

SPECIAL MANAGEMENT AREA (SMA) USE PERMIT APPLICATION

FOR:

KEALAKEKUA BAY STATE HISTORICAL PARK

**PHASE I DEVELOPMENT
KEALAKEKUA, HAWAII**

**APPLICANT: STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS**

TAX MAP KEY: 8-2-04:9

1.A. An EIS. under Chapter 343. HRS. or when required by the Director may be submitted in lieu of this section.

This project is exempted from the preparation of an Environmental Impact Statement as part of the OEQC exemption list, dated December 4, 1991, relating to the Division of State Parks projects.

Exemption Class 2. Item 1: Exempts cabin, pavilion picnic or trail shelter, utility building or shed within developed, maintained portion of State Parks. (February 5, 1976).

Exemption Class 3. Item 2: Exempts construction of park comfort stations with accommodations of 10 or less toilets and urinals. (February 5, 1976).

Exemption Class 3. Item 5: Exempts the construction of off-street parking facilities having capacities of less than 50 stalls per park. (February 5, 1976).

1.B. Detailed written description of the proposed project and a statement of objectives and reasons for the request.

The Department of Land and Natural Resources, Division of State parks is proposing to construct a pavilion including restroom facilities. In addition, and in accordance with current regulations, two ADA parking stalls, the installation of a wastewater treatment system consisting of a septic tank and leaching field will also be constructed as part of this project.

The existing comfort station is an old single story structure which utilizes a cesspool for wastewater disposal. The cesspool is not

functional and the restroom has been closed. Portable toilets are currently being utilized. The existing facility does not comply with the Americans with Disabilities Act (ADA) requirements. The purpose of this project is to provide replacement toilet and to construct facilities in the area that meet current codes and respect the cultural significance of this historic site by (1) demolishing and the removing of the existing pavilion and comfort station structures including the existing cesspool and the relocation of the public restroom facility to the pavilion building away from the Hikiau Heiau providing a respectful buffer between the new structure and the existing Hikiau Heiau and; (2) to provide accessible parking adjacent to the restroom facility with appurtenant handrails and signage.

The women's side of the comfort station will include three water closets and one lavatory. The men's side will consist of one water closet, one urinal, and one lavatory. The women's and men's restrooms will each have one stall that will comply with the Americans with Disabilities Act (ADA) requirements.

The pavilion/restroom facility will be built on a concrete slab consisting of hollow block walls and concrete columns, decorative screen blocks, and preformed metal roofing system. The appearance of the structure shall blend in with the "rural" style of the adjacent structures and not be taller than the adjacent homes. Night lighting will be provided and will be controlled by a timer system.

The septic system will consist of one rectangular concrete septic tank, eighty (80) lineal feet of four (4) inch P.V.C. Sewerline, and a leaching bed with an area of approximately eight hundred twenty (820) square feet. The septic tank will be five (5) feet wide X eight (8) feet long X five (5) feet deep and will have a capacity of one thousand (1,000) gallons. The primary leaching bed will be excavated to a depth of approximately four (4) feet and will contain a geotextile fabric at subgrade, a twenty-two (22) inch bottom layer of two (2) inch gravel, a geotextile filter fabric above the gravel line, eight (8) inches of backfill and four (4) inches of top soil. The back-up leaching bed will be constructed similar to the primary leaching bed.

1.C. Description of the subject property in sufficient detail to precisely locate the property. Describe existing uses, structures and topography.

The proposed project is located at Napoopoo, Kealakekua, in the district of South Kona on a 3.24-acre parcel (TMK: 8-2-04:9) within the Kealakekua Bay State Historical Park on the island of Hawaii. The Napoopoo portion of the park sits below the *pali*, a relatively small and essentially flat piece of land sandwiched between Kealakekua Bay, the cliff, and Napoopoo village. Much of the land is slightly elevated above sea level, providing opportunities for views of the bay.

The current facilities in the park include a small restroom built adjacent to the southern wall of Hikiau Heiau, a pavilion near the center of the parcel, a grassed basketball/volleyball court in the southwestern corner of the parcel, outdoor shower, a landscape lawn and a boundary wall at the southern and western side of the parcel. The overall topography of the parcel is a gentle slope from *mauka*, (mountain), to *makai*, (Ocean).

1.D. A statement of the valuation of the proposed use, activity or operation.

The proposed project will be beneficial to the welfare of the general public by replacing an old, single story pavilion and a deteriorating restroom facility and relocating it at a less obtrusive and a respectful distance from Hikiau Heiau. The visitors and the general public will have the use of an improved facility that complies with all State and County regulations and requirements.

1.E. State/County Plans affecting the subject request:

The proposed project is consistent with the County General Plan and the West Hawaii Plan. The State Land Use designation of the proposed site is Open. Parks and historic sites are listed as one of the permitted land uses under this designation.

1.F. A written statement discussing the proposed development in relationship to the objectives and policies as provided by Chapter 205A, HRS. and the Special Management Area guidelines as contained herein.

Recreational Resources: The proposed project will improve coastal recreational opportunities by providing a new and improved pavilion/ restroom facility that complies with all of the requirements of the State Department of Health and the Americans with Disabilities Act (ADA) requirements. This development is consistent with the objectives calling for the provisioning of adequate, accessible, and diverse recreational opportunities in the coastal zone management area by providing recreational facilities suitable for public recreation. The project will replace an old, deteriorating restroom facility and pavilion facility which are used by beachgoers and picnickers. Principal recreation resources are found near but not at the project area.

Historic Resources: The project is consistent with the objectives by conducting archaeological testing prior to the commencement of the construction activities and by having a qualified archaeologist monitor the construction activities. The objectives for Kealakekua Bay State Historical Park include the protection, restoration, interpretation, and display of historic resources. As such, the proposed project should not have any adverse impact on the historic resources of the area.

Scenic and Open Space Resources: The project is consistent with the objectives to insure that developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline. It will relocate the restroom facility so that it will be less obtrusive for those viewing Hikiiau Heiau from the beach road and from Kealakekua Bay Park. Alteration to the landform will be minimized.

Coastal Ecosystems: The objective is to protect the valuable coastal ecosystem from disruption and minimize adverse impacts on all coastal ecosystem. There will be monitoring of the coastal waters to insure that there is no appreciable level of contamination as a result of this development. It is anticipated that this project will not result in any changes to the area or any impacts to the coastal ecosystem.

Coastal Hazards: The project area is not within storm wave, flood, tsunami, and erosion areas. However, it is within the Kealakekua-Kaholo fault system. This system is rated as Area F by the U.S. Geological Service. It is considered an area of highest volcanic hazard risk because it lies within a belt of a frequently active fault in which the land is subject to cracking, abrupt subsidence, and possibly flooding by locally generated tsunamis.

1.G. Surrounding zoning and land use

The Hawaii County General Plan designates most of the land north and mauka of the park for Agricultural use, new residential developments has been showing up with densities ranging from Low to High Density Urban. It is the General Plan which determines land use policy, however, zoning often controls actual density and allowable use. There are large areas of "Unplanned" zones that may represent a potential development growth. These land parcels surrounds the North, South, East and West of the historical park. At present the Hawaii County Zoning Plan are using this "Unplanned" designation for over 3,000 acres in the Kealahou Bay vicinity. Should these tracts be developed, it would add over 3,000 housing units and 9,600 people to the population of South Kona.

