



## Planning Department

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Bernard K. Akana  
Mayor

Duane Kanuha  
Director

William L. Moore  
Deputy Director

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OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

February 9, 1990

Office of Environmental Quality Control  
465 South King Street, Room 104  
Honolulu, HI 96813

Gentlemen:

Environmental Assessment - Negative Declaration  
Applicant: Joseph N. Castelli for Homeowner's Association  
Association Keauhou-Kona Surf & Racquet Club  
TMK: 7-8-13:03

Enclosed please find 4 copies of an environmental assessment-negative declaration for proposed improvements within the minimum forty (40) foot shoreline setback and the Kahaluu Historic District of the County of Hawaii. This report is filed for your review, comments, and publication in your bulletin.

Should you have any questions, please contact this office.

Sincerely,

*William L. Moore*  
DUANE KANUHA  
Planning Director

AJS:aeb

encls.

cc: Joseph Castelli w/enc.

1990-02-23- HA-FEA

# FILE COPY

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## ENVIRONMENTAL ASSESSMENT NEGATIVE DECLARATION

APPLICANT: Joseph N. Castelli  
Homeowners' Association  
Keauhou-Kona Surf and Racquet Club  
68-7800 Alii Drive  
Kailua-Kona, Hawaii 96740

APPROVING AGENCY: Hawaii County Planning Commission  
through the Planning Department

CONSULTING AGENCIES: Department of Land and Natural  
Resources - Historic Sites Section  
Department of Public Works  
U.S. Army Corps of Engineers

#### PROPOSAL

The applicant, Joseph N. Castelli for the Homeowners' Association of the Keauhou - Kona Surf and Racquet Club, proposes to restore and stabilize the shoreline by placement of rock riprap within the minimum 40-foot shoreline setback area, mauka of the shoreline as certified June 23, 1989, at the Keauhou Surf and Racquet Club Condominiums, Kahaluu, North Kona, Tax Map Key: 7-8-13:03 (Figure 1).

#### CLASS OF ACTION

The subject property is situated within the minimum 40-foot shoreline area as defined in section 205A-41 Hawaii Revised Statutes (HRS). The property is also located within the Kahaluu Historic District (Site No. 10-37-4150), which is listed on the State and National Register of Historic Places. Therefore, this action is subject to the requirements of Chapter 343, HRS, relating to Environmental Impact Statements.

#### PROJECT DESCRIPTION

The applicant proposes to restore and stabilize the shoreline in areas eroded by high surf by placement of rock riprap at three locations within the minimum 40-foot shoreline setback area (Fig. 2). The project involves the removal of loose a'a lava rock from areas between the certified shoreline and the top of the existing bank. Excavation of material would extend to a stable sub-base

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suitable for placement of riprap. Existing rock surfaces would then be grouted with PC concrete. Rock material of no less than 24 inches in diameter would be grouted in place with PC concrete in the excavated area (Fig. 3). Approximately 35 cubic yards of material will be excavated using a track backhoe. The amount of fill material is estimated to be 220 cubic yards.

Fill material will be provided by the Kamehameha Investment Corp., the owner of the property, from construction sites on other property in the Keaunou area. The material will be either stockpiled in an open area between building no. 9 and the Alii Drive right-of-way or brought to the site as needed. Excavated material will be hauled off-site to a construction project in the Keaunou area.

The elevation of the construction area ranges from 2 to 30 feet above mean sea level (Figure 4). The face of the riprap fill is not to exceed a slope of 1/2 foot horizontal run to 1 foot vertical rise. Construction of the lower portion of the proposed fill will be carried out during low tide and calm weather. Sandbags may be used to allow placement of riprap and grout in weather conditions warrant.

The purpose of the construction is to protect two residential structures from potential damage by storm surf. Erosion has caused the loss of a significant amount of shoreline material since the construction of the condominiums in 1978. The resulting decrease in distance between the dwelling units and the ocean has increased the danger to life and property. The structures have been repeatedly damaged by flooding from storm surf. Portions of a

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

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public access pedestrian walkway within the shoreline setback area have been washed away, making passage between the structures and the shore impossible in the eroded areas (Fig. 2).

The property is owned by Kamehameha Investment Corp., who has given consent to the submittal of this application. The applicant estimates the cost of the project at less than \$30,000.00.

#### ENVIRONMENTAL SETTING

The subject property is a 15.542 acre parcel containing +195 condominium units and related improvements. Residential structures have been constructed abutting the 40-foot shoreline setback line. Buildings No. 2 and 3, which are adjacent to the proposed construction, contain 12 units each. The portion of the property subject to this application is within the shoreline setback area and is vacant of use, except for an asphalt walkway which traverses a 12-foot wide easement for public access walkway and cartway purposes. Portions of this walkway have been destroyed by erosion. The shoreline in this area is in the form of rocky bluffs averaging 15 feet above mean sea level.

