

**HALE O HO'OPONOPONO
MULTI-PURPOSE BUILDING**

I. APPLICANT

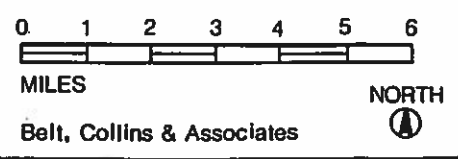
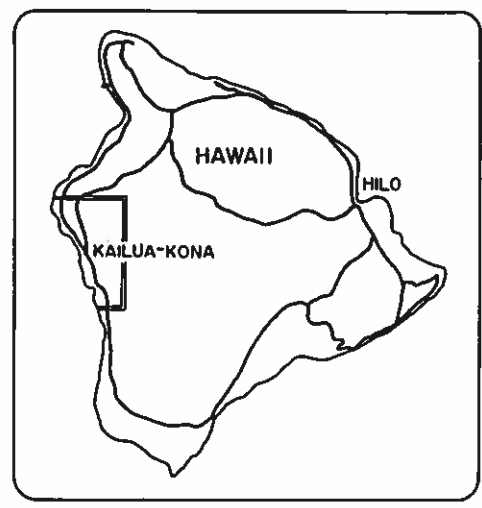
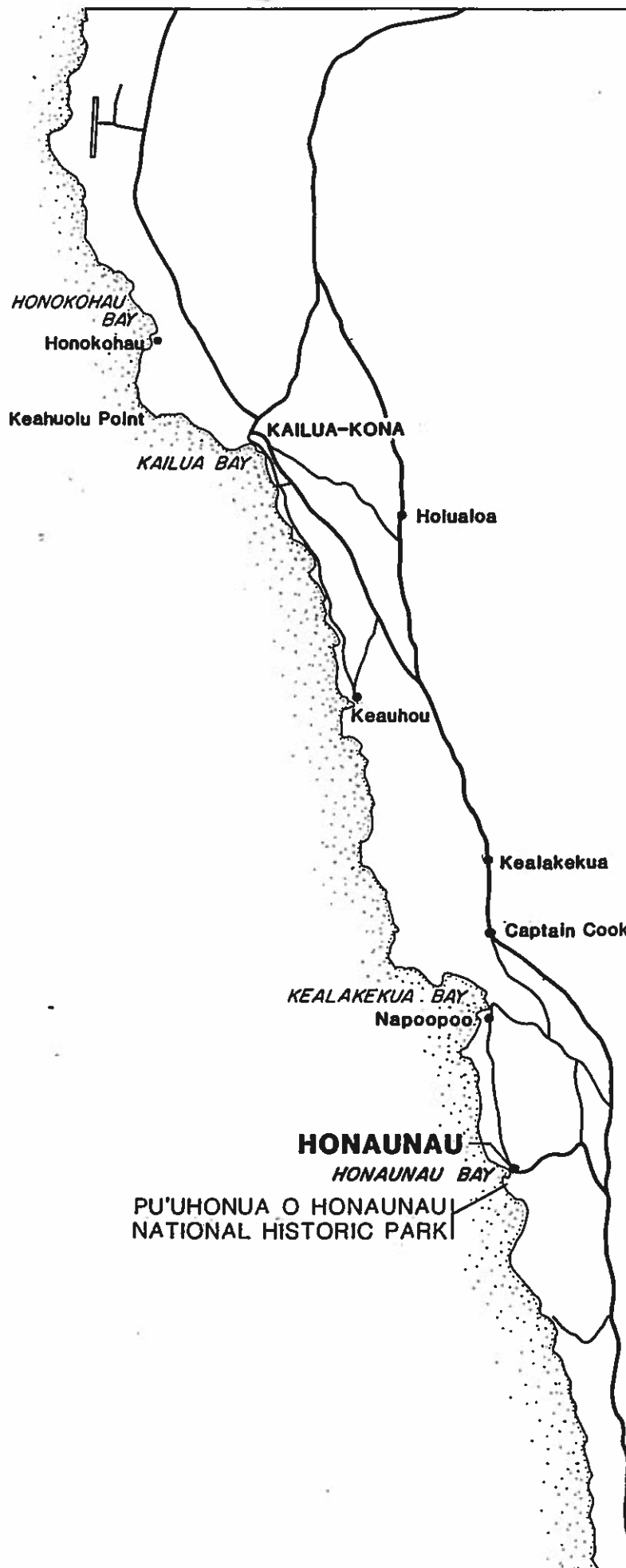
The Applicant is Kamehameha Schools and the Bernice Pauahi Bishop Estate. The subject parcel is identified by Tax Map Key 8-4-13:18, Third Division, and is .47 acres in size.

