STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS

April 11, 2014

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

SUBJECT: RESUBMITTAL: REQUESTING APPROVAL TO ISSUE A REVOCABLE PERMIT TO HUI ALOHA KIHOLO FOR THE MANAGEMENT AND IMPROVEMENTS OF A HOUSE AT KIHOLO STATE PARK RESERVE FOR ADAPTATION AND RE-PURPOSING AS A PUBLIC INPTERPRETIVE CENTER, KIHOLO, HAWAII, TMK: (3) 7-1- 02: 02, 08; 7-1-03: 02, 07

Project Name:	Kiholo State Park Reserve – Interpretive Center (former Loretta Lynn House)
Project Location:	North Kona, Hawai'i
Land Ownership:	State of Hawaii - DLNR - Division of State Parks, and approximately 82 acres of private land in-holdings
Tax Map Key:	7-1-02: 02, 08; 7-1-03: 02, 07
Land Area:	4, 357 acres
Statute:	Chapter 171, Hawaii Revised Statutes (HRS)

ENVIRONMENTAL ASSESSMENT, Chapter 343 HRS:

This action before the Board includes the issuance of a Revocable Permit for the management and repair and accessibility improvements to an existing structure and as such, is exempt from the provisions of Chapter 343, HRS, relating to environmental impact statements as listed under the Division of State Parks (DSP) Exemption Class 1: " Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features involving negligible or no expansion or change of use beyond that previously existing. (HAR §11-200-89(a) (1).

PURPOSE

In January 2002, the Board transferred responsibility for managing the lands in Pu'uwa'awa'a and Pu'uanahulu ahupua'a to the Divisions of Forestry and Wildlife (lands mauka of Queen Kaahumanu Highway) and DSP (lands makai of the highway). The makai lands were set aside From the Land Division to DSP by Executive Order Nos. 3890 in 2002 and 4161 in 2006.

The park reserve boundaries are defined by Queen Kaahumanu Highway on the east, the Pu'uwa'awa'a - Ka'ūpūlehu district boundary on the south, the shoreline on the west, and the Pu'uanahulu - 'Anaeho'omalu district boundary on the north. Kīholo State Park Reserve is a 4360 acre coastal lava plain reserved for park status due to its high wildland coastal recreational value and because all land, except for approximately 82 acres is State managed. Natural, cultural, and recreation resources include good swimming beaches at Kīholo Bay and Keawaiki Bay, Akahu Kaimu anchialine pools, Luahinewai Pond, portions of the historic coastal trail, and numerous archaeological features. (Exhibit 1)

A Master Plan (MP) and Environmental Impact Statement (EIS) was funded by Act 213, SLH 07 and in March 2010, a consultant contract was awarded to Planning Solutions, Inc. to initiate the master planning process, including the preparation of an EIS. This process is nearing completion and is also before the Board for review and approval. The MP/EIS process has included archeological surveys of the Park Reserve providing documented knowledge that the area has a rich history and remnants of Hawaiian culture still in place that must be protected.

For years prior to being transferred to the jurisdiction of the Division of State Parks, residents used this area of Kiholo as an informal campground. Over the ensuing decade since transfer, unmanaged public recreational use had escalated and had become problematic. The public's use of this section of the Kiholo Park Reserve for both day and increasing amounts of unauthorized nighttime use created excessive detrimental impacts.

In 2011 DSP temporarily closed vehicular access and in collaboration with the Hui Aloha Kiholo (HAK) who has a Curatorship Agreement with DSP and with Board approval established 8 interim campsites to manage the public's long time non-conforming use of nighttime camping. This process included installing bollards for vehicular restrictions from the shoreline to protect the culturally sensitive ili ili stone beach from the destruction associated with vehicular use. This action has successfully resulted in stopping the decades of unmitigated public recreational impact by preventing vehicular use of the beach, provides a modicum of authorized camping and with additional portable toilets, has allowed the natural processes along with enhanced management to heal and restore the area to its appropriate natural condition.

