



Planning Department

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720 • (808) 961-8288

Lorraine R. Inouye
Mayor
Norman K. Hayashi
Director
Tad Nagasako
Deputy Director

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SEP 13 1991

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian J. J. Choy
Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

Dear Mr. Choy:

Negative Declaration for Mickelsen Underground Seawall/
Pedestrian Walkway and Related Improvements
TMK: 6-9-02: 25, Lalamilo, So. Kohala, Hawaii

The County of Hawaii has prepared an Environmental Assessment for the construction of an underground seawall/pedestrian walkway and related improvements on the referenced property. It has been determined that the proposed project will not have any significant impacts on the environment. Based on that determination, we are filing a negative declaration for this project.

Enclosed are four (4) copies of the Environmental Assessment.

Should you have any questions, please feel free to contact Daryn Arai or Anna Link at 961-8288.

Sincerely,

Norman K. Hayashi
NORMAN K. HAYASHI
Planning Director

DSA:smo
3015D
Enclosures
cc/EA: Sidney Fuke
Paul Mickelsen
West Hawaii Office

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1991-09-23 - HI - FEA - Mickelson Underground Seawall
Pedestrian Walkway

ENVIRONMENTAL ASSESSMENT - NEGATIVE DECLARATION

I. APPLICANT	Paul Mickelsen c/o Island Pacific Systems Corporation Twelve Corporate Plaza Newport Beach, California 92660-7901
II. AUTHORITY	Hawaii County Planning Commission through the Planning Department 25 Aupuni Street Hilo, Hawaii 96720
III. CLASS OF ACTION	Development within the 40-foot Shoreline Setback Area
IV. CONSULTED AGENCIES	
County:	Department of Public Works Department of Water Supply Department of Parks and Recreation Civil Defense Agency Police Department Fire Department
State:	Real Property Tax Office Department of Land and Natural Resources Department of Transportation-Highways Division
Federal:	Department of Health Department of Education
Other:	Soil Conservation Service Puako Community Association Hawaiian Telephone Company Hawaii Electric Light Company

V. DESCRIPTION OF THE PROPOSED ACTION

The applicant, Paul Mickelsen, proposes to construct an underground protective seawall, fencing, landscaping and related improvements within the 40-foot shoreline setback in conjunction with the construction of a single family dwelling on the applicant's property. The project site is located within the Puako Beach Lots Subdivision in Lalamilo, South Kohala, Hawaii, Tax Map Key: 6-9-02: 25.

VI. CLASS OF ACTION

Development is proposed within the minimum 40-foot shoreline setback area. Therefore, this action is subject to the requirements of Chapter 343, HRS, relating to Environmental Impact Statements.

VII. DESCRIPTION OF PROPOSED DEVELOPMENT

In conjunction with a proposed 7,500 square-foot single family residence, the applicant proposes the following improvements within the 40-foot shoreline setback area in order to protect the subject property from further shoreline erosion, high wave damage and to provide for lateral public access along the shoreline:

- (A) Retaining/Protective Seawall. According to plans submitted, an approximately 136-foot long retaining/protective seawall would be located within the 40-foot shoreline setback area. The proposed seawall will be located 1 to 6 feet mauka of the certified shoreline and

will traverse the southern two-thirds (120 feet) of the shoreline which consists of approximately 180 feet. Overall height of the proposed seawall will be approximately 4.5 feet above mean sea level with the top of the wall equal to the height of the existing grade of the property.