II. PROPOSED ACTION

Statement of Objectives

The State Department of Education and Kamehameha Schools/Bishop Estate (KS/B.E.) currently operates an alternate learning center (ALC) for alienated youths called Hale O Ho'oponopono on the subject parcel and on adjacent and nearby parcels owned by KS/B.E. The alternative learning center was established under an active agreement with the State Department of Education. See Exhibit B. The program provides a relaxed natural setting and individual educational services to alienated and severely alienated students from Konawaena High School. It is situated close to the Kapuwai sea inlet, which is part of Honaunau Bay, and the Pu'uuhonua O Honauanu National Historic Park. This location allows the program to emphasize marine studies and ancient Hawaiian culture in their learning program by utilizing the nearby cultural and ocean resources.

The existing buildings are undergoing remodeling to improve their safety and usefulness. In line with these efforts, a new multi-purpose building is also



planned for the site to improve the quality of services available to the staff and students. The new building is expected to supplement the existing classroom space and provide for the health and sanitary needs of the participants in the alternative learning education program.

Description of the Proposed Project

The applicant proposes to build a 1,950 square foot multi-purpose building. The building will be used for such multiple purposes as a food serving area, eating area, and a classroom. There will also be separate showers and toilet facilities for men and women. The building will be a well ventilated single story structure of inexpensive construction that will be compatible with the existing single story wooden buildings of the Honaunau village.

The new building will complement the existing complex of two buildings on the same parcel and a craftshop on an adjacent mauka parcel. The two buildings now on site are an existing administration building and a classroom building. The new building will provide sanitary facilities for the program. Current toilet facilities are offsite rented facilities located on a nearby parcel.

III. RELATIONSHIP OF PROPOSED ACTION TO STATE AND COUNTY LAND USE POLICIES

State Land Use Law

The project site is located within the Conservation District of the State of Hawaii. The project will require a Conditional Use Permit from the Department of Land and Natural Resources. An approved Special Management Permit from Hawaii County will be required before the Conditional Use Permit is granted.

Hawaii County General Plan

The proposed project is within the Honaunau area, which is designated in the Hawaii County General Plan as an "open area".

Hawaii County Zoning

The proposed project is in the Open Zone. This zone allows recreational activities. The proposed structure is an accessory use necessary to upgrade the existing educational program.

Special Management Area

The subject property is within the County's Special Management Area and is therefore subject to the SMA Rules and Regulations of the County of Hawaii. The following is a discussion of the proposed action in relation to the objectives and policies as provided by Chapter 205A, Hawaii Revised Statutes.

Recreational Resources: "The existing buildings serve as educational and recreational facilities for alienated youths. The new building will serve to enhance the educational and recreational use of the property and nearby shoreline.

Historic Resources: No historic resources of note have been identified upon the site. An archaeologic reconnaissance survey conducted for the subject parcel discovered no significant sites or artifacts. See Exhibit A. The building will be partially visible from a few portions of the Pu'uuhonua O Honauanu National Historic Park. A small grove of coconut trees will help screen most of the views from the Park. The building should blend in with the existing Honaunau village area and not have any significant impact upon the nearby Park.

Scenic and Open Space Resources: The project is an expansion of an existing use and will have minimal impact upon open space. It will increase the availability of scenic resources by increasing the ability of Hale O Ho'oponopono to accomodate students and expose them to the nearby scenic resources.

Coastal Ecosystems: The proposed building, although relatively close to the shoreline, should have no significant impact upon the coastal ecosystems. It will be located away from the water's edge.

Economic Uses: The proposed building will increase the viability of the Hale O Ho'oponopono site as an educational facility. It is not expected to substantially increase staff requirements or student enrollment. It will allow the facility to increase the attractiveness and use of the facility for summer educational programs in cooperation with the Department of Education.

