

DRAFT ENVIRONMENTAL ASSESSMENT

Ho'okena Beach Park Pavilion

Kauhako, South Kona District, Hawai'i Island, Hawai'i

**Pa'a Pono Miloli'i
&
Friends of Ho'okena Beach Park**



February 2012

**Submitted Pursuant to the National Environmental Policy Act &
Chapter 343, Hawai'i Revised Statutes by:**

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Submitted Pursuant to the
National Environmental Policy Act, 42 USC 34321 et seq.
and
Chapter 343, Hawai'i Revised Statutes

County of Hawai'i
Office of Housing and Community Development
and
County of Hawai'i
Planning Department

This report documents the anticipated impacts of developing a 3,200 square feet multi-purpose beach park pavilion on County-owned lands. The project purpose is to address the community's need for a permanent, covered public gathering space for public meetings, cultural activities, and educational and recreational programs, and to consolidate existing Friends of Ho'okena Beach Park operations within a single, permanent, and secure structure.

The proposed project site is owned by the County of Hawai'i and will utilize Federal funds made available through the U.S. Department of Housing and Urban Development ("HUD"). Therefore, this Environmental Assessments has been prepared in accordance with Chapter 343, Hawai'i Revised Statutes and The National Environmental Policy Act, 42 USC 34321 et seq.

Four alternatives (including No-build) are evaluated; the Preferred Alternative, to build the multi-purpose 3,200 square feet beach park pavilion that includes a central, open-air, lanai space with roof; an enclosed office space; two equipment and material storage rooms; and a cultural center/exhibition space on the (1.03-acre) parcel owned by the County of Hawai'i within Ho'okena Beach Park, is anticipated to have a finding of no significant impact (FONSI) based on criteria specified in Section 11-200-12b of the Hawai'i Administrative Rules and 28 CFR 58.3, The Code of Federal Regulations.

TABLE OF CONTENTS

Summary & Introduction	i, 1
Mitigation Summary	2
Statutory Checklist.....	7
Level of Environmental Determination	14
 SECTION 1:	
STATEMENT OF PURPOSE AND NEED FOR PROJECT	17
1.1 Background.....	17
1.1.1 Project Need	18
1.2 Project Purpose	18
 SECTION 2: DESCRIPTION OF THE PROPOSED ACTION	
2.1 Project Location.....	19
2.2 Project Features.....	20
2.3 Project Schedule and Cost	20
2.4 Required Permits and Approvals	21
 SECTION 3: ALTERNATIVES CONSIDERED	
3.1 Preferred Alternative.....	22
3.2 Other Alternatives Considered.....	22
3.3 No Action Alternative.....	23
 SECTION 4: AFFECTED ENVIRONMENT	
4.1 Consistency with Government Plans, Policies and Regulations.....	24
4.1.1. Federal Regulatory Control	25
4.1.1.1. National Environmental Policy Act (NEPA) of 1970	25
4.1.1.2. Coastal Zone Management Act of 1972	25
4.1.1.3. Section 106 of the National Historic Preservation Act of 1966	26
4.1.2. State Regulatory Control	27
4.1.2.1. The Hawai'i State Plan	27
4.1.2.2. Hawai'i Revised Statutes, Act 343	29
4.1.2.3. State Land Use Law	30
4.1.2.3.1. Conservation Lands	30
4.1.2.3.2. State of Hawai'i Coastal Zone Management Program	31
4.1.2.3.3. Act 50 – Cultural Practices	31
4.1.2.3.4. State Shoreline Recreational Resources Inventory Report	33

4.1.3.	County of Hawai'i	33
4.1.3.1.	Special Management Areas (SMAs)	33
4.1.3.2.	Zoning Code	33
4.1.3.3.	County of Hawai'i Recreational Plan	34
4.2	Traffic and Parking	36
4.3	Socioeconomic Environment.....	36
4.4	Climate and Air Quality.....	37
4.5	Noise	38
4.6	Biological Resources	39
4.6.1	Vegetation	39
4.6.2	Wildlife	39
4.6.4	Endangered and Threatened Species	40
4.7	Water Resources	42
4.7.1	Climate	42
4.7.2	Surface and Ground Water	42
4.7.3	Floodplains and Hydrology	43
4.7.3	Wetlands	43
4.8	Geographic Setting and Natural Hazards.....	45
4.8.1	Geology	45
4.8.2	Natural Hazards	45
4.8.2.1	Lava Flows	45
4.8.2.2	Earthquakes	45
4.8.2.3	Tsunami, floods, waves, and storms	46
4.9	Cultural Resources	47
4.9.1	Natural and Historic Context of Area	47
4.9.2	Archeological Resources	48
4.9.3	Historical Resources	49
4.9.4	Cultural Resources	49
4.10	Environmental Justice	51
4.11	Parks and Recreation Resources	54
4.12	Visual Environment	55
4.13	Utilities	56
4.13.1	Electrical	56
4.13.2	Telecommunications	56
4.13.3	Water Service	57
4.13.4	Wastewater Service	57
4.13.5	Protective Services	57
4.14	Hazardous Materials	58
4.15	Mitigation Summary	2

SECTION 5: FINDINGS AND CONCLUSIONS.....	59
5.1 Introduction	59
5.2 Findings	59
5.3 Conclusions	66
Section 6: REFERENCES.....	67
Section 7: SOURCES, AGENCIES AND PERSONS CONSULTED.....	69
APPENDIX A – MAPS AND PHOTOS.....	71
APPENDIX B –AGENCY LETTERS AND CORRESPONDENCE	89
APPENDIX C –CULTURAL IMPACT ASSESSMENT.....	101

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SUMMARY & INTRODUCTION

Environmental Assessment
For HUD-funded Proposal per 24 CFR 58.36, revised March 2005

Responsible Entity [24 CFR 58.2(a)(7)] [HRS, 343.]	County of Hawai'i Department of Housing and Community Development 50 Wailuku Drive, Hilo, HI 96720-2456 County of Hawai'i Planning Department 101 Pauahi Street, Suite 3, Hilo, HI 96720
Certifying Officer [24 CFR 58.2(a)(2)] [HRS, 343.]	Stephen J. Arnett, Housing Administrator Bobby Jean Leithead-Todd, Director
Project Name	Ho'okena Beach Park Pavilion
Project Location	Ho'okena Beach, Kauhako, South Kona District Hawai'i Island, Hawai'i Tax Map Key No. (3) 8-6-013: 021
Est., total project cost	\$400,000
Grant Recipient [24 CFR 58.2(a)(5)]	Pa'a Pono Miloli'i
Recipient Address	PO Box 7715, Hilo, Hawai'i, 96720
Project Representative	Kaiali'i Kahele
Telephone Number	(808) 783-4069 Email: paaponoinc@gmail.com

4.15 Mitigation Summary

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

Mitigation actions would be expected to reduce, avoid, or compensate for most adverse effects. Table 4.15-1 summarizes the mitigation measures that would be implemented as part of the proposed action to minimize effects on affected resources.

**Table 4.15-1
Summary of Mitigation Measures**

Air Quality

- Implement standard management practices, such as watering area of exposed soil and covering trucks with tarps, to reduce fugitive dust.

Biological Resources

- Limit staging activities in already disturbed areas;
- Control surface water runoff in accordance with a stormwater pollution prevention plan;
- Implement BMPs for oil spills, toxic substance cleanup, and construction fire hazards;
- To reduce the risk of seabird mortality, BMPs mitigation measures would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary.

Cultural Resources

- The project site is in an area where no archaeological resources have been encountered. However, if archaeological resources are discovered during project activities, work would stop, and the State Department of Land and Natural Resources Historic Preservation Division would be contacted.
- Since the rock wall standing between the parking lot and the project site is identified as a built historic resource, it will be unaltered and preserved, and BMPs during construction will assure that there is no potential for any negative impacts.
- These BMPs include careful management of construction staging activities and management of construction material debris and surface coatings (paints, solvents, etc.) to isolate the rock wall from any impacts.
- BMPs to preserve the wall after completion of the project construction include controlling surface water runoff away from the rock wall and stabilizing the project area grounds with landscape and hardscape.

Environmental Justice

- During construction, follow safety measures and BMPs to protect the health and safety of residents in adjacent parcels, the beach going public, and low-income and minority groups.

Geology, Soils, and Seismicity

- Comply with the International Building Code (2006), UFC 1-200-01, and Occupational Safety and Health Administration excavation standards for protection from seismic hazards;
- Use common dust suppression techniques, such as spraying the ground with water;
- Implement BMPs prepared as part of the construction stormwater pollution prevention plan, which could include building when rainfall potential is low, using silt fences or other devices bales to prevent eroded soil from being transported off-site, contouring to stop drainage from entering the site and to prevent run-on, and directing runoff to constructed siltation basins.

Hazardous Materials and Conditions

- Handle hazardous materials and waste in accordance with applicable laws and regulations.

Noise

- During construction implement construction curfew periods to avoid the times of day and the days of the week when noise effects would most annoy residents and Beach Park users;
- Use standard soundproofing materials such as mufflers and temporary fencing during construction to ensure residential noise levels are maintained below standards, as required by the State of Hawai'i Department of Health;
- Provide public notification of the project and post a sign that provides a phone number for the public to call to register complaints about construction-related noise problems;
- Schedule events and activities during reasonable daylight and early evening hours, and
- Use landscaping as a sound barrier.

Traffic and Parking

- Prepare a construction traffic management plan/BMPs;
- Ensure that construction vehicles comply with applicable traffic laws;
- Use standard construction traffic safety protocols
- Restrict parking of construction vehicles on-site or in other designated areas for the duration of construction, and
- Limit the number of construction-related vehicles on-site, and encourage ride sharing. Detours will be avoided to the greatest degree possible.

Utilities

- Use a residential recycling program;
- Manage stormwater on-site so that there is no net increase in peak stormwater runoff;
- Install low-flow fixtures;
- Use latest energy-efficient appliances and equipment to reduce energy consumption;

Visual Environment

- Develop a program to educate workers about BMPs related to visual effects before the project starts;

- Minimize dust by regularly watering exposed soils, stockpiling soil, and stabilizing soil to reduce effects on visual quality from air pollution;
- Use equipment exhaust mufflers to reduce effects on visual quality from air pollution;
- Restrict construction vehicles parking on-site or in other designated areas for the duration of construction; and
- Minimize light glare by shrouding outdoor lights and directing light downward, as well as using motion detectors, where practical, to provide light only when necessary.

Water Resources

- Construction BMPs to comply with the Hawai'i County Code, Chapter 10 - Erosion and Sedimentation Control, and the Department of Public Works (DPW) Storm Drainage Standards;
 - Time land disruption activities such as grading to periods of lesser rainfall;
 - Limit area of disturbance at any given time to reduce potential erosion;
 - Construct temporary drainage features to divert runoff from areas susceptible to erosion;
 - Utilize protective materials such as mulch or geotextiles to minimize erosion;
 - Revegetate areas as soon as possible to minimize the amount of time soils are exposed;
 - Use sedimentation basins and silt fencing to collect sediment before it runs off;
 - Collect and discharge site drainage to on-site seepage areas for percolation into the ground;
 - Stabilize ground surfaces with landscape and hardscape.
 - Building construction plan to conform with approved building standards under Flood Zone X;
 - Design element in this plan to mitigate potential flooding includes:
 - Raising the site building parcel to a uniform 12-foot elevation above sea level;
 - A perimeter rock wall base 30 inches in height, designed to deflect high water;
 - 16-inch diameter concrete columns embedded in the foundation;
 - Breakaway wood walls; and
 - An open, mauka-makai oriented, main pavilion room.
-

FINDING: [58.40(g)]



Finding of No Significant Impact

(The project will not result in a significant impact on the quality of the human environment)



Finding of Significant Impact

(The project may significantly affect the quality of the human environment)

Preparer Signature: _____ **Date:** _____

Name/Title/Agency: Joseph M. Farber, Environmental Planner
Farber & Associates, Planning Services

RE Approving Official Signature: _____ **Date:** _____

Name/Title/Agency: William P. Kenoi, Mayor
Office of the Mayor, County of Hawai'i

RE Planning Director Signature: _____ **Date:** _____

Name/Title/Agency: Bobby Jean Leithead-Todd, Director
Planning Department, County of Hawai'i

RE Housing Administrator Signature: _____ **Date:** _____

Name/Title/Agency: Stephen J. Arnett, Housing Administrator
Office of Housing and Community Development, County of Hawai'i

RE Corporation Counsel Signature: _____ **Date:** _____

Name/Title/Agency: _____
Office of the Corporation Counsel, County of Hawai'i

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

SEE SECTION 1, PAGE 19.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

SEE SECTION 2, PAGE 21.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

SEE SECTION 3, PAGE 24.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Compliance with a number of federal, state, and county laws, permits, approvals, and executive orders are anticipated for this project. In a number of cases, they have been described elsewhere in this document. They are outlined below:

Factors Documentation	Determination and Compliance
Historic Preservation [36 CFR 800]	<p>The National Historic Preservation Act (NHPA) of 1966 (16 USC 470) established the National Register of Historic Places (NRHP). Section 106 of the NHPA requires federal agencies to consider the effects of federal actions upon historic and archaeological resources that may be eligible for the NRHP by determining if a project will have an adverse effect under a process defined at 36 CFR 800.</p> <p>Proposed project would have “no effect” on significant historic sites. State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), conducted a field inspection that revealed that the project is in an area where no archaeological resources have been encountered. The only historic features on the parcel are the rock walls, but because they have been recently restacked, and concrete was used to stabilize them, they probably do not qualify as significant historic sites.</p> <p>Since the rock wall standing between the parking lot and the project site is identified as a built historic resource, it will be unaltered and preserved, and BMPs during construction will assure that there is no potential for any negative impacts.</p> <p>These BMPs include careful management of construction staging activities and management of construction material debris and surface coatings (paints, solvents, etc.) to isolate the rock walls from any impacts. BMPs to preserve the wall after completion of the project construction include controlling surface water runoff away from the rock wall and stabilizing the project area grounds with landscape and hardscape.</p>

<p>Floodplain Management [24 CFR 55, Executive Order 11988]</p>	<p>The proposed project site is outside the base (i.e. 100-year or 500-year for critical actions) floodplain as noted on Flood Insurance Rate Map (FEMA/FIRM) panel number 155166 1169 C, dated 9/16/88.</p>
<p>Wetlands Protection [Executive Order 11990]</p>	<p>A review of National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service show no wetlands in the project area. See Map Figure 14.</p>
<p>Coastal Zone Management Act [Sections 307(c),(d)]</p>	<p>In Hawai'i, the Counties assess and regulate development proposals for compliance with the Federal Coastal Zone Management (CZM) objectives and policies within the "Special Management Area" (SMA), near the coastline.</p> <p>As proposed project lies within the SMA, and SMA Permit for this project is currently under review by the Hawai'i County Department of Planning.</p>
<p>Sole Source Aquifers [40 CFR 149]</p>	<p>The proposed project is not located on nor does it affect a sole source aquifer designated by EPA. In The state of Hawai'i there are two EPA designated sole source aquifers, one is located on the island of Oahu and other, on Molokai island.</p>
<p>Endangered Species Act [50 CFR 402]</p>	<p>The federally threatened Newell's shearwater (<i>Puffinus auricularis newelli</i>), and the federally endangered Hawaiian petrel (<i>Pterodroma phaeopygia sandwichensis</i>), Hawaiian hawk (<i>Buteo solitarius</i>) and Hawaiian hoary bat (<i>Lasiurus cinereus semotusi</i>) have been observed in the ROI (USFWS letter dated July 2007, found in Appendix B).</p> <p>Long-term effects from the proposed action, which would include the addition of new, artificially lighted areas, could have a significant adverse effect on seabirds such as the non-listed golden plover, and the listed Newell's shearwater, Hawaiian petrel, and Hawaiian hawk; however, design elements incorporated into the proposed structure will mitigate this threat to less than significant effect.</p> <p>As noted by the USFWS in their comments on the proposed project found in Appendix B, "Listed seabirds and non-listed seabirds, protected under the Migratory Bird Treaty Act, are attracted to artificial lights where they end up circling the light source until they collide with nearby structures or fall to the ground due to exhaustion. Once grounded, they are vulnerable to predators or often struck by vehicles on roadways."</p>

	BMPs that will be implemented, as recommended by USFWS to reduce the risk of seabird mortality, would include, minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	The project is not located within one mile of a listed wild and scenic river.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The US Environmental Protection Agency has established National Ambient Air Quality Standards (NAAQS) for priority pollutants to protect public health and the environment. The State of Hawai'i is in conformity with the NAAQS, and no exceedances of the NAAQS are anticipated as part of this project.
Farmland Protection Policy Act [7 CFR 658]	The proposed project site area (3,700 square feet), which is surrounded by residential and beach park recreational uses does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the Department of Agriculture.
Environmental Justice [Executive Order 12898]	The project will not have a disproportionate adverse impact on environmental justice populations in the area, and will provide benefits to these populations. Refer to Section 4.12.

HUD Environmental Standards Determination and Compliance Documentation

<p>Noise Abatement and Control [24 CFR 51 B]</p>	<p>The Ho'okena community is rural and isolated and it is not considered a high noise area. Under Subpart B (Noise Abatement and Control) of 24 CFR Part 51 sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered high noise areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD.</p>
<p>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]</p>	<p>The property: (i) is not listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) is not located within 3,000 feet of a toxic or solid waste landfill site; (iii) does not have an underground storage tank (which is not a residential fuel tank); and (iv) is not known or suspected to be contaminated by toxic chemicals or radioactive materials.</p>
<p>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</p>	<p>The proposed property is not located within the immediate vicinity of hazardous industrial operations handling fuel or chemicals of an explosive or flammable nature by citing data used and the maps used.</p>
<p>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</p>	<p>The proposed property is not within 15 miles of a civil airport or military airfield.</p>

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	2	Section 4.1 Land Use and Zoning.
Compatibility and Urban Impact	2	Section 4.1 Land Use and Zoning.
Slope	1	Section 4.8.1 Geology.
Erosion	4	Section 4.8.1 Geology; Section 4.7.3 Floodplains and Hydrology.
Soil Suitability	1	Section 4.8.1 Geology.
Hazards and Nuisances including Site Safety	1	Section 4.8.2 Natural Hazards, page; Section 4.13 – Hazardous Material.
Energy Consumption	1	Section 4.12 Utilities.

Noise - Contribution to Community Noise Levels	1	Section 4.5 Noise.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Section 4.4 Climate and Air Quality.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	Section 4.11 Visual Environment.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	Section 4.3 Socioeconomic Environment.
Displacement	1	Section 4.3 Socioeconomic Environment,.
Employment and Income Patterns	2	Section 4.3 Socioeconomic Environment,.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	2	Section 4.11 Parks and Recreational Resources.
Commercial Facilities	2	Section 4.11 Parks and Recreational Resources; Section 4.3 Socioeconomic Environment.
Health Care	2	Section 4.11 Parks and Recreational Resources.
Social Services	2	Section 4.11 Parks and Recreational Resources.
Solid Waste	1	Section 4.13 Utilities.
Waste Water	1	Section 4.13 Utilities.
Storm Water	4	Section 4.7 Water Resources.
Water Supply	1	Section 4.13 Utilities.

Public Safety	1	Section 4.13 Utilities.
- Police	1	Section 4.13 Utilities.
- Fire	1	Section 4.13 Utilities.
- Emergency Medical	1	Section 4.13 Utilities.
Open Space and Recreation	2	Section 4.11 Parks and Recreational Resources.
- Open Space	2	Section 4.11 Parks and Recreational Resources.
- Recreation	2	Section 4.11 Parks and Recreational Resources.
- Cultural Facilities	2	Section 4.9 Cultural Resources; Section 4.10 Parks and Recreational Resources.
Transportation	4	Section 4.2 – Traffic and Parking.

Natural Features

Source or Documentation

Water Resources	1	Section 4.7 Water Resources.
Surface Water	1	Section 4.7 Water Resources; Section 4.7.2 Surface and Ground Water.
Unique Natural Features and Agricultural Lands	1	Section 4.8.1 Geology; Section 4.10 Parks and Recreational Resources.
Vegetation and Wildlife	1	Section 4.6.1 Vegetation; Section 4.6.2 Wildlife.

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	FEMA/FIRM floodplain zone designation, panel number, date: 155166 1169 C 9/16/88
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]		The project is not in a coastal barrier resource area. www.fema.gov/business/nfip/cbrs/cbrs
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]		Project is not within 2,500ft of civil airport or 8,000ft from a military runway.
Other Factors		

Summary of Findings and Conclusions

SEE, SECTION 5: FINDINGS AND CONCLUSIONS.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]
(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

SEE, SECTION 3: ALTERNATIVES CONSIDERED.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

SEE, SECTION 3.3 NO ACTION ALTERNATIVE.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

SEE SECTION 4.15 MITIGATION SUMMARY.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

SEE, SECTION 7, SOURCES, AGENCIES AND PERSONS CONSULTED.



U.S. Department of Housing and Urban
 Development
 San Francisco Regional Office - Region IX
 600 Harrison Street
 San Francisco, California 94107-1387
 www.hud.gov
 espanol.hud.gov

LEVEL OF ENVIRONMENTAL REVIEW DETERMINATION: (2004)

Project Name / Description:

Ho'okena Beach Park Pavilion. Construct a new, multi-purpose, 3,200-square-foot Park Pavilion and Community Center at Ho'okena Beach Park situated at Ho'okena, Kauhako, South Kona, Hawai'i Island.

Level of Environmental Review (cite regulation):

Environmental Assessment per § 58.36

(Exempt per 24 CFR 58.34, Categorically excluded not subject to statutes per § 58.35(b), Categorically excluded subject to statutes per § 58.35(a), Environmental Assessment per § 58.36, or EIS per 40 CFR 1500)

STATUTES and REGULATIONS listed at 24 CFR 58.6

FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

1. Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?

() No; flood insurance is not required. The review of this factor is completed.

(X) Yes; continuc.

2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?

(X) No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):

155166 1169 C 9/16/88 (Factor review completed).

() Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):

_____(Continue review).

3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

() Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.

(X) No (Federal assistance may not be used in the Special Flood Hazards Area).

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area? (See www.fema.gov/nfip/cobra.shtml).

(X) No; Cite Source Documentation:

www.fema.gov/business/nfip/cbrs/cbrs

(This element is completed).

() Yes - Federal assistance may not be used in such an area.

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?

(X) No; cite Source Document, page:

Project is not within 2,500ft of civil airport or 8,000ft from military runway

Project complies with 24 CFR 51.303(a)(3).