The Historical Park does not lie in isolation. Rather, it exists within a larger context of land use, activity, and development patterns. Land ownership patterns and development potential, particularly on parcels adjacent to park property, could alter access routes, traffic patterns, and population levels. In general, land use will influence the location of park uses and park facilities and determine mitigation required to reduce impacts of park activities on nearby communities, as well as mitigation needed to reduce the impacts of increased resident and visitor populations on park resources.

1.H. Flood Insurance Rate Map (FIRM) designation

The Federal Flood Insurance Rate Map (FIRM), revised September 16, 1988, designates the site as falling within Zone X, areas determined to be outside the 500-year flood plain. This zone is not designated as a Flood Hazard district under the Land Use Ordinance (LUO).

1.I. Archaeological Resources

About the earliest archaeological documentation for that area was in 1951 where the area was graded, filled, and leveled with no findings of surface archaeological features. In 1985 through 1989 twenty-one test units was conducted at various locations within the 3.24-acre Kealakekua Bay Park parcel. No significant findings was recorded during those dated excavation.

And most recently, in 1999 archaeological testing was conducted on five sites in and around the project area with again no significant findings of surface archaeological features. The site is located within the Kealakekua Bay Historical District which is listed on the National Register of Historic Places.

(Reference cited: "REPORT ON ARCHAEOLOGICAL INVESTIGATIONS: Replacement Restroom/Pavilion Project Napoopoo Section, Kealakekua Bay State Historical Park-June ,2000" State Site No. 50-10-47-21, 808)

1.J. Flora and Fauna Resources

Flora: The proposed project are not expected to have any adverse impacts on the flora in the immediate vicinity of the site. There are no threatened or endangered species on the subject parcel or in the project area proposed for construction. The vegetation in this area is composed primarily of a dense cover of exotic grasses such as guinea grass (*Panicum maximum*) and introduced shrubs such as Lantana (*Lantana camara*) and castor bean (*Ricinus communis*) with widely-spaced trees of koa haole (*Leucaena leucocephala*) and monkeypod (*Samanea saman*).

Fauna: As with the flora, no endangered species of avifauna or mammals are to be found inhabiting the project area. The only endemic species was a single sighting of an adult Iʻo or Hawaiian Hawk (*Buteo solitarius*). This species ranges widely over ranch and farm lands as well as forested areas on the Island of Hawaii. The short winged owl or pueo (*Asio flammeus sandwichensis*) is the only other endemic species which might occur at this site because it is relatively common in Hawaii. However, there is no evidence of nesting of either species within the area. Mammals in the vicinity of the project area include the small Indian mongoose (*Herpestes auropunctus*), which is found in the day along with feral cats.

1.K. Valued Cultural Resources

Kealakekua Bay is one of most important sites in the history of Hawaii, for it contains events which dramatically altered its culture, isolated for centuries from a larger world. While other historic sites reveal aspects of life in ancient Hawaii, it is Kealakekua Bay which best describes the impact of western civilization. Because this area was bypassed by modern development, much of the story remains hidden within the place itself. The bay was one of the ruling centers on the island of Hawaii and the home of many of the island's important chiefs. This area is also associated with Kamehameha's rise to power in the late 1700s, and was one of three primary ports and royal centers of Kamehameha's early kingdom.

Kealakekua Bay also holds a key to an understanding of the extent and nature of the changes wrought in Hawaiian culture. The land use and ownership, the effects of missionary activity, transportation changes, ethnic composition, and economic transformations are all demonstrated in the history of the land and people of Kealakekua Bay.

1.L. Public Access

General use of the historical park, and the ocean is largely determined by its accessibility. As the only section of the park

accessible over paved roads, Napoopoo is naturally the most heavily used. Historical roads within the park include Ka'awaloa Road and the lower Cart Road, but today these roads are passable only by four-wheel drive vehicles.

Existing marine access at Kealakekua Bay includes tour boats and private boats seeking entrance to the bay for either fishing or recreational purposes. Napoopoo Landing is used only by kayaks.

1.M. Description of access(es) to the area.

The road system that connects Kealakekua Bay to the main highway (Mamalahoa Highway) is FAS 160, a collector road composed of Napoopoo Road, Middle Ke'ei Road, and Pu'u'honua Road. Napoopoo Road and Middle Ke'ei Road are also considered part of the island-wide circulation system, often used by visitors who stop briefly at Kealakekua Bay before traveling on to other destinations to the north or south.

1.N. Traffic impacts - assessment of existing traffic conditions, anticipated increase in traffic and traffic impacts from proposed use.

Mamalahoa Highway (Hawaii Belt Road) and FAS 160 (Napoopoo Road, Middle Ke'ei Road, and Pu'u'honua Road) form the basic network of roadways that serve Kealakekua Bay. In general, these roads are narrow, winding, two-lane routes. Traffic along FAS 160 is

generated by three sources: (1) residents traveling to homes along Napoopoo, Middle Ke'ei, or Pu'uhonua Roads; (2) mauka residents traveling to recreational areas along the seashore; and (3) visitors stopping at Kealakekua Bay for its historic or recreational setting. Traffic into the historical park area will vary depending on the level of development and the type of access provided to get into the area. According to the Island of Hawaii Long Range Highway Plan, the widening and realignment of the interior roadway system that connects the Historical Park site with the main highway, (Mamalahoa Highway), will not likely occur in the immediate future. The proposed improvements are not expected to have any major adverse impacts on the traffic generated by the park use or the roadways in the vicinity of the park.

1.O. Availability of Utilities

Telephone, water and electric is provided for that project area. No county sewer service is available.

2.A. Description of environmental setting

The proposed project is located at Napoopoo, Kealakekua, in the district of South Kona on a 3.24-acre parcel within the Kealakekua Bay State Historical Park on the island of Hawaii. It is located within the Kealakekua Bay Historical District which is listed on the National Register of Historic Places.

The Napoopoo portion of the park sits below the *Pali*, a relatively small and essentially flat piece of land sandwiched between Kealakekua Bay, the cliff, and Napoopoo village. Much of the land is slightly elevated above sea level, providing opportunities for views of the bay.

For many years, Napoopoo was fronted by a narrow, calcareous sand beach which extended from the base of the *Pali* to the base of Hikiāu heiau. Because the island's shoreland is typically rocky and white sand beaches are rare, Napoopoo Beach was one of the most popular beaches in Kona. It is now completely covered with boulders.

Most local residents attribute the boulder deposition to the inundation of the beach by severe storm surf. Apparently, the process began with Hurricane Nina in 1957, progressed over a number of years, and ended when Hurricane Iniki covered the remaining sand with boulders in 1992. Other local residents believe that the 1950 and 1951 earthquakes produced substantial slide material which was moved by storm surf from the base of the *Pali* onto the beach. It is also likely that land subsidence related to volcanic activity contributed to the loss of Napoopoo Beach.

Although boulders cover the upper regions of the beach, a shallow sandbar that fronts the beach is still rock free, and waves continue to break there. These waves, once popular with bodysurfers and bodyboarders, now wash into boulders instead and create a strong backwash in the shorebreak.

2.B. The Relationship of the proposed action to land use plans, policies, and control of the affected area

The subject property is situated within the State Land Use Conservation district. 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 a 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 proposed project is consistent with the County General Plan and the West Hawaii Plan. Parks and historic sites are listed as one of the permitted land uses under this designation.