In 2006, in recognition of the intrinsic value of the former Loretta Lynn house (Constructed in the late 1980's - Exhibit 2) that DSP inherited with the transfer, the Department issued an RFP to establish this structure as an environmental and cultural interpretation center. Unfortunately the interested applicant failed to qualify and the project was not implemented. The house has sat idle since this time, remarkably has not been vandalized and is in good physical condition due to the aridness of the climate in this location. The MP/EIS delineates proposed alternatives for the house and the proposal by HAK is consistent with one of the identified alternative uses. This reference is listed in Section 6.4 of the MP:

"Because of its location along the coastal Ala Kahakai National Historic Trail, in 2009 the National Park Service and the State's Department of Land and Natural Resources commissioned Mason Architects, Inc. to produce a scoping report and evaluation of the house. The intent of this process was to evaluate the possibility of converting the facility into a trail office, visitor information, and interpretive center. At the same time, the Division of State Parks considered two additional options with respect to incorporating

the structure into park operations; one option is to convert the structure into a concession; the other option is to create an interpretive center for visitors.

Further analysis of these possibilities have shown that the cost of repurposing the structure, making it ADA compliant, and creating the necessary infrastructure to establish utilities like water and electricity was too great, and the plan was shelved.

Hui Aloha Kīholo, and the community members that it represents, believe that the Loretta Lynn House is an asset to the park. They view it as a potential base for park management, with a records repository on the upper floor and an interpretive education center. Significant features retrieved from points within the park could be developed there as interpretive exhibits displayed on the open ground-floor level, and the salt pans on the Waiaelepī side of the house could serve as an interpretive resource (see Section 5.2.8).

Currently, Hui Aloha Kīholo (mid-2013) is in the process of planning renovations to make the house useable, safe, and accessible. Their plans call for the addition of a wheelchair accessible ramp, a replacement door, and repairs/modifications to the structures windows, deck railing, and cabinetry. Finally, they will install a variety of interpretive displays. They have consulted on several occasions with State Parks regarding the types of permits which may be required in order to pursue these proposed improvements. More recently, Hui Aloha Kīholo has sought and obtained $100,000 grant money that would allow it to begin to renovate the structure as an interpretive center. Under Hui Aloha Kīholo's vision for the Loretta Lynn House, a repurposed Loretta Lynn structure could be part of any of the proposed Master Plan alternatives."

Hui Aloha Kiholo Interpretive Vision, Proposed Improvements and Funding Sources

The mission of HAK is to protect, perpetuate, and enhance the cultural and natural landscape of the Kīholo Bay area through collaborative management and active community stewardship. The group was established in 2007 by lineal descendants, fishermen, residents, and others who have deep ties to Kiholo and endeavor to properly steward these lands and nearshore waters in partnership with DSP and other organizations. HAK has successfully secured previous grant funding for native plant demonstration areas, interpretive rangers, interpretive signs, cultural events, ecosystem restoration and marine fisheries research and protection.

The interpretive program will operate through grant funds, secured and pending, unrestricted funds (charitable donations), and eventually will include a volunteer docent program. Given the rich cultural and natural resource history of Kiholo, there is a variety of interpretive elements to enrich the public. HAK will work closely with DSP Interpretive Staff on the content of the interpretive materials and content of the program. HAK anticipates that the following tasks will be implemented for the cultural information component: Archival research, display development, interpretive brochure updates (stories will be updated periodically based on season and events that may have happened during a certain time of year), practitioner workshop and "Talk Story" event planning (such as under current OHA grant), updating website for cultural content and online curricula, and other project.

One of the projects HAK would like to pursue is a history book of the ahupua`a – showing the interconnectedness of the mauka and makai lands traditionally, post contact, and today.

The structural improvements to allow for the re-purposing of the structure for this application include: replacing the deck railings, replacement of all broken windows, installing security doors (sliding and swing), minor reconfiguration of the interior for interpretive use and accessibility needs, and the accessible bridge. A temporary construction fence will be installed to prevent access during renovation work for safety and to prevent theft and vandalism of construction items. The location and layout of the interior of the structure are ideal for this purpose. HAK envisions the Interpretive Center as a place where independent visitors and school groups can visit and learn about the many natural and cultural resources associated with Kiholo via interactive displays and interpretive staff. It can also be a place where visitors and campers may purchase camping related sundries with the revenue to be applied to Kīholo for maintenance, improvement projects, Interpretive Center staff support, and other purposes that directly benefit Kīholo. These sundries include: Drinking water (there is no potable water source at Kiholo) and other non-alcoholic beverages, packaged snack foods, sunscreen, bandages, pain relievers, basic first aid items, firewood, charcoal, stove fuel, non-liquid fire starters, lighters, biodegradable plates, utensils, paper, batteries and flashlights.