Yes; **Disclosure statement must be provided to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.**

Preparer Signature / Name /Date

Responsible Entity Official Signature / Title/ Date

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**SECTION 1:
STATEMENT OF PURPOSE AND NEED FOR PROJECT
[40 CFR 1508.9(b)]**

1.1 Background

The Friends of Ho'okena Beach Park ("FOHBP") is a non-profit 501(c)(3) organization established by members of the Ho'okena community to take a more active role in the stewardship of Ho'okena Beach Park ("Beach Park"), which is owned by the County of Hawai'i. FOHBP is an outgrowth of Kama'aina United to Protect the 'Aina (KUPA), a community organization that focuses on the preservation of cultural and natural resources in South Kona for social welfare, health, economic development, and cultural and educational needs.

In May 2007, FOHBP entered into a memorandum of understanding with the County of Hawai'i on a pilot project known as The Parks Community Partnership Program ("Partnership Program"), in which FOHBP, with oversight from the County of Hawai'i Department of Parks and Recreation, would be responsible for facility improvements, maintenance, security, and related programs at the Beach Park. The Partnership Program is intended to provide a way for the Island's communities (such as Ho'okena) to enhance their sense of ownership of — and responsibility for — public facilities and natural resources, as well as offer employment and micro-enterprise economic development opportunities, and provide the larger community with recreational, educational, and cultural programs that otherwise could not be provided by limited county resources. As part of the Partnership Program agreement, FOHBP developed and manages camping grounds at the beach park, and operates a concession selling food, non-alcoholic beverages, beach sundries, and renting snorkeling equipment, flotation devices and camping gear. All proceeds derived from concession sales and camping fees are used solely for maintenance and improvements of the Beach Park.

1.2 Project Need

The Partnership Program between the County and FOHBP to jointly manage Ho'okena Beach Park has proven to be successful. However, the existing facilities used to manage the programs are inadequate and limit the potential for growth to serve larger segments of the community. There are now eight part-time employees at FOHBP. Its office is located in a private home. The concession stand and "Aloha Security" patrols are based in a 40'x20' tent set up at the Beach Park. Rental gear is stored in trailers. A diesel generator provides the electricity for FOHBP facilities.

Ho'okena Beach Park is an exceptional and popular recreational resource that draws many people from throughout the south Kona region because of its range of facilities and its accessibility. Existing features include ample parking, restrooms, showers, picnic tables, and barbeque pits. Other amenities include shade, protected swimming, canoe launching, and camping sites. There is, however, no gathering place for the community, no building that could significantly unite the elements of community identity and heritage, while also serving as headquarters for the many programs, services and activities sponsored by state and county governments, non-profits, and other community entities.

1.3 Project Purpose

To address the community's need for a permanent, covered public gathering space for public meetings, cultural activities, and educational and recreational programs, and to consolidate existing FOHBP operations within a single, permanent, and secure structure.

SECTION 2: DESCRIPTION OF THE PROPOSED ACTION

Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

This section presents information on the proposed action, which is the preferred alternative. The proposed action would occur on about 3,200 square feet of a 44,743 sq. ft. (1.03-acre) parcel owned by the County of Hawai'i within Ho'okena Beach Park. Throughout this EA, this parcel is referred to as the project site.

This EA evaluates the environmental and socioeconomic effects of the proposed action and the no-action alternative. The proposed action is building the Beach Pavilion on the project site.

2.1 Project Location:

Ho'okena Beach Park
Government Main Road
Ho'okena, HI 96726

Ahupua'a:	Kauhako
District:	South Kona
Island:	Hawai'i
Tax Map Key No.:	(3) 8-6-013: 021
Size:	44,734 sq. ft. (1.03 acres)

Note: The project site TMK parcel is a consolidation of County-owned parcels, (3) 8-6-13: 20-25 & 47; this consolidation was completed in 1999 when new restroom facilities and related improvements were constructed.

Existing Facilities

The project site is owned by the County of Hawai'i and contains a 550-sq.-ft. restroom facility with two outside showerheads, unpaved parking for about 30 cars, concrete access pathways, a picnic area, and small covered pavilion (20 ft. x 40 ft.). The restroom facilities and access pathways were constructed in 1999 by the County of Hawai'i Department of Parks and Recreation, and meet Americans with Disabilities Act Accessibility Guidelines (ADAAG). The small covered pavilion (was adapted from the old restroom facility that needed to be replaced, as it utilized a cesspool for wastewater disposal and did not comply with ADAAG (see map, Figure 3, Existing Facilities).

2.2 Project Features

The proposed action is to build 3,200 square feet Park Pavilion that includes a central, open-air, lanai space with roof; an enclosed, air-conditioned office space; two equipment and material storage rooms; and a cultural center/exhibition space.

The building will be constructed with a concrete slab and concrete columns spaced at about 20 foot intervals, a gable single ridge wood roof with aluminum roofing, breakaway wood walls with both fixed and jalousie windows, no plumbing, and the standard required electrical supply lines (see building plans, Figures 5-8).

A concrete sidewalk 10 feet wide will encircle the entire perimeter of the structure, and tie into the two existing concrete footpaths.

Table 2.2-1
Ho'okena Beach Park Pavilion
Proposed Uses and Approximate Floor Area

Proposed Use	Floor Area (sq. ft.)
Covered Pavilion	1,600
Office	400
Exhibition Space	400
Storage #1	400
Storage #2	400
Total sq. ft.	<u>3,200</u>

2.3 Project Schedule and Cost

Project will be completed within 12 months from obtaining all permit authorizations.

Total cost estimate: \$400,000

2.4 Required Permits and Approvals

Table 2.4-1	
REQUIRED PERMITS AND APPROVALS	ACCEPTING AUTHORITY
<i>Federal</i>	
NEPA Environmental Assessment Review (National Environmental Policy Act of 1969, 42 USC, Section 34321 et seq.	County of Hawai'i Department of Housing and Community Development
<i>State of Hawai'i</i>	
Conservation District Use Permit. Site Plan approval as an "accessory structure" under existing CDDA HA-2924.	State Department of Land and Natural Resources – Office of Conservation and Coastal Lands
<i>County of Hawai'i</i>	
Special Management Area Use Permit (SMA)	Hawai'i County Planning Commission
Building Permits	Hawai'i County Department of Public Works
Grading and Grubbing Permits	Hawai'i County Department of Public Works

SECTION 3: ALTERNATIVES CONSIDERED

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

3.1 Preferred Alternative

Implementing the proposed action, as described in Section 2.2, is the applicants' preferred alternative. Building the multi-purpose Beach Pavilion would serve the purpose of, and need for, the proposed action, as described in Section 1.2. This alternative is evaluated in detail in Section 4.0.

3.2 Other Alternatives Considered

The Applicant considered the following alternatives to the proposed action but eliminated them from further analysis:

- Building on TMK parcel (3) 8-6-013:028 (12,548 sq. ft. parcel owned by Hawai'i County) — The Applicant dismissed this alternative because the site is too small to accommodate a structure the size needed to accommodate community needs and purposes. This parcel is undeveloped and overgrown, contains remnants of a very old abandoned house and rock wall which may pose potential historic preservation issues and is cost-prohibitive (no established utilities or infrastructure, ungraded). This site is mauka, or inland, of the proposed site and too far outside the reasonable range and traffic patterns of existing Beach Park users to achieve the purpose and need for the proposed action, as described in Section 1.2.
- Alternative location on the proposed site — This alternative was dismissed because the only reasonable alternative building site on the 44,734 sq. ft. parcel is to the far south and adjacent to a number of single-family homes. This location would negatively impact these homes. This location is also outside the range and the existing traffic patterns of Beach Park users.
- Purchasing alternative site — This alternative was dismissed because it would be cost prohibitive and there are no available lots near the Beach Park that would achieve the purpose of and need for the proposed action, as described in Section 1.2.

- **Alternative building design and/or configuration**—This alternative was dismissed because the proposed building design and features are the most efficient use of the limited budget given the purpose of and need for the proposed action. The proposed size and footprint (40 ft. x 80 ft.) is the most efficient use of the project site as it is located about 20 feet makai, or seaward, of existing Beach Park restroom and showers and 16 feet mauka, or landward, of the Ho'okena Beach Park parking lot. Also, the land is available and is not currently utilized for any purpose, is within appropriate regulatory setbacks, will take advantage of the spectacular view planes yet does not disturb any notable existing view planes, takes into consideration beach park-users' current circulation and use patterns, and is furthest away from neighboring homes.

3.3 No Action Alternative

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The no-action alternative serves as a baseline against which the effects of the proposed action and alternatives can be evaluated.

Under the no action alternative, the Applicant would not build the 3,200 sq. ft. Beach Park Pavilion, and FOHBP would continue to operate out of its existing and sub-standard facilities.

SECTION 4: AFFECTED ENVIRONMENT

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

This section is an overview of the baseline physical, biological, social, and economic conditions that occur within the region of influence (ROI), which here is the project site (about 3,700 square feet) and adjacent lands. As applicable, each section includes background on how the resource is related to the proposed action, discusses the general existing conditions of the resource in the ROI, and evaluates of the potential effects on the resources affected by the proposed action and the no action alternative. Section 4.14, Mitigation Summary, presents the mitigation measures that would be implemented as part of the proposed action to minimize effects on affected resources.

4.1 Consistency with Government Plans, Policies and Regulations

Compliance with a number of federal, state, and county laws, permits, approvals, and executive orders are anticipated for this project. In a number of cases, they have been described elsewhere in this document. The major permits are described below.

Existing Conditions

The project area is situated in a sparsely populated section of the South Kona District, one of nine districts that make up Hawai'i County and the Island of Hawai'i. The parcel, TMK: (3) 8-6-013:021, is owned by the County of Hawai'i, and approximately 44,473 square feet in size. The proposed structure is about 125 ft. from the shoreline. The land along the main access road to the project site, the 2.5-mile stretch of the Ho'okena Beach Road from the junction with the Māmalahoa Highway (State Hwy. 11), is mostly utilized as open pasture (see Figure 1, Area Vicinity Map, and Figure 4, Site Plan).

The Ho'okena Beach Park is 3.22 acres in size. It sits at the northern end of Kauhako Bay, surrounded by 13 single-family dwellings, and about 70 residents. Kauhako Bay is a wide bay bounded by moderately high sea cliffs. The calm and protected waters of the bay encourage many ocean related activities. A large pocket beach at the park consists of very fine, detrital sand blended with white calcareous sand, giving the beach a gray color. Low sections of rock front most of the shoreline, but sandy entry and exit points located at the southern and northern end of the beach are used by swimmers, snorkelers, divers, and kayakers. 'Ōpelu and ahi fishing canoes

beach on the sand and launch from the small sand channel near the former steamship landing (Clark 1985).

At the southern end of Ho'okena Beach is the FOHBP Camp Ho'okena, which offers 25 sites on the beach to rent for tent camping. The northern end of Ho'okena Beach contains the beach park public-use facilities ("facilities") where the proposed structure will be built. These facilities include an unpaved parking lot for about 30 cars, a 500-sq.-ft. restroom, outdoor showers, a small covered pavilion, and picnic tables. The proposed structure is sited about 20 feet makai of the existing restrooms and 16 feet mauka of the Ho'okena Beach Park parking lot on land which is currently covered with grass, bare soil, banana, sugar cane, and a medium sized hau tree (*Hibiscus tiliaceus*).

Single-family residences and abandoned house lots border the western boundary of the project site; Ho'okena Beach Road forms the northern boundary, Government Road the southern boundary, and the Beach Park parking lot the west boundary.

4.1.1 Federal Regulatory Control

4.1.1.1 National Environmental Policy Act (NEPA) of 1970

This Environmental Assessment has been prepared under the requirements of the National Environmental Policy Act (NEPA) of 1970 (23 CFR 771 and 40 CFR 1500) because the project will utilize Federal funds made available through the U.S. Department of Housing and Urban Development ("HUD"). NEPA requires federal agencies to consider environmental factors through a systematic interdisciplinary approach before committing to a course of action. NEPA was also amended by Executive Order 11991, which covered responsibilities under NEPA. Preparation and format of this EA has taken place in accordance with HUD-funded Proposal per 24 CFR 58.36, revised March 2005 to ensure compliance with these pieces of legislation.

4.1.1.2 Coastal Zone Management Act of 1972

The Coastal Zone Management Act (CZMA) of 1972 (16 USC 1451 et seq.) encourages coastal states to protect coastal resources consistent with the state's coastal zone management program. The objectives of the Coastal Zone Management (CZM) Program are to provide the public with recreational opportunities, protect historic resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards and manage development.

Within Hawai‘i, the CZM program was authorized by HRS Chapter 205A, and is administered by the Office of Planning within the State of Hawai‘i Department of Business, Economic Development, and Tourism (DBEDT). Actions anywhere within the State of Hawai‘i must comply with the CZM program.

The Proposed Action is consistent with the State of Hawai‘i CZM program. The consistency determination will be submitted to the County of Hawai‘i Planning Department under the SMA Permit Application.

4.1.1.3 Section 106 of the National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966 (16 USC 470) established the National Register of Historic Places (NRHP). Section 106 of the NHPA requires federal agencies to consider the effects of federal actions upon historic and archaeological resources that may be eligible for the NRHP by determining if a project will have an adverse effect under a process defined at 36 CFR 800. The Hawai‘i State Historic Preservation Division (SHPD) is the state agency that oversees this process on behalf of the federal Advisory Council on Historic Preservation. There are also state-level regulations protecting cultural resources under HRS Chapter 6E-8 that are similar in nature.

As described in detail in Section 4.9: Cultural Resources, and Appendix C: Ho‘okena Beach Park Pavilion: Section 106 Analysis and Cultural Impact Assessment Report, the Section 106 process has been considered in light of a review for the presence of archeological resources, historical resources and Native Hawaiian Traditional Resources, and the Cultural Impacts Assessment processes. Under this analysis, there is no evidence of any “historical properties” within the area of potential effect (APE) or region of influence (ROI). None of the actions proposed under the preferred alternative as considered in this EA entail destruction, modification, or alteration of historic sites, resources, or other historic properties. None of the proposed activities will introduce visual, atmospheric, or audible elements that affect the features of any historic property. Therefore, it is recommended that authorizing agencies find this project has no potential to cause effects on historic properties. Accordingly, initiation of consultation under Section 106 is not anticipated.

4.1.2. State Regulatory Control

4.1.2.1 The Hawai'i State Plan

The Hawai'i State Plan, Hawai'i Revised Statutes Chapter 226, establishes a set of themes, goals, objectives and policies that are meant to guide the State's long-term growth and development activities. The three themes that express the basic purpose of the Hawai'i State Plan are individual and family self-sufficiency, social and economic mobility, and community or social well-being.

The Hawai'i State Plan also provides for the preparation of Functional Plans by the State agencies responsible for certain program areas. There are twelve Functional Plans dealing with specific areas of concern, and each contains objectives, policies, and implementing actions necessary to accomplish the goals of the plan. State Functional Plans cover the program areas of agriculture, transportation, conservation lands, housing, tourism, historic preservation, energy, recreation, education, health, human services and employment.

Chapter 226-4 sets forth goals associated with the Hawai'i State Plan:

- (1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.
- (2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- (3) Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.

The Park Pavilion is consistent with the Hawai'i State Plan. The following are some of the relevant objectives of the plan that relate to the proposed project. The aspects of the plan most pertinent to the proposed project are the following:

§226-5 Objective and policies for population. (1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county; (2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.

§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources (4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage; (6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i; (8) Pursue compatible relationships among activities, facilities, and natural resources; (9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources. (1) Promote the preservation and restoration of significant natural and historic resources; (2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities; (4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage; (5) Encourage the design of developments and activities that complement the natural beauty of the islands.

§226-13 Objectives and policies for the physical environment--land, air, and water quality. (2) Greater public awareness and appreciation of Hawaii's environmental resources; (1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources; (2) Promote the proper management of Hawaii's land and water resources; (3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal water; (8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.

§226-21 Objective and policies for socio-cultural advancement--education. (1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups; (2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs; (3) Provide appropriate educational opportunities for groups with special needs; (4) Promote educational programs which enhance understanding of Hawaii's cultural heritage; (6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.

§226-23 Objective and policies for socio-cultural advancement--leisure. (1) Foster and preserve Hawaii's multi-cultural heritage through

supportive cultural, artistic, recreational, and humanities-oriented programs and activities; (2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently; (3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved; (5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources; (6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs; (7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people; (8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms; (9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts; (10) Assure adequate access to significant natural and cultural resources in public ownership.

§226-25 Objective and policies for socio-cultural advancement--culture. (1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawai'i; (2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs; (3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i; (4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.

4.1.2.2 Hawai'i Revised Statutes, Act 343

This EA is being produced to ensure compliance with Act 343 as well as the National Environmental Policy Act. Act 343 (HAR Chapter 11-200) requires state and county governments to give systematic consideration to the environmental, social, cultural and economic consequences of proposed projects that are located on State-owned lands.

4.1.2.3. State Land Use Law

Hawai'i remains unique among the fifty states with respect to the extent of control that the state exercises in land-use regulation. Lands in Hawai'i fall under one of five state land-use districts: Agricultural, Conservation, Rural, Urban and, Special. Counties have full control over the use of Urban-designated areas. The Counties also assess and regulate development proposals in the "Special Management Area" (SMA) zones near the coastline, for compliance with the Federal Coastal Zone Management (CZM) objectives and policies. As this project lies within the SMA, a SMA permit will be required.

4.1.2.3.1 Conservation Lands

The purpose of regulating land-use in the Conservation District is to conserve, protect, and preserve the important natural resources of the state through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare. Hawai'i Administrative Rules (HAR) 13-5-1.

The proposed project falls under state zoning: Conservation District, subzone; (L) Limited. Under the Limited Subzone: (HAR) §13-5-12, states that, "The Objective of this subzone is to limit uses where natural conditions suggest constraints on human activities. (2) . . . for the protection of the public . . . by reasons of the land's susceptibility to inundation by tsunamis, flooding, volcanic activity . . .

Conservation District zoned lands are regulated and administered by the State Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Lands (OCCL). Major permits are required for land uses which have the greatest potential impact thus a Conservation District Use Permit (CDUP) and an Environmental Assessment and/or an EIS is required (and may also require a Public Hearing); minor permits are required for land uses which may have fewer impacts. Decision making is delegated to the Board of Land and Natural Resources Chairperson (and may not require a Public Hearing) or to the OCCL for minor uses (DLNR 2011).

In 1999, new restroom facilities, a septic tank, and leach field were constructed by the County Department of Parks and Recreation under Conservation District Use Permit (CDUP) HA-2924 at the project site adjacent to the proposed action. Other improvements under this permit included accessible pathways, selective clearing of the parcel, and the conversion of the existing restroom facility into a pavilion.

In a letter dated August 1, 2011 a copy which is found in Appendix B, DLNR-OCCL determined that the proposed action is an identified land use pursuant to the Hawai'i Administrative Rules (HAR), §13-5-23, L-7, B-1, STRUCTURES, ACCESSORY, which specifically allows, "construction or placement of structures accessory to an existing structure, building, or facility under an existing conservation district use permit. Accessory use shall be allowed only if they are consistent with the purpose of the conservation district."

Therefore, DLNR-OCCL has granted Site Plan Approval for the proposed action as an accessory structure under the existing CDUP HA-2924 subject to thirteen conditions, as so noted in the August 1, 2011 letter.

4.1.2.3.2 State of Hawai'i Coastal Zone Management Program

As described above in Section 4.1.1., under Federal Zoning, the Coastal Zone Management Act (CZMA) of 1972 (16 USC 1451 et seq.) provides guidelines for development regulations within the coastal zone. The objectives of the Coastal Zone Management (CZM) Program are to provide the public with recreational opportunities, protect historic resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards and manage development.

All lands in the State of Hawai'i are considered to be within the coastal zone. HRS Chapter 205A implements the CZM program, which is administered by the Office of Planning within the State of Hawai'i Department of Business, Economic Development, and Tourism (DBEDT). Actions anywhere within the State of Hawai'i must comply with the CZM program.

Chapter 205A delegates authority to the counties to regulate uses close to the shoreline within the coastal zone as Special Management Areas (SMAs). Projects within the SMA require additional permitting. The proposed action is located within the SMA and therefore will require an SMA permit.

4.1.2.3.3 Act 50 – Cultural Practices

Hawai'i's Act 50 (2000) seeks to "promote and protect cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups" and requires the project proposals under Chapter 343 to consider cultural practices in a cultural impact assessment (CIA). To ensure compliance with Act 50, a Cultural Impact Assessment (CIA) study was performed for this project. The full report is found in Appendix C:

Ho'okena Beach Park Pavilion: Section 106 Analysis and Cultural Impact Assessment. The following is a brief summary of the findings conducted under Act 50 and found within the CIA.

The proposed structure is sited within Ho'okena Beach Park, about 20 feet makai of the existing Beach Park restrooms and 16 feet mauka of the Beach Park parking lot. The project site has a footprint of about 3,700 sq. ft. and is disturbed land that supports mostly nonnative plant and animal species. The project site is no more than 125 feet from the shoreline. The project site is surrounded by residential and recreational uses.

Neither mo'olelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project site or region of influence (ROI). Additionally, archeological analyses of the area reveal only a single site of historical significance, a rock wall about two feet high and 110 ft. long that stands between the Beach Park parking lot and the rest rooms and beach showers. The rock wall has been identified as a built historic resource; however, the wall is not qualified for inclusion in the National Register due to modernizations that have compromised its historical significance and integrity. Best Management Practices (BMPs), found in Table 4.15-1, will be adhered to during construction and thereafter to ensure that the rock wall will be unaltered and preserved.

The proposed project is atypical in that it is initiated by the community and it is intended to enhance cultural resources and activities. Therefore, the methodology employed in the preparation of the cultural impact assessment deviates from other projects in which the responsible party is not a member of the affected community. Community involvement occurred through project initiation and development rather than traditional consultation. In 2008, Kama'aina United to Protect the 'Aina (KUPA) conducted a "Community Powered Planning Event," during which this project and others were envisioned. FOHBP's involvement and development of the proposed action is part of the implementation of that community led planning event.