- (B) Pedestrian Walkway. A 3-foot wide pedestrian walkway will be incorporated onto the top of the proposed seawall. The walkway will be consistent with the existing grade. The makai edge of the walkway will be located approximately 1 to 6 feet mauka of the certified shoreline. At the northeastern terminus of the proposed seawall, the pedestrian walkway will proceed mauka to terminate at a point approximately 32 feet from the certified shoreline.
- (C) Metal Picket Fence. A 3-foot high metal picket fence will be erected immediately mauka of the proposed seawall/walkway for its entire length except the last 30 feet at its northeastern corner. At this point, the fence will proceed immediately mauka to connect with the mauka/makai pedestrian walkway. The fence will have 1-inch diameter metal pickets with a 6-inch separation between each picket.
- (D) Landscaping. Landscaping of the area will include a lawn and select vegetation consisting of coconut, naupaka, and other similar types of "ocean-type" vegetation. Plans also indicate a hedge starting from the western terminus of the

proposed seawall and running along the property's western property line. Selected spot lights, a walkway lighting system, and irrigation system will also be installed.

The applicant estimates the cost of construction of the proposed improvements at \$100,000.

VIII. DESCRIPTION OF THE AFFECTED ENVIRONMENT

The subject property, which consists of 28,967 square feet, is located within the existing Puako Beach Lots Subdivision. The property is located on the makai side of Puako Beach Drive approximately 1,000 feet west of the Puako Boat Launching Ramp.

There are no structures on the subject property.

The shoreline, which is located makai of the certified shoreline, consists of a mixture of pahoehoe rocky outcrops, sand and gravel. The shoreline was certified by the Chairman of the Board of Land and Natural Resources on March 12, 1990.

Topography and Soils

The Soil Survey of the Island of Hawaii, prepared by the U.S. Department of Agriculture, Soil Conservation Service, classifies the soils within the project site as of the Kamakoa Series, which consist of somewhat excessively drained very fine sandy loams that formed in recent alluvium. It is underlain by alternate layers of fine, medium and coarse sand and gravel. Permeability is rapid, runoff is slow, and the erosion hazard is slight. The topography of the property is relatively flat, with elevations ranging from approximately 3 feet at the shoreline to 6 feet at its mauka

boundary. The shoreline areas is characterized by rocky shoreline outcrops and some limited importation of coral sand from off-shore reefs. According to the applicant, the project site has been previously disturbed by land clearing activities.

Climate

The average annual rainfall measures about 9 inches, most of which falls during the winter months. Winds are diurnal-blowing onshore during the day and reversing to offshore in the evening. With the exception of occasional storm conditions, winds in this area are gentle.

Hydrology, Drainage and Flooding

The U.S. Army Corps of Engineers Flood Insurance Rate Map (FIRM) depicts the subject property to be located within the coastal high hazard area and tsunami inundation zone. The base flood elevation for the coastal flood is 8 feet. The property is also located within an area subject to the 100-year flood with a base flood elevation of 7 feet. The proposed improvements will not alter the existing ground elevation of the subject property.

Flora and Fauna

There are no known rare or endangered species of plant or animal life on the project site. Typical vegetation within the shoreline setback area consists of coconut, kiawe and mango trees as well as beach heliotrope.

Marine Environment

The coastal waters off the Puako Beach Lots Subdivision have been classified by the State Department of Health Water Quality

Standards as Class AA. Class AA waters are suitable for research, propagation of marine life, conservation and aesthetic enjoyment.

Air and Noise Quality

The principal source of short-term air quality impacts may be associated with the construction of the proposed improvements. However, given the limited nature of the improvements and the establishment of landscaping, no long-term air quality impacts are anticipated.

Archaeological and Cultural Resources

The subject property is not listed in the State or National Register of Historic Places as having a site of historic significance. As previously mentioned, the project site has been previously disturbed by land clearing activities.

Socioeconomic Considerations

The proposed improvements will be constructed in conjunction with the construction of a single family residential dwelling on the subject property.

IX. INSTITUTIONAL SETTING

The subject property is classified Urban by the State Land Use Commission.

The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for Resort uses. The shoreline areas are designated Open.

The Hawaii County Zoning Code designates the parcel as Resort-1,250 square feet per unit (V-1.25) and Open (O) along the shoreline.

