

BENJAMIN J. CAYETANO
Governor of Hawaii



RECEIVED
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

95 FEB - 6 PM 12:39

P. O. Box 621

Honolulu, Hawaii 96809

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

REF:OCEA:SKK

Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

FILE NO.: HA-2748

I.D. NO.: 5276

FEB - 3 1995

MEMORANDUM

TO: Mr. Gary Gill, Director
Office of Environmental Quality Control

FROM: Honorable Michael D. Wilson, Chairperson
Department of Land and Natural Resources *Michael D. Wilson*

SUBJECT: Negative Declaration for a Single Family Residence at
Laupahoehoe Point, North Hilo, Hawaii, (Tax Map Key: 3-6-2: 4)

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period which began on October 23, 1994. We have determined that this project will not have significant environmental effect and have issued a negative declaration. Please publish this notice in the OEQC Bulletin as soon as possible.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. Please contact Cathy Tilton of our Office of Conservation and Environmental Affairs at 587-0377, if you have any questions.

Enclosures

Applicant: Ronald Alan Rigg, T.M.K. 3-3-6-2: 04

1995-02-23-HI-FEA-Rigg Residence

ENVIRONMENTAL ASSESSMENT

Negative Declaration

for

Proposed Construction of a Single Family Dwelling

Laupahoehoe Point, North Hilo, Hawaii

TMK# 3/3-6-2: 4

FEB 23 1995

RECEIVED

'95: JAN. 25 AM 9:30

DLNR
OCEA

1. APPLICANT: Ronald Alan Rigg
P.O. Box 87
Hawaii National Park, Hawaii 96718
2. Approving agency: Department of Land and Natural Resources.
3. Agencies consulted:
Department of Public Works regarding tsunami and flood zone requirements: This is a Zone X on the federal flat map with no restrictions or specific requirements for this parcel.
Department of Parks and Recreation regarding resident design plans: They referred to the Special Management Area permit that will refer to their department if necessary.
Planning Department Special Management Area permit: An application, site plan and copy of this document are being submitted to see if a permit is required. Single family residences usually do not require a permit, but review of site plan is necessary to determine this.
4. Proposed action:
Applicant proposes to build a single family dwelling for a primary residence, consisting of 720 sq. ft. of residence with a carport under the structure. Dwelling will be a 1 bedroom/1-bath home, to be constructed on cinder block foundation. Dwelling will have single wall construction with a gable roof, to be covered with corrugated metal painted to blend in with surrounding environment.. (see Exhibit A for location of proposed dwelling on site.) There will be a minimal grade driveway, 10 ft wide, from road to house site consisting of base course gravel. All fill from foundation and driveway sites will be leveled and landscaped on the property. Telephone line will be buried, and there will be septic system designed to state health regulations, all fill will be used on property as landscape. Utilities will include solar until neighbors (new owners) need utilites, and an underground system can be shared.

Remarks:

Applicant currently resides within 300' of Hawaii National Parks Volcano and is aware and considerate to the privilege of having such a neighbor. The applicant will employ whatever necessary to enhance and maintain the dignity and natural beauty of the proposed houselot site and its surroundings.

Please find the attached plot plan showing that the dwelling will meet the structural minimum yard setback requirements of front & rear 20 ft., and sides 10 ft. The dwelling will also meet all zoning & building code requirements. Working drawings & specifications will be forthcoming via the building department.

Applicant: Ronald Alan Rigg, T.M.K. 3-3-6-2: 04

5. Description of affected environment:

Existing use:

The proposed houselot site is not presently being used. Previously it was being used to graze the neighbor's livestock.

Topography and soils:

Elevation on the proposed houselot site is approximately 30 to 35 ft. above sea level, and minimally sloped toward the ocean. Soils are of the Kaimu series, which generally consists of a well-drained, thin organic soil.

Flora and Fauna. The parcel was previously used for grazing cattle. As a result it is predominantly in California Grass, Dicentra and Hila Hila (sensitive grass). There are mature coconut palms with many starters coming up below. There is an existing banana patch along with some papaya and mango trees.

Historic and Archaeological:

The proposed site contains no known historical or archaeological sites. The following information is selected from: Laupahoehoe Navigation improvements, final detailed project report and environmental impact statement; March 1984; U.S. Army Corps. of Engineers, Honolulu District. (refer to pages 12 & 13 of that EIS).

Historic Resources:

"There are no properties or sites that are presently listed on either the State of National Registers of Historic Places located within or directly adjacent to the proposed area. A memorial monument for the victims of the 1946 Tsunami is located within the Laupahoehoe Point Park on State of Hawaii land."

Archaeological Resources:

The State Historical Preservation Division conducted a field inspection on the subject property on 20 October 1994. Marc Smith, staff archaeologist, reported that the proposed action will have "no effect" on significant historic sites. (See attached letter).

There were a number of heiaus in the area, according to early writers. MOIAPUHI HEIAU was located on the beach to the south of the point. Another, PAPAULEKEE was on the site of the Monarchy's Court House. The lighthouse was built near yet another, LONOPAHA. HAKALAU HEIAU is described as near "the coconut grove at the south side of the settlement." None of the heiaus remain today." (End of quoted material).

Surrounding Land Use:

The surrounding land is characterized by low density residential use, and grazing land for local residents' livestock. The proposed houselot site is adjacent to (easterly side) Laupahoehoe Point Park which belongs to the State of Hawaii. There is a common road referred to as "Government Road" bordering the front of the houselot on the westerly side.

Applicant: Ronald Alan Rigg, T.M.K. 3-3-6-2: 04

Description of the Community. The nearest residence is partially completed across the street. This structure belongs to the late David Malani Jr. His father owns the adjacent home. They live however, in the village above and seldom use this residence. The Poi's live 3 lots to the north approximately 200' away and would be the closest full time neighbor. All of these immediate neighbors have been contacted and made aware of my plans to construct a home. There are a total of 3 other full time residences in the area. I will do my best to not affect the quiet enjoyment of my new neighbors. All construction will be in day light hours only. Vehicular access in and out will be kept to a minimum during this time. See attached "site location map".

Utilities and Services:

Electricity, telephone and water are on and/or available to the subject area.

6. Probable Impacts:

Long Term:

There are no long term impacts anticipated except one additional single family residence.

Short Term:

Noise and dust during the initial construction phases of the proposed residence.

7. Alternative to the Proposed Action:

Under a "no-action" alternative, the owner/applicant would not be able to effectively utilize the subject property.

