

## ENVIRONMENTAL ASSESSMENT

### APPLICANT

David Lucas and Michael Fogg

73-4188 Kahi Lp.

Kailua-Kona, Hawaii, 96740

### APPROVING AGENCY

Hawaii County Planning Department

### CONSULTING AGENCIES

Department of Land and Natural Resources, State Parks Division

### PROPOSAL

The applicant proposes to grub a 40,176 square foot property to facilitate surveying a three-lot subdivision. The subject property is located near Napoopoo boat landing at Waipunalua-Kalamakowali, South Kona, Hawaii, TMK: 8-2-05:16.

### CLASS OF ACTION

The parcel is located within the Kealakekua Bay Historical District (Site 10-47-7000) which is listed on the National Register of Historic Places.

### PROJECT DESCRIPTION

The applicant is presently requesting a Special Management Area Use Permit to allow the grubbing of a vacant 40,176 square foot parcel to allow surveying and subdivision into three residential lots. All vegetation except the larger trees, as well as accumulated refuse, are proposed to be removed.

### ENVIRONMENTAL SETTING

Mr. David Lucas is requesting a Special Management Area (SMA) Minor Permit to allow the grubbing of a vacant lot. The project

site is located near the Napoopoo boat landing, close to the intersection of the Napoopoo Beach Road and the "Lower Government Road", at Waipunalua-Kalamakowali, South Kona, Hawaii, TMK:8-2-05:16.

The property has been vacant for a several decades, and presently it is not in active use. Nearby properties are used for residences, are vacant or are used for pasture.

More than three quarters of the property contains portions which are level and the remaining connecting portions which are sloping or uneven in topography. There are very small sloping areas of exposed rock (less than a tenth of the parcel) and the other areas bear deep soil. The property is mapped as containing Kainaliu series soil in the "Soil Survey of Island of Hawaii", U.S. Department of Agriculture, Soil Conservation Service (1973). The Kainaliu Series, a very silty clay loam classified as a Typic Eutrandedpts, is derived from weathered volcanic ash and accumulated organic material.

The median annual rainfall at the parcel site is 35-40 inches per year, interpolated from a map in "Median Rainfall: State of Hawaii", Circular C-88, Department of Land and Natural Resources, State of Hawaii (1982).

The property supports some canopy-forming monkeypod and mango trees over a foot in diameter, and the understory is composed of either a guinea grass/koa haole community in more open areas, or a mix of various shrubs and herbs (e.g., coffee, talinum, coral berry) in shadier portions. During a site inspection all the plant life was found to be of introduced species. Consequently, no endangered plants or animals are known to occur on the lot.

The parcel is within the Kealakekua Bay Historical District

(HRHP 10-47-7000). The area is listed in the National Register of Historic Places because of its association with Captain Cook, who first disclosed the existence of the islands to the western world.

The lot appears to be in the area of the the village of Kealakekua, densely populated at the time Captains Cook and Vancouver visited the bay. Subsequently, while coastal areas remained residential in use, foreign commercial activities dominated adjoining land use from the mid-1800's onward. The raising of coffee and cattle then became the major commercial activities up until recent years, and have occupied most of the land in the area. Processing and transportation activities and structures eventually accompanied the commercial agriculture and were concentrated near the subject parcel. These activities and structures, over the years, obliterated prehistoric remains on the project site. The walls, platforms, enclosures and roadway which still stand on the parcel are remnants of these early commercial and residential activities which have continued into this century. Artifacts observed in test pits on site also reflect these historic activities.

Archaeological reports specific to the subject lot are (1) an inspection report written by Lloyd Soehren in February, 1988, recommending further work, and (2) a survey and subsurface testing report by Douglas Borthwick and Hallett Hammatt in April, 1988. Review of the latter report by the Department of Land and Natural Resources' (DLNR) Division of State Parks was completed in August, 1988. DLNR concurred with the April report's conditional conclusion that the sites can be considered "no longer significant" in that

their information content has already been recorded. Neither condition required further archaeological work, only more documentation of historical uses (including interviews) and documentation of the nails and glass within the historic period chronology.

#### SOCIAL AND INSTITUTIONAL SETTING

The General Plan Land Use Allocation Guide (LUPAG) Map designates the subject area for Medium Density Urban development. The State Land Use District classification is Urban. The area's County zoning is Residential. The subject parcel and those smaller parcels within 300 to 500 feet are zoned either RS-10 (requiring a minimum of 10,000 square feet per residential unit) or RS-15. The surrounding larger properties have County zoning of Unplanned and State Land Use District classification of Agriculture. This area's land uses include single family residential, grazing and limited farming.

According to the Flood Insurance Rate Map (FIRM) prepared by the U.S. Army Corps of Engineers, the parcel is outside the 500-year flood plain area mapped for the vicinity. The U.S. Geological Survey Tsunami Inundation Map includes only a very small portion of the parcel within the approximate limits of inundation for a 100-year tsunami. The General Plan Facilities Map indicates that the area lies within a fault zone.

The project site is located within the Special Management Area (SMA) of Hawaii County. As such, the applicant must comply with the requirements of Chapter 205-A, HRS (relating to Coastal Zone Management) and Rule 9, County of Hawaii Planning Commission Rules

of Practice and Procedure (relating to the Special Management Area). The parcel is located within the Kealakekua Bay Historical District (Site 10-47-7000) which is listed on the National Register of Historic Places.

#### ENVIRONMENTAL IMPACTS

No endangered plant or animal species will be affected by the proposed improvements, as none were observed on the subject parcel or in the surrounding area.

No adverse impacts to the coastal waters should result from the development since the improvements will be conducted at a distance from the shoreline.

The proposed development is located near the coastline, but only the lower portions of the parcel are projected to be subject to inundation from a 100-year tsunami. In addition, the Kainaliu Series of soil has good drainage and slow runoff which reduces the chances of flooding in this area with an annual rainfall of 35-40 inches.

According to the Division of State Parks of the State Department of Land and Natural Resources, the applicant will have adequately considered and mitigated the historic sites in the context of the historic district when he completes the aforementioned minor conditions.

#### DETERMINATION

Based on the information included in this environmental assessment, it is determined that the proposed development will have no substantial impacts upon the environment. Therefore, an Environmental Impact Statement (EIS) is not required.