Coastal Hazards: The project site is partially within the Flood fringe area zoned A4. This will require the elevation of the building and it's construction in accordance with Chapter 27 of the Hawaii County Code, Flood Control.

County Shoreline Setback

The parcel abuts the shoreline in places and therefore requires a certified shoreline survey to be submitted with any permit application. The Shoreline setback lines are established throughout the County at forty feet inland. The proposed building, under Section 25-42 of the Hawaii County Code, falls under one of the categories allowing a twenty foot setback line on land parcels of record. The specific exemption is based on the fact that the parcel is less than one-half acre in size. A parcel setback of twenty feet from the seaward boundary is also generally consistant with other buildings on the same parcel and on adjacent parcels.

IV. DESCRIPTION OF AFFECTED ENVIRONMENT

Existing Land Use

The subject lot contains two existing buildings. One is used as an administration building and the other as a classroom building. The area proposed for the construction of the multi-purpose building is a slightly sloped area that is sometimes used for parking and contains an existing utility shed. There are low lava rock walls along most of the subject property's boundaries and a few within the property. An access drive lies on the southern side of the property. Across this drive are two parcels with single family homes, including the home of the center's caretaker. The parcel to the north of the subject parcel is owned by KS/B.E. and is currently used as an outdoor classroom. The adjacent parcel to the mauka side of the subject parcel contains the center's craftshop.