2.C. The probable impact of the proposed actions on the environment

The proposed project will be beneficial to the welfare of the general public by replacing and old, deteriorating restroom

facility and relocating it at a less obtrusive and more respectful distance from the Hikiau Heiau; the existing restroom adjoins Hikiau Heiau. The proposed project will also 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 government requirements.

2.D. Any probable adverse environmental effect which cannot be avoided

Probable adverse environmental effects that cannot be avoided would include ground-disturbance, noise, and dust generated by construction activities. And again, as stated, these impacts would be temporary, intermittent and short term.

2.E. Alternatives to the proposed action

Alternatives to this proposed project would include not replacing the pavilion/restroom facility with new septic system and the

construction of accessible parking stalls. This means the public would not have the benefit of a new and improved pavilion/restroom facility that complies with all of the requirements of the State Department of Health and the Americans with Disabilities Act (ADA) requirements. This will also mean that the disabled visitors would have difficulty in trying to use the portable toilets and traveling to the existing pavilion.

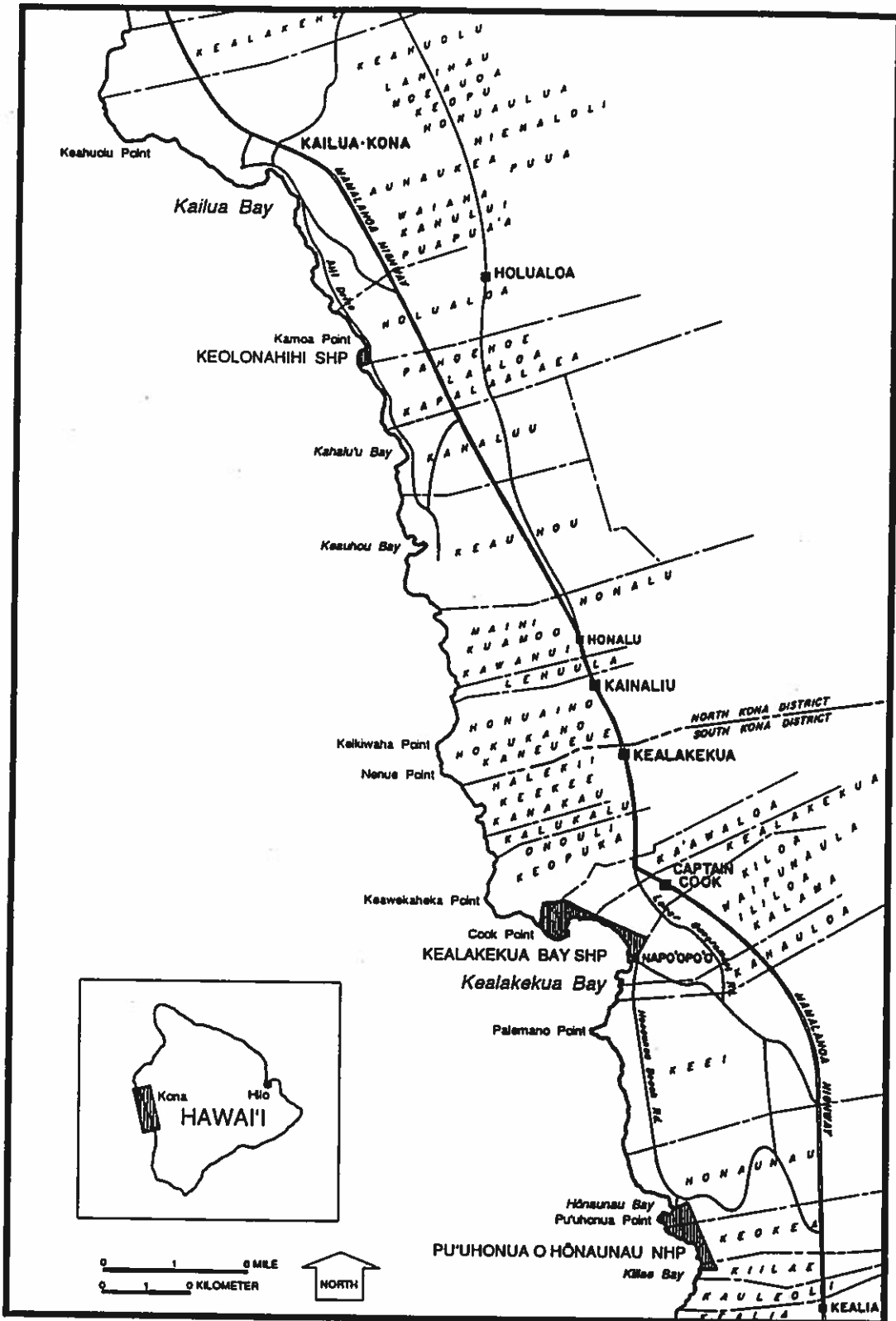
Another alternative would be to utilize an alternative location for the new restroom facility and septic system. The impacts generated by using a different location within the existing boundaries would be the same or even more severe.

2.F. Mitigating measures proposed to minimize impact

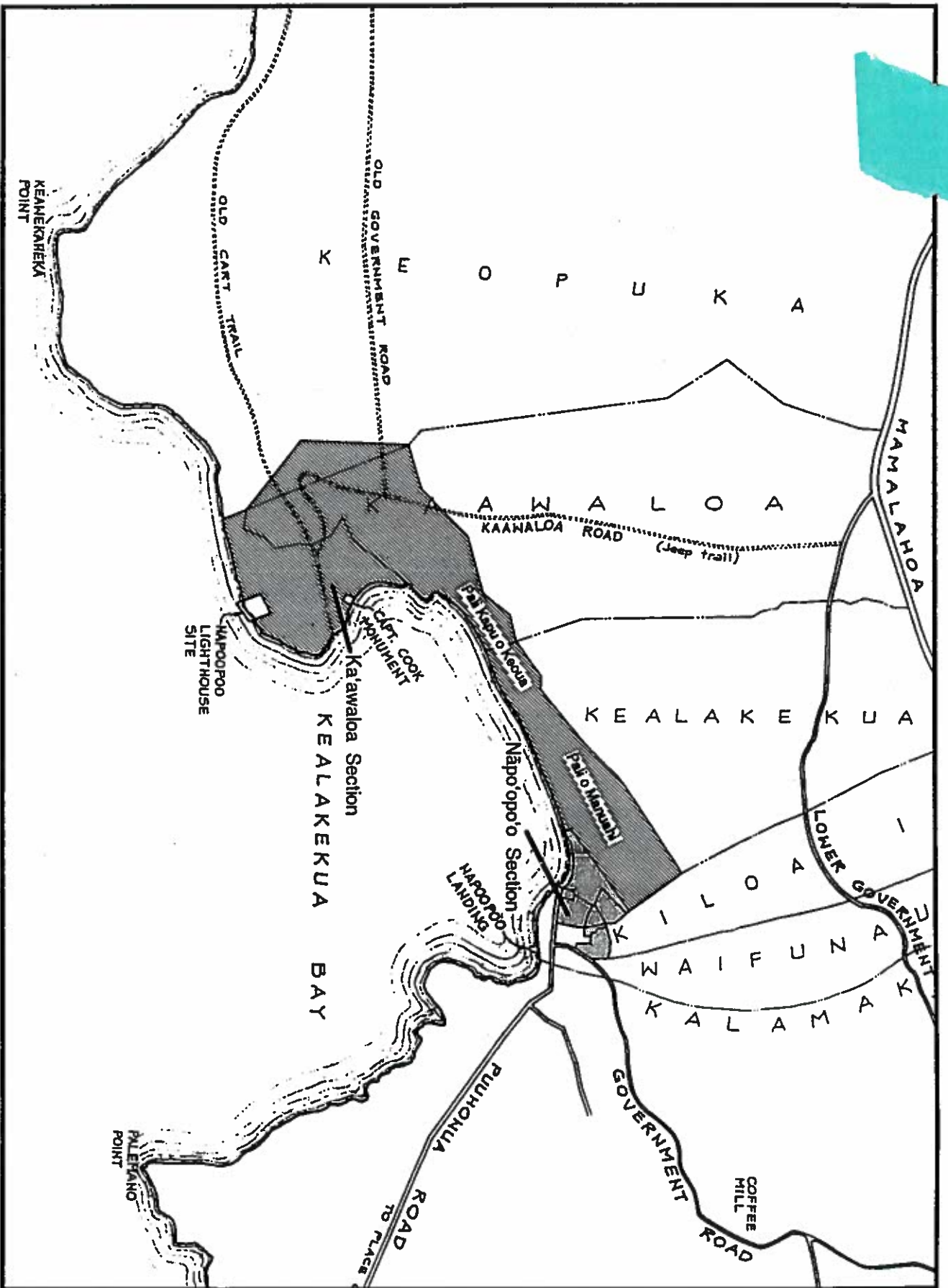
As stated previously, temporary, short-term impacts such as an increase in noise and dust levels will be generated by the construction actively on the site. These impacts, if any, would be of short and intermittent duration and can be mitigated through careful construction management practices and compliance with all governmental requirements. Other mitigating measures would be archaeological testing prior to the commencement of the construction activities, and monitoring of the construction activities by a qualified archaeologist.