The site is within the Special Management Area and is therefore subject to the requirements of Chapter 205A, Hawaii Revised Statutes. An SMA Use Permit Application has been submitted to the Planning Department for review pending compliance with the requirements of Chapter 343, HRS. A Shoreline Setback Variance (SSV) Application has also been submitted to the Planning Department on April 29, 1991, for work within the 40-foot shoreline setback area. The SSV application will be held in abeyance pending the adoption of revisions to Rule 8 of the Planning Commission's Rules of Practice and Procedure, relating to Shoreline Setback Area Rules and Regulations.

Surrounding land uses adjacent to the subject property consist of single family residential uses and vacant parcels on lands zoned Resort (V-1.25) and Unplanned (U) by the County. Shoreline areas are zoned Open (O). State lands are located adjacent to the east of the subject property and also 360 feet to the west.

On May 18, 1983, the Hawaii County Planning Commission voted to approve Shoreline Setback Variance (SSV) No. 617 to allow certain landscaping and related improvements within the shoreline setback area on a parcel located approximately 120 feet west of the subject property (TMK: 6-9-02: 5). SSV No. 617 was approved subject to, in part, the applicant establishing a lateral pedestrian access within the shoreline setback area fronting the property. The perpetual

public pedestrian access, recorded with the State Bureau of Conveyances, provided an approximately 3-foot wide access along the parcel's shoreline frontage in an area immediately mauka of the certified shoreline.

X. PUBLIC SERVICES AND INFRASTRUCTURE

Access to the property is via the Kawaihae-Puako Road, which has a pavement width of 18 feet within a 40-foot right-of-way.

Water to the project site will be provided via a 12-inch water line.

Wastewater disposal will be by a septic tank.

All other utilities and services are available to the subject property.

XI. AGENCIES' COMMENTS

Department of Land and Natural Resources:

"The proposed seawall must be constructed mauka of the certified shoreline, to avoid utilizing Conservation Zoned lands and the necessity of submitting a Conservation District Use Application (CDUA)."

Department of Public Works:

- "1. All proposed improvements shall conform to the applicable sections of Chapter 27, Flood Control of the Hawaii County Code.
- "2. At-grade seawall/walkway and proposed improvements shall not include fill or obstructions which may result in the

blockage or impediment of flow in a natural waterway and induce or aggravate flooding."

The Soil Conservation Service, Civil Defense Agency and the Puako Community Association had no objections and/or comments to the applicant's request.

XII. SUMMARY OF IMPACTS AND MITIGATION MEASURES

The proposed construction of an underground seawall/pedestrian walkway and related improvements are not anticipated to have a significant adverse environmental impact on the resources of the area.

The site is not an identified habitat for any threatened or endangered species of plant or animal.

Air and coastal water quality or ambient noise levels may be affected during the construction phase. These will be of a temporary nature that can be mitigated through the use of acceptable construction practices and the establishment of landscaping.

The construction of an underground seawall/pedestrian walkway with landscaping should not adversely impact any cultural/historical resources. The project site is not listed in the State or National Register of Historic Places. Furthermore, there is evidence that the subject property has been previously disturbed. Therefore, it is highly unlikely that any historic sites will be located within the project site. Through the permitting process, the applicant will be required to notify the proper authorities should any historical artifacts be discovered.

The proposed improvements will be located within a coastal flood area with velocity hazards and the 100-year flood zone. The proposed underground seawall/pedestrian walkway, fence and related improvement will be constructed in accordance with Chapter 27 of the Hawaii County Code relating to Flood Control. The proposed improvements shall not include fill or other obstructions which may result in the blockage or impediment of flow in a natural waterway and which will induce or aggravate flooding.

Due to the limited nature and size of the project, there will be no substantial adverse effects to the economy, population, social character or public facilities of the subject area.

