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GOVERNOR OF HAWAII



WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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'91 SEP -9 P1 HONOLULU, HAWAII 96809
SEP - 5 1991

Ref. No. 91SW-126

Mr. Brian Choy, Director
Office of Environmental Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, HI 96813

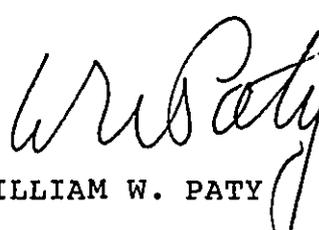
Subject: Negative Declaration for Acquisition of Lands
at Wailea Bay, South Kohala, Hawaii

Dear Mr. Choy:

We are transmitting for publication in the OEQC Bulletin a Negative Declaration and four copies of the Environmental Assessment for acquisition of lands at Wailea Bay, South Kohala, Hawaii.

The proposed action includes State acquisition of Tax Map Key 6-6-02: 6 and 7. The acquisition will provide public access to Wailea Bay Beach.

Very truly yours,


WILLIAM W. PATY

Attach.

152

1991-10-08-HI-FAA

Environmental Assessment
for
* Acquisition of 2 Parcels at
Wailea Bay, South Kohala, Hawaii
(Tax Map Key 6-6-02: 6 and 7)

Proposing Agency: Department of Land and Natural Resources
State of Hawaii

I. Proposed Project

A. Summary

The subject properties proposed for acquisition are located in the Wailea Beach Lots subdivision situated within State-owned land at Wailea Bay, South Kohala, Hawaii, Tax Map Key 6-6-02 (see location map). The acquisition of the Wailea Beach Lots and their incorporation, along with the surrounding State-owned lands into Hapuna Beach State Recreation Area is one of the recommendations of the 1970 Hapuna Beach Park master plan. After nearly completing the development of the park beachfront lands at Hapuna Beach, the State is beginning to implement other aspects of the master plan.

The nature and extent of park improvements will be determined at a later date for this area. Paved parking, a vehicle turnaround area and low-maintenance landscaping will probably be added on the parcels to be acquired by the State.

B. Technical Characteristics

The subject properties, Tax Map Key 6-6-02: 6 and 7 have a combined area of 2.35 acres. Parcel 6 is a vacant land. Parcel 7 is improved with a 3-bedroom home. A caretaker takes care of the premise. The elevation of the area ranges from approximately 10 feet to 50 feet with predominant elevations being between 10-15 feet. Although the roads within the area are substandard, the County of Hawaii allows buildings in conformance with the zoning.

A site plan for improvements will be resolved at a later date.

Access to the area is via the Puako Spur Road and the Kawaihae-Puako Road, then via a 20-foot wide road easement westward into the subdivision. A series of road easements bisect various roads. An unimproved 40-foot wide road reserve also extends south to north through and along the subdivision. It would be feasible to extend the water line for a drinking fountain or comfort station to the subject land as County water is provided for the subdivision. Refuse collection will be provided to the park.

If a public comfort station is built, then it would be necessary to provide aerobic wastewater treatment facilities and dispose of

treated effluent by gravity flow into a drain pit. A backup drain pit would also be needed to assure that no problems develop.

C. Social Characteristics

The proposed acquisition of the subject lands will provide passive recreation use for the residents and also visitors. No residents will be displaced at the present time.

D. Economic Characteristics

The State legislature has appropriated \$1,000,000 for acquisition of lands at Wailea Bay. Funds have not been appropriated for park improvements. Construction of parking lots and a vehicle turnaround area and provision of landscaping would probably cost more than \$200,000. Development of a comfort station and facilities for treatment and disposal of wastewater could cost more than \$400,000.

II. Summary Description of the Affected Environment

The Hapuna Beach-Wailea Beach area is one of the best coastal recreation areas on the Big Island. The acquisition of the two parcels at Wailea Bay would not only increase the acreage of public beach parks in West Hawaii, but it would also broaden the range of coastal recreation activities currently provided at the existing state park at Hapuna Beach.