The proposed action is expected to have a beneficial effect on cultural practices. The proposed project is a key component of The Friends of Ho'okena Beach Park's goal to develop a permanent gathering place for the community so to unite the elements of community identity, heritage, and pride to impart active participation of community members in the stewardship of the cultural and natural resources of Ho'okena. Ho'okena is known as a fishing village that continues to use many traditional Hawaiian practices to sustainably harvest food from the ocean for the purpose of feeding their families. Without access to this food source, Ho'okena fishermen

believe that community members' lifestyle, cultural practice, and physical health would be jeopardized. Community representatives are working toward strengthening the management of marine resources in their 12-mile traditional fishing area. They are developing a management plan including proposed regulations that reflect the cultural and historical traditions of Ho'okena that today operates within a modern system of centralized government regulatory management (see information poster, Figure 18). These efforts are an example of the types of programs which the proposed structure would serve in providing a critically needed permanent space as a headquarters for services and activities sponsored by state and county governments, non-profits, and other community entities.

4.1.2.4 State Shoreline Recreational Resources Inventory Report.

The State Shoreline Recreational Resources Inventory Report, entitled: "Principal Swimming Areas," prepared by the Division of State Parks in 1987, identifies the swimming area at Kauahko Bay, aka Ho'okena Beach, as having high regional significance. Swimming areas have certain conditions and characteristics that make them swimmable. These considerations include water conditions, nearshore bottom conditions, and shore conditions (DLNR Staff Report for CDUP HA-2294, Improvement to Ho'okena Beach Park, July 1999).

4.1.3. County of Hawai'i

4.1.3.1. Special Management Areas (SMAs)

As discussed above under Section 4.1.2.2., State of Hawai'i Coastal Zone Management Program, HRS Chapter 205A delegates authority to the counties to regulate uses close to the shoreline within the coastal zone as Special Management Areas (SMAs). The proposed action is located within the SMA and therefore will require an SMA permit.

4.1.3.2. Zoning Code

Under the Zoning Code for the County of Hawai'i, the project site is zoned Open District. The Open district applies to the protection and enhancement of land characterized by scenic beauty. Under the Hawai'i County Planning Rules, Zoning Code § 25-5-160 (a)(3), community buildings are a permitted use within the Open district.

4.1.3.3. County of Hawai'i Recreational Plan

The recreational objectives and goals for the Island of Hawai'i, found within the 2006 County General Plan, include the following:

The popularity of shoreline activities mandate that beach parks be established in relation to population distribution, even if the area does not provide the best recreational resource.

When compared to other districts of Hawai'i Island, the South Kona district has few facilities-based, County-run parks and beach parks in relation to its population. For the population of South Kona (6,730) [now 9,997 per 2010 census (Hawai'i County 2010)], at least 34 acres of land are needed to adequately meet recreation needs. There are four developed County beach parks and two beach park reserves in the district (Ho'okena and Miloli'i). The beach parks are small and have limited facilities.

Public access to the ocean and mountains has special recreational and cultural significance to the residents of this island community. Public access to coastal and mountain areas have been an essential element in the gathering of food, the transport of goods, and recreational purposes for both the island's residents and their ancestors.

Traditionally, the shoreline areas have been preferred for fishing, swimming, picnicking, camping, and informal passive recreation. Of the County's total 305 miles of tidal shoreline, only 1.2 miles are prime sand beach that is generally favorable for swimming and other water-oriented activities.

The demand on these limited areas for public recreation is heavy and crowding occurs in some areas. Crowding is often due to inadequate or under-developed park acreage, access, and the lack of adequate facilities in adjoining areas or other parks. In some areas, park community centers are used for meetings and cultural activities; in others, park pavilions are used for community activities and family socials. In general, it can be said that many cultural and educational programs are available only in more densely populated areas. There is a need to expand these programs for residents in lower density, rural areas.

GOALS

- Maintain the natural beauty of recreation areas.
- Provide a wide variety of recreational opportunities for residents and

visitors in the County.

- Provide a diversity of environments for active and passive pursuits.
- Encourage public recreational opportunities in Ho'okena.
- Encourage the development of beach park reserves as natural areas and the improvement of existing beach parks.
- Encourage the development of the coastal area for public recreational use.
- Encourage development of privately operated or privately maintained facilities as well as private concessions of beach park facilities.
- Encourage development of cultural facilities and programs.

(County of Hawai'i 2006).

Methodology for Analyzing Effects

Effects on land use were assessed based on whether the proposed action would be consistent with surrounding land uses, unique characteristics of the area, and with the objectives and policies of state and local land use zoning and plans.

Proposed Action

The primary land use change related to the proposed action is the conversion of about 3,700 square feet (building 40' x 80', and surrounding sidewalk 4 ft. wide) of unused land at Ho'okena Beach Park to consolidate existing FOHBP operations under a single, permanent, and secure structure, and serve as a hub for community meetings, cultural activities, education programs, and recreation.

While the land use at the project site would be altered to accommodate the new structure, this development would expand and enhance the beneficial range of uses within the park that is consistent with the planning goals and zoning controls, which regulate this proposed action.

The proposed action is consistent with the National Environmental Policy Act (NEPA) of 1970, Federal Coastal Zone Management Act of 1972; The Hawai'i State Plan, The Hawai'i State Land Use Law, The State of Hawai'i Coastal Zone Management Program, HRS Chapter 205A; the State Conservation District, Subzone: Limited; Act 50, Cultural Practices and the Hawai'i County General Plan, and zoning designation, Open District.

No Action Alternative

Because there would be no change in land use under the no action alternative, the project site would remain in an undeveloped state, and FOHBP operations would continue to be run from temporary facilities. There would be no multi-purpose

community gathering space with recreational and educational programs, and the cultural center would remain unrealized. The no action alternative runs counter to all the planning goals and zoning controls which regulate this proposed action.

4.2 Traffic and Parking

Existing Conditions

Traffic at Ho'okena is light, a reflection of the South Kona District, which is sparsely populated, rural, and 23 miles south of the urban center at Kailua-Kona. There is one access road to Ho'okena, 2.5 miles long, off of Hwy 11 (Hawai'i Belt Rd/Kuakini Hwy). There are about 70 residents at Ho'okena. Daily Beach Park user-count averages about 30, and there is usually ample parking to accommodate them. The number of campers is limited to 36 on any given day. The camping area has its own self-contained parking facility.

Proposed Action

Under the proposed action there would be minor adverse effects from a temporary increase in construction-related activities. Construction traffic Best Management Practices (BMPs) would include restricting parking of construction vehicles on-site or in other designated areas for the duration of construction, limit the number of construction-related vehicles on-site, and encourage ride sharing. Detours will be avoided to the greatest degree possible to limit the temporary effects of construction on traffic, parking, and property access. In the event that detours are warranted, they will be used for as short a period as possible, and preferably during non-peak hours to minimize the number of people inconvenienced.

There would be no expected shortage of available parking under the proposed action. No effects on pedestrians or bicyclists are anticipated under the proposed action.

No Action Alternative

No effects on transportation and circulation are expected under the no action alternative because traffic conditions would remain unchanged.

4.3 Socioeconomic Environment

Existing Conditions

The South Kona district is the smallest district on the island in terms of size and population. Still largely undeveloped with a low-density rural character, the district

had a 2010 population of 9,997 within a total of 143,341 acres (Hawai'i County 2010). Most cluster in Captain Cook and Kealahou on the north side of the district.

The major economic activity for the South Kona district is agricultural — led by coffee, macadamia nuts and ranching. Other commodities include bananas, citrus, avocados, winter tomatoes and other truck crops.

There are no resort destination centers in South Kona. Several visitor attractions, including the Kealahou Bay Marine Preserve, City of Refuge National Park and coffee farms and processing plants, are located within the district.

Proposed Action

The proposed action would have both short-term and long-term beneficial effects on the local economy: short-term beneficial effects from construction-related employment and spending, and long-term beneficial effects from the employment opportunities available through FOHBP operations, the new cultural center, and the development of recreational, educational, and cultural programs and events.

No Action Alternative

Under the no action alternative, existing conditions would not change; however, there would be a loss of employment opportunities from short-term construction activities, and no long-term prospect of economic development and employment opportunities from the growth of FOHBP operations and the development of the cultural center and programs and events to serve the larger community.

4.4 Climate and Air Quality

Air quality in Hawai'i is generally among the best in the nation, with ambient air quality concentrations well below federal and state standards. This situation is primarily due to the tendency for pollutants to disperse offshore with the trade winds and the limited number of emission sources on each island.

Existing Conditions

Pollutants derived from the volcanic emissions from the ongoing Kilauea eruption affect the air quality of the ROI. Other sources of air pollutants to a limited degree include vehicle emissions and dust from traffic on the Ho'okena Beach Road.

Proposed Action

Air quality effects from the proposed action are primarily the result of temporary

emissions from construction. The proposed action would require the operation of heavy equipment and construction vehicles for various activities, including site grading, pouring building foundations, installing buried and aboveground utility interconnects, and erecting the building. Also, there would be additional vehicle traffic to and from the project site associated with construction workers and trucks delivering construction materials and facility components. Construction would result in various sources of emissions, including engine exhaust, fugitive dust from site disturbance, fugitive organic compounds from surface coatings, such as paints and solvents. Standard BMPs would be implemented as part of the proposed action, such as watering area of exposed soil and covering trucks with tarps, to reduce fugitive dust.

Given that the anticipated quantities of construction emissions are relatively low, that construction emissions would be temporary and dispersed throughout the project area, that emissions would be dispersed by trade winds, and that Hawai'i is in attainment for all criteria pollutants, the proposed action would be in compliance with both federal and state ambient air quality standards and therefore would have a minor adverse effect on air quality.

No Action Alternative

The no-action alternative would not change or augment the existing emissions in the ROI. No effects are identified as resulting from the no action alternative.

4.5 Noise

Existing Conditions

Existing ambient noise levels at the project site are quite low and reflect the isolated rural nature of the Ho'okena community.

Proposed Action

The proposed action would result in temporary noise impacts in the ROI from construction of the Beach Pavilion. Mitigation measures can be taken, however, to minimize noise impacts such as the use of standard soundproofing materials such as mufflers and temporary fencing and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction.

The proposed action would introduce new sources of sound primarily from the gathering of groups of people at the structure for community events, programs and meetings. These are typical sources of background noise in any residential or park

setting area and would not likely be perceived as unwanted or annoying; therefore, effects from these new sound sources would be adverse to a minor degree. Mitigation measures can be taken, however, to further minimize noise by assuring that events and activities are conducted during reasonable daylight and early evening hours, and the use of landscaping as a sound barrier.

No Action Alternative

The no-action alternative would not change or augment the existing noise sources in the ROI. No effects are identified as resulting from the no action alternative.

4.6 Biological Resources

This section describes biological resources on the project site and adjacent areas. Biological resources include plant and animal species and their habitats.

The project site is predominantly disturbed land that supports mostly nonnative plant and animal species. Because of the highly disturbed landscape and the small footprint of the effected area (3,700 square feet), which is surrounded by residential and recreational uses, the project proposal has limited potential to contain sensitive biological resources, or suitable habitat for federally listed threatened or endangered species.

4.6.1 Vegetation

Existing Conditions

The vegetation is limited in diversity and is dominated by nonnative species or by species habituated to human disturbance. The U.S. Fish and Wildlife Service (USFWS) classifies the proposed project area as, “alien grassland and sparse to un-vegetated land” (see letter in Appendix B). Vegetation on the project area is primarily dominated by grass and bare soil, with a few banana and sugar cane stalks, and a medium sized hau tree (*Hibiscus tiliaceus*). There are no known candidate or endangered plant species present on the project site.

4.6.2 Wildlife

Existing Conditions

Because the project site is developed and disturbed, habitat available for wildlife is

low quality, and wildlife abundance and diversity is low and is dominated by nonnative species or by species habituated to human disturbance. Introduced mammals expected to be found in the project area include mongoose, feral cats and dogs and several varieties of mice and rats. Introduced birds common to the area include the cardinal, doves, black francolin, ricebird, myna, and house finch. Native birds known to the area include the golden plover (*Pluvialis dominica*), and the pueo (*Asio flammeus*) (Nishimura 1998). The pueo is listed as endangered on O'ahu by the State of Hawai'i.

4.6.4 Endangered and Threatened Species

Existing Conditions

The federally threatened Newell's shearwater (*Puffinus auricularis newelli*), and the federally endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), Hawaiian hawk (*Buteo solitarius*) and Hawaiian hoary bat (*Lasiurus cinereus semotusi*) have been observed in the ROI (USFWS Comment letter, see Appendix B).

Proposed Action Summary of Effects on Biological Resources

There are limited sensitive biological resources in and next to the ROI, so the effects on biological resources from implementing the proposed action would be minor. Permanent effects would occur from converting the undeveloped plot of land into a community center. These effects are minor because of the highly disturbed nature of the biological resources at the project site, and the existing daily human activity taking place at the site i.e., Beach Park users currently cross over the proposed project area to use restroom facilities, beach showers, car parking lot, etc.

Proposed Action - Impacts to Vegetation

If the proposed action were implemented, the vegetation described above would be permanently lost in the footprint of the project area. This vegetation is generally nonnative, so there would be no effect on native vegetation communities. Staging and construction can destroy vegetation, and eliminating the vegetation in an area exposes soil, increasing the potential for erosion. Construction runoff may contain chemical agents that could harm vegetation by percolating into the root zone where the agents could be absorbed. Construction vehicles are often heavy and could disturb root zones if driven near trees. Dust and debris from construction and demolition could damage vegetation in the vicinity of those project activities.

BMPs include limiting staging activities in already disturbed areas, controlling

surface water runoff in accordance with a storm water pollution prevention plan, and implementing additional BMPs for oil spills, toxic substance cleanup, and construction fire hazards. These BMPs would reduce the short-term adverse effects to negligible or minor.

Proposed Action - Impacts to Wildlife including Endangered and Threatened Species

If the proposed action were implemented, potential wildlife habitat, including possible endangered and threatened species habitat, would be permanently lost within in the footprint of the structure, as described for vegetation. However, because of the existing poor quality of this habitat, and limited diversity of wildlife, this would be a minor adverse effect.

Temporary effects from construction would increase the amount of traffic, noise, and human activity, which would cause short-term disturbances to wildlife in the project vicinity, including endangered and threatened species. Temporary effects from construction may affect the Pacific golden-plover, but effects would be minor because there is abundant alternative habitat for this common species in adjacent areas. Temporary effects from construction may also affect the pueo, the federally threatened Newell's shearwater, and the federally endangered Hawaiian petrel, Hawaiian hawk, and Hawaiian hoary bat, but the effects would be minor as the project site provides only marginal habitat.

Long-term effects from the proposed action, which would include the addition of new, artificially lighted areas, could have a significant adverse effect on seabirds such as the non-listed golden plover, and the listed Newell's shearwater, Hawaiian petrel, and Hawaiian hawk; however, design elements incorporated into the proposed structure will mitigate this threat to less than significant effect.

As noted by the USFWS in their comments on the proposed project dated September 7, 2007, and found in Appendix B, "Listed seabirds and non-listed seabirds, protected under the Migratory Bird Treaty Act, are attracted to artificial lights where they end up circling the light source until they collide with nearby structures or fall to the ground due to exhaustion. Once grounded, they are vulnerable to predators or often struck by vehicles on roadways."

BMPs that will be implemented, as recommended by USFWS, to reduce the risk of seabird mortality, would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary.

No Action Alternative

Under the no-action alternative, the proposed action would not be constructed, so there would be no related effects. The vegetation community on the project site would remain, and would gradually change in vegetative composition and structure but would remain dominated by nonnative vegetation for the foreseeable future, in the absence of any management.

4.7 Water Resources

The evaluation of potential effects on water resources is based on the project's potential to affect water quality, surface water runoff volumes and drainage patterns, and flood hazards.

4.7.1 Climate

Existing Conditions

The climate of the project area is directly influenced by the mountain masses of Mauna Loa and Hualālai, which shelter the Kona district from the prevailing northeasterly tradewinds. In that respect, the wind, rainfall and temperature patterns of the district are atypical of predominant conditions elsewhere in Hawai'i.

The rainfall pattern, for example, is dryer during winter months and wetter during summer months. Moreover, daily rainfall maximums occur in the late afternoons and evenings, and result from offshore showers pushed ashore by sea breezes. Annual rainfall along this section of the South Kona coast is less than 50 inches (University of Hawai'i, 1983).

Hawai'i enjoys mild, equable temperatures the year round. Temperature differences on the island of Hawai'i are influenced by elevation and the sheltering influences of terrain. Along this section of the South Kona coast, the mean annual temperature is approximately 75 degrees F (Ibid. 1983).

4.7.2 Surface and Ground Water

Existing Conditions

There are no streams classified as perennial in the ROI. The Ki'ilae Stream flowing into Kauhako Bay at Ho'okena is intermittent. The overwhelming majority of

perennial streams on the island of Hawai'i are found in the windward areas of higher rainfall, practically all of them on the slopes of Hualālai, Mauna Kea, and Kohala.

The surface geology of the study area consists almost entirely of very permeable tholeiitic basalt lava. Ground water is replenished by the infiltration of rainfall that percolates through the root zone and ends up in a fresh-salt water basal lens that is increasingly brackish water as it flows to the sea. Because of the high permeability of the lava, precipitation on the project site currently percolates to the underlying groundwater, and direct runoff to the ocean rarely occurs.

4.7.3 Floodplains and Hydrology

Existing Conditions

The project area is within the Ka'apuna aquifer system, a part of the Southwest Mauna Loa Aquifer Sector Area (ASEA). The Ka'apuna aquifer system has a sustainable yield of approximately 50 million gallons per day (Waimea Water Services, Inc. 2004). In fiscal year 1990-91 daily withdrawals from the Ka'apuna aquifer system averaged approximately 2.9 million gallons per day (Ibid.).

According to the Federal Emergency Management Agency Flood Insurance Rate Map (FEMA/FIRM) panel number 155166 1169 C, dated 9/16/88, the project site is located within Flood Zone "X" ("area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods"), and is approximately 50 feet mauka, or inland, from Zone VE ("High Risk - Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves.") (FEMA 2011). See Figure 2 - Tax Plat Map with interpretation of flood boundaries prepared by the County Of Hawai'i Planning Department, and Figure 12 FEMA/FIRM floodplain zone designation map.

4.7.3 Wetlands

Existing Conditions

A review of National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service show no wetlands in the project area (USFWS, 20011). See Map, Figure 14.

Proposed Action Summary of Effects on Water Resources

During construction proposed action could potentially degrade water resources due to possible sedimentation from ground disturbance and increased sediment in storm

water runoff. Construction activities may also introduce pollutants such as oil and grease from construction equipment.

The Proposed action will implement temporary and permanent Best Management Practices (BMPs) to mitigate any impacts to water quality from construction activities. Compliance with the Hawai'i County Code, Chapter 10 - Erosion and Sedimentation Control, and the Department of Public Works (DPW) Storm Drainage Standards will be required to control erosion and sedimentation. The BMPs would include such measures as: Timing construction activities such as grading to periods of lesser rainfall, limiting area of disturbance at any given time to reduce potential erosion, constructing temporary drainage features to divert runoff from areas susceptible to erosion, utilizing protective materials such as mulch or geotextiles to minimize erosion and revegetating areas as soon as possible to minimize the amount of time soils are exposed, and using sedimentation basins and silt fencing to collect sediment before it runs off.

Site drainage in the long term would be collected and discharged to on-site seepage areas, for percolation into the ground. Precipitation falling on the site would discharge into the ground as it does under pre-development conditions, and off-site runoff would not increase as a result of the proposed project. After completion of the project construction, ground surfaces would be stabilized with landscape and hardscape, and the potential for erosion would be minimal. Long-term impacts of the project on drainage and erosion are not anticipated to be significant.

The proposed action would include key design element in the building construction to conform with approved building standards under Flood Zone X, including the building's uniform 12-foot elevation above sea level; a perimeter rock wall base 30 inches in height, designed to deflect high water; 16-inch diameter concrete columns embedded in the foundation; breakaway wood walls; and an open, mauka-makai oriented, main pavilion room.

No Action Alternative

Under the no-action alternative, conditions affecting water quality, surface runoff volumes, drainage, or flood hazards would remain approximately as they are. Currently, no effects on water resources are believed to occur as a result of activities in the ROI. Since no major changes are anticipated under the no-action alternative, no effects on water resources are expected.

4.8 Geographic Setting and Natural Hazards

4.8.1 Geology

Existing Conditions

The South Kona District is located on the basalts and olivine basalts of the present Mauna Loa shield, known as the Ka'u Volcanic Series. The project site's surface soils are comprised from Pāhoehoe flows (Sato et. Al. 1973). Pāhoehoe lava flows typically exhibit billowy glassy surfaces and occur at elevations extending between sea level and 13,000 feet in areas (Ibid.). The surface ground of the project site is porous and has minimal grade, which ranges from 9.5 feet to 11 feet above sea level (see flood maps, Figures 2 and 12).

4.8.2 Natural Hazards

Major natural hazards in the region include volcanic activity, waves and storms, seismic activity, flooding, and tsunami.

4.8.2.1 Lava Flows

Existing Conditions

The island of Hawai'i is susceptible to Lava Flows due to the fact that two of its volcanoes, Kīlauea and Mauna Loa, are still active. Lava flows in 1868, 1887, 1919, 1926 — and as recently as 1950 — have impacted the South Kona region.

The lava flow hazard zone map, developed by the United States Geological Survey, divides the island into nine zones based on occurrence probability of flows (Zone 1 is the area of the greatest hazard, Zone 9 is the least). The project site is located within Zone 2 (see map, Figure 11).

4.8.2.2 Earthquakes

Existing Conditions

Volcanism is the source of 95 percent of the earthquakes on Hawai'i Island. Seismic activity is related to movement of magma within Kīlauea and Mauna Loa or due to movements along fault lines. There is a high amount of seismic activity in the region.

4.8.2.3 Tsunami, floods, waves, and storms

Existing Conditions

Coastal areas of Hawai'i Island are prone to high waves and strong currents associated with storms. Sudden movements of the seafloor can generate large waves, or tsunamis, or series of large waves that travel across the ocean until they reach a coast. In Hawai'i, tsunamis have accounted for more lost lives than the total of all other local disasters. During the 20th century, an estimated 221 people were killed by tsunamis (Pacific Disaster Center 2011). Most of these deaths occurred on the Big Island during the tsunamis of 1946 and 1960. On March 11, 2011, the Tōhoku earthquake and tsunami in Japan affected the Kona region of Hawai'i Island, resulting in initial damage estimates of \$14 million, but no loss of life.

The project site is located within Flood Zone "X" ("area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods"), and is approximately 50 feet mauka, or inland, from Zone VE ("High Risk - Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves.") (FEMA 2011). See Figure 2, Tax Plat Map with interpretation of flood boundaries.