8. Irreversible and Irretrievable Commitment of Resources:

There would be no irreversible or irretrievable commitment of resources as a result of granting the proposed construction of a single family dwelling as proposed by the applicant.

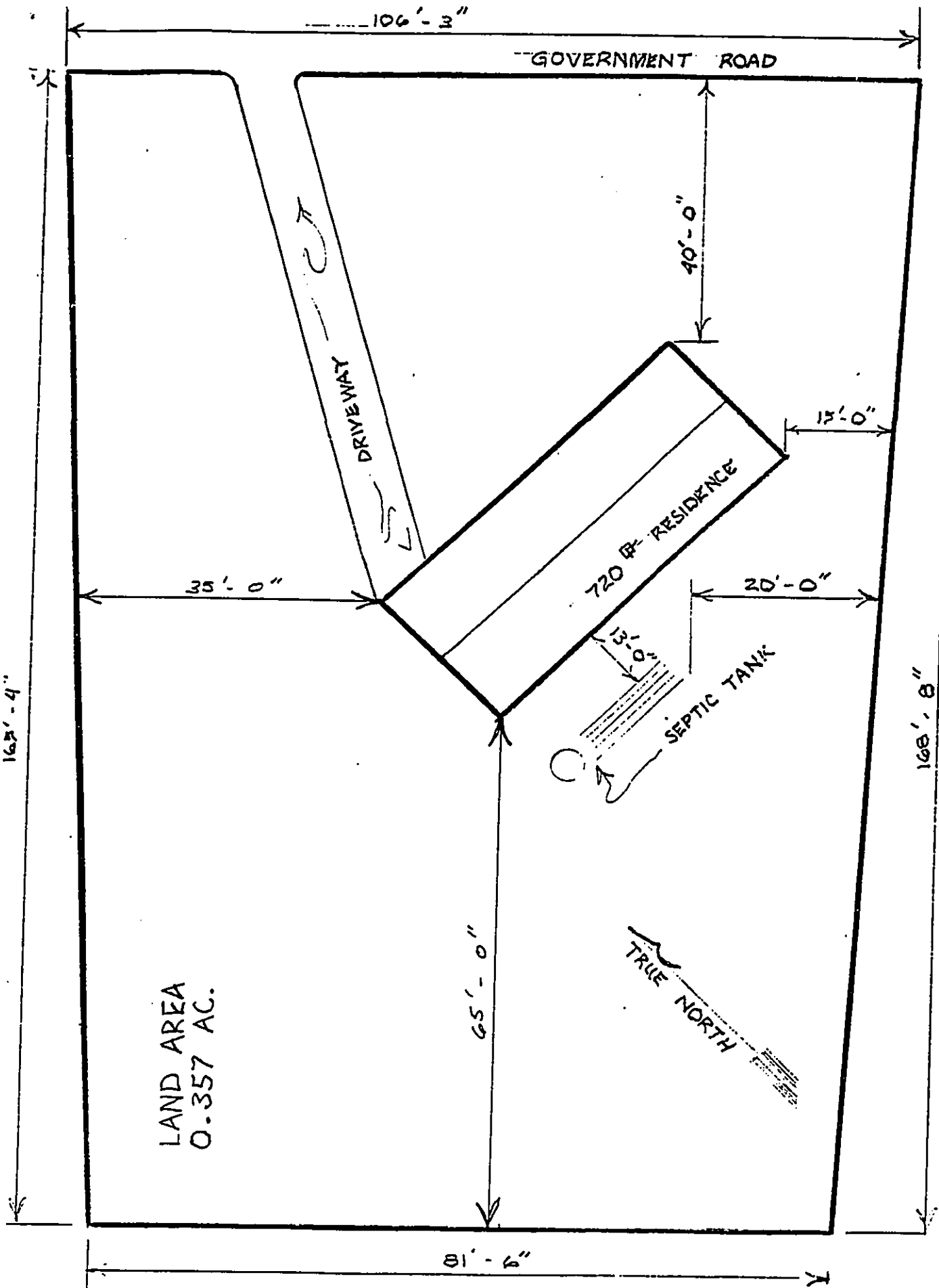
9. Mitigating Measures:

Any and all precautionary measures shall be taken to assure that no debris, concrete, lumber, paint or other construction materials will get into shore waters or onto any of the surrounding State of Hawaii Lands and privately owned land.

Other than observing standard construction practices for any work conducted on the proposed dwelling, no mitigating measures will be needed.

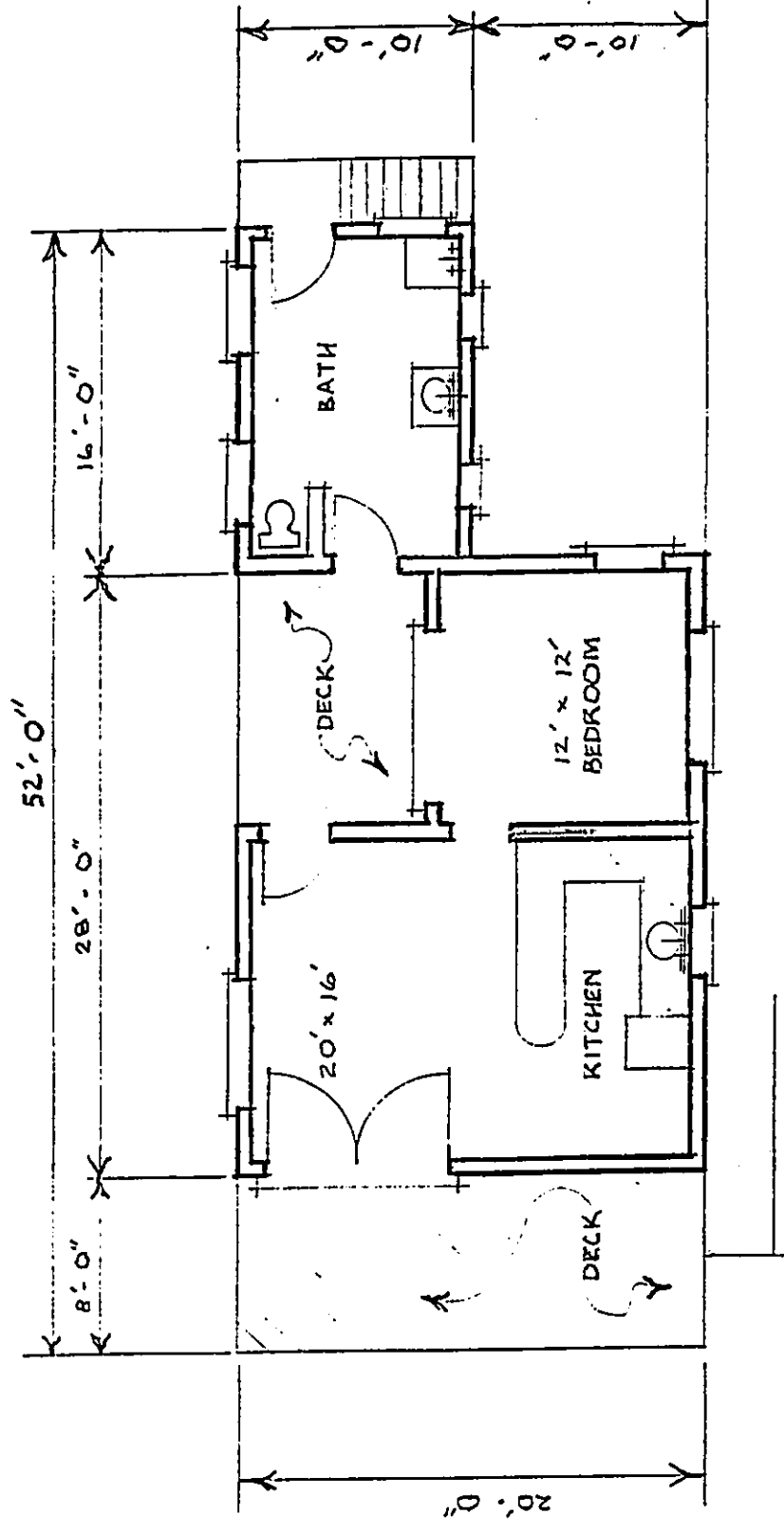
10. Findings and Determinations:

Based on foregoing, it can easily be determined that the proposed single family dwelling will not have a significant effect on the environment and that an Environment Impact Statement is not required.



PLOT PLAN

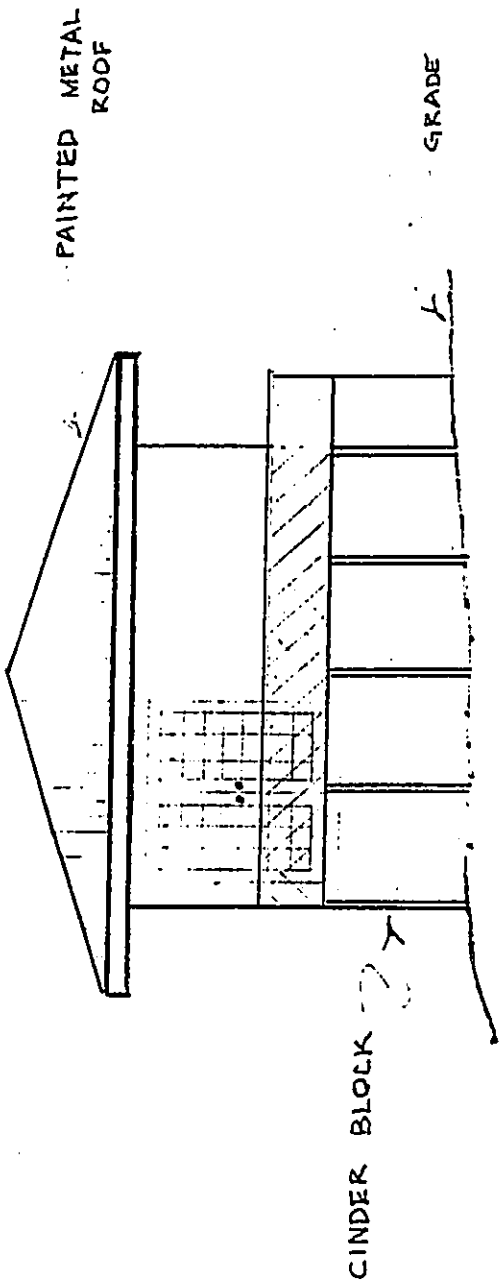
TMK 3:6:2:4



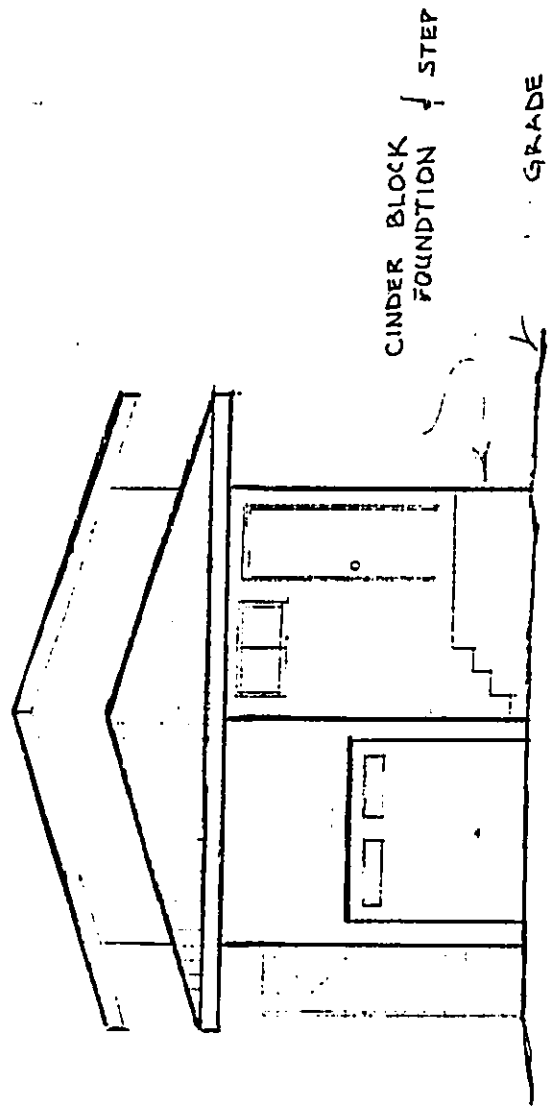
SINGLE FAMILY RESIDENCE

RONALD A. RIGGS

TMK 3-6-2-4
SCALE 1/8" = 1'-0"