The U.S. Department of Agriculture, Soil Survey of the Island of Hawaii classifies the landforms as A'a and Pahoehoe lava. The Flood Insurance Rate Map, prepared by the U.S. Army Corps of Engineers, depicts the area as being within Zone "VE" (an area subject to coastal flood with velocity hazard from wave action). Since the project area is above the mean high water mark, it is not within the jurisdiction of the Army Corps of Engineers.

The area proposed for construction is predominantly vacant of vegetation except for naupaka on the mauka areas of the shoreline. It is not known to be inhabited by any rare or endangered species of plant or animals.

The entire property is within the Kahalu'u Historic District, which is included in the Hawaii and the National Register of Historic Places. The Kahalu'u Historic District encompasses the seaward half of the Kahalu'u ahupua'a and a small portion of the Keauhou ahupua'a. The district is noteworthy because of the concentration of major Hawaiian heiaus within the area. According to Archaeological Survey: Kahaluu and Keauhou, North Kona, Hawaii, Report 71-4 of the Bishop Museum, three sites are located in the immediate vicinity of the proposed construction: the Inikiwai Heiau, Heiau Paniau (or the residence of Lonoikamakahiki), and the steppingstone coastal trail. The area proposed for repair extends to approximately 180 feet north of Inikiwai heiau and 230 feet south of Lonoikamakahiki's residence. These features will not be affected by the proposed construction. A section of the ancient steppingstone coastal trail is mapped within an area proposed for construction. This section of trail has already been destroyed by wave action. The Department of Land and Natural Resources has stated that no historic sites are in the project area and therefore the project should have "no effect" on significant historic sites.

The waters off the coast are classified "AA" by the Department of Health Water Quality Standards. Class "AA" waters are suitable for research, propagation of marine life, conservation and aesthetic enjoyment. It is the objective of Class "AA" waters that these

waters remain in their natural pristine state as nearly as possible.

The Kona Lagoon Hotel complex is located adjacent and to the north of the subject property. The Keauhou Resort Golf Course is located to the south.

#### SOCIAL AND INSTITUTIONAL SETTING

The General Plan designates the area as a Major Resort area. The Land Use Pattern Allocation Guide (LUPAG) Map of the County General Plan depicts the project site as Open and the mauka portion of the property as Medium Density Urban.

The property is within the State Land Use Urban District and the County Multiple Residential - 1,500 square foot (RM-1.5) zoned district.

Lands adjacent to the subject property are zoned Resort-Hotel to the north and Open to the south.

The project site is located within the Special Management Area (SMA) of the County of Hawaii and within the Shoreline Setback area. Therefore, the applicant must comply with the requirements of Chapter 205 and 205-A, HRS, relating to Coastal Zone Management and Rule 9 of the Planning Commission relating to the Special Management Area. The shoreline survey submitted with this application was confirmed by the Board of Land and Natural Resources as accurately representing the actual shoreline as of June 23, 1989. Applications for Shoreline Setback Variance and SMA Use Permit Assessment have been submitted to the Planning Commission for review and processing pending compliance with requirements of Chapter 343, HRS. Since the estimated valuation of the proposed development is less than

\$65,000, the Planning Director may issue an SMA Minor Permit upon a finding of no significant adverse environmental or ecological effect. Because over 100 cubic feet of rock material will be used for fill, the applicant must secure a grading permit from the Department of Public Works prior to construction.

SMA Use Permit No. 72 was granted by the Hawaii County Planning Commission, effective August 31, 1978, to allow construction of 117 condominium units and related improvements as the second increment of the Keauhou Kona Surf and Racquet Club project. Shoreline Setback Variance No. 265 was granted by the Planning Commission February 25, 1972 to allow the construction of the pedestrian pathway system within the 40-foot shoreline setback area.

#### ENVIRONMENTAL IMPACT AND MITIGATION MEASURES

Archaeological sites on the property are situated outside of the range of construction activity and will not be affected by the proposed project.

The proposed construction is not anticipated to adversely affect the economic, physical, or social welfare of the community. No effect on public facilities is anticipated. The neighboring residents would benefit by the increased protection of life and property from the sea that is expected to be provided by the project.

The site is not an identified habitat for any rare or endangered species of plant or animal. Ambient noise levels would be affected by the short term construction activities. No long term noise impacts are expected. The proposed construction will take place

below and up to the existing ground level, therefore view planes will not be affected.