Summary of Effects - Geology

Under the proposed action, construction activities could create ground disturbances that might increase the potential for soil erosion from wind and water. In general, however, the project site is porous, and has minimal grade, which should naturally keep such disturbances to a minimum. However, all construction activities will be subject to BMPs — wind erosion would be reduced by using BMPs such as dust suppression and soil stabilization. Excavation, grading, trenching, and other earth-disturbing activities may expose soils to runoff and create water erosion. Implementing BMPs for storm water pollution prevention — silt fences and sediment traps — would reduce water erosion.

Summary of Effects – earthquakes

The proposed action would comply with the International Building Code (2006), UFC 1-200-01, and Occupational Safety and Health Administration excavation standards for protection from seismic hazards, which would ensure minor adverse effects from seismic events.

Summary of Effects – Tsunami, floods, waves, and storms

To ensure reduced adverse effects from high surf, tsunami and flooding hazards, the

proposed action would include key design elements in the building's construction, including the building's uniform 12-foot elevation above sea level; a perimeter rock wall base 30 inches in height, designed to deflect high water; 16-inch diameter concrete columns embedded in the foundation; breakaway wood walls; and an open, mauka-makai oriented, main pavilion room.

No Action Alternative

Under the no-action alternative, use of the site would not change, and no large-scale ground-disturbing activities would occur. No adverse effects on the geology, soils, and seismicity are expected under the no-action alternative.

4.9 Cultural Resources and Practices

Cultural resources consist of archaeological resources, cultural resources and sacred sites, and built environments, such as historic buildings, structures, districts, and landscapes. Resources can be either prehistoric (pre-Contact) or historic (post-Contact). Under this section the analysis focuses on the impact of the proposed action on cultural practices associated with the identified cultural resources within the project site and ROI.

As required under Act 50 and HRS Chapter 343, a Cultural Impact Assessment (CIA) study was performed for this project. The full report is found in Appendix C: Ho'okena Beach Park Pavilion: Section 106 Analysis and Cultural Impact Assessment.

4.9.1 Natural and Historic Context of Area

Existing Conditions

The project area is situated within the ahupua'a of Kauhako in the district of South Kona. An archaeological inventory survey for the Ho'okena Elementary School expansion performed by Archaeological Consultants of Hawai'i, Inc. in 1994 provides the following historical description of the project area:

"Only a handful of kuleana awards were claimed in the ahupua'a of Kauhako. Based upon the information contained in the Land Board of Commissioners to Quiet Land Titles' Native and Foreign Registers and Testimonies (State Archives), general settlement patterns for the mid-nineteenth century may be interpolated. Claims in the ahupua'a Ho'okena

and Kauhako were sometimes mixed; taro and sweet potato were being grown in both places. In the village of Ho'okena and the northern side of Kauhako Bay, claims were made for house lots and garden plots."

A number of historic maps of part of Kauhako were located at the State Survey Office and contain information about land use in the late nineteenth and early twentieth century. A map of Kauhako Landing and Vicinity (surveyed by J.S. Emerson in May 1883) shows the village of Ho'okena gathered around the Kauhako Landing on the shore. A church, a stone school, a frame schoolhouse, a courthouse, two stores, and quite a few residences are designated on this map. The land appears to be divided into kuleana, which extend up to the edge of the pali. A spring, a tomb, and a pigpen are also shown." (Gima 1994).

4.9.2 Archaeological Resources

Existing Conditions

A rock wall about two feet high and 110 ft. long stands between the Beach Park parking lot and the rest rooms and beach showers. A rock wall about three feet high and 200 ft. long delineates the southern boundary of subject property along the Government Road

In 1999, when new restroom facilities, a septic tank, and leach field were constructed by the County Department of Parks and Recreation on the same parcel, the Hawai'i State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), conducted a field inspection by staff archaeologist Marc Smith. The June 23, 1998 field inspection revealed that the project site for construction of the restroom facility would have "no effect" on significant historic sites. According SHPD the parcel appears to have been graded in the past and the only historic features on the parcel are the rock walls, but because they have been recently restacked, and concrete was used to stabilize them, they probably do not qualify as significant historic sites. However, the inspection noted that, "The walls are in keeping with traditional land use patterns and are consistent with past practices . . . we recommend preservation of the wall wherever possible, with the exception of the portions repaired with concrete."

4.9.3 Historical Resources

Existing Conditions

The project area, a sheltered location on the shore of Kauhako Bay was, by 1880, a landing, a wharf with a road connecting it to the main mauka government road. The landing was named Kupa Landing for Henry (Kupa) Cooper, road supervisor of the District of South Kona from 1871 to 1880 (Clark 1985).

Ho'okena continued to be an important interisland steamer landing well into the twentieth century. By the mid-1930s, trucks had replaced steam ships for cattle transportation, and high surf and storms had demolished the landing. Most of Ho'okena's native Hawaiian families had abandoned the village to move closer to the mauka highway, the new center of activity in the region (Ibid.)

4.9.4 Cultural Resources

Existing Conditions

Ho'okena Beach is 300 ft. long and 60 ft. wide and consists of very fine, black detrital sand blended with white calcareous sand, giving the beach a grey color. Low sections of rock front most of the shoreline, but sandy entry and exit points for swimmers, snorkelers and scuba divers are located at the southern end of the beach and at the northern end near the ruins of the old landing.

Ho'okena is a fishing village that continues to use many traditional Hawaiian practices to sustainably harvest food from the ocean for the purpose of feeding their families. According to *Beaches of the Big Island* by John Clark, "Ho'okena Beach is used to fish for 'ōpelu and ahi." A small fleet of canoes for fishing is beached on the backshore of Ho'okena Beach, and launch and land near the old landing.

Proposed Action

Community Consultation. The proposed project is atypical in that it has been conceived by the community with the intent to enhance their cultural resources. Community involvement occurred through project initiation and conception rather than consulted as the "affected community" which is typically the case under actions that trigger HRS Chapter 343 and a CIA. In 2008, KUPA conducted a "Community Powered Planning Event," during which this project was envisioned. FOHBP's involvement and development of the proposed action is part of the implementation of that community led planning event.

The proposed action is expected to have a beneficial effect on cultural resources and practices. Neither mo'olelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project location or region of influence (ROI). Additionally, archeological analyses of the area reveal only a single site of historical significance, a rock wall about two feet high and 110 ft. long that stands between the Beach Park parking lot and the rest rooms and beach showers. The rock wall has been identified as a built historic resource; however, the wall is not qualified for inclusion in the National Register due to modernizations that have compromised its historical significance and integrity.

As a result of the proposed action, a new permanent community center would be constructed that includes space for an office, a cultural center and exhibition space. and the ability to host meetings, community gatherings and, events. As a result, the proposed project would enable the community to broadcast, perpetuate and celebrate the cultural history of the Ho'okena which in turn would strengthen its present-day identity and its capacity to plan for its future. As example, Community members are working toward strengthening the management of marine resources in their 12-mile traditional fishing area. They are developing a management plan including proposed regulations that reflect the cultural and historical traditions of Ho'okena that today operates within a modern system of centralized government regulatory management (see information poster, Figure 18). These efforts are the types of programs which the proposed structure would support in providing a critically needed permanent space as a headquarters for services and activities sponsored by state and county governments, non-profits, and other community entities and thereby enhancing cultural practices in the ROI.

The project site is in an area where no archaeological resources have been encountered. If unanticipated archaeological resources were discovered during project activities, work would stop, and the State Historic Preservation Division would be contacted.

Since the rock wall standing between the parking lot and the project site is identified as a built historic resource, it will be unaltered and preserved, and BMPs during construction will assure that there is no potential for any negative impacts. These BMPs include careful management of construction staging activities and management of construction material debris and surface coatings (paints, solvents, etc.) to isolate the rock walls from any impacts. BMPs to preserve the wall after completion of the project construction include controlling surface water runoff away from the rock wall and stabilizing the project area grounds with landscape and hardscape.

No Action Alternative

Under the no-action alternative, no construction or ground-disturbing activities would occur. The potential to disturb cultural resources would not exist, so there would be no effect on cultural resources. However, if the community center were not constructed, it would be a loss to the community of a permanent public facility, which is envisioned to enable the people of Ho'okena to strengthen their community ties, honor their past, plan for their future, and enhance, perpetuate and pass on their traditional practices to future generations.

4.10 Environmental Justice

[Executive Order 12898]

Introduction

The ROI for environmental justice concerns is Hawai'i County. Low-income and/or "under-represented populations," specifically Native Hawaiian, and other minority populations in the ROI are the focus of the environmental justice analysis, as required under EO 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income and Act 294 (2006) under Chapter 343. Factors considered in determining whether the proposed action and the no action alternative would have a significant effect on environmental justice included the extent or degree to which its implementation would change any social, economic, physical, environmental, or health conditions to disproportionately affect any particular low-income or minority group.

On February 11, 1994, President Clinton issued EO 12898, which was designed to focus the attention of federal agencies on the environmental and human health conditions of minority and low-income populations with the goal of achieving environmental protection for all communities. The executive order directed the Federal Highway Administration and other federal agencies to develop environmental justice strategies to help address disproportionately high and adverse human health or environmental effects of their programs on minority and low-income populations. The order also intended to promote nondiscrimination in federal programs that affect human health and the environment, and aimed to provide minority and low-income communities with access to public information and public participation in matters relating to human health and the environment.

In 2006, the State of Hawai'i enacted Act 294 (2006), which called for the Chapter 343 process to consider Environmental Justice in the context of Hawai'i's unique ethnic composition, where no group is a "majority." Subsequently, guidance was

prepared by the State of Hawai'i Environmental Council in January, 2008 to address this concern (Kahikikolo, 2008). The guidance recommended consideration of project effects on "under-represented populations," specifically Native Hawaiian, minority, and/or low-income persons.

According to this reference, the definition of Environmental Justice in Hawai'i is as follows:

Environmental justice is the right of every person in Hawai'i to live in a clean and healthy environment, to be treated fairly, and to have meaningful involvement in decisions that affect their environment and health; with an emphasis on the responsibility of every person in Hawai'i to uphold traditional and customary Native Hawaiian practices that preserve, protect, and restore the 'aina for present and future generations. Environmental justice in Hawai'i recognizes that no one segment of the population or geographic area should be disproportionately burdened with environmental and/or health impacts resulting from development, construction, operations and/or use of natural resources.

Existing Conditions

The demographic profile of the ROI and the State of Hawai'i is unique. While many other regions in the United States have large non-white populations, Hawai'i and the ROI are the only large population centers with a majority of Asian and of Native Hawaiian and other Pacific Islander residents. As shown in Table 4.14-1, these groups accounted for 27 percent and 14.7 percent of the total population of Hawai'i County and 45.2 and 11.7 for the State. These groups account for less than 4.2 percent and 0.2 percent of the total United States population. Persons describing themselves as Black or African American constitute less than 1 percent of the ROI population, compared to 11.1 percent of the total United States population. White people account for 63.9 percent of the United States population, and 41 percent of the ROI population (US Census Bureau 2010a, 2010c).

The Census Bureau bases the poverty status of families and individuals on 48 threshold variables, including income, family size, number of family members under the age of 18 and over 65, and amount spent on food. In 2009, approximately 14 percent of the ROI residents were classified as living in poverty, higher than the State's poverty rate of 9 percent and equal to the poverty rate for the United States (US Census Bureau 2011, Hawai'i Data Book 2011).

**Table 4.10-1
2010 – Race, Ethnicity, and Poverty Status for Hawai‘i County, Hawai‘i, and the United States**

	Percentage of Population		
	Hi County - ROI	Hawai‘i State	United States
White	41.0%	29.0%	63.9%
Black or African American	0.7%	1.8%	11.1%
American Indian and Alaska Native	0.6%	0.4%	0.8%
Asian	27.0%	45.2%	4.2%
Native Hawaiian and Other Pacific Islander	14.7%	11.7%	0.2%
Other	1.9%	1.5%	5.5%
Two or More Races	35.9%	27.6%	2.6%
Hispanic or Latino	14.1%	10.4%	14.4%
Living in Poverty ¹	14.0%	9.0%	14.0%

(State of Hawai‘i Data Book 2011)

¹[Economic characteristics not available from the Census 2010. Avg. of the 2005- 2009 period]

Proposed Action

The proposed action would have positive environmental justice effects on the social, economic, physical, environmental, or health conditions within the ROI for low-income and minority groups in the ROI.

The proposed project will help to meet the social, cultural, physical and educational needs of a diffuse rural community that is currently underserved and comprises both low income and various minority populations.

The proposed action is expected to be a beneficial effect on physical and health conditions of residents in the ROI through the addition of public park and recreational facilities for users on an underutilized piece of land within the Ho‘okena Beach Park boundaries.

The proposed action is expected to have beneficial economic effects to the ROI population because of employment opportunities available through FOHBP operations, the new cultural center, and the development of recreational, educational, and cultural programs and events.

The proposed action is expected to have a beneficial effect on social and cultural resources in the ROI. As a result of the proposed action, a new permanent community center would be constructed that includes space for a cultural center and exhibition space. These would broadcast and perpetuate the cultural history of the Ho‘okena area and celebrate the community itself, thereby enhancing its present-day identity, which comprises both low-income, and minority groups.

During construction, safety measures and BMPs will protect the health and safety of residents in adjacent parcels, the beach going public, and low-income and minority Groups (See Mitigation summary, Table 14.5-1).

No Action Alternative

Given the limited supply of public gathering places in South Kona and a growing population, the no action alternative would have adverse environmental justice effects on low-income and minority Groups. Under the no action alternative, existing conditions would not change; however, there would be a loss of employment opportunities from short-term construction activities, and no long-term prospect of economic development and employment opportunities from the growth of FOHBP operations and the development of the cultural center and programs and events to serve the larger community, strengthen their community ties, honor their past, and perpetuate and pass on their traditions and stories to future generations.

4.11 Parks and Recreation Resources

Existing Conditions

According to the 2006 County of Hawai'i General Plan, the South Kona District, compared to other districts, has fewer County facilities-based parks and beach parks in relation to the population (Hawai'i County 2006). There are four developed beach parks and two beach park reserves in the district (see map – Guide to Public Parks, Figure 13).

According to the State Shoreline Recreational Resources Inventory Report, entitled: "Principal Swimming Areas," prepared by the Division of State Parks in 1987, Kauhako Bay, aka Ho'okena Beach, has high regional significance as a swimming areas because it contains optimum water conditions, nearshore bottom conditions, and shore conditions (DLNR Staff Report for CDUP HA-2294, Improvement to Ho'okena Beach Park, July 1999).

Ho'okena Beach Park is located at Kauhako Bay, which is a wide bay, with calm and protected waters that encourage many ocean-related activities. It is a popular recreational area that draws people from throughout the South Kona region because of its full range of facilities, and its outstanding scenic qualities.

The Beach Park is 3.4 acres in size. The beach is about 60 feet wide and 600 feet

long. Rock fronts most of the shoreline, but sandy entry and exit points located at the southern and northern end of the beach are used by swimmers, snorkelers, divers, and kayakers. 'Ōpelu and ahi fishing canoes beach on the sand and launch from a small sand channel on the north end on the beach.

At the southern end of Ho'okena Beach is the FOHBP Camp Ho'okena, which offers 25 sites on the beach to rent for tent camping. The northern end of Ho'okena Beach contains the beach park public use facilities where the proposed structure would be built. These public use facilities include an unpaved parking lot for about 30 cars, a 500 sq. ft. restroom, beach showers, small covered pavilion, picnic tables, and BBQs.

Proposed Action

The proposed action is expected to be a beneficial effect on parks and recreation resources because it would add public facilities for Ho'okena Beach Park users on an underutilized piece of land within the park boundaries. The proposed project will help FOHBP consolidate existing services and to grow as organization and a service provider for the Ho'okena community. The proposed project will help to meet the social, cultural, physical and educational needs of a diffuse rural community.

No Action Alternative

Because there would be no change in land use under the no-action alternative, the project site would remain in an undeveloped state, FOHBP operations would continue to be run from temporary facilities that limit their ability to organize, fund, and provide services to the community. There would be no multi-purpose community gathering space with its complement of recreational and educational programs, and the cultural center would remain unrealized. Thus, recreational and cultural resources would remain unchanged in Ho'okena, which, given the limited supply of public gathering places in South Kona and a growing population, would be a less-than-optimal state of affairs.

4.12 Visual Environment

Existing Conditions

The project site is relatively flat, undeveloped land, currently covered with grass and bare soil, with a few banana and sugar cane stalks, and a medium sized hau tree (*Hibiscus tiliaceus*). The site is about 20 feet makai, or seaward, of the existing restrooms and 16 feet mauka, or landward, of the Ho'okena Beach Park parking lot. Concrete pathways connect these two facilities. In November 2010 a 50 ft. tall, 24-inch diameter Civil Defense warning siren with solar power array and a four-foot

concrete foundation was constructed at the mauka edge of the parking lot, in front of the rock wall and project site (see photos, Figures 15-17).

Proposed Action

The proposed action would have minor adverse effects related to visual resources. During construction, BMPs would be used to reduce potential short-term visual resource effects. Such practices include minimizing dust by regularly watering exposed soils, using equipment exhaust mufflers to reduce effects on visual quality from air pollution, and restricting parking of construction vehicles on-site or in other designated areas for the duration of construction.

Together, the siting of the proposed structure and architectural design elements used in its construction will reduce potential long-term, negative impacts on the visual resources of the public park. The proposed project will be located between existing developed beach park facilities-- the Beach Park Parking lot, rock wall and the Beach Park Restroom and showers. The building is a single-story, gable single-ridge wood roof with aluminum roofing. The base of the structure is a 30-inch high rock wall, matching the style and material of the adjacent existing rock wall. Light glare will be minimized by shrouding outdoor lights and directing light downward, as well as using motion detectors, where practical, to provide light only when necessary.

No Action Alternative

No effects would occur under the no-action alternative, therefore, visual resources in the area would remain unchanged.

4.13 Utilities

4.13.1 Electrical

Existing Conditions

Electrical service for the ROI is supplied by the Hawai'i Electric Light Company, Inc. (HELCO) through overhead electrical lines.

4.13.2 Telecommunications

Existing Conditions

The Hawaiian Telephone Company supplies telephone service through overhead transmission lines

4.13.3 Water Service

Existing Conditions

In the upper South Kona region, where the proposed project is located, water is supplied from wells at Ke'ei (Gima 1994). Ho'okena Beach obtains its water from a private system as the area is outside the service area of the County Department of Water supply system facility. The closest county water facility is located on Hawai'i Belt Road, which is approximately 2.5 miles from the project site (Ibid.).

4.13.4 Wastewater Service

Existing Conditions

In 1999, new restroom facilities, a septic tank, and leach field were constructed by the County Department of Parks and Recreation for Ho'okena Beach Park users. Most of the surrounding homes are on cesspool systems.

4.13.5 Protective Services

Existing Conditions

The closest County fire station is situated in Captain Cook approximately twelve (12) miles north of the project area. One police facility serves the entire North and South Kona Districts and is located in Kailua, approximately 25 miles north of the project area.

Proposed Action

The proposed project is expected to have a minor impact on existing utilities and service providers. The proposed project has no plumbing, and would use the standard required electrical supply outlets and lighting. As a result of the construction of the proposed Pavilion, there may be a slight increase in the number of users at the Beach Park, or Beach Park users may extend the length of time visiting the Beach Park. In either case, this may result in an increased use of adjacent park restroom facilities and beach showers, and thus increases in water and wastewater service. However, these increases in water and wastewater services are anticipated to be minor, and the benefits of increased community use of the Beach Park facilities, which is a goal of the project, outweighs these minor impacts.

No Action Alternative

Under the no-action alternative, conditions affecting public services and utilities would remain approximately as they are now. Because no major changes are anticipated under the no-action alternative, no effects on public services and utilities are expected.

4.14 Hazardous Materials

Existing Conditions

At the proposed project site there is no current use, transport, storage, or disposal of hazardous materials, no potential for spills or releases of hazardous materials, and no known potential for human exposure to hazardous materials.

Proposed Action

Overall, effects from the proposed project on hazardous materials would range from no effect to minor adverse effect. To minimize risks to people and the environment, the proposed project would implement Standard industry BMPs for managing construction involving hazardous materials and conditions. Hazardous materials that may be required during construction and afterward for maintenance include paints and lubricants, and cleaning products. During construction and maintenance small amounts of these materials may occasionally be spilled, but the amounts would be small and the spills would be localized.

No Action Alternative

Implementing the no-action alternative would not alter the affected environment for hazardous materials and conditions.

4.15 Mitigation Summary

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Table 4.15-1, Summary of Mitigation Measures, can be found on page 2.

SECTION 5.0 FINDINGS AND CONCLUSIONS

5.1 INTRODUCTION

This EA identifies, documents, and evaluates the potential environmental effects of implementing the proposed action and the no action alternative at the 44,734 sq. ft. (1.03 acres) project site at Ho'okena, South Kona, Hawai'i Island. Section 4.0 describes existing environmental conditions at the Ho'okena Beach Park Area that could be affected by the proposed action and identifies potential environmental effects that could occur if the alternative was implemented. The following resources were addressed in Section 4.0:

- Air quality;
- Biological resources;
- Cultural resources;
- Environmental Justice;
- Geology, soils, and seismicity;
- Hazardous materials and conditions;
- Land use;
- Noise;
- Parks and Recreational Resources;
- Socioeconomics;
- Transportation;
- Utilities;
- Visual Environment; and
- Water resources.

5.2 FINDINGS

This section discusses the results of the Environmental Assessment conducted on the proposed Beach Park Pavilion in relation to the 13 Significance Criteria prescribed under the State Department of Health's Administrative Rules Title 11, Chapter 200. The purpose of this assessment was to consider the "significance" of potential environmental effects that includes the sum of effects on the quality of the environment along with the overall and cumulative effects. The resulting findings are discussed below for each criterion on the Preferred Alternative.

While the analysis that follows is specific to fulfilling the requirements under HAR Chapter 11- 200, it also demonstrates a lack of significant impacts that would be regulated under the National Environmental Policy Act (NEPA).

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

The proposed structure is sited within Ho'okena Beach Park, about 20 feet makai of the existing Beach Park restrooms and 16 feet mauka of the Beach Park parking lot. The project site has a footprint of about 3,700 sq. ft. and is disturbed land that supports mostly nonnative plant and animal species. The project site is no more than 125 feet from the shoreline. The project site is surrounded by residential and recreational uses.