Initially, HAK intends to keep the Interpretive Center open during peak visitation times - Wednesday through Sunday. Hours of operation would be from 10 am to 4 pm, and until closing time (6:00 or 7:00 pm seasonally) on permitted camping days, which are currently Friday, Saturday and Sunday nights. Staff attending the Center will have responsibilities for implementing cultural-related projects during times when there are no visitors in the Center. It will also be staffed for pre-arranged visits by school groups on Mondays or Tuesdays during the time those groups are on site.

In 2013 there were 3,390 campers that stayed an average of 2 nights and the vast majority was residents of Hawaii. The numbers of visitors to the proposed Interpretive Center based on current day use patronage include: approximately 110 people daily on non-camping weekdays and 350 people daily on camping days, or roughly 5,000 people per month. HAK currently hosts 3-4 school groups per month, which equates to about 150 including instructors, and with the increased capacity of the Interpretive Center and curriculum development through the OHA grant anticipate that this number to increase by 50% in the first 6 months and may continue upward thereafter. HAK will host monthly community work days to perform such activities as remove rubbish, cut and trim kiawe, and other stewardship activities as they arise. Thus volunteers will also utilize the facility and its displays, about 40 people per month; and special events at least on a quarterly basis for up to 60 people per event. Therefore, visitation to the Interpretive Center in the first year is estimated to total approximately 65,000 persons. Special care will be taken to protect and prevent public access on the historic salt pans immediately adjacent to the structure. A stone staircase that served as the original partial access (a drawbridge-style stair was removed in 2000) to the house will be carefully removed with DSP and SHPD guidance. Barriers will be installed to prevent access and damage to the pans.

HAK has secured $158,000 in grant funding specific to renovation activities and the development of interpretive displays, to be released when the required State and County permits are obtained. Staffing and program funds total $66,000 with another $45,000 pending.

HAK has also inquired with local businesses about potentially providing in-kind materials and some services in support of the renovations to the Loretta Lynn House, and received a favorable response and will pursue this type of support once an RP is granted to HAK. DSP is aware that certain grants - such as the HTA award – cannot be released until HAK has a formal agreement with the Department to modify and manage the house.

Secured and pending funds are summarized as follows:

	Source	Awarded	Pending	Total
Structural Improvements	Hawai`ITourism Authority	$50,000	$0	$50,000
	Atherton Family Foundation	$50,000	$0	$50,000
	Conservation International	$20,000	$0	$20,000
	Joseph & Vera Long Foundation	$38,000	$0	$38,000
	SUBTOTAL:	**$158,000**	**$0**	**$158,000**
Staff/Program	Office of Hawaiian Affairs	$46,027	$0	$46,027
	Conservation International 2015	$0	$23,000	$23,000
	Conservation International 2014	$21,000	$0	$21,000
	American Hiking Society	$4,000	$0	$4,000
	SUBTOTAL:	**$71,027**	**$23,000**	**$94,027**
GRAND TOTAL		**$191,027**	**$68,000**	**$259,027**

RECOMMENDATION

That the Board:

1. Declare that after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS and Chapter 11-200 HAR, this project will have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

2. Authorize the Chairperson to execute a Revocable Permit with Hui Aloha Kiholo, subject to the review and approval by a Deputy Attorney General.

3. Authorize the Chairperson to prescribe other terms and conditions as may best serve the interests of the State.

Respectfully submitted,

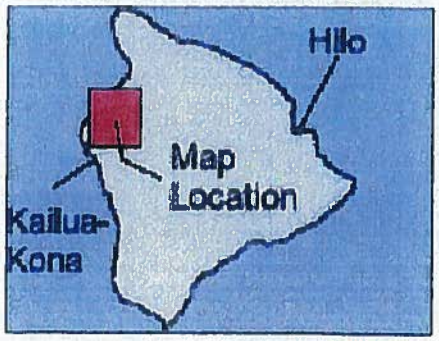
DANIEL S. QUINN
FOR State Parks Administrator

APPROVED FOR SUBMITTAL:

WILLIAM J. AILA, JR.
Chairperson

EXHIBIT 1

0 0.75 1.5 2.25 3 Miles



Legend

—— Roads

Tax Map Keys

371002002

371002008

Map created by DLNR
Chairperson Office
November 2006

EXHIBIT 2

Loretta Lynn House