2.G. Any irreversible and irretrievable commitment of resources

Irreversible and irretrievable commitment of resources would include the total man-hours invested in the planning process which includes the designing, coordination of work activities, site investigations, surveying, archaeological excavations and specifications and documents. There will also be a commitment of the construction materials required to build the facility.



Location of Kealahou Bay State Historical Park, South Kona.



Napo'opo'o Section of Kealahou Bay State Historical Park.

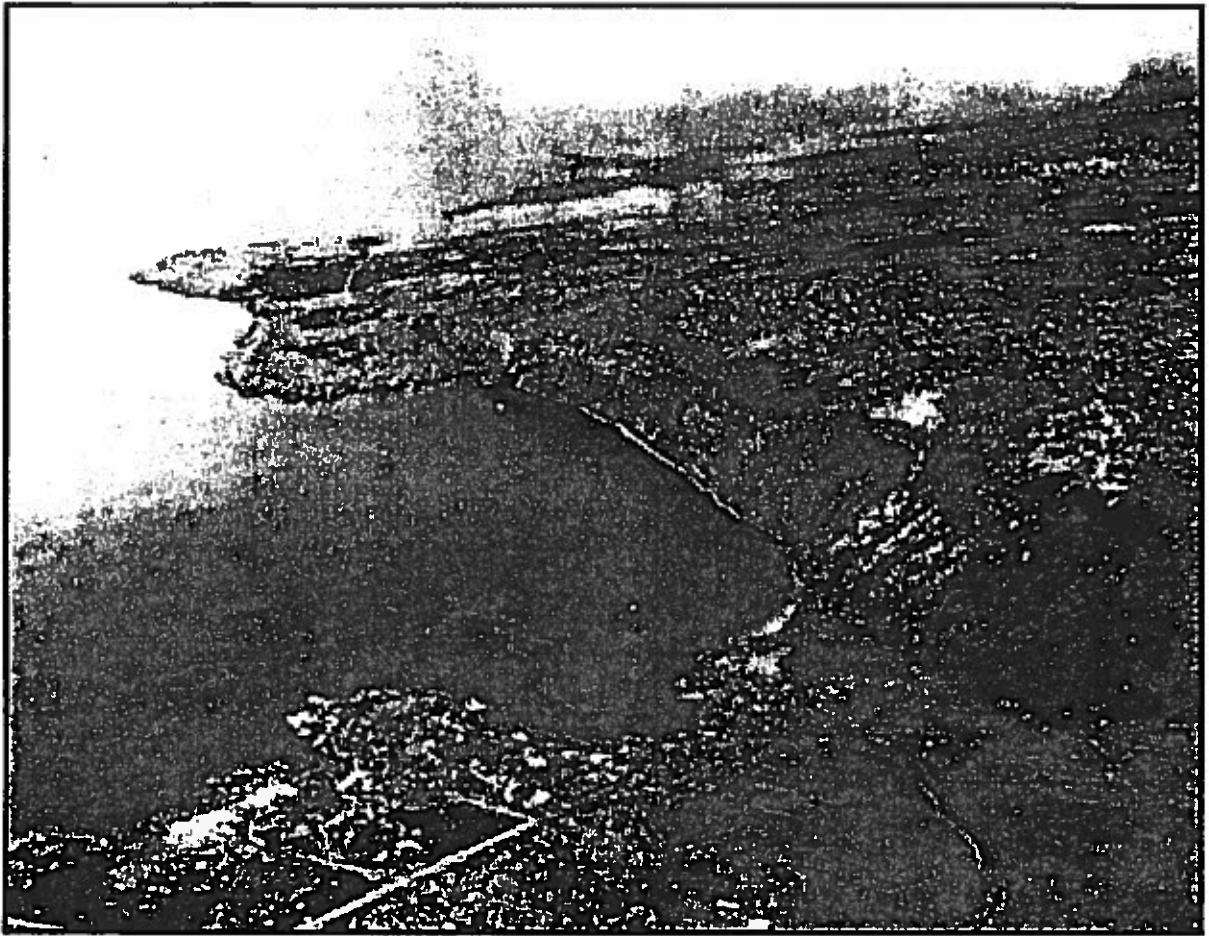


PHOTO 1

Aerial view of Kealakekua Bay with Ka'awaloa Flat in the distance, Pali Kapu o Keoua in the center, and Nāpo'opo'o including Ke'ei and Manini Beach Point in the foreground.



PHOTO 2

Existing restroom structure and recent installation of portable toilets. Hikiau Heiau is immediately behind the restroom structure. View to the north.

