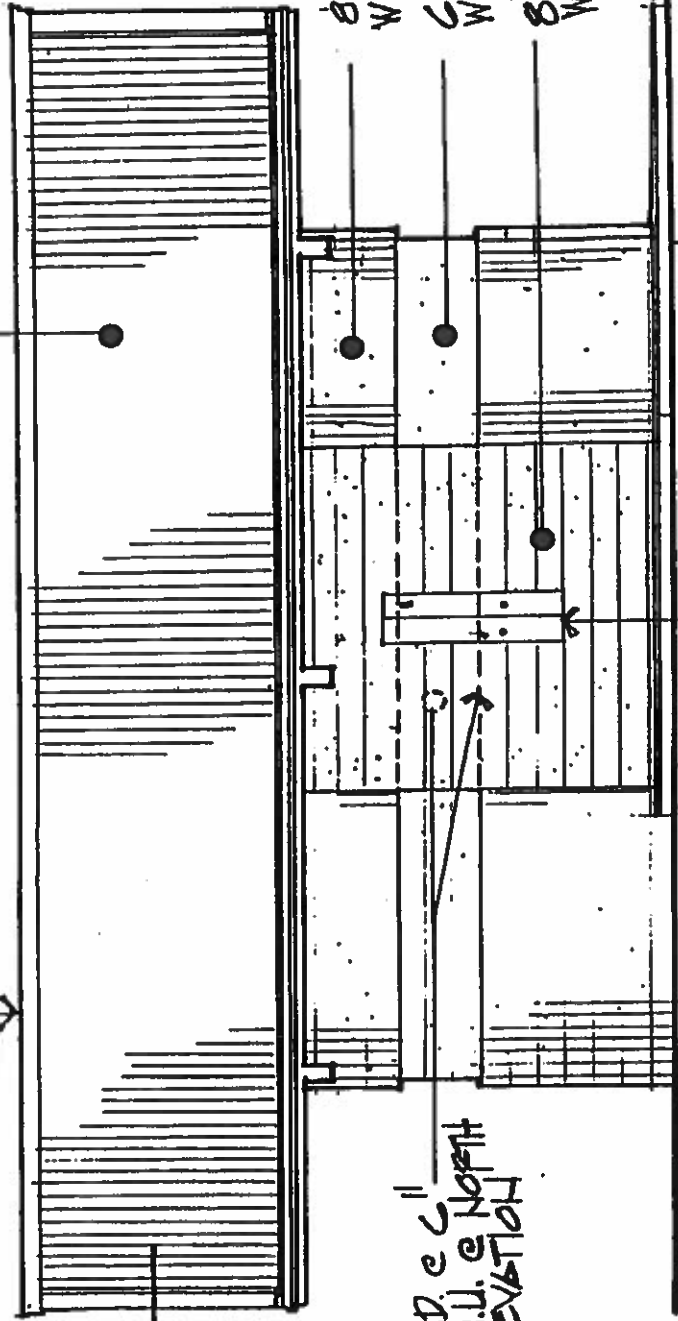
(GABLE)

8" SCOPED C.M.U. BLOCK
WITH RAKED JOINTS.
6" C.M.U. 3-COURSE HIGH
WITH LIGHT TOOLED JOINTS.
8" C.M.U. 6 SHOWER AREA
WITH LIGHT TOOLED JOINTS.

WEST ELEVATION

SC. 1/4" = 1'-0"

EDGE/HIP FLASHING
CORRUGATED MET. ROOFING



8" SCOPED C.M.U. BLOCK
WITH RAKED JOINTS.
6" C.M.U. 3-COURSE HIGH
WITH LIGHT TOOLED JOINTS
8" C.M.U. 6 SHOWER APPLS
WITH LIGHT TOOLED JOINTS.

SHOWER SEE MECH. DRAWINGS

CAND. 6" C.M.U. @ NORTH
ELEVATION

SOUTH ELEVATION (NORTH ELEVATION SIMILAR)
20.14.1.101