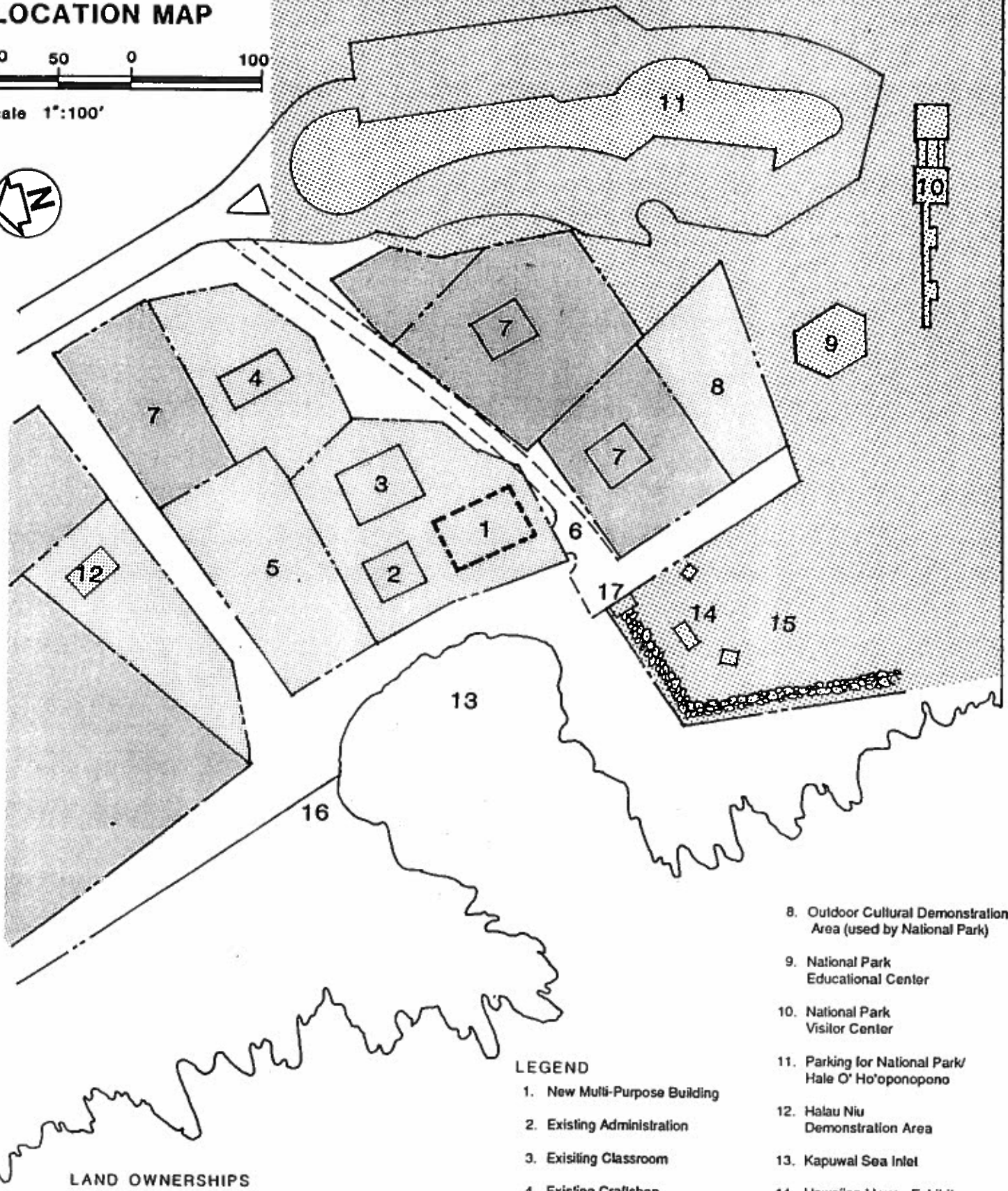
Topography and Soils

The .47 acre site gently slopes towards the ocean with roughly a five to ten foot change in elevation over the approximately 100 to 130 foot length of the property. Elevations throughout the site range from five to seventeen feet above mean sea level. The site lies atop an old Pahoehoe lava flow and the ground consists primarily of lava rock. There are some terracing and changes in levels throughout the property due to the underlying Pahoehoe lava flows, lava rock walls and the accumulation of a sandy soil in places. The proposed building footprint has a slight slope and is roughly ten feet above sea level. A three foot wide retaining wall separates the building site from the shoreline. The ground level drops about three feet just beyond the wall and a rocky beach slopes to the ocean over a distance of about five to twenty feet depending upon the tide. The highwater mark has come up as high as the bottom of the retaining wall in places.




LOCATION MAP



Scale 1"=100'



LAND OWNERSHIPS

-  Kamehameha Schools/Bishop Estate
-  Pu'uhonua O Honaunau National Park
-  Private Ownership

LEGEND

- 1. New Multi-Purpose Building
- 2. Existing Administration
- 3. Existing Classroom
- 4. Existing Craftshop
- 5. Outdoor Classroom
- 6. Access Driveway
- 7. Single Family Residential
- 8. Outdoor Cultural Demonstration Area (used by National Park)
- 9. National Park Educational Center
- 10. National Park Visitor Center
- 11. Parking for National Park/ Hale O' Ho'oponopono
- 12. Halau Niu Demonstration Area
- 13. Kapuwal Sea Inlet
- 14. Hawaiian House Exhibit
- 15. Coconut Grove
- 16. County Boat Landing
- 17. Sewage Lift Station

Flora

The vegetation on the existing parcel consists primarily of introduced landscaping species and remnant local common species such as Coconut Palms, Monkeypod trees, Plumeria trees, Kiawe trees, Hala trees, and Opiuma trees.