The purpose of acquiring the Wailea Beach lots is to open up the government lands to the beach and bay so that opportunities for passive, coastal recreation activities such as picnicking, swimming, sunbathing, and places to relax in a natural coastal setting can be provided. The Wailea Beach lots, almost completely block off the beach and bay from the surrounding government lands. If these private lots are not acquired in part or whole, public use and enjoyment of the coastal lands will be severely limited. The proposed acquisition will enable the State to meet the goals, objectives and priority needs outlined in the State Comprehensive Outdoor Recreation Plan. Statewide, beach recreation is one of the most popular activities. Fishing heiaus and shrines (Ko'as) had once been erected in the Hapuna coastal area, but most of them have long since disappeared. There is no visible evidence of Hawaiian use of Wailea Beach lots.

The present environmental conditions suggest maximizing the shoreline and water-oriented recreational potential.

III. Summary of Potential Impacts and Mitigation Measures

The primary impact of State acquisition of the two parcels at Wailea Bay will be to ensure public access to the beach, rather than exclusive private residential use.

Development of a park will improve trash pickup and keep vehicles from driving over vegetation. It is likely that if a comfort station were provided, then there would be heavier use of the beach by the public. Wastewater treatment and disposal facilities would be designed to protect

coastal water quality. No impacts will be contrary to the policies of either the State Plan or Chapter 205A, Hawaii Revised Statutes.

IV. Alternatives Considered

The only alternative that was considered was to abandon the acquisition of the subject parcels. However, that alternative is not considered reasonable, in view of the need for providing needed enhanced public access to the beach.

The option of allowing residential use of the two parcels proposed for acquisition is not supported by the public as there are few good beaches on Hawaii. Wailea Bay is adjacent to Hapuna Beach. It is more protected and could be used by the public, taking some of the heavy demand off Hapuna Beach.

V. Determination

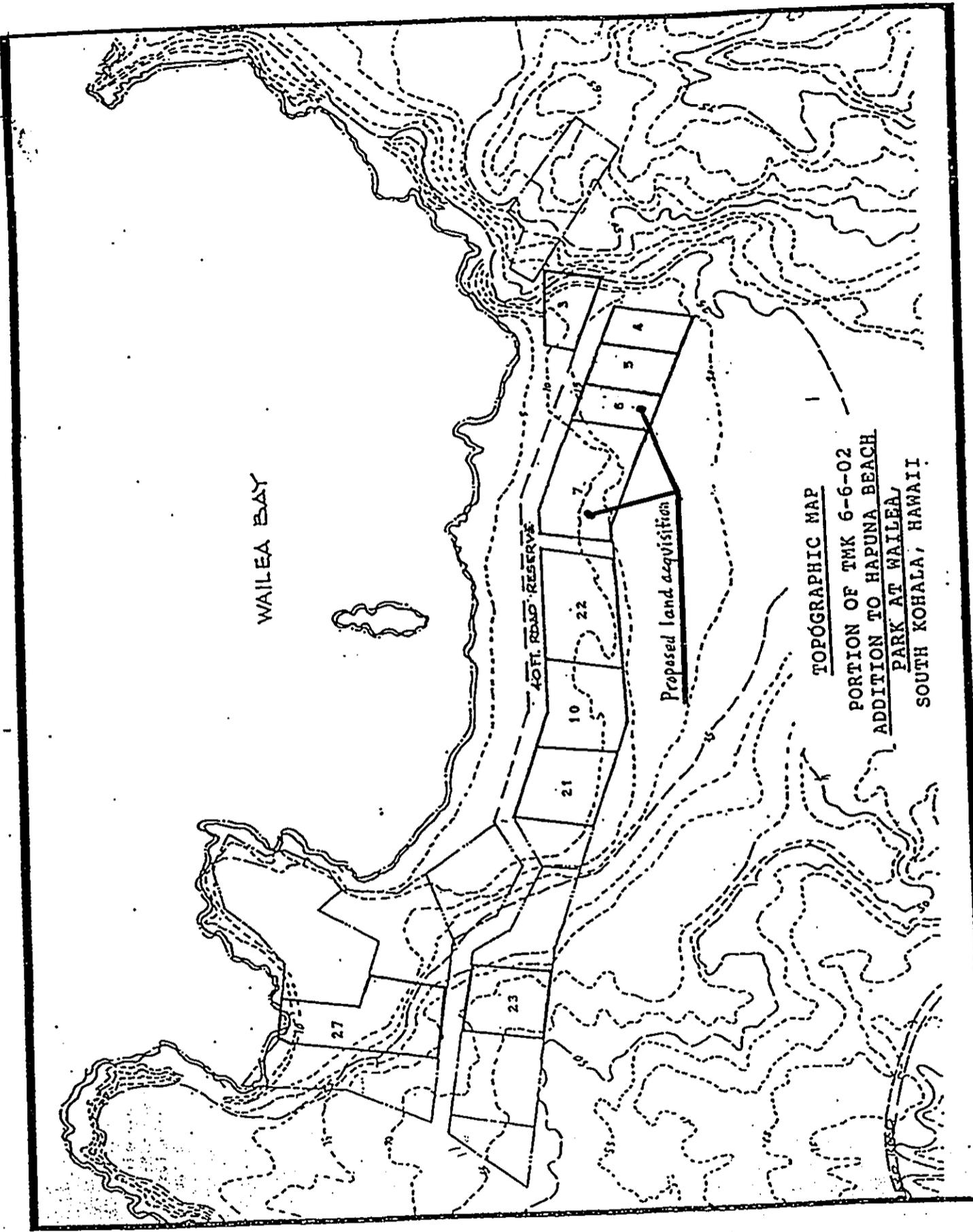
The Department of Land and Natural Resources, upon evaluation of the proposed action, has determined that an Environmental Impact Statement is not required pursuant to Chapter 343, Hawaii Revised Statutes.