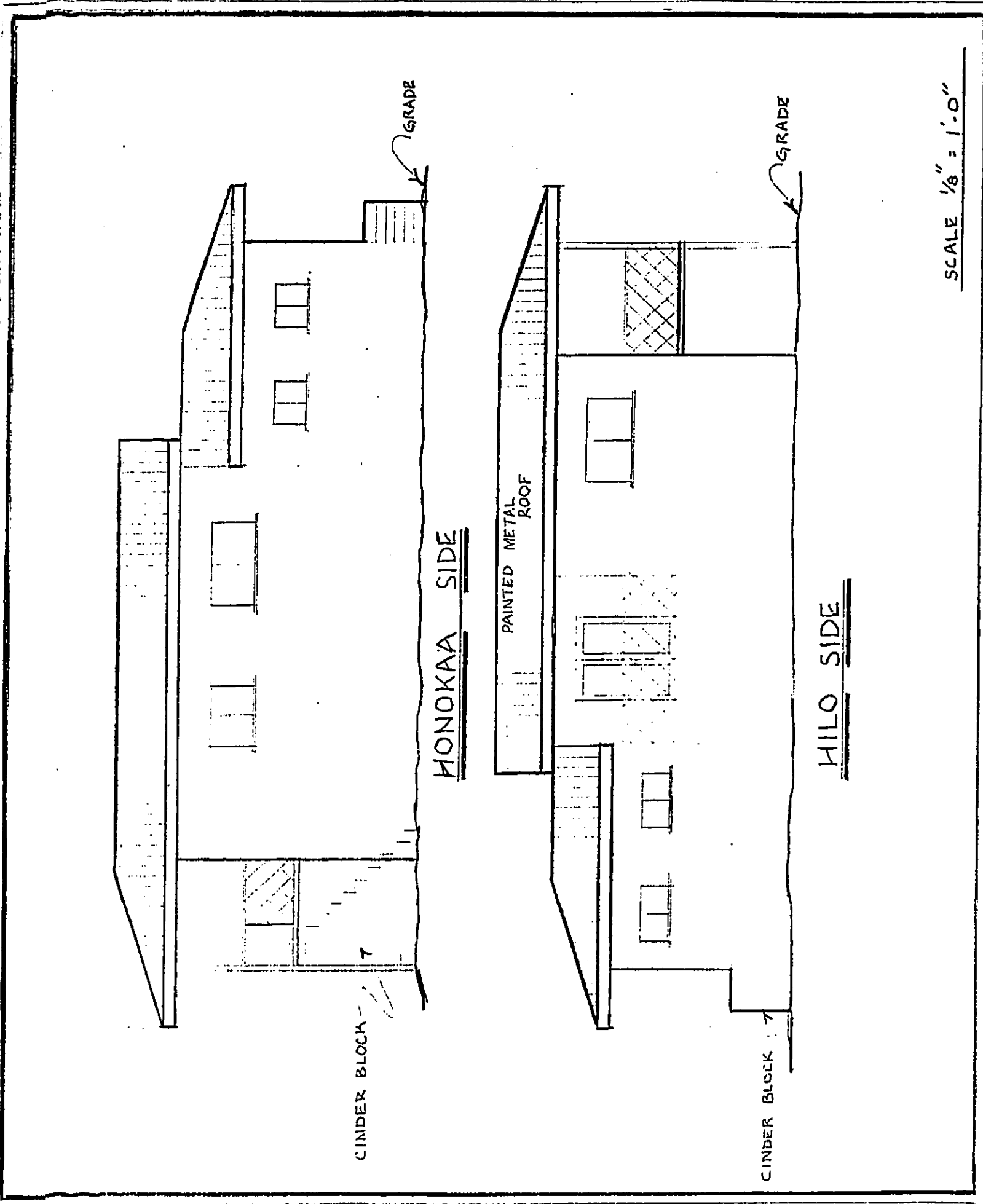


FRONT



BACK

SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"



ISLAND SURVEY, INC.
SURVEYORS
P.O. BOX 4215 • HILO, HAWAII 96720
TELEPHONE: 935-9105

INVOICE

No 4200

Date June 15, 1992

Purchase Order No.