Fauna

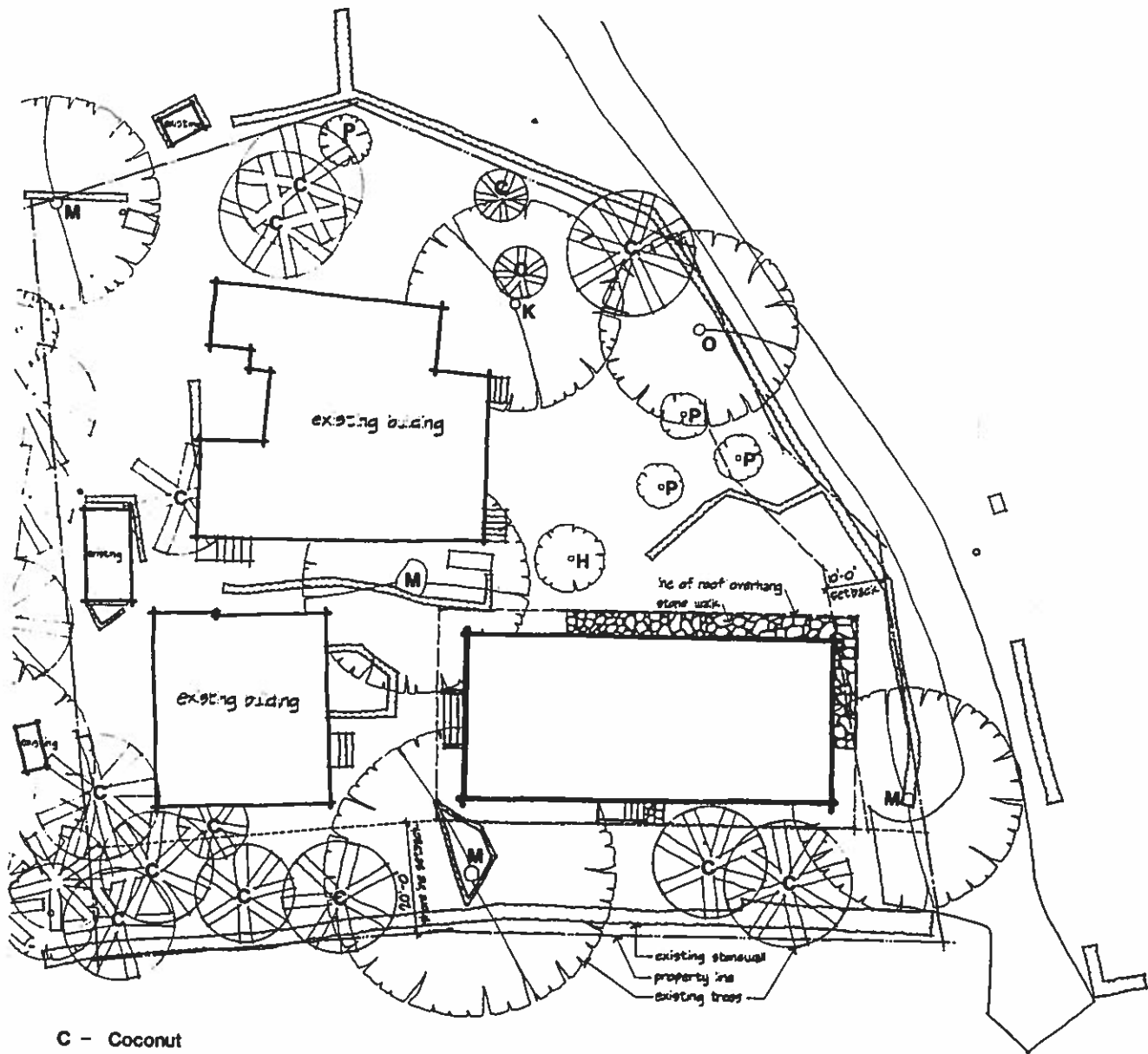
The site is basically an educational area surrounded by residential areas. The site may yield common animals found in the Honaunau area in general. These include common rodents, feral cat and a variety of common birds. None of the species are rare or endangered. Due to the small size of the project site, any existing fauna will have little difficulty migrating to nearby open areas.

Utilities

No extensive impact on public utilities is expected due to the small demands from the proposed building. The subject parcel has existing electrical and water connections adequate to service the proposed building. The applicant will ensure that the new building will be connected to water and power lines. A sewage line will be hooked up to the Pu'uhonua O Honaunau National Historic Park's sewage treatment system. Permission has been received from the Park to use their currently underutilized system for the disposal of sewerage from the Multi-purpose building. See Appendix C. The Park's sewer pump and feed lines lie adjacent to the subject parcel and provide easy access for lines from the proposed building.

Hydrology and Drainage

The subject parcel is characterized by slightly weathered and permeable



- C - Coconut
- H - Hala
- K - Kiawe
- M - Monkeypod
- O - Opiuma
- P - Plumeria



SITE PLAN

Belt, Collins & Associates

lavas over a slightly sloping site. Most of the rainfall, even with roofed buildings on site, should percolate into the ground. There are no discernable streams or drainageways at the project site and heavy runoff is unlikely due to the permeable nature of the ground. The drainage impacts of the proposed building should be minimal and local in nature.