As the proposed construction is to take place mauka of the certified shoreline, no significant impact on coastal waters is anticipated. Any potential impacts to coastal waters due to the proximity of the proposed development to the shoreline can be addressed through compliance with existing rules and regulations or conditions of the SMA Use Permit and the Shoreline Setback Variance, if approved.

The proposed development is expected to expand the beneficial uses of the environment by maintaining a public access way along the coastline which would otherwise be eliminated by erosion of the land between the ocean and residential areas.

#### DETERMINATION

Based on the above considerations, it is determined that the proposed placement of rock riprap along the shoreline will not have significant impacts upon the environment. Therefore, a notice of negative declaration is now being filed with the environmental assessment.



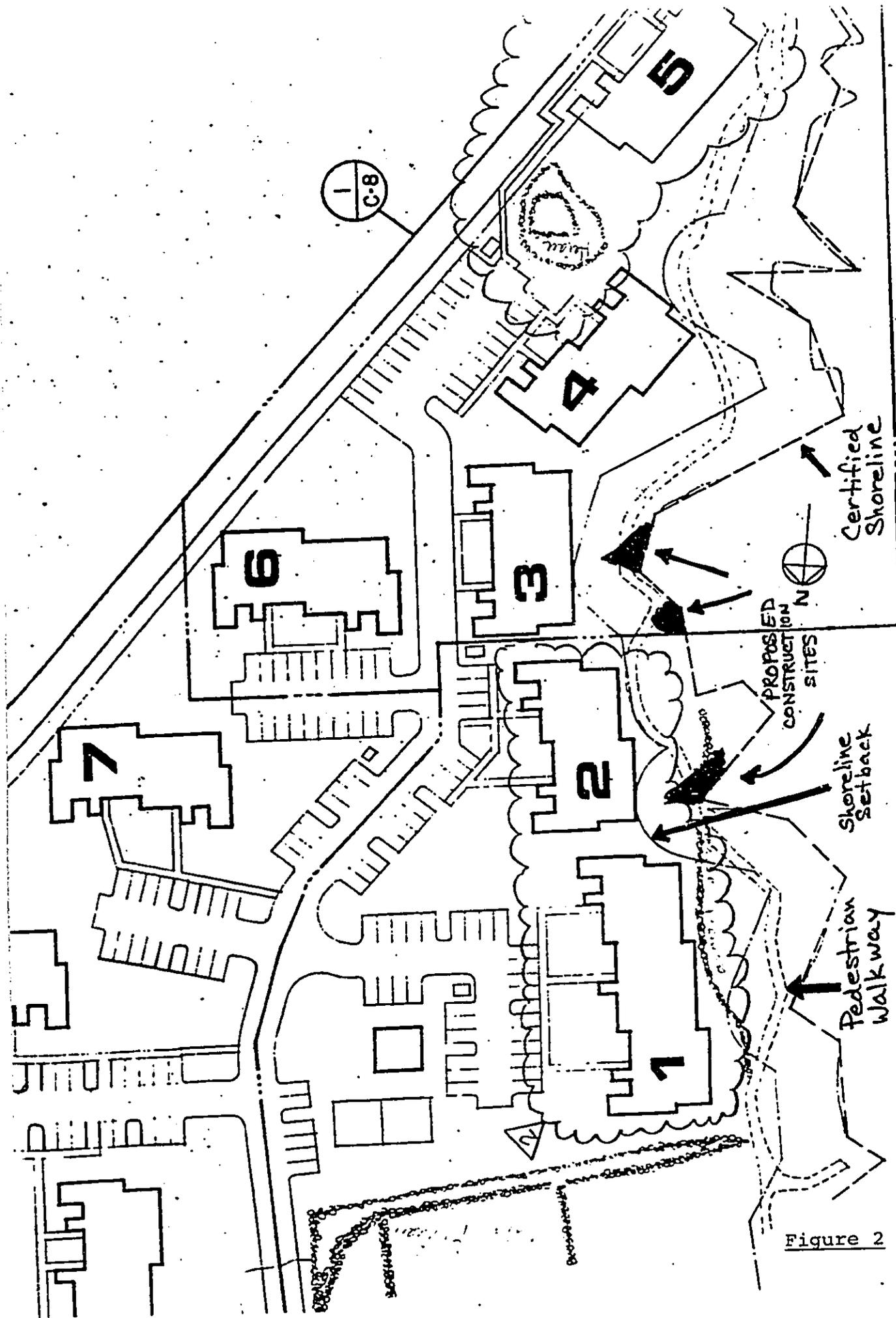


Figure 2

**2**  
KEY PLAN  
SCALE: 1" = 80'  
C-5