The development of the project site under this proposal would not result in irreversible and irretrievable loss natural resources as the site has limited sensitive biological resources, or suitable habitat for federally listed threatened or endangered species. Furthermore, the proposed action is expected to have no loss or destruction on cultural resources. Neither mo'olelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project location or region of influence (ROI). The project site is in an area where no archaeological resources have been encountered. Since the rock wall standing between the parking lot and the project site is identified as a built historic resource, it will be unaltered and preserved, and BMPs during construction will assure that there is no potential for any negative impacts.

2. Curtails the range of beneficial uses of the environment;

The proposed project will not curtail the beneficial uses of the environment. The project is consistent with plans for the area and will enhance and expand beneficial uses of the environment by taking a underutilized parcel of state-owned land centrally located within Ho'okena Beach Park and develop a multi-purpose park pavilion to address the community's need for a permanent, covered public gathering space for uses such as public meetings, cultural activities, and educational and recreational programs.

3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

HRS Chapter 344 states that its purpose is to establish a state policy which will encourage productive and enjoyable harmony between people and their environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawai'i.

The proposed project does not conflict, but supports the goals and guidelines as expressed in chapter 344, HRS. The primary land use change related to the proposed action is the development of a park pavilion of 3,700 sq. ft. in size on disturbed land that supports mostly nonnative plant and animal species. The Community Center would serve as a hub for community meetings, cultural activities, education programs, and recreation for Ho'okena and South Kona residents. By providing a permanent community gathering space, the proposed project would help to unite the elements of community identity, heritage, and pride and impart active participation of community members in the stewardship of their cultural and natural resources and expand the range of recreational opportunities.

4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;

The Ho'okena Beach Park Pavilion will have a substantial positive effect on the economic, social welfare, and cultural practices of the community or state. The proposed project is an important long-term investment in an area with lower than average income and fewer facilities-based, County-run parks and beach parks in relation to its population compared to other districts of Hawai'i Island. This proposal was conceived and developed by the community in 2008. The proposed project will help FOHBP consolidate existing services and to grow as organization and a service provider for the Ho'okena community. An integral component of the current proposal is to offer employment opportunities and provide the larger community with recreational, educational, and cultural programs that otherwise could not be provided by limited County resources. Therefore, the proposed action would have both short-term and long-term beneficial effects on the local economy: short-term beneficial effects from construction-related employment and spending, and long-term beneficial effects from the employment opportunities

available through the operation and maintenance of the Community Center, and the development and staffing of recreational, educational, and cultural programs and events.

The proposed action is expected to have a beneficial effect on cultural practices. The proposed project is a key component of The Friends of Ho'okena Beach Park's goal to develop a permanent gathering place for the community so to unite the elements of community identity, heritage, and pride to impart active participation of community members in the stewardship of the cultural and natural resources of Ho'okena.

5. Substantially affects public health;

The proposed Community Center is anticipated to have a positive effect on public health, particularly on the promotion of healthy behaviors through increased social relationships, leisure activities, and sports programs. The proposed project would add public facilities for Ho'okena Beach Park users on an underutilized piece of land within the park boundaries in an region, South Kona District, that compared to other districts, has fewer County facilities-based parks and beach parks in relation to the population.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities;

The proposed project does not involve substantial secondary impacts. The proposal is consistent with the communities' vision, as articulated in the 2008 KUPA-sponsored Community Powered Planning Event. The proposed action will add needed public recreational facilities and help alleviate the crowding of existing public gathering and recreational spaces in South Kona.

7. Involves a substantial degradation of environmental quality;

The project proposal would not result in a substantial degradation of environmental quality because of the highly disturbed nature of the biological resources at the project site, and the existing daily human activity taking place at the site i.e., Beach Park users currently cross over the proposed project area to use restroom facilities, beach showers, car parking lot, etc.

The surface geology of the area consists almost entirely of very permeable tholeitic basalt lava with little soil and is very well drained. The proposed project site would not result in the degradation of environmental quality as the site has limited sensitive biological resources, or suitable habitat for federally listed threatened or endangered species. There would be temporary construction effects on environmental quality. However, temporary and permanent Best Management Practices (BMPs) will be implemented as part of the proposed action to minimize effects on affected resources and overall environmental quality.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

There are no cumulative effects that would have considerable effect upon the environment or involves a commitment for larger actions from the proposed project. The effects of the project will generally be mitigated in accordance with federal, state, and county regulations and permit conditions

The No Action Alternative will create impacts, that will contribute to a cumulative negative effect on the social environment given the current limited supply of public gathering places in South Kona, a growing population, and the thwarted wishes of a rural community, to develop, staff, and maintain a multi-purpose community gathering space with its complement of recreational, educational and cultural programs.

9. Substantially affects a rare, threatened, or endangered species, or its habitat;

The proposed project will not substantially affect rare, threatened, or endangered species, or its habitat. The project site consists almost entirely of very permeable tholeitic basalt lava with little soil and non-native vegetation that contributes to a habitat available for wildlife that is low quality. Wildlife abundance and diversity is low and is dominated by nonnative species or by species habituated to human disturbance.

Temporary effects from construction may affect the Pacific golden-plover, but effects would be minor because there is abundant alternative habitat for this common species in adjacent areas. Temporary effects from construction may also affect the Hawaiian pueo, the federally threatened Newell's shearwater,

and the federally endangered Hawaiian petrel, Hawaiian hawk, and Hawaiian hoary bat, but the effects would be minor as the project site provides only marginal habitat.

Incorporating BMP design elements into the proposed structure, as recommended by USFWS, will mitigate long-term effects from the proposed action to less than significant effect. These BMPs would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary (see comment letter from the USFWS dated September 7, 2007, and found in Appendix B).

10. Detrimentially affects air or water quality or ambient noise levels;

The proposed project would not detrimentally affects air or water quality or ambient noise levels. The anticipated quantities of construction emissions are relatively low, construction emissions would be temporary and dispersed throughout the project area, emissions would be dispersed by trade winds, and that Hawai'i is in attainment for all criteria pollutants, the proposed action would be in compliance with both federal and state ambient air quality standards.

The Proposed project will implement temporary and permanent Best Management Practices (BMPs) to mitigate any impacts to water quality from construction activities. Compliance with the Hawai'i County Code, Chapter 10 - Erosion and Sedimentation Control, and the Department of Public Works (DPW) Storm Drainage Standards will be required to control erosion and sedimentation.

Mitigation measures will be taken, to minimize noise impacts such as the use of standard soundproofing materials such as mufflers and temporary fencing and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction. The proposed action would introduce new sources of sound primarily from the gathering of groups of people at the structure for community events, programs and meetings. These are typical sources of background noise in any residential or park setting area and would not likely be perceived as unwanted or annoying; therefore, effects from these new sound sources would be adverse to a minor degree. Mitigation measures can be taken, however, to further minimize noise

by assuring that events and activities are conducted during reasonable daylight and early evening hours, and the use of landscaping as a sound barrier.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The proposed action would comply with the International Building Code (2006), UFC 1-200-01, and Occupational Safety and Health Administration excavation standards for protection from seismic hazards, which would ensure minor adverse effects from seismic events.

To ensure reduced adverse effects from high surf, tsunami and flooding hazards, the proposed action would include key design elements in the building's construction, including a perimeter rock wall base 30 inches in height, designed to deflect high water; 16-inch diameter concrete columns embedded in the foundation; breakaway wood walls; and an open, mauka-makai oriented, main pavilion room.

12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,

The proposed action would not substantially affect scenic vistas and viewplanes. During construction, BMPs would be used to reduce potential short-term visual resource effects. Such practices include minimizing dust by regularly watering exposed soils, using equipment exhaust mufflers to reduce effects on visual quality from air pollution, and restricting parking of construction vehicles on-site or in other designated areas for the duration of construction.

The siting of the proposed structure and architectural design elements used in its construction will reduce the potential long-term, negative impacts on visual resources. The proposed project will be located between existing developed beach park facilities--the Beach Park parking lot, rock wall and the Beach Park restroom and showers. The building is a single-story, gable single-ridge wood roof with aluminum roofing. The base of the structure is a 30-inch high rock wall, matching the style and material of the adjacent existing rock wall. Light glare will be minimized by shrouding outdoor lights and directing light

downward, as well as using motion detectors, where practical, to provide light only when necessary.

13. Requires substantial energy consumption.

The proposed project is expected to have a minor impact on existing utilities and service providers. The proposed project would use the standard required electrical supply outlets and lighting and utilize the latest energy-efficient appliances and equipment to reduce energy consumption.

Table 5-1 summarizes the predicted effects for each resource area from both the proposed action and the no action alternative.

Under the proposed action, minor adverse effects are expected for visual environment, air quality, biological resources, hazardous materials and conditions, geology, soils, and seismicity, noise, transportation, utilities, and water resources. Beneficial effects are expected for socioeconomics, cultural resources, environmental justice, and parks and recreational resources.

Minor adverse effects are expected on socioeconomics, cultural resources, environmental justice, and parks and recreational resources under the no action alternative. No effects are expected for all other resources under the no action alternative.

5.3 Conclusions

Implementing the proposed action, with the identified mitigation measures, would have no significant direct, indirect, or cumulative effects on the resources above, so an environmental impact statement need not be prepared. This EA supports the issuance of a finding of no significant impact.

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Section 7 - Sources, Agencies and Persons Consulted

[40 CFR 1508.9(b)]

U.S. Department of Housing and Community Development
U.S Fish and Wildlife Service

State of Hawai'i Department of Land and Natural Resources:
Office of Conservation and Coastal Lands
Historic Preservation Division
Commission on Water Resource Management

State Of Hawai'i Coastal Zone Management Program

County of Hawai'i:
Mayor's Office
Office of Housing and Community Development
Department of Parks and Recreation
Planning Department

Pa'a Pono Miloli'i
Friends of Ho'okena Beach Park
Kama'aina United to Protect the 'Aina (KUPA)

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APPENDIX A
MAPS AND PHOTOGRAPHS

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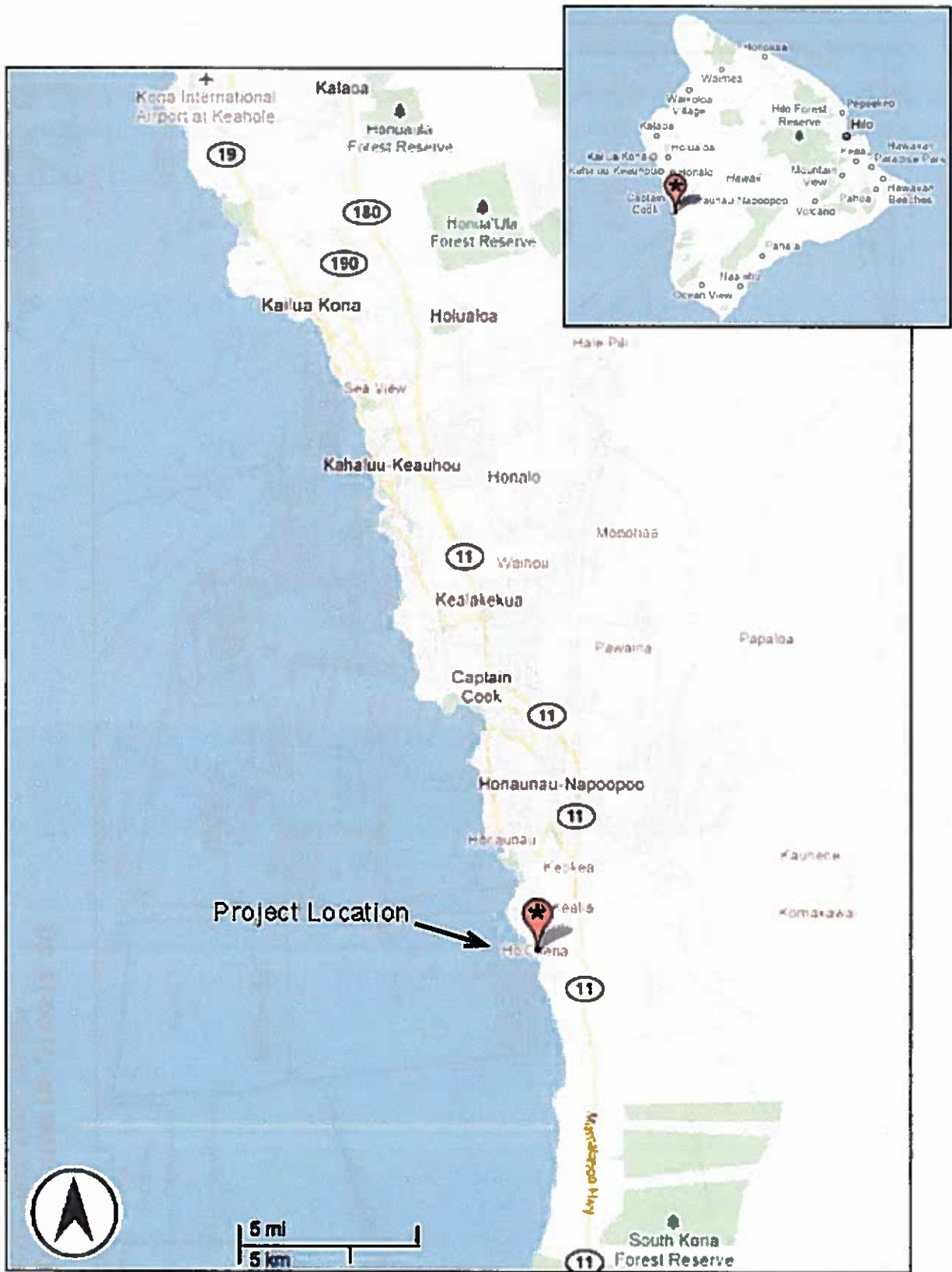


Figure 1
Vicinity Map
Ho'okena Beach Park Pavilion
Ho'okena, Kauhako, South Kona, Hawai'i
(Google Earth 2010).

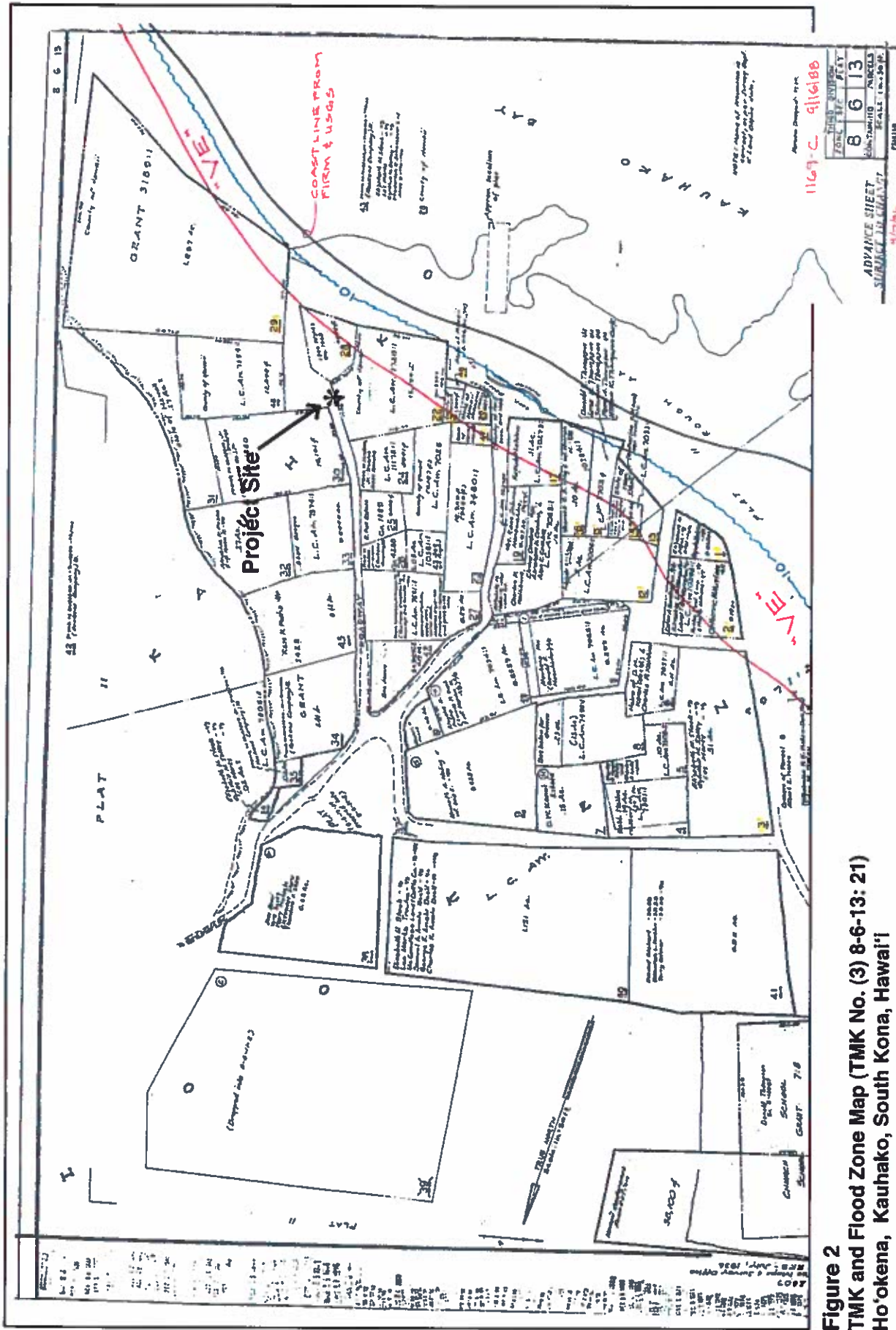


Figure 2
TMK and Flood Zone Map (TMK No. (3) 8-6-13: 21)
Ho'okona, Kauhako, South Kona, Hawai'i
(County of Hawai'i Planning Department 2011).



Figure 3
Ho'okena County Beach Park - Existing Facilities
Ho'okena, Kauhako, South Kona, Hawaii'
 (Photo: Google Maps 2011).

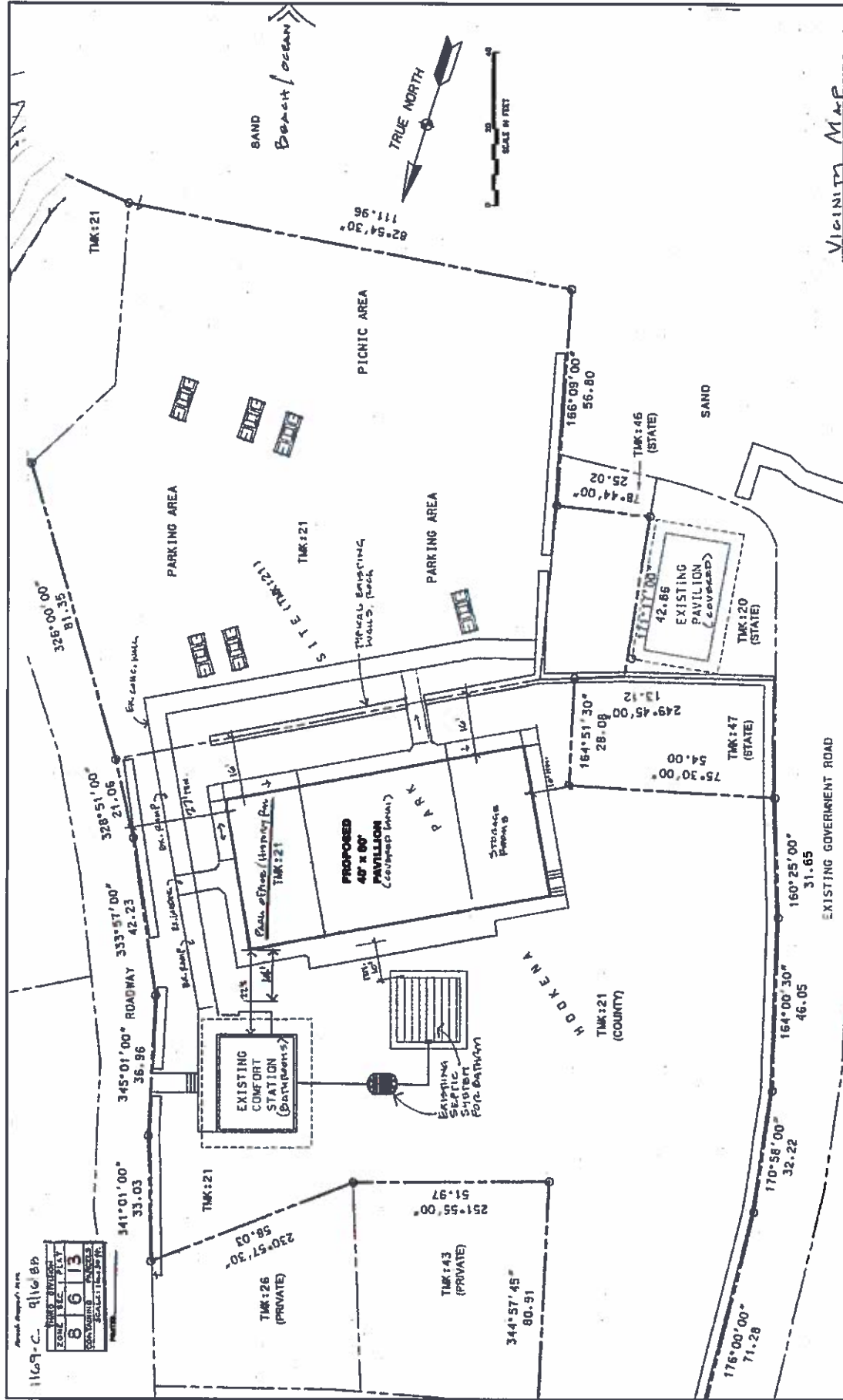


Figure 4
Site Map - TMK: (3) 8-6-13: 21 (44,734 sq. ft. / 1.03 acres)
Ho'okena Beach Park Pavilion
Ho'okena, Kauhako, South Kona, Hawaii
(William Llewellyn Design 2011).