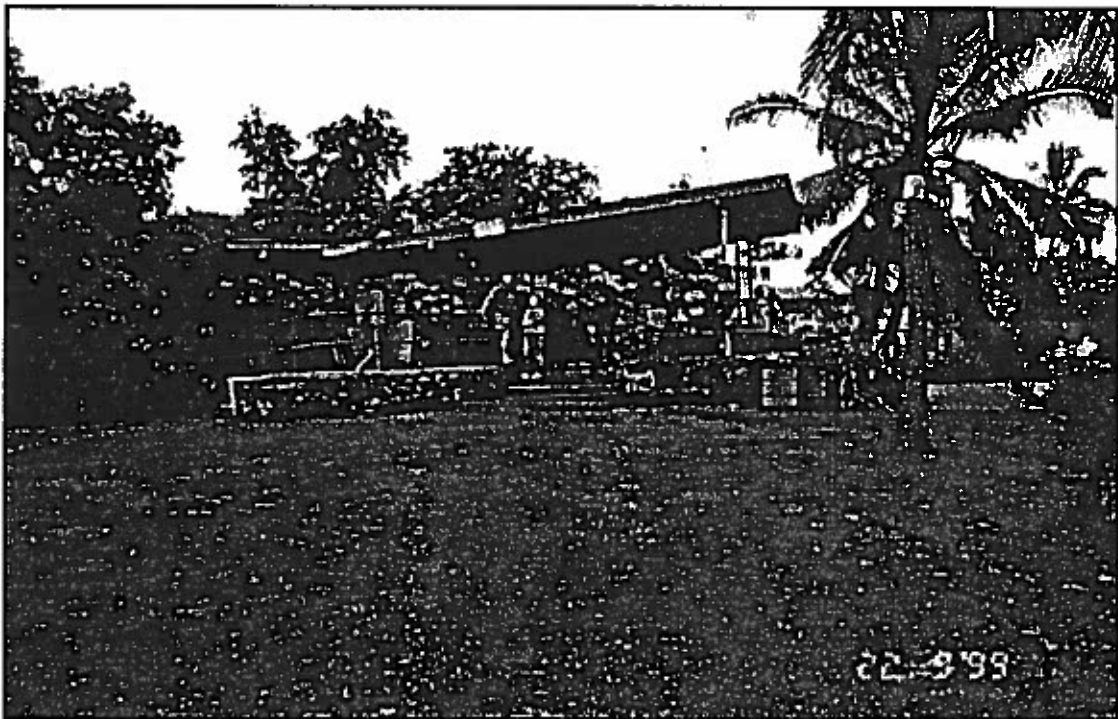
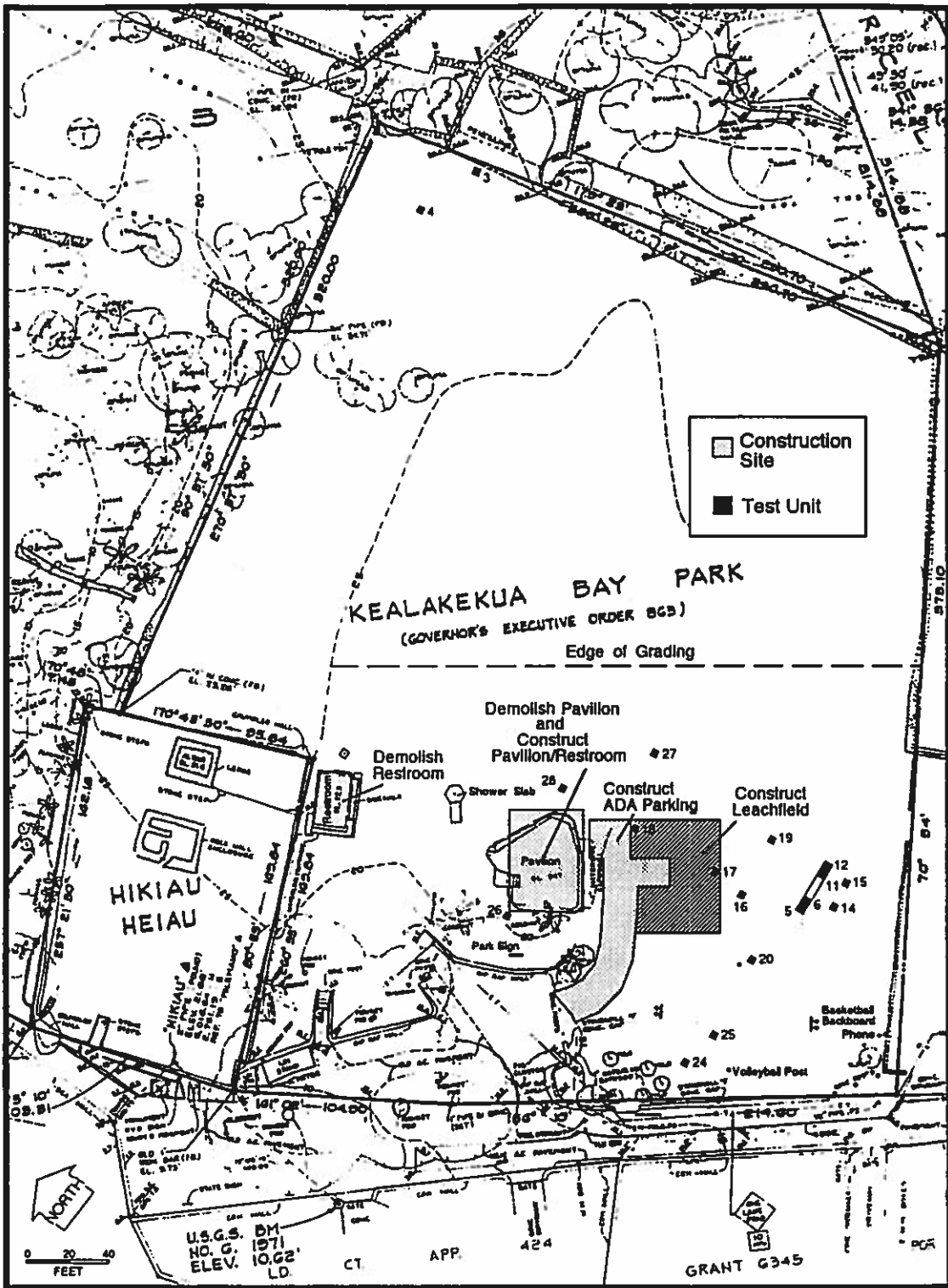
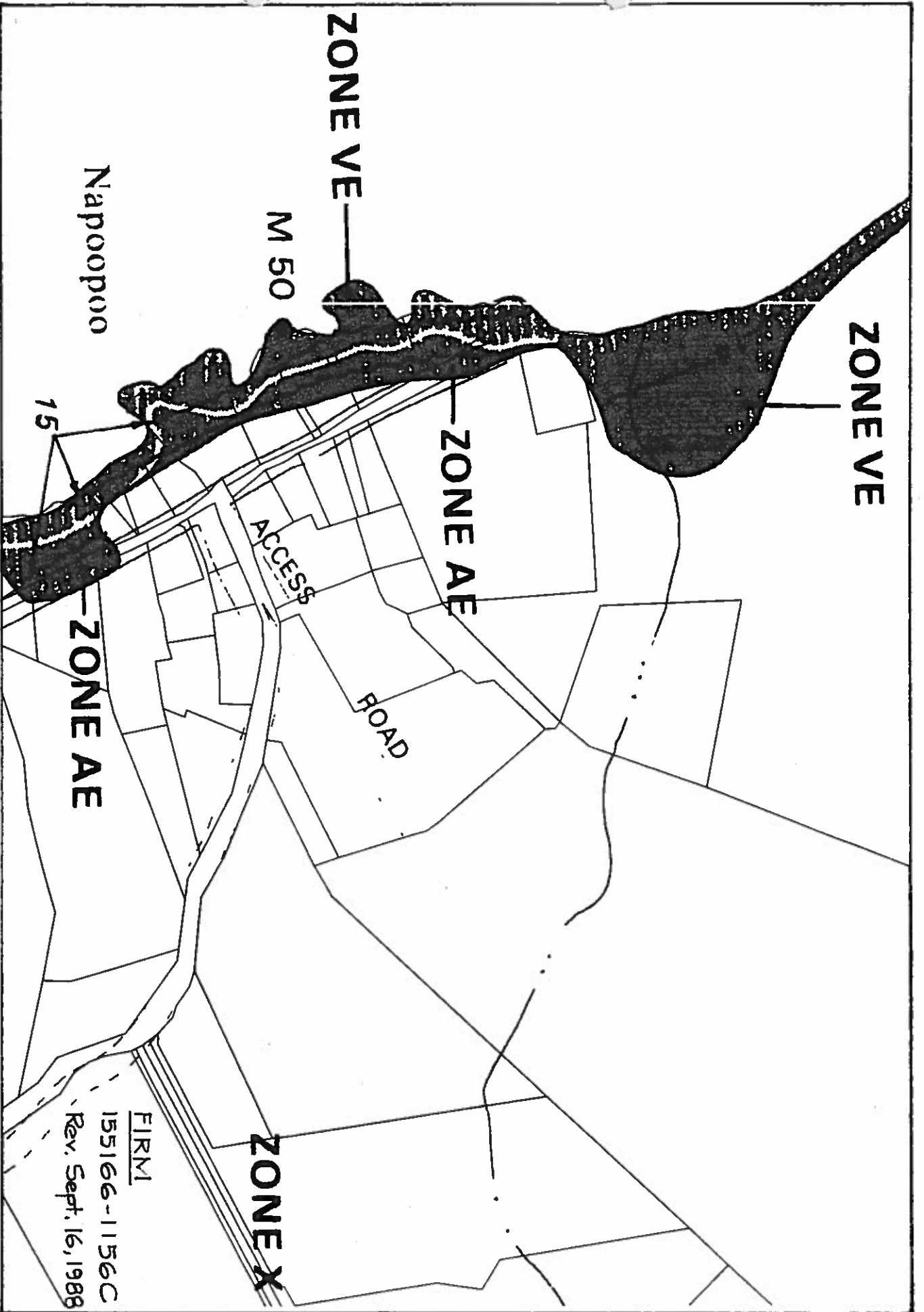