To: Mr. Ron Rigg
RSM, INC.
345 Kekuanaoa Avenue
Hilo, HI 96720

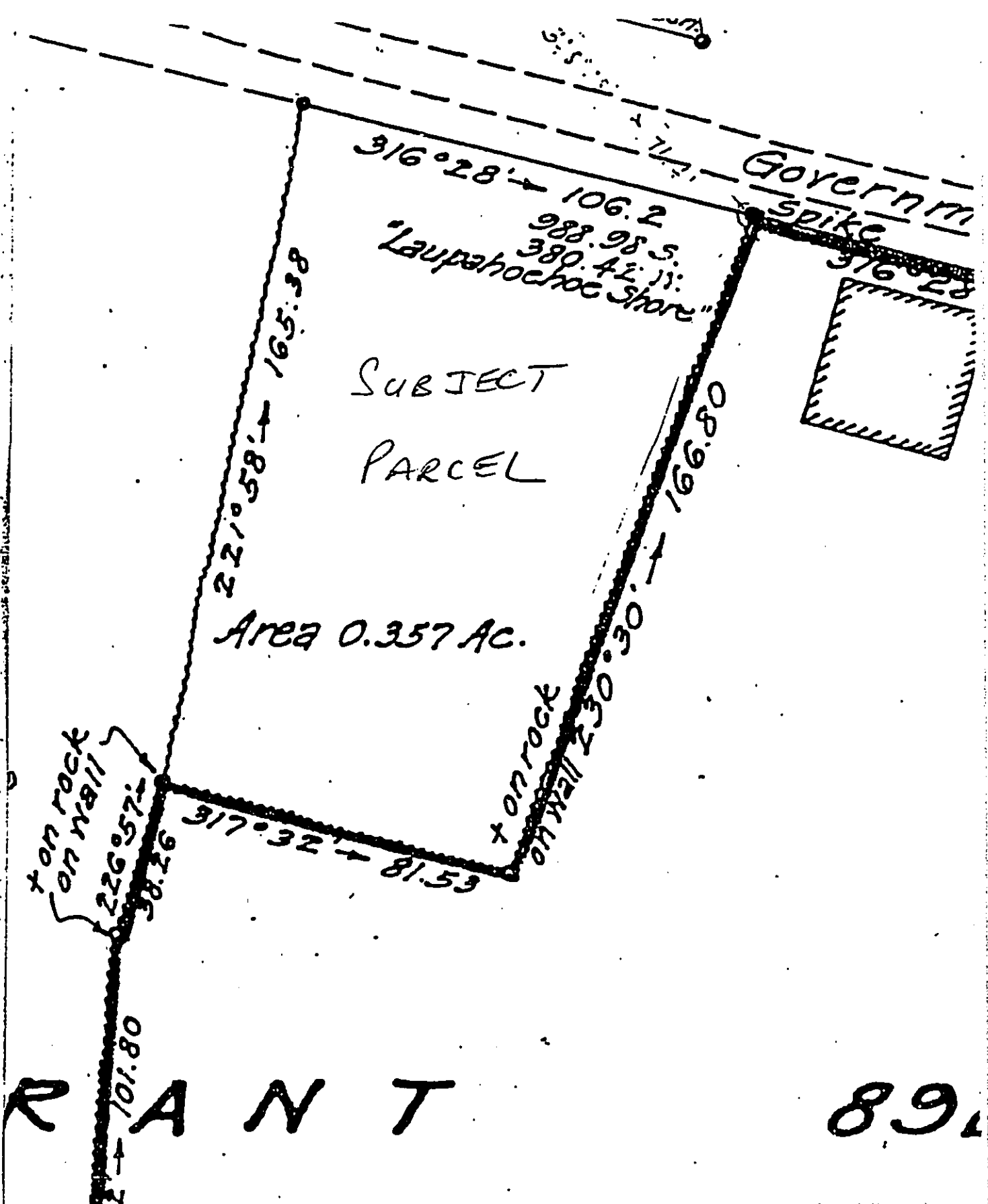
Job: TMK:3-6-02:04 Laupahoehoe

To recover and reestablish boundary corners of the above
referenced parcel.

Due and payable - - - - \$1,200.00
=====

Encl - Copy of map

1. Please remit from invoice. No statement will be mailed.
2. **TERMS:** A finance charge will be assessed on all accounts outstanding beyond 30 days at 1.5% per month which is equal to 18% per annum.



SUBJECT
PARCEL

Area 0.357 AC.

Government
Spike

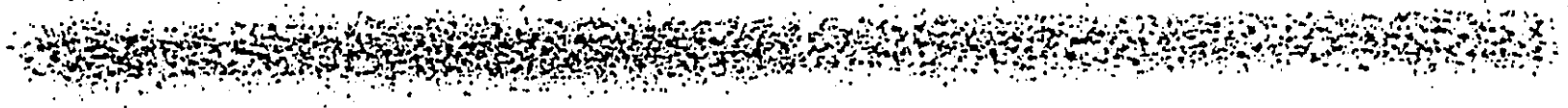
916°28' → 106.2
988.985
380.42
"Laupahoehoe Shore"

x on rock
on wall
226.57
38.26

x on rock
on wall
230.30

A N T

89



DOCUMENT CAPTURED AS RECEIVED

SUBJECT PROPERTY
FRONTING ROAD



HONO KAA
SIDE
L

SUBJECT PROPERTY LOOKING MAUKA


14 Dec. 1994

To: D.L.N.R. State of Hawaii , FINAL EA

From: Ronald A. Rigg Single family residence
Laupahoehoe Point, North Hilo, Hi. TMK:3-6-2-4

Please find the following letters addressing the various departments that have responded to my application. Thank you ahead of time for allowing me to build my dream home. I have the utmost respect for this area and will always go out of my way to be a good caretaker of this land.

Mahalo & Aloha,


Ronald A. Rigg

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

October 20, 1994

HA-2748

KEITH AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES


FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION


LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

MEMORANDUM

LOG NO: 12883 ✓
DOC NO: 9410PM04

TO: Roger Evans, Administrator
Office of Conservation and Environmental Affairs

FROM: Don Hibbard, Administrator
State Historic Preservation Division 

SUBJECT: FILE NO. HA-9/7/94-2748. Conservation District Use Application
Ronald Rigg Single Family Residence
Laupahoehoe Point, North Hilo, Island of Hawaii
TMK: 3-6-2:4 

Staff archaeologist Marc Smith conducted a field inspection of the subject parcel, which has a stone wall along two sides. He noted that the lot, which is presently in lawn, had been previously graded, thus making it unlikely that there are any intact subsurface cultural deposits. The walls appear to be of relatively recent construction. Based on available evidence we believe that the proposed action will have "no effect" on significant historic sites.

PM:jk

DLNR
OCEA

'94 OCT 21 AM 10:51

RECEIVED

14 Dec. 1994

To: D.L.N.R. State Historic Preservation Division

From: Ronald A. Rigg Single Family Residence
Laupahoehoe Point, North Hilo, Hi.
TMK# 3-6-2-4

Greetings Mr. Don Hibbard,

Thank you for your letter dated 20 Oct. 1994 re; file no. HA-9/7/94-2748 CDUA. Based on the field inspection of the subject parcel by staff archaeologist Marc Smith. You believe that the proposed action will have "no effect" on significant historic sites. I am pleased to hear your response.

Mahalo & Aloha,

A handwritten signature in cursive script, appearing to read "R.A. Rigg".

Ronald A. Rigg

Fr 10/21

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Environmental Affairs
Honolulu, Hawaii

<input checked="" type="checkbox"/>	Suspense Date	
<input checked="" type="checkbox"/>	Draft Reply	
<input checked="" type="checkbox"/>	Reply Direct	
<input type="checkbox"/>	Comments	
<input type="checkbox"/>	Information	
<input type="checkbox"/>	Comp. Act & F's	
<input type="checkbox"/>	Return to	
<input type="checkbox"/>	Copies to	
<input type="checkbox"/>	Remarks	
		94-1127

In reply, please refer
to: FILE NO.: HA-9/7/94-2748
Acceptance Date: 9/23/94
180-Day Exp. Date: 3/22/95
SUSPENSE DATE: 21 days
DOC. ID.: 4958

SEP 30 1994

RECEIVED
 94 OCT 25 PM 4:44
 DIVISION OF AQUATIC RESOURCES

MEMORANDUM

TO: Aquatic Resources; Conservation and Resources Enforcement;
Land Management; Historic Preservation; State Parks, Water
and Land Development; Forestry & Wildlife; Water Commission

FROM: Roger C. Evans, Administrator
Office of Conservation and Environmental Affairs

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application

APPLICANT: Mr. Ronald Rigg

FILE NO.: HA-2748

REQUEST: Single Family Residence

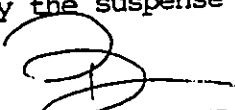
LOCATION: Laupahoehoe Point, North Hilo, Hawaii

TMK(s): 3-6-2: 4

PUBLIC HEARING: YES NO

DOCARE: Please conduct a field inspection on this project. Should you
require additional information, please call Cathy Tilton at 7-0377.

If no response is received by the suspense date, we will assume there
are no comments.