Visual

The construction of a new building upon the Hale O Ho'oponopono site will be partially visible from some portions of the Pu'uhonua o Honaunau National Historic Park. It is generally screened by a small grove of coconut trees that exist near the border of the Park. The area of the National Park closest to the proposed building is an exhibit of ancient Hawaiian house models which sits within the grove of coconut trees. The new building will be nestled into the existing educational center's compound and will be less visible from the Park, due to the location of the coconut grove, than the existing educational buildings. The building will be screened from the roadway and parking areas of the Park's Visitor Center by existing homes, other educational buildings and trees of the Honaunau Village.

The multi-purpose building will be easily visible from portions of the curving shoreline to the north and south of the school site that form the sides of the sea inlet called Kapuwai. The new building will slightly increase the general and existing visual impact that the educational buildings and residences of Honaunau village have upon Honaunau Bay.

Archaeological Sites

The proposed building site is close to the Pu'uhonua O Honaunau National Historic Park. However, it is outside the boundaries of the Park and no

archaeological sites or historic buildings are known to exist within the building site. An archaeologic reconnaissance survey of the subject site revealed no archaeological sites or artifacts of any significance. See Exhibit A. In the event that subsurface features or deposits of significance should be encountered during construction, immediate archaeological consultation is necessary.

Air and Sonic Quality

The proposed project will not generate any long-term adverse impact upon the area's ambient air or sonic quality. In the short term, construction activity will degrade the local environment through the generation of dust and noise. These adverse impacts will be caused primarily by standard power construction tools and equipment usually employed in the construction of small to medium sized wooden structures.

Socio-Economic

The addition of the multi-purpose building will enable Hale O Ho'oponopono to ensure the upgrading of the learning center to adequate sanitary and health levels. The program will remain at its current level of twenty to thirty students and nine staff members. The addition of the building may allow the alternative learning center to expand its' annual schedule and remain open during the summer months. In general, however, the level of educational activity at the school and the level of employment generated by the center will remain the same.

Traffic

Current traffic levels are confined to commuting traffic from the nine staff

members and two vans which transport the students from Konawaena High School. The proposed project should have no impact upon the current level of traffic generated by the alternative learning center. Additional parking is available at the Pu'uuhonua O Honaunau National Historic Park's parking area through an agreement between the National Historic Park and KS/B.E.

V. ALTERNATIVES TO THE PROPOSED ACTION

No Action

The proposed multi-purpose building is part of an effort to upgrade the Hale O Ho'oponopono education program. The expansion of the learning center complex with the construction of the multi-purpose building will resolve the concerns of the Department of Health over the lack of onsite sanitation facilities. Without the new building, the learning center will have to continue to use rented sanitation facilities located outside of the subject parcel. This poses significant convenience, safety and monitoring problems for the operation of an educational facility.

Alternate Use

There are no alternate uses that Hale O Ho'oponopono has identified for the site. Without construction of some kind, the area will remain open and largely unused except for storage and parking. The original building construction program has already been reduced due to budget constraints and any further reduction will impair the ability of the proposed project to function as a multi-purpose facility.

Alternate Location

The current proposed location of the multi-purpose building is based on the need for the facility to service both staff and students in a convenient manner with a building in close proximity to the rest of the educational buildings. The only open area available for construction with the same locational characteristics lie in the adjacent parcel to the north. This parcel is currently used as an outdoor classroom area and is located next to a boat launching ramp and a roadway. This northern parcel is more visible from the Pu'uhonua O Honaunau National Historic Park. Other open parcels in the area are not adjacent to the existing educational buildings and thus lack the convenience afforded by the subject parcel.

VI. MITIGATING MEASURES

Impacts upon the environment from this relatively small single story structure are expected to be minimal. The most noticeable adverse impacts will be short term ones that are confined to the construction period. Mitigating measures to reduce the impact of noise and dust from the construction of the new building are planned. Standard construction practices call for the use of muffler devices on construction vehicles and limiting the operation period of power tools to normal working hours. The extent to which mitigating measures are implemented will be determined by the degree of adverse impact upon surrounding area.

VII. IRREVERSIBLE COMMITMENT OF RESOURCES

The construction of the building will commit the remaining open area of the subject parcel to long term use as a site for educational and recreational use.

Exhibit A