PHOTO 3

Existing pavilion where the relocated restroom/pavilion structure is proposed. View is to the southeast.



Construction areas and test unit locations within site 50-10-47-21,808.



ZONE VE

ZONE VE

M 50

Napoopoo

15

ZONE AE

ACCESS

ROAD

ZONE AE

ZONE X

FIRM

155166-1156C

Rev. Sept. 16, 1988

Kealahou Bay State Historical Park

DESI	DESCRIPTION	KEY
---	CONTOUR	①
---	SPOT GRADE	②
---	WATER LINE	③
---	ELECTRICAL	④
---	BORING LOCATION	⑤

- UTILITY NOTES**
- 1 CONTRACTOR TO VERIFY LOCATION & SIZE IN THE FIELD
 - 2 FOR TYPICAL TRENCH SEE DETAIL ①
 - 3 FOR REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER CONE P&G FOR PARK SUPPORT
 - 4 FOR GATE VALVE BOX SEE DET ② TYPE-A CONE BOX DET 3A

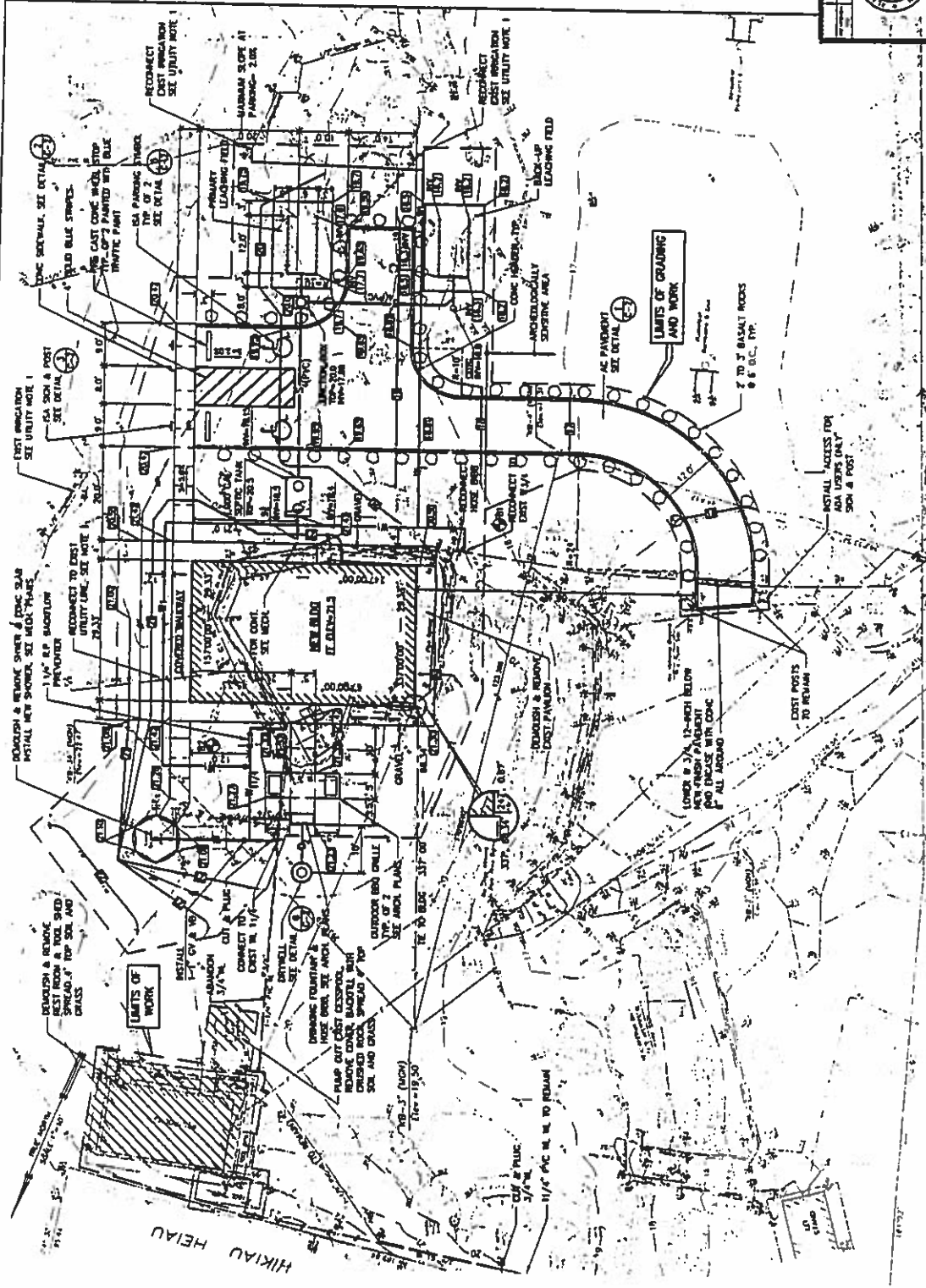
EROSION CONTROL MANAGEMENT PRACTICES NOTES

- 1 EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY EXCAVATION AND TO BE MAINTAINED UNTIL COMPLETION OF GRADING WORK.
- 2 TRENCHING SHALL BE INSTALLED AROUND LIMITS OF GRADING/RETAINMENT TO START OF CONSTRUCTION AND REMAIN UNTIL COMPLETION OF CONSTRUCTION ACTIVITIES SEE DETAIL ②
- 3 ALL EXPOSED AREAS TO BE GRASSED UPON COMPLETION OF GRADING WORK.