ROGER C. EVANS

Attachment(s)

*See attached -
Henry M. Schuler
10/25/94*

RECEIVED
SEP 30 1994
Div. of Aquatic Resources

State of Hawaii
Department of Land and Natural Resources
DIVISION OF AQUATIC RESOURCES

Date: October 24, 1994

TO: Paul Kawamoto, Aquatic Resources & Environmental Protection
FROM: ~~25~~ Richard Sixberry, Aquatic Biologist
SUBJECT: Comments on Conservation District Use Application, HA-2748
Comment Roger Evans, Office of Conservation Date of Date
Requested by _____ and Environmental Affairs Request 09/30/94 Rec'd. 09/30/94

Summary of Proposed Project

Title: Single Family Residence

Project by: Mr. Ronald Rigg

Location: Laupahoehoe Point, Hawaii

Brief Description:

The applicant proposes to construct a 720 sq. ft. single family dwelling and a carport on a .357 acre parcel at Laupahoehoe Point, Hawaii.

Comments:

The planned residence and carport should not significantly impact aquatic resource values.

Areas denuded of vegetation or susceptible to erosion should be appropriately stabilized. Further, precautionary measures, as proposed by the applicant on page 3 of the EA, should be taken to prevent contaminants from entering the aquatic environment during construction.

14 Dec. 1994

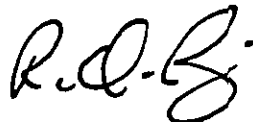
To: State of Hawaii DLNR
Division of Aquatic Resources

From: Ronald A. Rigg Single Family Residence
Laupahoehoe Point, Hi. North Hilo,
TMK: 3-6-2-4

To whom it concerns:

Thank you for your letter dated 24 Oct. 1994 re; CDUA HA-2748. As per your request areas denuded of vegetation or susceptible to erosion will be appropriately stabilized. All measures will be taken to prevent contaminants from entering the aquatic environment during construction.

Mahalo & Aloha,



Ronald A. Rigg

JOHN WAIHEE
GOVERNOR



BRUCE S. ANDERSON, Ph.D.
INTERIM DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2432

October 17, 1994

The Honorable Keith W. Ahue, Chairperson
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Ms. Cathy Tilton

Dear Mr. Ahue:

Subject: Draft Environmental Assessment (DEA) for a Single Family Residence at
Laupahoehoe, North Hilo, Hawaii (TMK 3-6-2: 4)

After a careful review of the subject project, we recommend that the following points be covered in the final environmental assessment:

1. Wastewater disposal is not discussed in the DEA. Please cover it in the final EA.
2. The site location map in the DEA appears to be a section of an enlarged TMK map. Please include a complete site location map in the final EA.
3. The Archaeological Resources section of the DEA paraphrases the referenced March 1984 EIS, but this EIS does not include the subject parcel. Please consult with State Historic Preservation Division regarding the site's archeological status. For your reference I am enclosing copies of relevant pages from the EIS.
4. The Flora and fauna section in the DEA does not include a description of the fauna. Please include a full description of the flora and fauna on the site.

The Honorable Keith W. Ahue, Chairperson
October 17, 1994
Page 2

5. A description of the community is lacking. Are there, for example, other residences on the site?

If you have any questions, please call Ms. Nancy Heinrich at 586-4185.

Sincerely,


for BRUCE S. ANDERSON, Ph.D.
Interim Director

BSA/NH:kk

c: ✓ Mr. Ronald Rigg

December 14, 1994

To: Office of Environmental Quality Control - To whom it may concern

From: Ronald A. Rigg Single family residence
Laupahoehoe Point, North Hilo, Hi. TMK:3-6-2-4

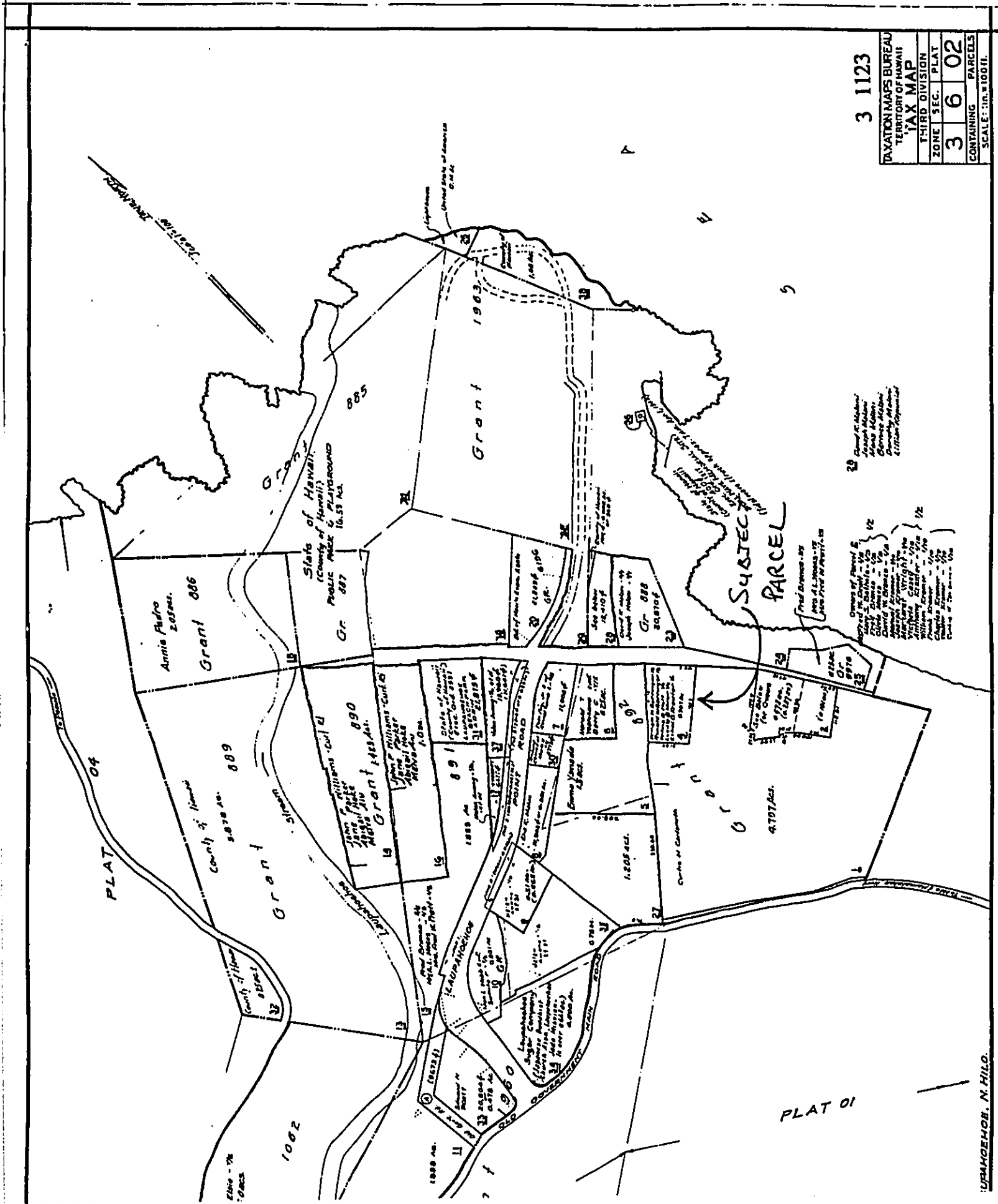
Thank you for your letter dated 17 October 1994 Re; CDUA HA - 2748.