Mauka-makai public accesses are provided through State Lands located adjacent to the east and approximately 350 feet to the west of the subject property. Lateral shoreline access will be provided by the applicant with the incorporation of a pedestrian walkway along the top of the proposed underground seawall. However, to ensure uninhibited lateral shoreline access as provided through the nearby State-owned lands and TMK: 6-9-02: 05 (Sullivan), conditions of approval to require lateral shoreline access across the entire shoreline frontage of the subject property will be imposed should the SMA Use Permit and SSV requests be approved. This lateral shoreline access, which will traverse over improved and unimproved portions of the property, shall have its path recorded with the State Bureau of Conveyances as a perpetual right of pedestrian access for the general public.

Scenic resources of the shoreline may be altered by the construction of these improvements. The seawall/pedestrian walkway will be constructed at-grade with a fence height of 3 feet. In addition, the construction of a single family dwelling mauka of the proposed improvements will further minimize any adverse visual impact.

DETERMINATION

Based on the foregoing considerations, the improvements proposed to be performed within the 40-foot shoreline setback area will not have a significant adverse impact on the environment. The proposed improvements will facilitate public shoreline access as well as have no adverse impact to the environment. Any potential impacts to the flood zone can be addressed through compliance with existing rules and regulations, or conditions of the SMA Use Permit and Shoreline Setback Variance, if approved. Therefore, a notice of Negative Declaration is now being filed with this Environmental Assessment.

DATA FOR OEQC PUBLICATION

TITLE: Construction of Underground Seawall/Pedestrian Walkway
within 40-foot Shoreline Setback Area

LOCATION: Hawaii; Lalamilo, South Kohala

TMK: 6-9-2: 25

SUMMARY:

On a 28,967 square-foot parcel within the Puako Beach Lots Subdivision, the applicant proposes to construct an underground seawall/pedestrian walkway within the 40-foot shoreline setback area to protect the subject from further shoreline erosion and to provide for lateral public access along the shoreline. The project site had been previously disturbed with no historic remains or endangered species of plants or animals located on the property. The construction of the proposed seawall/pedestrian walkway will have an overall height consistent with that of the existing grade and which will have no adverse effects on the flood zone. All improvements shall comply with the requirements of Chapter 27, Hawaii County Code relating to Flood Control.