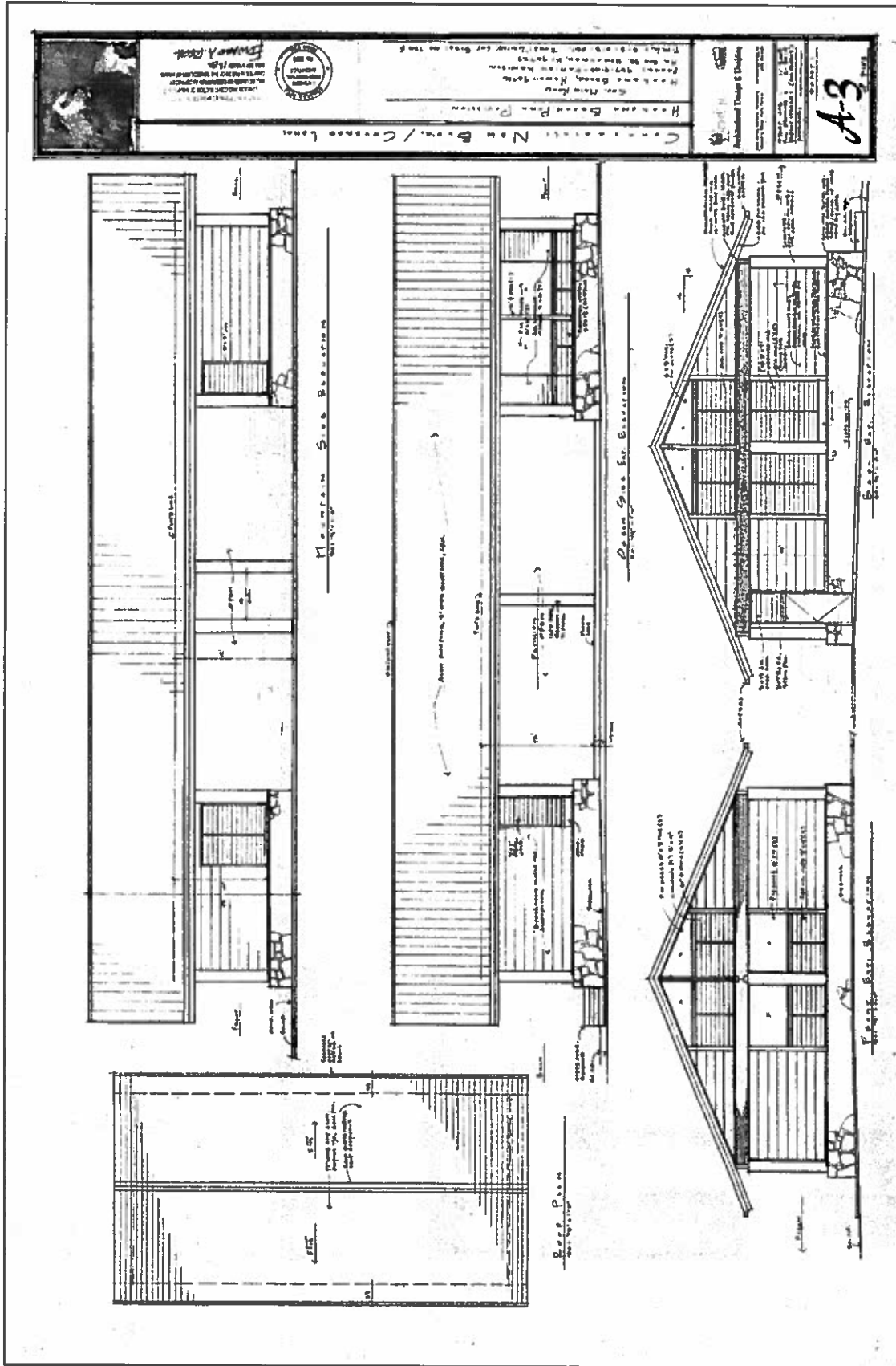
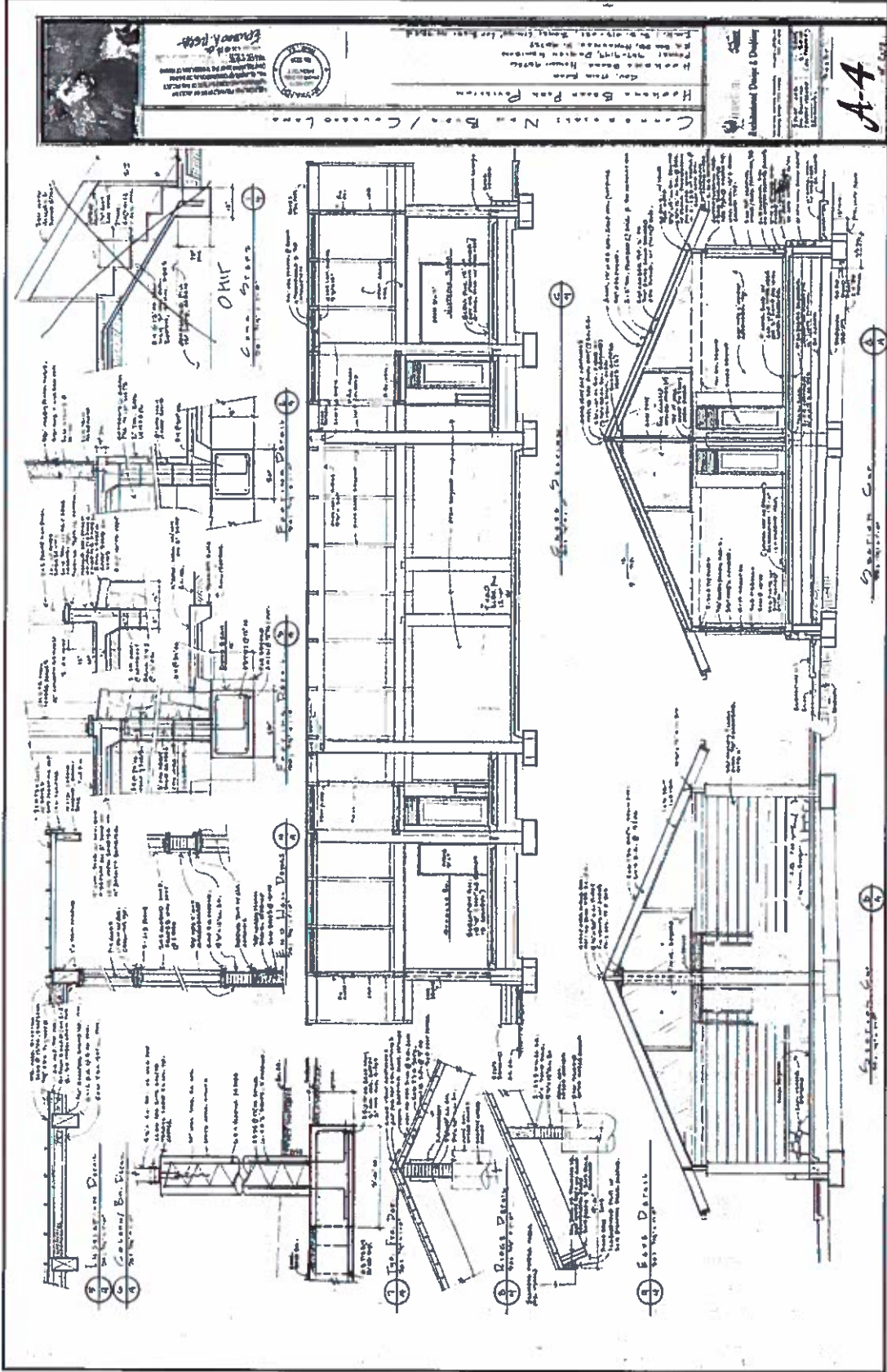


Figure 5
Elevation Views
Ho'okena Beach Park Pavilion
Ho'okena, Kauhako,
South Kona, Hawaii'
(William Liewellyn Design 2011).

Ho'okena Beach Park Pavilion
 Draft Environmental Assessment - February 2011



A-4

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Figure 6
Building Plan Details
Ho'okena Beach Park Pavilion
Ho'okena, Kauhako, South Kona, Hawaii'i
(William Ljewellyn Design 2011).

Ho'okena Beach Park Pavilion
 Draft Environmental Assessment - February 2011

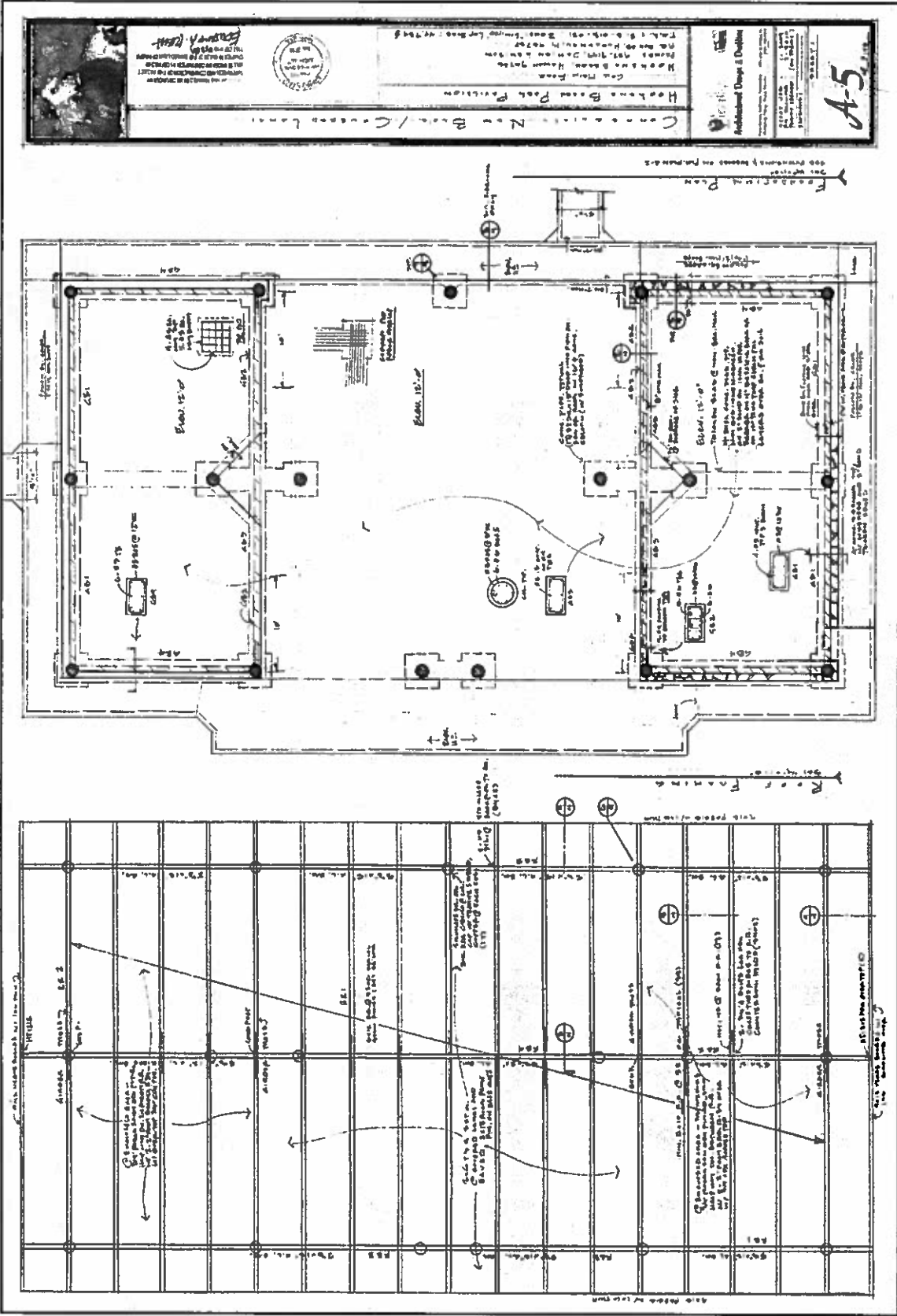


Figure 7
Foundation Plans
Ho'okena Beach Park Pavilion
Ho'okena, Kauhako, South Kona, Hawaii
(William Llewellyn Design 2011).

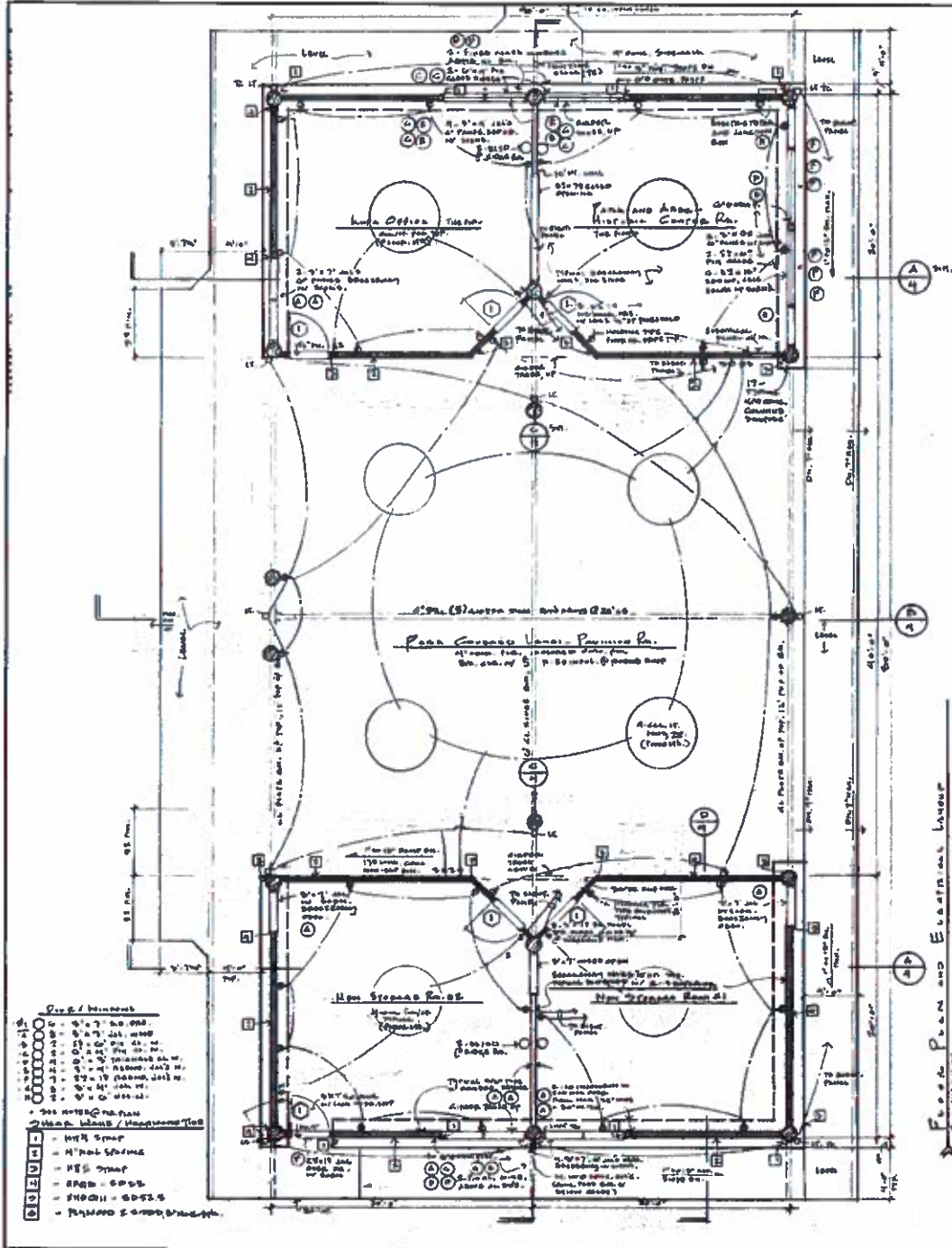


Figure 8
Floor Plan and Electrical
Layout
Ho'okena Beach Park Pavilion
Ho'okena, Kauhako,
South Kona, Hawaii
(William Llewellyn Design 2011).

General: New Beach / Covered Lane

Ho'okena Beach Park Pavilion

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 Email: george@geordarice.com

I HEREBY CERTIFY THAT I AM THE
 AUTHOR AND CONSTRUCTOR OF THE PROJECT
 AND I HAVE NO OBJECTION TO THE
 PRESENTATION OF THE PROJECT TO THE
 PUBLIC IN ANY MANNER.

Signature: *George A. Rice*
 Date: 02/11/11

Architectural Design & Drafting

1000 Kilauea Ave., Suite 100, Kilauea, HI 96751
 Phone: 783-9197
 Fax: 783-9197
 Email: info@architectural-design.com

Scale: 1/8" = 1'-0"

Sheet: A-2 of 10

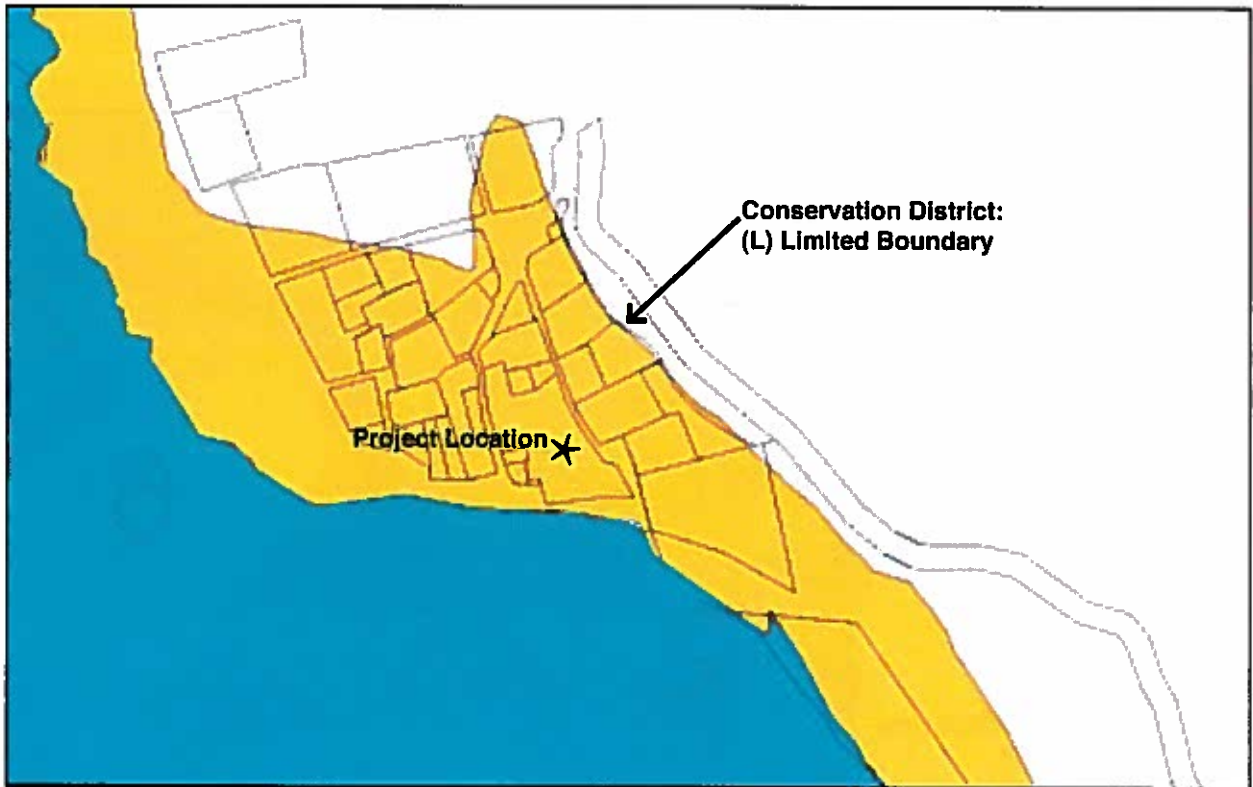
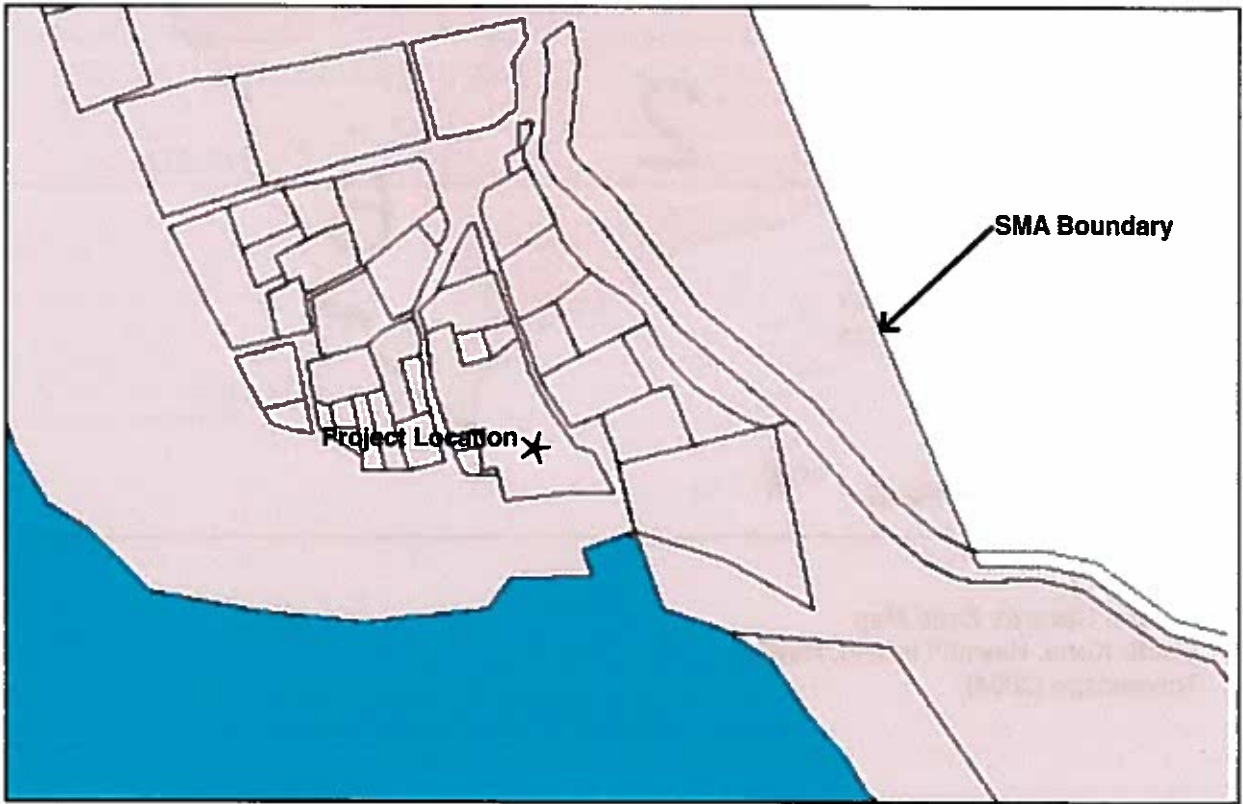


Figure 9. Ho'okena. State Conservation District: (L) Limited Zoning Boundaries. (State of Hawai'i GIS 2011).