VI. Reasons supporting determination

The reasons supporting a determination for a negative declaration is based on the findings that the proposed acquisition of the two parcels of land for public access does not:

- 1) Involve an irrevocable commitment to loss or destruction of any natural or cultural resource;
- 2) Curtail the range of beneficial uses of the environment;
- 3) Conflict with the State's long-term environmental policies or goals and guidelines;
- 4) Substantially affect the economic or social welfare of the community or State;
- 5) Substantially affect economic or sociological activities;

- 6) Involve substantial secondary impacts such as population changes or effects on public facilities;
- 7) Involve a substantial degradation of environmental quality;
- 8) Affect a rare, threatened or endangered species of animal or plant, or habitat;
- 9) Detrimentally affect long-term air or water quality or ambient noise levels; or
- 10) Affect an environmentally sensitive area such as a flood plain.



WALEA BAY

40ft. ROAD RESERVE

Proposed land acquisition

TOPOGRAPHIC MAP
PORTION OF TMK 6-6-02
ADDITION TO HAPUNA BEACH
PARK AT WALEA,
SOUTH KOHALA, HAWAII

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS
P. O. BOX 621
HONOLULU, HAWAII 96809

October 4, 1991

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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Ref. No. 91SW-150

Mr. Brian Choy, Director
Office of Environmental Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, HI 96813

ATTN: Mr. Jeyan Thirugnanan

Subject: Negative Declaration for Acquisition of Lands
at Wailea Bay, South Kohala, Hawaii

Dear Mr. Choy:

In response to Mr. Jeyan Thirugnanan's request, we wish to inform you that the following agencies and individual have been consulted in regard to the proposed acquisition of lands at Wailea Bay:

- a. County Council
County of Hawaii
- b. Planning Department
County of Hawaii
- c. Warren M. Harrison, consultant
Island of Hawaii

Very truly yours,

A handwritten signature in black ink, appearing to read "Ralston H. Nagata".

RALSTON H. NAGATA
State Parks Administrator