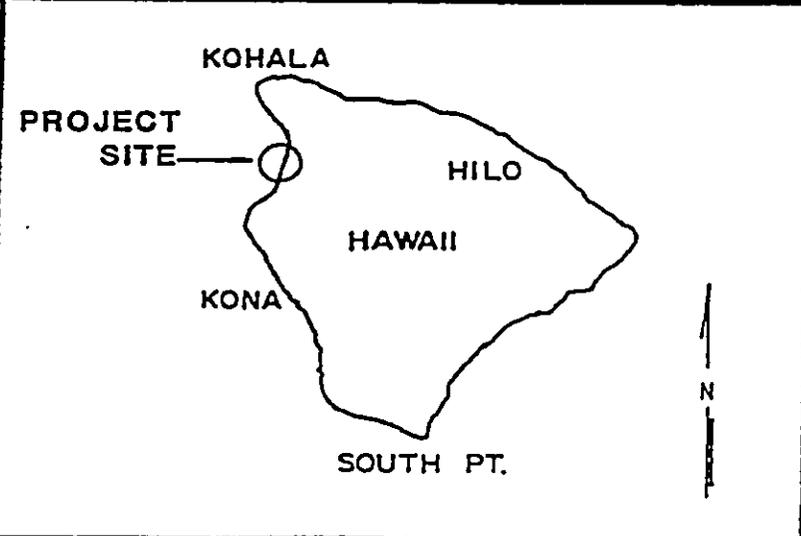
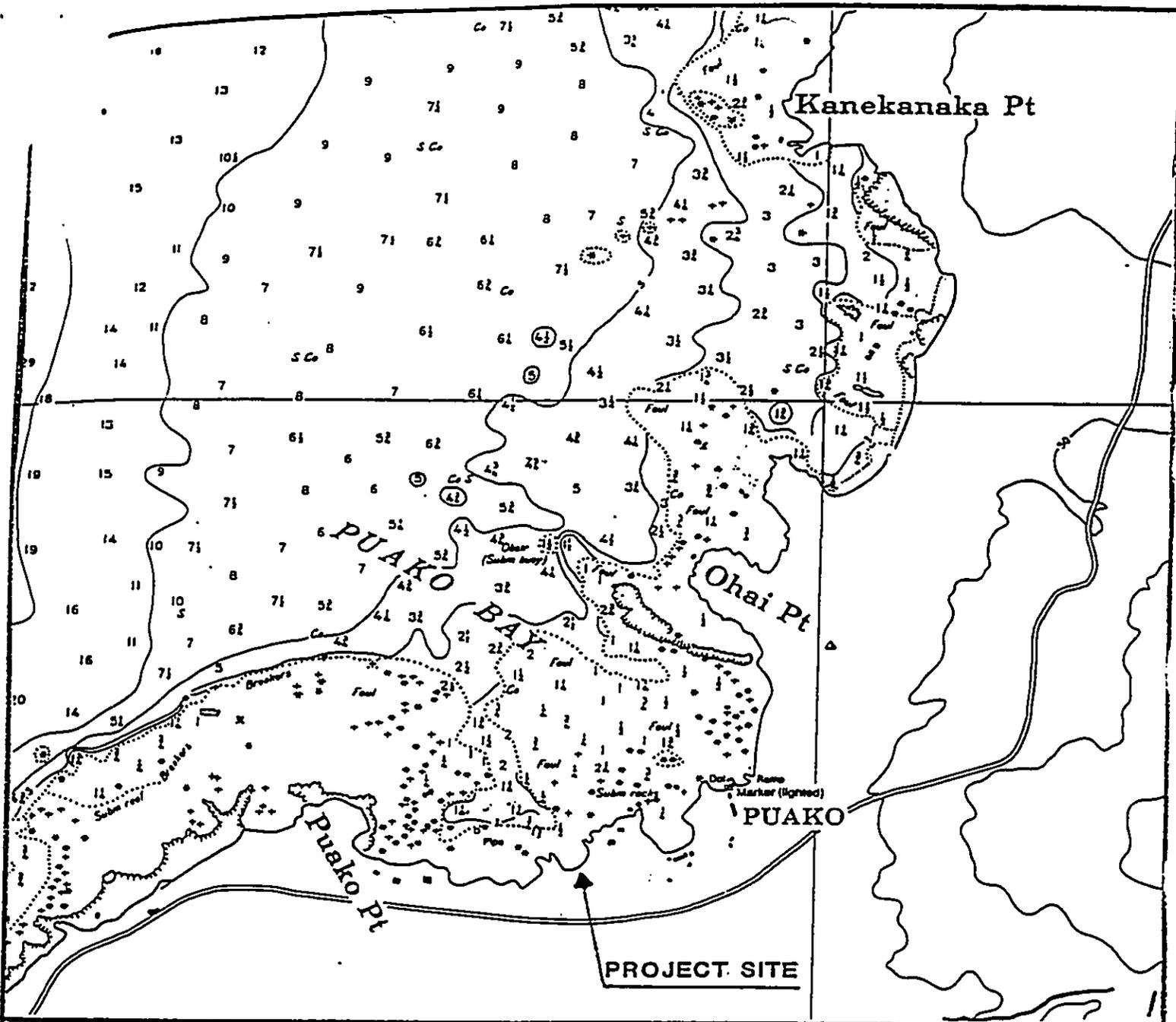