Figure 10. Ho'okena. Special Management Area (SMA) Boundaries. (State of Hawai'i GIS 2011).



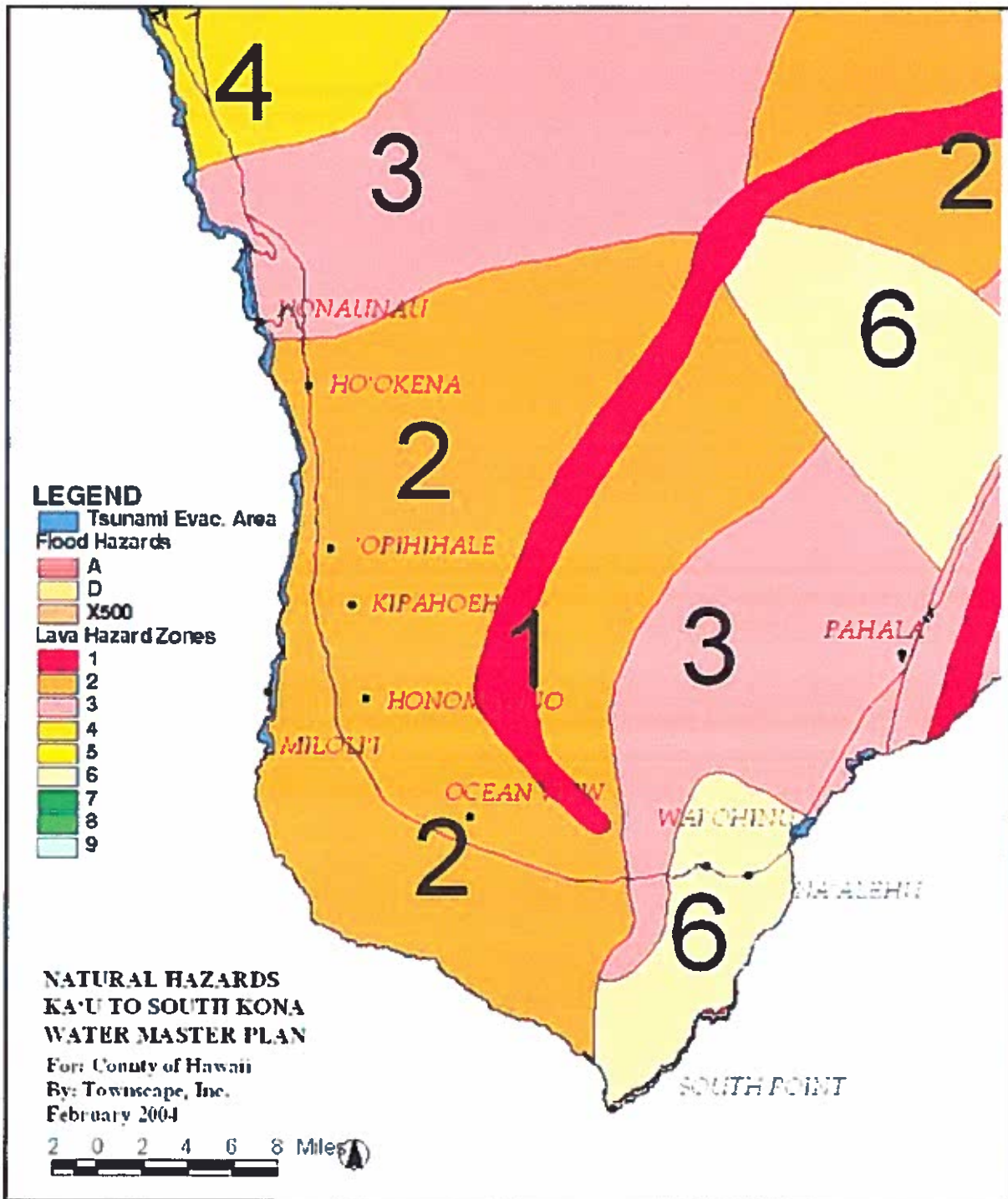


Figure 11
Natural Hazards Zone Map
South Kona, Hawaii'i Island, Hawaii
Townscape (2004).

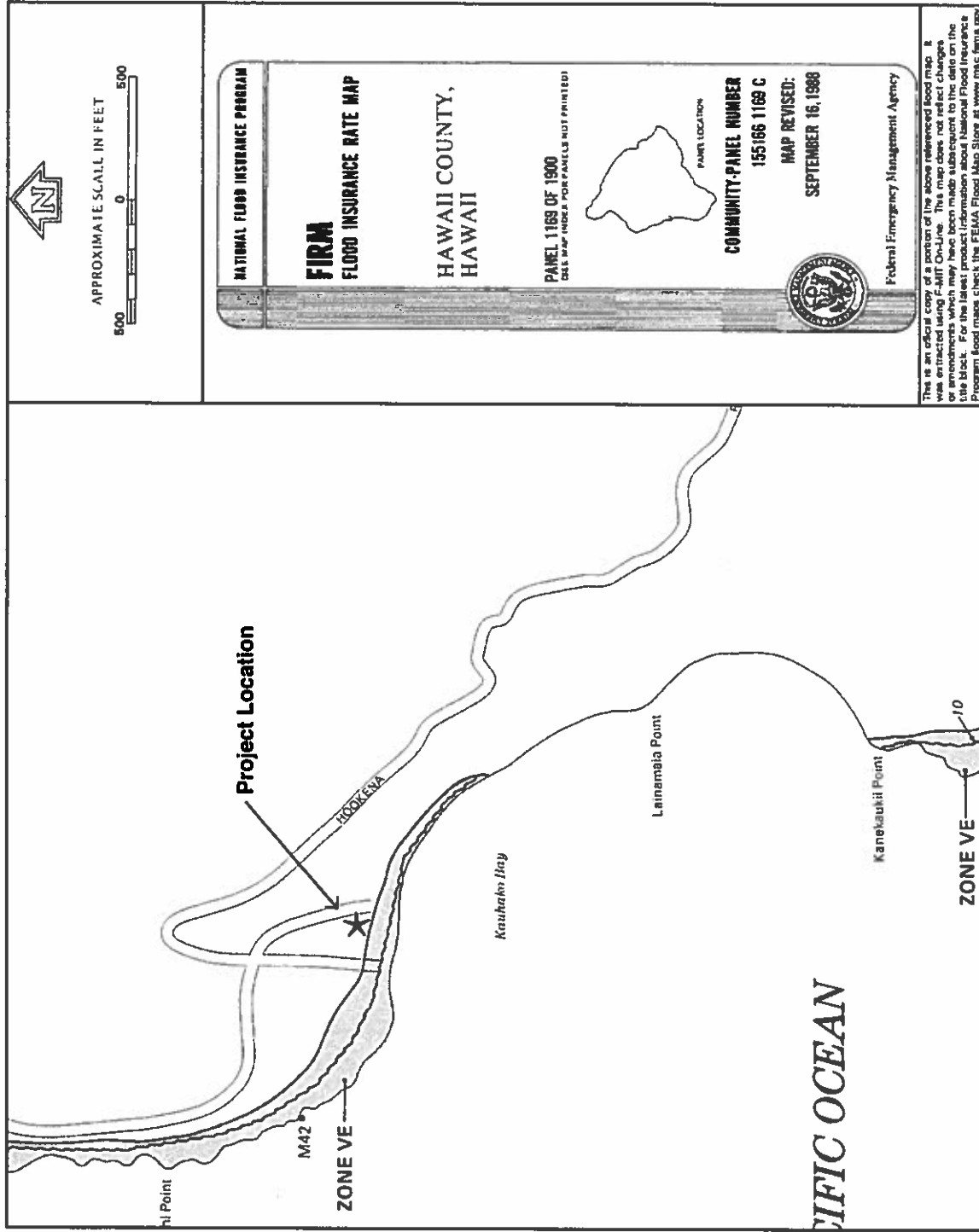


Figure 12
Flood Insurance Rate Map
Map Panel No. FM1551661169C
Ho'okena, Kauhako, South Kona, Hawaii'i
(U.S. Federal Emergency Management Agency, map revised 9.16.88).

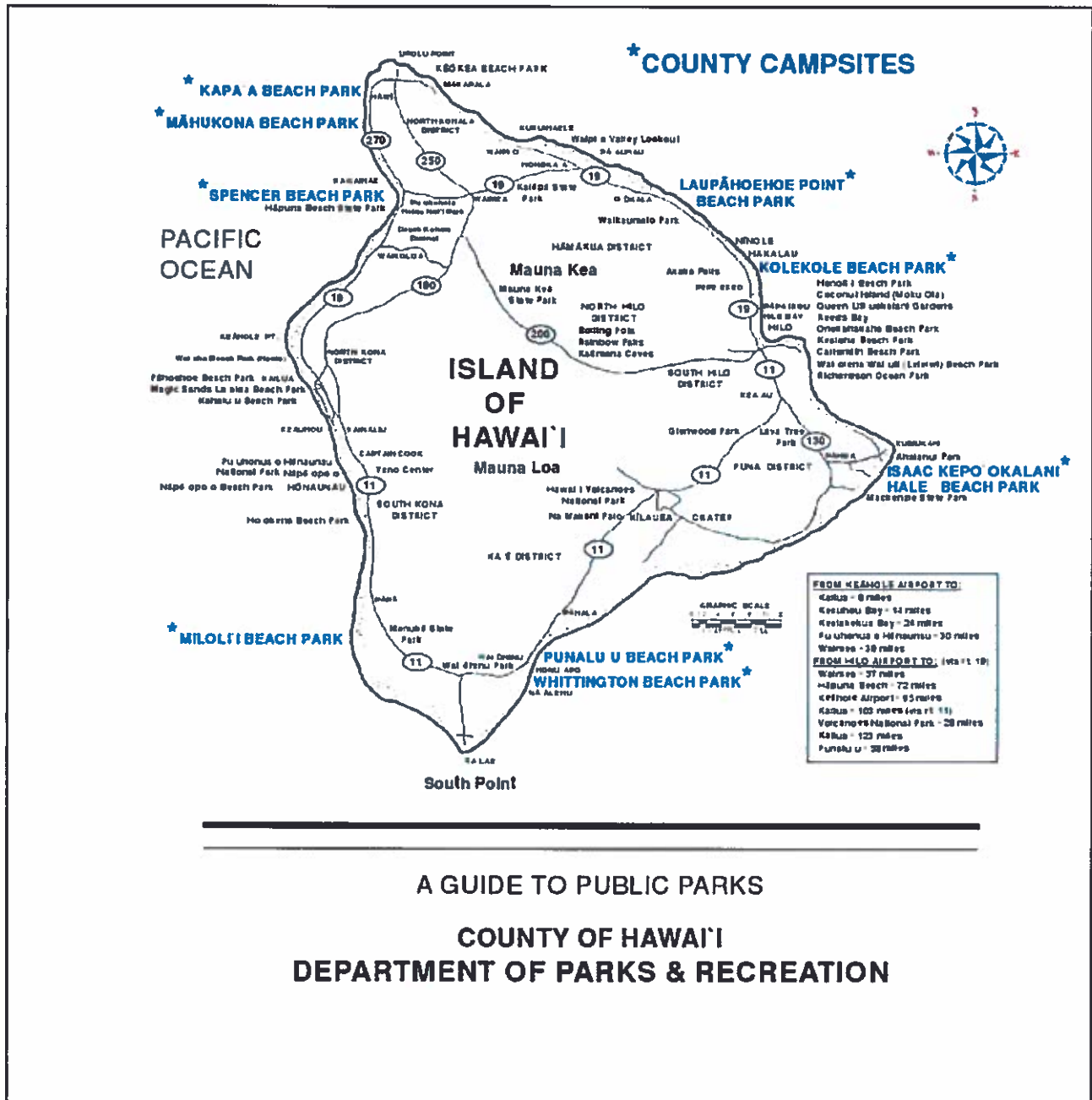


Figure 13
Public Park Facilities on Hawai'i Island.
(County of Hawai'i 2011).

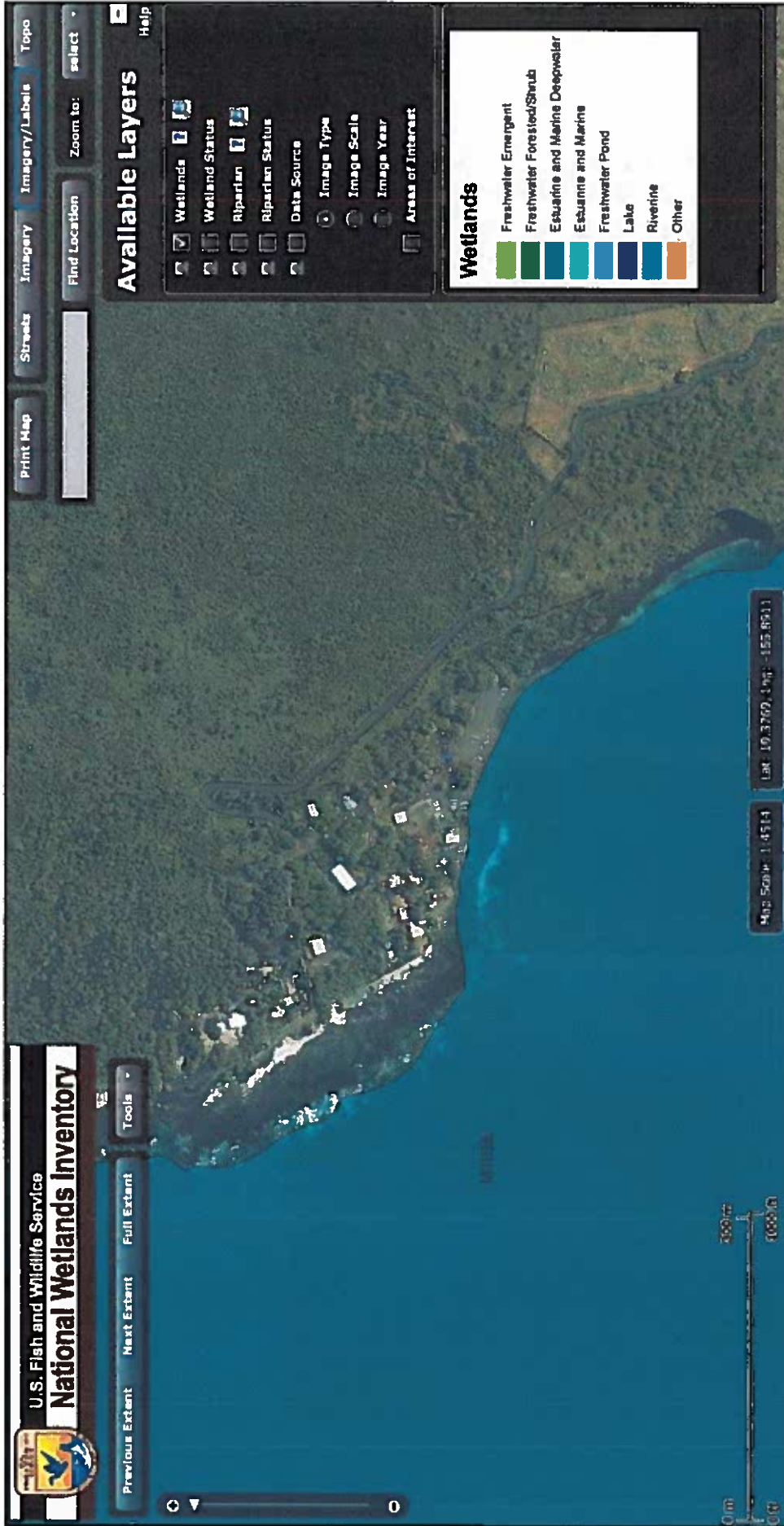


Figure 14
National Wetlands Inventory
Ho'okena, Kauhako, South Kona, Hawai'i
(U.S. Fish and Wildlife Service 2011).



Figure 15.
View mauka,
Ho'okena Beach Park
restrooms. The pro-
posed Pavilion would
be constructed to the
right, behind the rock
wall where the banana
and sugarcane cur-
rently stand.



Figure 16.
Makai view of the site
(where the two men
are standing) of the
proposed Ho'okena
Beach Park Pavilion.



Figure 17.
Mauka view from
beach parking lot of
site (behind rock wall)
of proposed Ho'okena
Beach Park Pavilion.

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APPENDIX B
AGENCY COMMENT LETTERS AND, CORRESPONDENCE

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

WILLIAM J. AHA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
GUY H. KAULAKUKUI
FIRST DEPUTY
WILLIAM M. TAM
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONSERVATION
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENFORCEMENT
FORESTRY AND WILDLIFE
RESERVE PRESERVATION
KAOIOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF: OCCL: TM

SPA: HA 12-03

Joe Farber
Farber & Associates
2722 Ferdinand Avenue
Honolulu, HI 96822

AUG - 1 2011

SUBJECT: Site Plan Approval for the Proposed Hookena Beach Park Pavilion Located at Kauhako, South Kona, County of Hawaii, TMK: (3) 8-6-013:021

Dear Mr. Farber:

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your June 18, 2011 correspondence regarding the subject proposal. According to your information, the non-profit Friends of Hookena Beach Park (FOHBP) has been awarded federal funds to create a multi-purpose community center to facilitate community gatherings or recreational use in the vicinity of Hookena Beach. The FOHBP also has a memorandum of understanding with the County of Hawaii Department of Parks and Recreation in which FOHBP with oversight from the County would be responsible for facility improvements, maintenance, security and related programs at the County-owned Hookena Beach Park (The Parks Community Partnership Program).

FOHBP would like to construct a Pavilion of approximately 3,200-ft² (40' x 60') that would include a covered lanai of 1,600-ft², an air-conditioned office space, two equipment and material storage rooms, and a cultural center/exhibition space. The proposed building would be constructed with a concrete slab and concrete columns, a gable wood roof with aluminum roofing, breakaway wood walls, no plumbing, electrical supply and meet ADA accessibility guidelines.

You further note that the property is located within the Special Management Area (SMA), a SMA Permit will be required. In addition, because the proposed project is utilizing Federal HUD monies, an approved Environmental Assessment under NEPA and administered through the County of Hawaii, Department of Housing and community development will be required.

ANALYSIS

The OCCL notes that the subject area lies within the Limited subzone of the Conservation District. The Board of Land and Natural Resources approved Conservation District Use Permit (CDUP) HA-2924 for the consolidation of six parcels into one lot (TMK: (3) 8-6-013:021) and improvements to Hookena Beach Park on July 27, 1999. What is currently being proposed appears to be an accessory structure to facilitate park activities.

The current proposed improvements are an identified land use pursuant to the Hawaii Administrative Rules (HAR), §13-5-23, L-7, B-1, STRUCTURES, ACCESSORY, which specifically allows, "construction or placement of structures accessory to an existing structure, building, or facility under an existing conservation district use permit. Accessory use shall be allowed only if they are consistent with the purpose of the conservation district."

The proposal does not change the use of the area and notice of the Final Environmental Assessment was published in the Office of Environmental Quality Control's *Environmental Notice* on September 23, 1998 for the former improvements. The County of Hawaii issued the FONSI.

Therefore, Site Plan Approval is hereby granted to the County of Hawaii, Department of Parks & Recreation/Friends of Hookena Beach Park for the proposed pavilion and associated improvements located at Hookena Beach Park, Kauhako, South Kona, Hawaii County, TMK: (3) 8-6-013:021 subject to the following conditions:

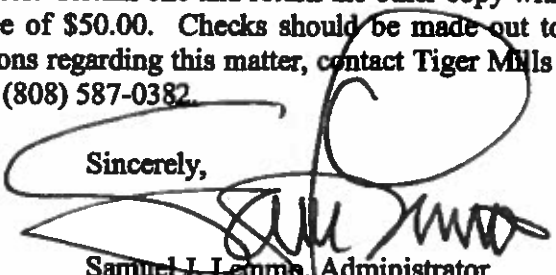
- 1) The applicant shall comply with all applicable statutes, ordinances, rules, regulations, and conditions of the Federal, State and County governments and applicable parts of HAR, Chapter 13-5;
- 2) The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury or death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit;
- 3) The applicant shall comply with all department of health administrative rules;
- 4) In issuing this approval, the Department has relied on the information and data that the applicant has provided in connection with this approval application. If, subsequent to the issuance of the approval such information and data prove to be false, incomplete, or inaccurate, this approval may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;
- 5) Where any interference, nuisance, or harm may be caused, or hazard established by he use, the applicant shall be required to take measures to minimize or eliminate the interference nuisance, harm, or hazard;
- 6) Before proceeding with any work authorized by the Board, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;
- 7) Any work done or construction to be done on the land shall be initiated within two years of the approval of such use, in accordance with construction plans that have been signed by the Chairperson, and, unless otherwise authorized, shall be completed within five (5)

years of the approval. The applicant shall notify the Department in writing when construction activity is initiated and when it is completed;

- 8) All representations relative to mitigation set forth in an accepted Environmental Assessment for the proposed use are incorporated as conditions of the permit;
- 9) Any work or construction to be done on the land shall be initiated within two year of the approval of such use, in accordance with construction plans that have been signed by the Chairperson, and, unless otherwise authorized, shall be complete within four years of the approval of such use. The applicant shall notify the department in writing when construction activity is initiated and when it is completed;
- 10) The applicant shall comply with all applicable conditions of CDUP HA-2924 (Attached) and all applicable standard conditions of §13-5-42, HAR (Attached);
- 11) Should historic remains such as artifacts, burials or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact HPD (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary;
- 12) Other terms and conditions as may be prescribed by the Chairperson; and
- 13) Failure to comply with any of these conditions shall render this Site Plan Approval null and void.

Please acknowledge receipt of this approval, with the above noted conditions in the space provided below. Please sign two copies. Retain one and return the other copy within thirty (30) days with the Site Plan Approval fee of \$50.00. Checks should be made out to the *State of Hawaii*. Should you have any questions regarding this matter, contact Tiger Mills of our Office of Conservation and Coastal Lands at (808) 587-0382.

Sincerely,


Samuel J. Lemme, Administrator
Office of Conservation and Coastal Lands

Receipt acknowledged:

Applicant's Signature

Date

C: Chairperson
HDLO
County of Hawaii, Planning Dept.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850



In Reply Refer To:
2007-SL-0248

SEP 07 2007

Mr. Jason Philibotte
Environmental Consultant
Sustainable Visions Limited Liability Corporation
279 Ainahou Street
Honolulu, Hawaii 96825

Subject: Species List and Information Request for the Development of an Environmental Assessment Review for the Proposed Construction of a Community Center at Ho'okena, Hawaii

Dear Mr. Philibotte:

Thank you for your letter received on August 8, 2007, requesting a list of proposed, candidate, threatened and endangered species that may occur near the proposed site of the Community Center project on the island of Hawaii. The project will be sponsored by the Kama'aina United to Protect the Aina utilizing Housing and Urban Development funds to design and construct the Ho'okena Multi-use Community Center located on the island of Hawaii.

