REF: HP-TK

OCT 16 1990

Dr. Bruce Anderson, Interim Director
O.E.Q.C.
465 S. King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Enclosed is a copy of our department's determination that the rehabilitation of the Holualoa stone church, Hale Halawai o Holualoa, will have no substantial impacts upon the environment or historical resources, precluding the requirement for an Environmental Impact Statement.

Very truly yours,

WILLIAM W. PATY
Chairperson and State Historic Preservation Officer

c: Ken Smith
Environmental Assessment
Restoration and Reconstruction of Hale Malawai o Holualoa

Applicant
Hale Malawai o Holualoa
Holualoa Bay Congregational Church
Ken Smith, Pastor
76-6224 Alii Drive
Kailua-Kona, Hawaii 96740

Approving Agency
Department of Land and Natural Resources, State of Hawaii

Consulting Agency
Department of Land and Natural Resources, Historic Preservation Division

Proposal
The applicant wishes to restore and reconstruct a historic structure for church use on State-leased land (AS-5152). The parcel is located near the north end of Holualoa Bay, North Kona, Hawaii (TMK: 7-6-16: 13).

Class of Action
The site is listed on the Hawaii and National Register of Historic Places (Site No. 10-37-7234)

Project Description
The applicant is proposing to restore and reconstruct the main historic church structure located on the property. This will include placing a roofing frame with thatching on the existing stone masonry walls, installing new door and window frames and laying a concrete floor slab. Electric lights and wiring will be installed which will require some trenching to bury the lines leading to the structure. The structure covers a 30 x 60 foot area and is over 40 feet from the shoreline as certified by survey dated October 13, 1989. The building will be used for fellowship meetings and church-related activities.

Summary Description of Affected Environment
The subject parcel is located 2.7 miles south of Kailua Village. The site is about 100 feet Kaau of the nearest residential lots. Only two of the neighboring lots have residences nearby: one built about 300 feet south of the church and the other about 100 feet to the north. The site has easy public access, and many Kona families use the site for fishing and picnicking.

The subject property is occupied by the existing church structure, a graveyard, stone walls, a cesspool, a temporary annex building and gravel parking area.
The State Land Use Classification (SLUC) for the church parcel is urban and the County zoning is open. The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the immediate area urban. Most of the nearby property has urban classification.

According to the Flood Insurance Rate Map (FIRM), the parcel is 30% x, 60% AE-11', 10% VE-11. The Tsunami Inundation Map indicates that the subject parcel lies within the tsunami inundation zone. The General Plan Facilities Map indicates that the area lies outside the fault zone.

The project site is located within the Special Management Area (SMA) of Hawaii County. As such, the applicant must comply with the requirements of Chapter 205-a, HRS (relating to the Special Management Area).

The soil of the area is mapped as part of the Punaluu Series in the "Soil Survey of Island of Hawaii," U.S. Department of Agriculture, Soil Conservation Service (SCS; 1973). This series is classified as a Lithic tropofolist which consists of well-drained, thin organic soils overlying pahoehoe lava flows. Runoff in these areas is slow and the erosion hazard is slight.

The vegetation primarily consists of the grass kept as a lawn, various ornamentals and a few kiawe trees (Prosopis pallida). Before these were established, the vegetation was typical for the minimally developed land in the area. It was an woodland dominated by kiawe and to a lesser extent by opiuma (Pithecellobium dulce). The understory incorporated juveniles of these two trees, perennial shrubs such as koa haole (Leucaena leucocephala) and Guinea grass (Panicum maximum). Almost all the species are introduced.

No endangered plants or animal species are known from the subject parcel or from the surrounding parcels.

The Hale Halawai o Holualoa Church building, itself, is on the State and National Registers of Historic Places (Site No. 10-37-7234). The church site may have been established as early as 1825 and the present stone structure was completed by at least 1855. The structure is significant architecturally as a rare example of a mid-nineteenth century coral lime and lava stone structures and is one of the few examples which could be restored. It is also significant historically as the site of an early Congregationalist mission and for its continued use until the 1940's. The gravesites, the three papamu (konane) boards, the canoe landing, the stone walls, a subsurface cultural deposit along the makai (south) edge of the cemetery and possible salt pans add to the overall significance of the property.

Potential Environmental Impacts

The historical architect of the State Historic Preservation Office (SHPO) has reviewed the plans for the proposed restoration and concurs that the project will have "no adverse effect" on the historic character of the existing structure.

The proposed construction activities could have a direct "adverse effect" on two other historic properties in the church yard. The digging of trenches for electrical wiring could disrupt subsurface cultural deposits. Such deposits were noted along
the makai edge of the property and it is not known if they extend toward the northern
half of the yard where the electric lines will be placed. Also, the papamu boards
are located immediately northwest of the structure and could be damaged during
restoration activities.

Because construction and ground disturbing will be confined to the existing church
structure and the digging of trenches for the electrical lines, no other direct
impacts on historic properties are anticipated. No mechanical or non-mechanical
alteration of the ground surface will occur within the church yard. No alterations
will be made to the stone walls surrounding the church yard, to the graveyard, to the
canoe landing or to the salt pans. No new parking areas will be created at this time.

The project could, however, have an indirect impact on the historic properties
surrounding the building. The restoration of the church for fellowship meetings and
other church activities will mean increased usage of the church yard which could, in
turn, increase the probability of historic properties being adversely affected.

Proposed Measures to Mitigate Adverse Effects

To mitigate potential impact on subsurface deposits during trenching, an
archaeologist will conduct a series of test pits in the area to determine if cultural
deposits are present in the area to be impacted. If they are, an appropriate
mitigation plan will be devised and implemented in consultation with the State
Historic Preservation Division.

To protect the papamu boards, they will be covered throughout the restoration so that
they will not be damaged by falling construction materials or by substances such as
paint. The means of protection will be approved by the State Historic Preservation
Division before restoration activities begin.

To minimize the indirect impacts caused by increased usage, a general preservation
plan will be devised in consultation with the State Historic Preservation Division.
This plan would include, for example, restricting access to the graveyard during
certain kinds of functions and regulating parking adjacent to the church site.

Determination

Based on the information included in this environmental assessment, it is determined
that the proposed development will have no adverse effect on the environment of the
area or on historic properties given that the procedures stated above will be
followed. Therefore, an Environmental Impact Statement (EIS) is not required.

Findings and Resolution

The proposed project will have no adverse effect on the environment with the
exception of historic sites. Three mitigation measures will be devised to minimize
these possible impacts. With the implementation of these measures, there will be no
adverse effect on historic sites.
CORRECTION

THE PRECEDING DOCUMENT(S) HAS BEEN REPHOTOGRAPHED TO ASSURE LEGIBILITY
SEE FRAME(S) IMMEDIATELY FOLLOWING