In response to your five points of concern please refer to the following:

1. Waste Water Disposal. Please refer to page 2 of Dept. master application form, "A Septic System Designed To State Health Standards ", will be installed.
2. Site Location Map. Please find the attached complete site location map.
3. Archaeological Resources. Please see attached letter from " State Historic Preservation Division ".
4. Flora and Fauna. The parcel was previously used for grazing cattle. As a result it is predominantly in California Grass, Dicandra and Hila Hila (sensitive grass). There are mature coconut palms with many starters coming up below. There is an existing banana patch along with some papaya and mango trees.
5. Description of the Community. The nearest residence is partially completed across the street. This structure belongs to the late David Malani Jr. His father owns the adjacent home. They live however, in the village above and seldom use this residence. The Poi's live 3 lots to the north approximately 200' away and would be the closest full time neighbor. All of these immediate neighbors have been contacted and made aware of my plans to construct a home. There are a total of 3 other full time residences in the area. I will do my best to not affect the quiet enjoyment of my new neighbors. All construction will be in day light hours only. Vehicular access in and out will be kept to a minimum during this time.

Mahalo and aloha,


Ronald Alan Rigg



3 1123

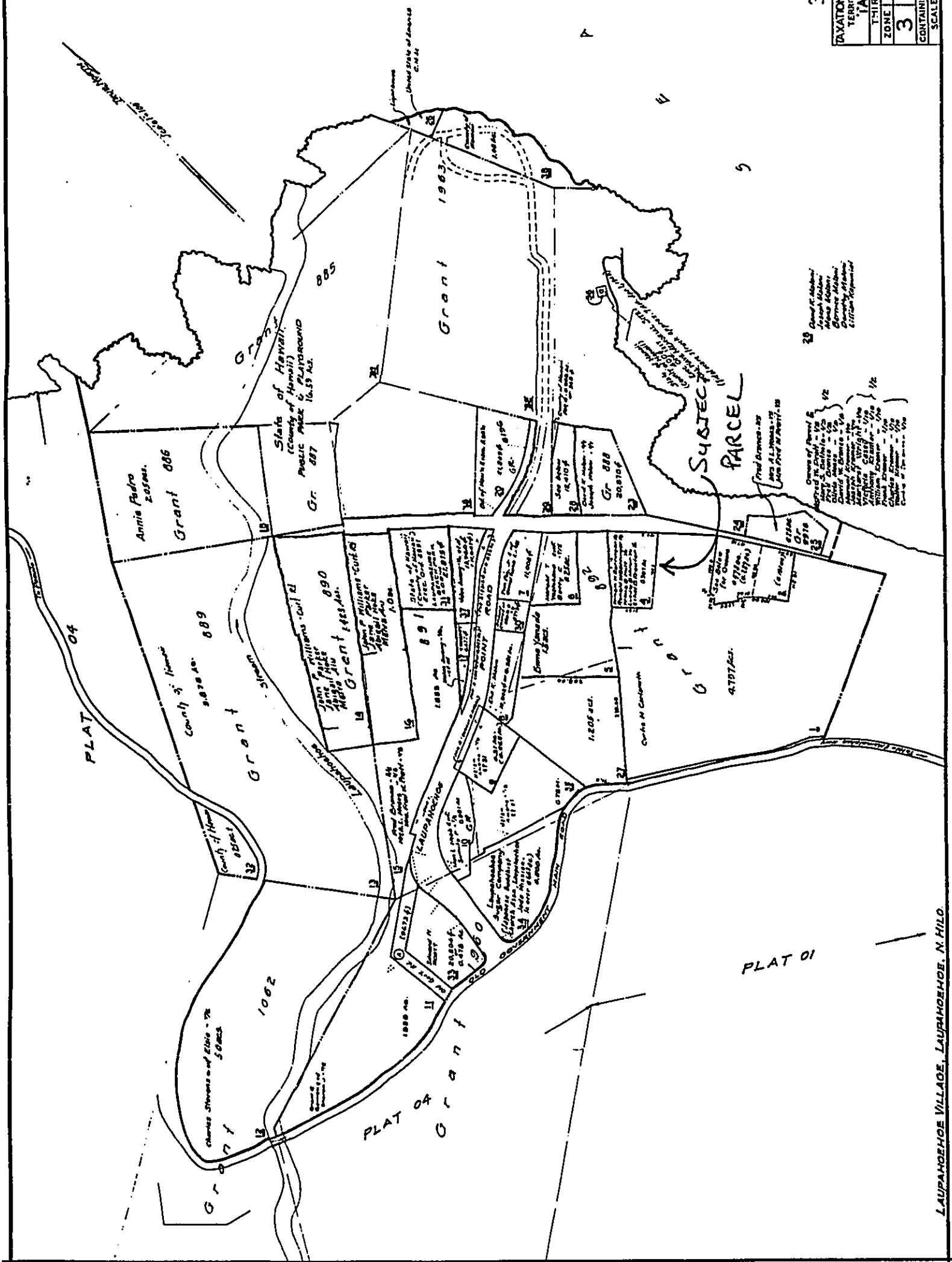
TAXATION MAPS BUREAU	
TERRITORY OF HAWAII	
TAX MAP	
THIRD DIVISION	
ZONE	3
SEC.	6
PLAT	02
CONTAINING	PARCELS
SCALE: 1 in. = 100 ft.	

URAKOHEDE, N. HILO.