FIGURE 1-1
PROJECT SITE
AND
PUAKO BAY SHORELINE

Source: Sea Engineering, Inc. 1990

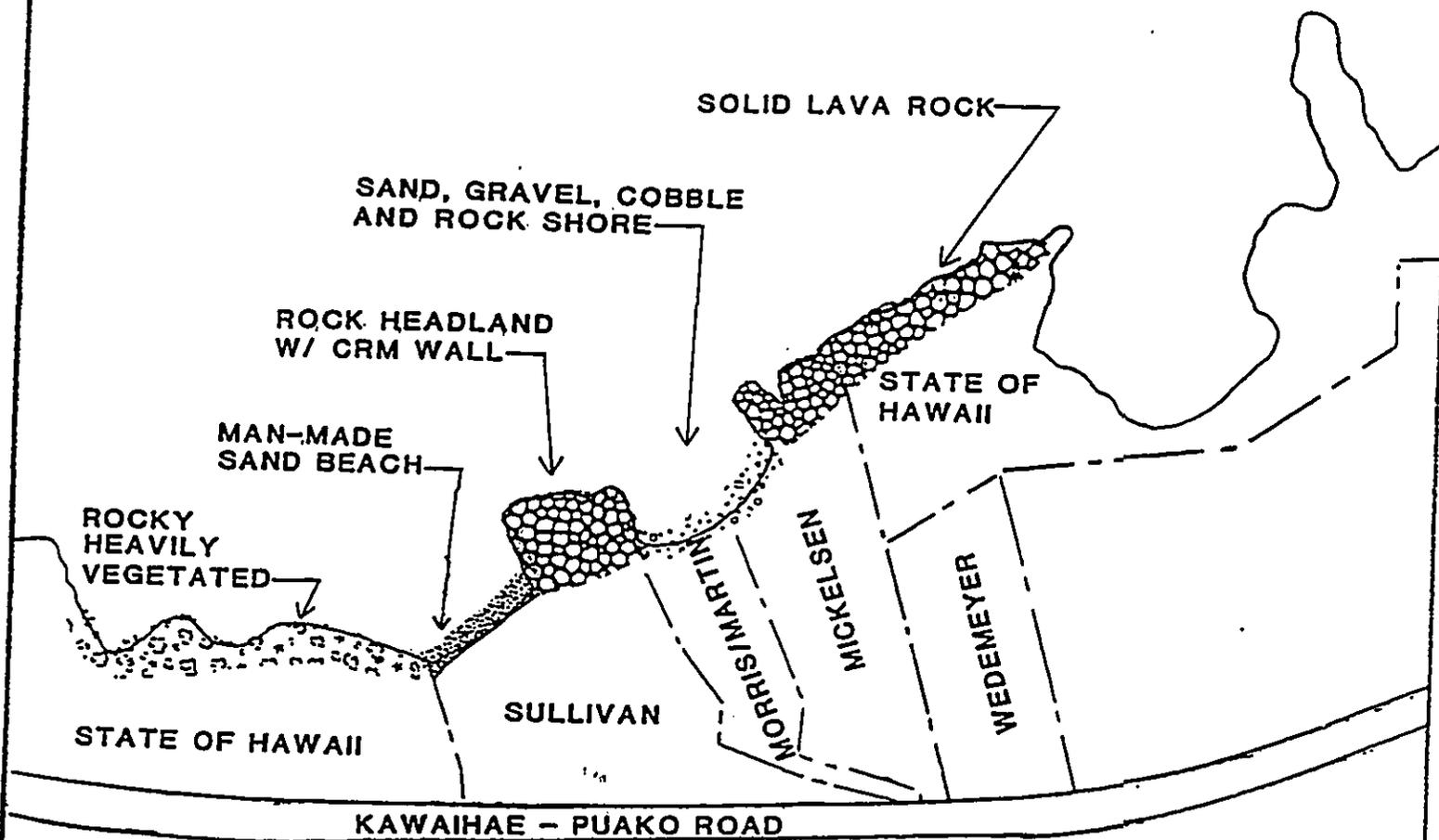


FIGURE 3-2
 SHORELINE CHARACTERISTICS AND LAND OWNERSHIP

Source: Sea Engineering, Inc. 1990.