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Land cover information indicates that the proposed project area is classified as alien grassland and sparse to un-vegetated land. The federally threatened Newell's shearwater (*Puffinus auricularis newelli*) and the federally endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*) and Hawaiian hawk (*Buteo solitarius*) have been observed in the vicinity of the proposed project.

We offer the following suggestions to assist you in the development of the draft Environmental Assessment (EA). The EA should address all potential direct and indirect project impacts for listed species. Hawaiian petrels and Newell's shearwaters transit this area and are prone to collisions with objects in artificially lighted areas. Listed seabirds and non-listed seabirds, protected under the Migratory Bird Treaty Act, are attracted to artificial lights where they end up circling the light source until they collide with near-by structures or fall to the ground due to exhaustion. Once grounded, they are vulnerable to predators or often struck by vehicles along roadways. We recommend minimizing bright outdoor lighting or down-shielding any necessary light sources to reduce the risk of seabird mortality.



You also requested our assistance in determining if a listed species would be impacted by the proposed action. We do not have site-specific species information; therefore, we are unable to assist you with this determination. We recommend conducting biological surveys if you are unsure about the presence of federally listed species. Pursuant to section 7 of the Endangered Species Act of 1973, as amended, it is the Federal agency's, in this case the Department of Housing and Urban Development, or their designated representative, responsibility to make the determination of whether or not the proposed project "may affect" federally listed species or designated critical habitat. Projects that are determined to have "no effect" to federally listed species and/or critical habitat do not require additional coordination or consultation with us. If you determine that a "may affect" situation exists then the lead agency must either initiate formal consultation or seek written concurrence from us that the proposed action is "not likely to adversely affect" federally listed species. A "may affect, not likely to adversely affect" determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial. We will be happy to assist you further as your project develops and potential impacts to listed species are determined.

If you have questions, please contact Aaron Nadig, Consultation and Technical Assistance Program (phone: 808/792-9466; fax: 808/792-9581).

Sincerely,



PL Patrick Leonard
Field Supervisor

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT

ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAROO LAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

October 9, 2007

Jason Philibotte
279 Ainahou Street
Honolulu, Hawaii 96825

LOG NO: 2007.3073
DOC NO: 0710TS03
Archaeology

Dear Mr. Philibotte:

**SUBJECT: National Historic Preservation Review (NHPA) Section 106 Review –
2007 Housing and Urban Development (HUD) Economic Development Initiative
(EDI) Environmental Assessment Review – Construction of a Community Center at
Ho'okena.
Kauhako Ahupua'a, South Kona District, Island of Hawai'i
TMK: (1) 8-6-13: 20 - 25**

Thank you for the opportunity to comment on the aforementioned project, which we received on August 7, 2007.

Based on correspondence with the Hawai'i Island Planning Director dated February 2, 1999 (*LOG NO. 22801 DOC NO. 9901MS05*), we believe that the proposed project will have "no effect" on significant historic sites, and thus we have no objections.

In the event that historic resources, including human skeletal remains, are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, O'ahu Section, needs to be contacted immediately at (808) 692-8015.

Please contact Ms. Melanie Chinen (SHPD Administrator) at (808) 692-8015 if you have any questions or concerns regarding this letter.

Aloha,

A handwritten signature in cursive script that reads "Bryan J. Flower".

for Melanie Chinen
Deputy State Historic Preservation Officer

TS:jen

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
INTERIM CHAIRPERSON
MEREDITH J. CHING
JAMES A. FRAZIER
NEAL S. FUJIWARA
CHYOME L. FUKINO, M.D.
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIIKE, M.D., J.D.
KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 821
HONOLULU, HAWAII 96809

August 29, 2007

REF: HUD EDI EA review Hookena Community Ctr.dr

Mr. Jason Philibotte
Sustainable Visions LLC
279 Ainahou St.
Honolulu, HI 96825

Dear Mr. Philibotte:

SUBJECT: 2007 Housing and Urban Development (HUD) Economic Development Initiative (EDI)
Environmental Assessment Review – Construction of a Community Center at Hookena

FILE NO.:

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at www.hawaii.gov/dlnr/cwrm/forms.htm.

- 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.
- 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

Mr. Jason Philibotte
Sustainable Visions LLC
279 Ainahou St.
Honolulu, HI 96825
Page 2
August 29, 2007

7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.
- OTHER:
There does not appear to be any surface water issues associated with this project. However, we are unable to offer any further comments without additional information, such as projected water demands (both potable and nonpotable), proposed water supply source, any necessary land use approvals or permits, and potential impacts to water resources in the area.

If there are any questions, please contact Lenore Nakama at 587-0218.

Sincerely,



KEN C. KAWAHARA, P.E.
Deputy Director

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

August 22, 2007

Mr. Jason Philibotte
Sustainable Visions LLC
279 Ainahou Street
Honolulu, HI 96825

Dear Mr. Philibotte:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment (EA)
Project: Ho'okena Multi-Use Community Center
Tax Map Key: 8-6-13:21

This is in response to your letter dated August 7, 2007, in which you requested our input on the proposed development.

In August 1999 parcels 8-6-013:021, 022, 023, 024, 025 and 028 were consolidated into tax map key number 8-6-013:021. The tax map provided with your letter correctly shows that consolidation. Please label all future correspondence and the draft EA with tax map key number 8-6-013:021 rather than 8-6-13:20-25.

The subject 44,734-square foot property is located in the State Land Use (SLU) Conservation district, Limited subzone. The County zoning designation for the property is Open; however, the County does not have jurisdiction over land use on lands designated Conservation by the State. Therefore, requirements of the County Zoning Code are not applicable.

The property is not prime or unique farmland, and is not designated as Agricultural Lands of Importance to the State of Hawaii (ALISH).

A portion of the property appears to be within the FEMA flood zone. Contact the County of Hawaii, Department of Public Works, Engineering Division at (808) 961-8327 to verify if the proposed structure(s) will be located within the flood zone.

Ho'okena Multi-Use Community Center
Sustainable Visions LLC
Page 2
August 22, 2007

The subject property is situated within the County's Special Management Area (SMA). With an anticipated project cost of \$300,000, the proposed project will require the issuance of a SMA Use Permit by the Planning Commission; which will entail at least one public hearing. The requirements of Chapter 343, HRS must be satisfied prior to the filing of an SMA Use Permit Application (attached).

In addition, a Conservation District Use Application will be required from the State of Hawaii Board of Land and Natural Resources. A copy of that application can be obtained at the following web site: <http://www.hawaii.gov/dlnr/occl/forms/CDUA.pdf>.

Please provide this office with a copy of the draft EA upon its publication. Should you have questions, please contact Maija Cottle of my staff at 961-8288 extension 253.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

MJC:cd

\\coh31\planning\public\wpwin60\Maija\EA-EIS\Sustainable Hookena Community 8-6-13-21 Pre-cmnts.doc

Attachment

APPENDIX C

Ho'okena Beach Park Pavilion: Section 106 Analysis and Cultural Impact Assessment

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Photo by Naia Lewis (2011)

Ho'okena Beach Park Pavilion

Kauhakō, South Kona District, Hawai'i Island, Hawai'i

Section 106 Analysis and Cultural Impact Assessment

Prepared by Trisha Kehaulani Watson, JD, PhD and Joseph Farber
for Pa'a Pono Miloli'i

February 2012

www.honuaconsulting.com

Qualifications of Evaluator

36 CFR Part 61 defines the Secretary of Interior's Professional Qualification Standards for the minimum education and experience required to perform identification, evaluation, registration, and treatment activities in historic preservation. Dr. Trisha Kehaulani Watson (JD, PhD American Studies) meets the History (Historic Preservation) Professional Qualification Standards.

I. Background

Pa`a Pono Miloli`i, a community formed 501(c)(3) incorporated for the purpose of preserving and protecting the cultural, historical, environmental and archaeological life and heritage within the ahupua`a of Ho`okena, Pāpā, Ho`ōpūloa, Miloli`i, Omoka`a, Kalihi, Honomalino, and Kapu'a in South Kona, Hawai`i is currently preparing an environmental assessment for the purpose of assessment any potential impact of the proposed action, which is to build 3,200 square feet Park Pavilion that includes a central, open-air, lanai space with roof; an enclosed, air-conditioned office space; two equipment and material storage rooms; and a cultural center/exhibition space.

Pa`a Pono Miloli`i is engaging in this activity with the support of funding received by the United States Department of Housing and Urban Development ("HUD") and in cooperation with Kupa Friends of Ho'okena Beach Park ("FOHBP"), a non-profit 501(c)(3) organization established by members of the Ho'okena community to take a more active role in the stewardship of Ho'okena Beach Park ("Beach Park"), which is owned by the County of Hawai'i. FOHBP is an outgrowth of Kama'āina United to Protect the 'Āina (KUPA), a community organization that focuses on the preservation of cultural and natural resources in South Kona for social welfare, health, economic development, and cultural and educational needs. Kupa Friends of Ho'okena Beach Park was incorporated in the State of Hawaii in 2006 for the exclusively for educational, charitable and scientific purposes within the mention of Section 501(c)(3) of the Internal Revenue Code and more specifically for the sole purpose of supporting the county of Hawaii's aims and goals at the Ho'okena Beach Park operating under an agreement with the country of Hawaii Department of Parks and Recreation Solely for such purposes, aims and goals.

In May 2007, FOHBP entered into a memorandum of understanding with the County of Hawai'i on a pilot project known as The Parks Community Partnership Program ("Partnership Program"), in which FOHBP, with oversight from the County of Hawai'i Department of Parks and Recreation, would be responsible for facility improvements, maintenance, security, and related programs at the Beach Park. The Partnership Program is intended to provide a way for the Island's communities (such as Ho'okena) to enhance their stewardship over public facilities and natural resources, as well as offer employment and micro-enterprise economic development opportunities, and provide the larger community with recreational, educational, and cultural programs that otherwise could not be provided by limited county resources. As part of the Partnership Program agreement, FOHBP developed and manages camping grounds at the beach park, and operates a concession selling food, non-alcoholic beverages, beach sundries, and renting snorkeling equipment, flotation devices and camping gear. All proceeds derived

from concession sales and camping fees are used solely for maintenance and improvements of the Beach Park.

The purpose of this proposed action is to address the community's need for a permanent, covered public gathering space for public meetings, cultural activities, and educational and recreational programs, and to consolidate existing FOHBP operations within a single, permanent, and secure structure.

This document is being prepared for the purpose of assessing what impacts, if any, the project may have on historic or cultural resources in the area of potential effect (APE) or region of influence (ROI). Such analyses are required under the Section 106 of the National Historic Preservation Act and Hawai'i Revised Statutes §343.

II. Section 106 Analysis

Section 106 of the National Historical Preservation Act addresses the need for federal agencies to take into account impacts, if any, undertakings have on historic properties. Protection of Historic Properties and Section 106 analysis are regulated under 36 CFR Part 800. This part provides guidelines as to conducting an analysis in assessing when and how to undergo Section 106 review.

A. Establishing Undertaking

The first step in initiating the Section 106 process constitutes determining whether or not a proposed Federal action is an undertaking as defined in 36 CFR §800.16(y), which states: "*Undertaking* means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those required a Federal permit, license or approval."

It has been determined that this proposed action is an undertaking as defined in §800.16(y).

B. Area of Potential Effect or Region of Influence

The Area of Potential Effect (APE) or Regional of Influence (ROI) for this project includes the project location and affected environments (including project site and adjacent lands).

1. Project Location

Honua Consulting
Ho'okena Beach Park
Government Main Road
Ho'okena, HI 96726

Ahupua'a:	Kauhakō
District:	South Kona
Island:	Hawai'i
Tax Map Key No.:	(3) 8-6-013: 021
Size:	44,734 sq. ft. (1.03 acres)

Note: The project site TMK parcel is a consolidation of County-owned parcels, (3) 8-6-13: 20-25 & 47; this consolidation was completed in 1999 when new restroom facilities and related improvements were constructed.

2. Region of Influence

The primary land use change related to the proposed action is the conversion of about 3,700 square feet (building 40' x 80', and surrounding sidewalk 4 ft. wide) of unused land at Ho'okena Beach Park to consolidate existing FOHBP operations under a single, permanent, and secure structure, and serve as a hub for community meetings, cultural activities, education programs, and recreation.

While the land use at the project site would be altered to accommodate the new structure, this development would expand and enhance the beneficial range of uses within the park that is consistent with the planning goals and zoning controls, which regulate this proposed action.

The proposed action is consistent with the Federal Coastal Zone Management Act of 1972; The State of Hawai'i Coastal Zone Management Program, HRS Chapter 205A; the State Conservation District, Subzone: Limited; and the Hawai'i County General Plan, and zoning designation, Open District.

C. Determining Presence of Historic Properties

NHPA Section 106 requires the agency to "take into account the effect of (an) undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register (of Historic Places.)" 16 U.S.C. § 470f. NHPA section 101(d)(6)(B) requires agency officials to consult with any Native Hawaiian organization that attaches religious and cultural significance to historic properties that may be affected by an undertaking, regardless of the location of the property. 36 CFR §800.16 provides the following definition of a "historic property":

(l)(1) Historic property means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Hawaiian historical sites of significance include, but not limited to: sites related to traditional Hawaiian navigation and other seafaring traditions, traditional Hawaiian fishponds, ko'a (traditional Hawaiian fishing shrines typically consisting of piles of coral or stone), Hawaiian heiau (religious structures), Native Hawaiian burial sites, leina (places from which spirits leapt into the spirit world), and other cultural heritage properties. NHPA section 106 requires an agency to make a reasonable and good faith effort to identify historic properties, determine whether identified properties are eligible for listing on the National Register, assess the effects of the undertaking on any eligible historic properties found, determine whether the effect will be

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Draft Environmental Assessment - February 2011

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106

adverse; and avoid or mitigate any adverse effects. To this end, NHPA regulations require an agency to provide Native Hawaiian organizations, as consulting parties, with "a reasonable opportunity to identify its concerns about historic properties, advise on the identification and evaluation of historic properties, including those of traditional religious and cultural importance, articulate its views on the undertaking's effects on such properties, and participate in the resolution of adverse effects." 36 CFR § 800.2(c)(2)(ii)(A).

Review of existing archeological studies and historical documents reveal no evidence of any "historical properties" within the APR or ROI. A rock wall about two feet high and 110 ft. long stands between the Beach Park parking lot and the rest rooms and beach showers. A rock wall about three feet high and 200 ft. long delineates the southern boundary of subject property along the Government Road

In 1999, when new restroom facilities, a septic tank, and leach field were constructed by the County Department of Parks and Recreation on the same parcel, the Hawai'i State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), conducted a field inspection by staff archaeologist Marc Smith. The June 23, 1998 field inspection revealed that the project site for construction of the restroom facility would have "no effect" on significant historic sites. According SHPD the parcel appears to have been graded in the past and the only historic features on the parcel are the rock walls, but because they have been recently restacked, and concrete was used to stabilize them, they probably do not qualify as significant historic sites. However, the inspection noted that, "The walls are in keeping with traditional land use patterns and are consistent with past practices . . . we recommend preservation of the wall wherever possible, with the exception of the portions repaired with concrete."

D. Determination of "No Effect"

Upon determining there may be historic properties present, the analysis turns to whether the undertaking is a type of activity that does not have the potential to cause effects on historic properties. If it does not, then the agency official has no further obligations under NHPA section 106.

36 CFR §800.16(i) provides the following definition: "*Effect* means alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register." NHPA regulations provide that an "adverse effect" occurs when an undertaking "may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association." 36 CFR § 800.5(a)(1). Adverse effects may include physical destruction of or damage to all or part of the property; alteration or removal of the property, change of the character of the property's use or physical features; introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's historic features; and transfer, lease, or sale of the property.

As discussed above, previous activities in the area have been determined by the State Historic Preservation Division to have "no effect" on historic properties. None of the alternatives under consideration in the proposed action entail destruction, modification, or alteration of historic sites, resources, or other historic properties. None of the proposed activities will introduce visual, atmospheric, or audible elements that effect the features of any historic property.

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107

Therefore, it is recommended that authorizing agencies find this project has no potential to cause effects on historic properties. Accordingly, initiation of consultation under Section 106 is not required.

E. Notice to State Historic Preservation Officer

Upon determination that this project has no potential to cause effects on historic properties, the agency should provide notice to the State Historic Preservation Officer (SHPO) and the State Historic Preservation Division Administrator of its determination. The agency official shall also notify all consulting parties and provide them with the documentation specified in 36 CFR 800.11(e).

Points of contact are as follows:

State Historic Preservation Officer (Hawai`i):
Bill Ailā, Chairman
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl St.
Honolulu, HI 96813

State Historic Preservation Division Administrator (Hawai`i):
Pua Aiu, PhD, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
601 Kamokila Blvd., Suite 555
Kapolei, HI 96707

Under 36 CFR §800.3, once the agency official determines that the undertaking is not an activity that has the potential to cause effects on historic properties, the agency official has "no further obligations under section 106 or this part."

III. Cultural Impact Assessment

Hawai`i Revised Statutes §343 requires an environmental assessment of cultural resources. The purpose of this assessment is to analyze the impact of a proposed action on cultural practices and features associated with the project area. This analysis should be integrated and included in the project's Environment Assessment.

A. Methodology – Community Participation

This project is atypical in that it is initiated by the community and it is intended to enhance cultural resources and activities. Therefore, the methodology employed in the preparation of this cultural impact assessment deviates from other projects in which the responsible party is not a member of the affected community. Existing secondary data sources, including but not limited to historical collections and reports, were utilized in this analysis, rather than the preferred method of primary data collecting. Community involvement occurred through project initiation and development rather than traditional consultation. In 2008, Kama'āina United to Protect the 'Āina (KUPA) conducted a "Community Powered Planning Event," during which this

project and others were envisioned. FOHBP's involvement and development of the proposed action is part of the implementation of that community led planning event.

B. Oral Histories

There are numerous mele (songs) and mo'olelo (stories) about Ho'okena. According to mo'olelo collected by the Kona Historical Society, famed author Robert Lewis Stevenson visited Hookena in the late 19th century at the urging of King Kalākaua. Lauded as "the best example of a traditional Hawaiian village thickly populated," the mo'olelo tells of a vibrant village with a landing that served as "the heart of the village." This landing has been memorialized in mele, which continues to be a popular song sung by Hawaiians throughout Hawai'i today.

Kupa Landing
(nā Lot Kauwe)

Ho'okena i ka la'i
Honomū a`o nā manu
`Ike ia i ka lihi ali`a `oe pūlale mai

`O Kupa Landing
Hanohano i ka maka
Hō`olu `ia nō Ho'okena
Ho`oheno ana i ka mana`o
Nā kupa o ka `āina
Hō`olu i ka maka o ka malihini

Kani nei, kani nei, kani nei
A`o nā manu
U la laē, u la laē u

Hone nei, hone nei, hone nei
I Ho'okena
I ke kulukulu aumoe

This mele speaks of how pleasantry and glory of Ho'okena. Other mo'olelo confirm that fishing and ocean practices were integral to life in Ho'okena (Maly and Maly, 2003). The mele index at Bishop Museum contain other mele, kanikau, himeni and oli about the area. Mary Kawena Pūkui's oral interview collection includes an interview with Elizabeth Keaweheulu Kahoopii Makuakane which includes discussion about the residents and history of Ho'okena. There are also numerous photographs on file from the late 19th Century. The community has also undertaken their own processes for collecting the mana`o (thoughts and perspectives) of the community and kūpuna (elders), all of which reinforce a reverence for Ho'okena's history and cultural significance as a "Hawaiian village" and a desire to undertake projects like the proposed action which helps to revitalize cultural practices and traditions.

C. Cultural Sites and Practices

Neither mo'olelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project location or region of influence (ROI). Additionally, existing archeological analyses of the area reveal only a single site of historical significance, and as previously discussed in this

assessment, the site is not qualified for inclusion in the National Register due to modernizations which have compromised its historical significance and integrity.

The project area, a sheltered location on the shore of Kauhakō Bay was, by 1880, a landing, a wharf with a road connecting it to the main mauka government road. The landing was named Kupa Landing for Henry (Kupa) Cooper, road supervisor of the District of South Kona from 1871 to 1880 (Clark 1985).

Ho'okena continued to be an important interisland steamer landing well into the twentieth century. By the mid-1930s, trucks had replaced stream ships for cattle transportation, and high surf and storms had demolished the landing. Most of Ho'okena's native Hawaiian families had abandoned the village to move closer to the mauka highway, the new center of activity in the region (Ibid.).

D. Impact Assessment

There is no indication that the proposed action would have any adverse effect on the cultural resources or practices of the area. Conversely, the proposed action would likely benefit the area and community's cultural resources and practices.

The goal of HRS §343 is to require project developers to include the impacted community in their planning. This project is atypical in that the community is the project developer. One of the goals of the project is to enhance the community's capacity to perpetuate and enhance the area's historical resources and cultural practices.

1. Proposed Action

The proposed action is expected to have a beneficial effect on cultural resources. As a result of the proposed action, a new permanent community center would be constructed that includes space for a cultural center and exhibition space. These would broadcast and perpetuate the cultural history of the Ho'okena area and celebrate the community itself, thereby enhancing its present-day identity.

The project site is in an area where no archaeological resources have been encountered. If unanticipated archaeological resources were discovered during project activities, work would stop, and the State Historic Preservation Division would be contacted.

Since the rock wall standing between the parking lot and the project site is identified as a built historic resource, it will be unaltered and preserved, and best management practices (BMPs) during construction will assure that there is no potential for any negative impacts. These BMPs include careful management of construction staging activities and management of construction material debris and surface coatings (paints, solvents, etc.) to isolate the rock walls from any impacts. BMPs to preserve the wall after completion of the project construction include controlling surface water runoff away from the rock wall and stabilizing the project area grounds with landscape and hardscape.

2. No Action Alternative

Under the no-action alternative, no construction or ground-disturbing activities would occur. The potential to disturb cultural resources would not exist, so there would be no effect on cultural resources. However, if the community center were not constructed, it would be a loss to the community of a permanent public facility, which is envisioned to enable the people of Ho'okena to strengthen their community ties, honor their past, and perpetuate and pass on their traditions and stories to future generations.

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