CORRECTION

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

DWG No. 2510
 Source: T.M. Bureau & Bureau Dept. (Reg. Map Proj.)
 Revised by: P. Kairua - October, 1980



TAXATION MAPS BUREAU		3 1123
TERRITORY OF HAWAII		
TAX MAP		
THIRD DIVISION	PLAT	3 6 02
ZONE SEC.	PARCELS	
SCALE: 1" = 100ft.		

LAUPAHOEHO VILLAGE, LAUPAHOEHO, N. HILO.

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director
Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

October 10, 1994

Mr. Keith W. Ahue
Chairperson
Board of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, HI 96809

Dear Mr. Ahue:

Conservation District Use Application (HA-9-7-94-2748)
Applicant: Ronald A. Rigg
Proposed Single Family Residence
TMK: 3-6-2: 4; Laupahoehoe Point, North Hilo, Hawaii

We have reviewed the above-referenced Conservation District Use Application for the construction of a proposed single family residence on the subject property. The subject property is situated within the Special Management Area (SMA) and therefore the proposed project is subject to SMA review. According to Planning Commission Rule No. 9, Special Management Area Rules and Regulations, development does not include "Construction of a single family residence that is not part of a larger development." The proposed residence is determined exempt from the definition of development.

The applicant should be advised that the dwelling should meet the Zoning and Building Codes requirements. We recommend that the dwelling meet the structural minimum yard setback requirements of front and rear - 20 feet, and sides - 10 feet.

Should you have any further questions, please feel free to contact Alice Kawaha of this office at 961-8288.

Sincerely,

Virginia Goldstein
VIRGINIA GOLDSTEIN
Planning Director

AK:mjh/1trahue.agk

HA-2748

CLERK
OCEA

94 OCT 17 AM 11:01

RECEIVED

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

94 OCT 14 AIO: 61

RECEIVED

14 Dec. 1994

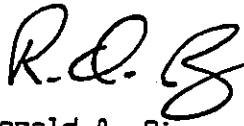
To: County of Hawaii Planning Department

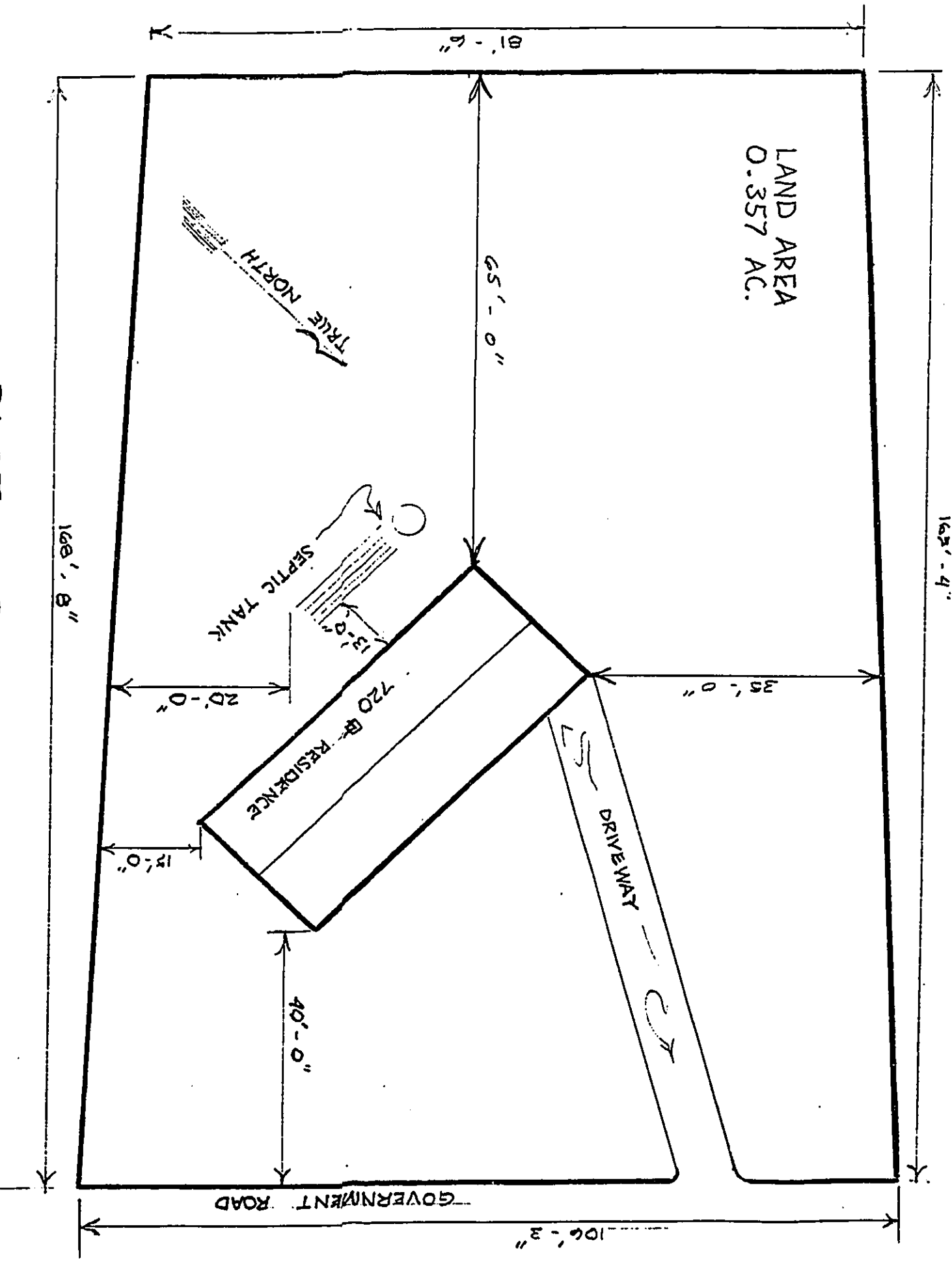
From: Ronald A. Rigg Single family residence
Laupahoehoe Point, North Hilo, Hi.
TMK: 3-6-2-4

Greetings Virginia Goldstein,

Thank you for your letter dated 10 Oct. 1994 re; CDUA (HA-9-7-94-2748).
Please find the attached plot plan showing that the dwelling will
meet the structural minimum yard setback requirements of front & rear
20 ft., and sides 10 ft. The dwelling will also meet all zoning & building
code requirements. Working drawings & specifications will be forthcoming
via the building department.

Mahalo & Aloha


Ronald A. Rigg



LAND AREA
0.357 AC.

720 SQ. FT. RESIDENCE

SEPTIC TANK

DRIVEWAY

GOVERNMENT ROAD

PLOT PLAN

TMK 3.6.2.4