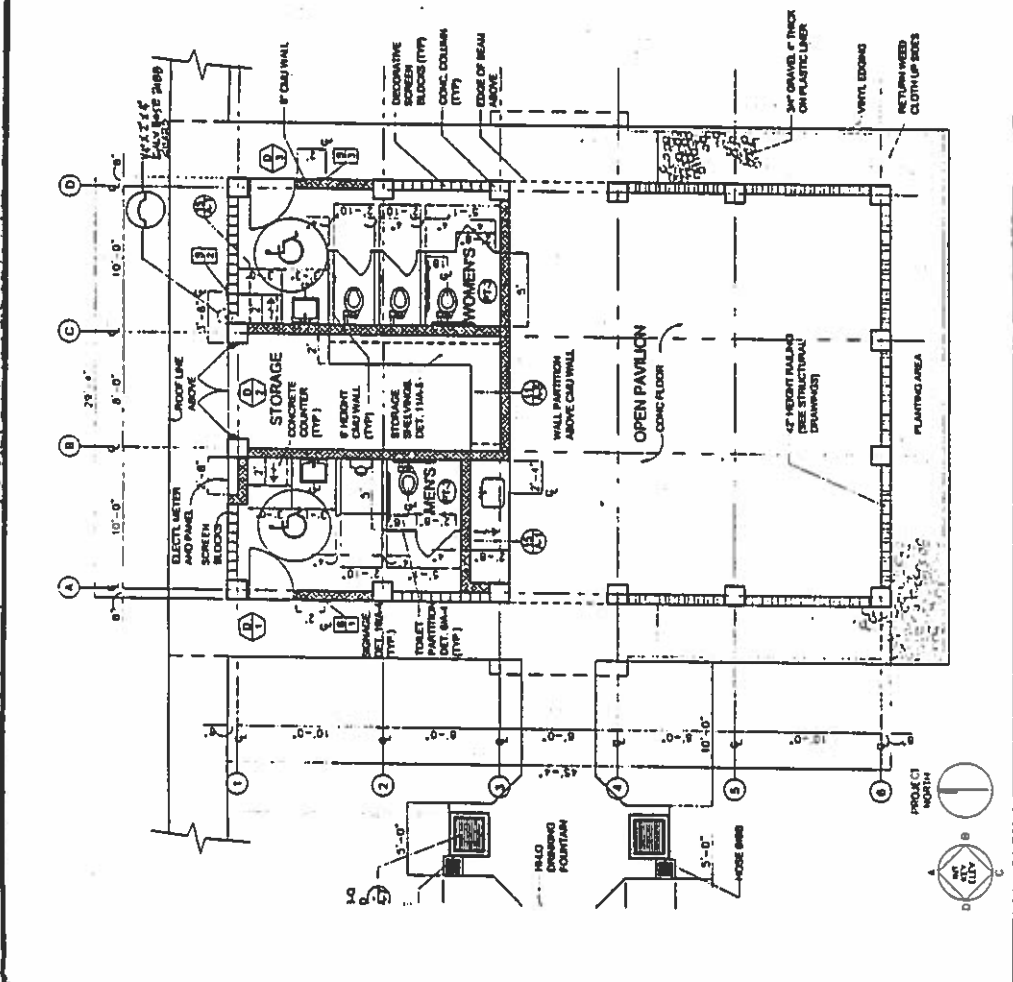
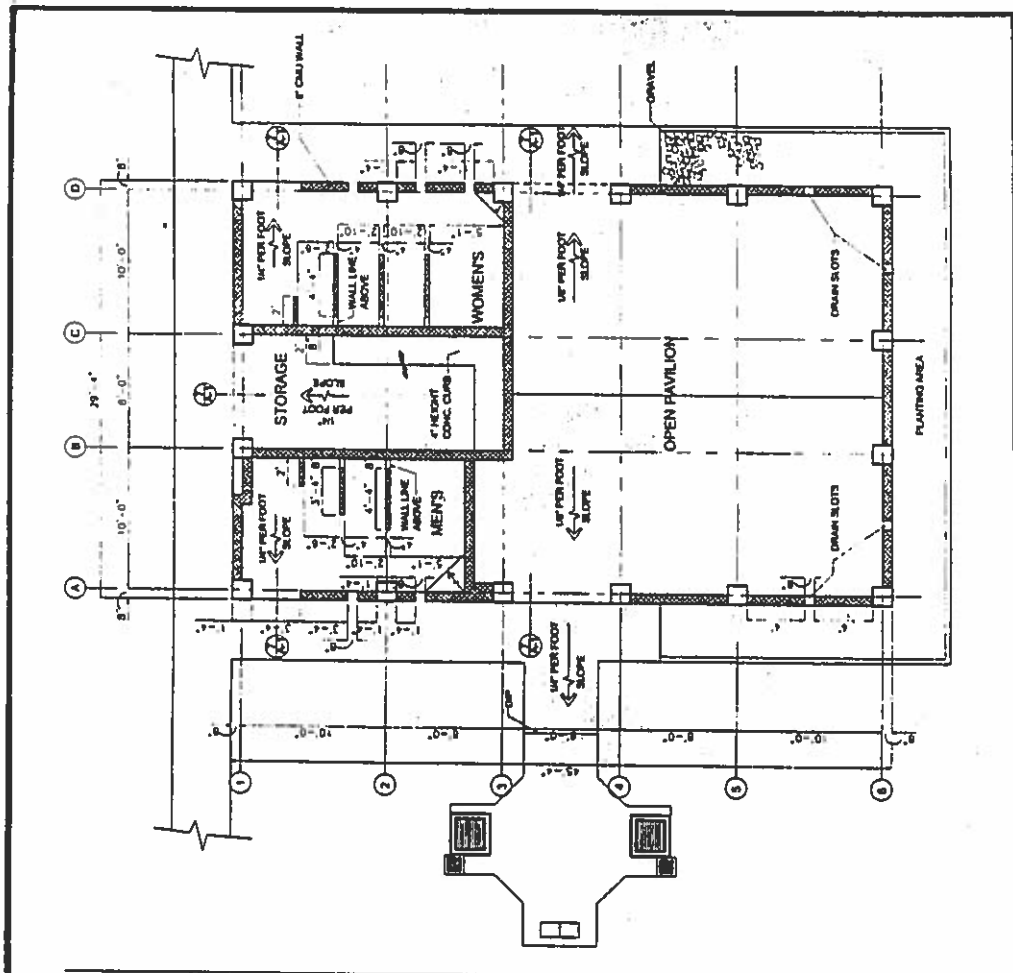
ARCHAEOLOGICAL NOTES

- 1 BECAUSE THE PROJECT AREA IS ADJACENT TO HEIHAU HEIHAU AND BECAUSE THE PROJECT AREA HAS BEEN LOCATED DURING AN ARCHAEOLOGICAL SURVEY, THE CONTRACTOR SHALL BE ADVISED THAT THE STATE PARKS ARCHAELOGIST ON HAWAII INVOLVED IN THE SURVEY IS AVAILABLE FOR CONSULTATION. THE STATE PARKS ARCHAELOGIST WILL BE SPECIFIC LOCATIONS OF ARCHAELOGICAL REMAINS TO BE PROTECTED AND WILL PROVIDE THE PRECAUTIONS OF THE HEIHAU STRUCTURE. STATE PARKS WILL PROVIDE THESE ARCHAELOGICAL SERVICES AT NO EXPENSE TO THE CONTRACTOR.
- 2 ARCHAELOGIST AND CONTRACTOR WILL DETERMINE PRECAUTIONARY MEASURES TO PROTECT HEIHAU REMAINS DURING THE DEMOLITION OF THE EXISTING BEST RESTRICTION.
- 3 THE ARCHAELOGIST WILL DETERMINE IF THE CONCRETE SLAB OF THE RESTRICTION IS TO BE RETAINED OR REMOVED AFTER THE IMPACTS OF REMOVAL ARE ASSESSED.
- 4 ARCHAELOGICALLY SENSITIVE AREAS IN THE VICINITY OF THE PROJECT SITE HAVE BEEN IDENTIFIED AND WILL BE AVOIDED BY THE CONTRACTOR DURING CONSTRUCTION.
- 5 IF SURFACE CULTURAL DEPOSITS ARE ENCOUNTERED DURING PRELIMINARY GRADING OR OTHER GRADING DISTURBING ACTIVITIES, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND THE ARCHAELOGIST IS ABLE TO ASSESS AND PROTECT THE REMAINS.

STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION, LAND DIVISION	
KUALAERUA BAY STATE HISTORICAL PARK GRADING, SITE & UTILITY PLAN	
DESIGNED: JLB	DATE: 10/15/03
CHECKED: JLB	SCALE: AS SHOWN
DRAWN BY: <i>John M. Wood</i>	
PROJECT NO: <i>10310</i>	
SHEET NO: <i>1</i>	
TOTAL SHEETS: <i>1</i>	
C-1	



SITE PLAN
KEALAKE KUA BAY STATE HISTORICAL PARK
KEALAKEKUA, HAWAII



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 ENGINEERING DIVISION
 STATE OF HAWAII
 KEALAHEKUA BAY STATE HISTORICAL PARK
 KEALAHEKUA, HAWAII

FLOOR AND SLAB FINISH PLANS

DATE: 08/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

SCALE 1/4" = 1'-0"

8

SLAB FINISH PLAN

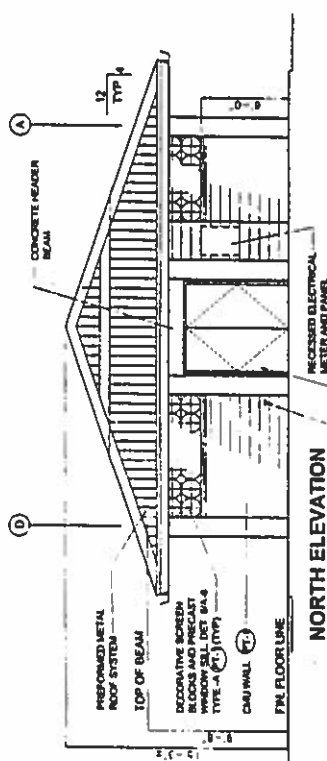
SCALE 1/4" = 1'-0"

12

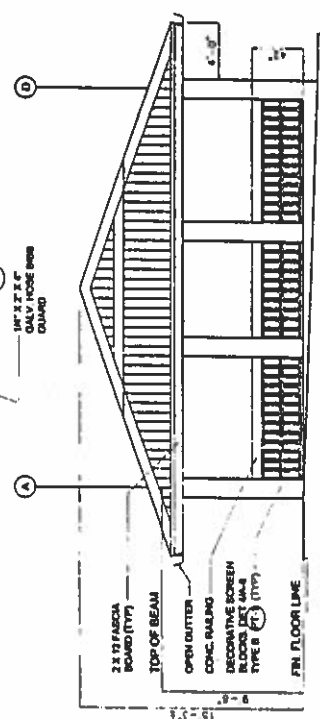
FLOOR PLAN

PAVILION - RESTROOM BUILDING
KEALAHEKUA BAY STATE HISTORICAL PARK
KEALAHEKUA, HAWAII

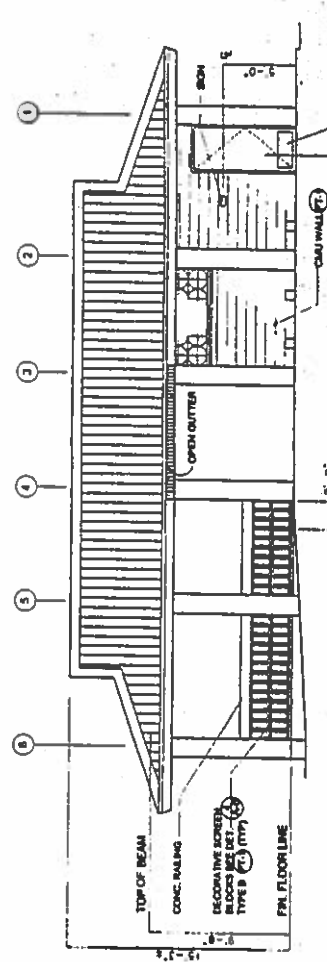
PROJECT NORTH



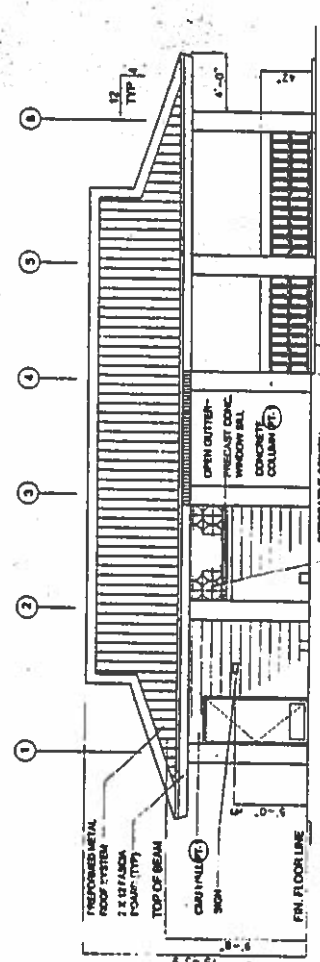
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

TERIOR ELEVATIONS

SCALE
1/4" = 1'-0"

7

EXTERIOR ELEVATIONS
KEALAKEKUA BAY STATE HISTORICAL PARK
KEALAKEKUA, HAWAII

STATE OF HAWAII		DEPARTMENT OF LAND AND NATURAL RESOURCES	
DIVISION OF PERMITS		LAND AND NATURAL RESOURCES	
PROJECT NO. 100-1000000000		PROJECT NAME: KEALAKEKUA BAY STATE HISTORICAL PARK	
SUBMITTER: [Signature]		SUBMITTED: 1/15/10	
DATE: 1/15/10		BY: [Signature]	
PROJECT LOCATION: KEALAKEKUA, HAWAII		PROJECT TYPE: EXTERIOR ELEVATIONS	
APPROVED: [Signature]		DATE: 1/15/10	