

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 621
HONOLULU, HAWAII 96809

MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

FILE NO.: HA-2797

FEB 26 1996

MEMORANDUM

TO: Gary Gill, Director
Office of Environmental Quality Control

FROM: Dean Uchida, Administrator
Land Division *Uchida*

SUBJECT: Final Environmental Assessment (EA) for a Single Family
Residence at Honomalino, South Kona, Hawaii; TMK:
8-9-05: 04

REC'D
96 FEB 26 11:4
OFFICE OF ENVIRONMENTAL
QUALITY

The Department of Land and Natural Resources has reviewed the final EA and has determined that the project will not have a significant impact. Therefore, a Negative Declaration is being issued for the above-referenced subject.

Enclosed is a completed OEQC Bulletin Publication Form and four copies of the final EA. Should you have any questions, please call Lauren Tanaka at 587-0385, Planning and Technical Services Branch of the Land Division.

Enclosures

- 1996-03-08-HI-*FEA*- Causey Single family Residence
Conservation district

MAR 8 1996

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

Proposed Single Family Dwelling
Applicant: G. Terry Causey
Honomalino, South Kona, Hawaii
Tax Map Key: 8-9-05: 4

RECEIVED
DIVISION OF
LAND MANAGEMENT
JAN 18 4 35 PM '96

Prepared By:
Sidney Fuke & Associates

January 1996

DEPT. OF ENVIRONMENTAL
QUALITY CONTROL

96 FEB 26 AM 11:49

RECEIVED

FINAL ENVIRONMENTAL ASSESSMENT

Proposed Single Family Dwelling
Applicant: G. Terry Causey
Honomalino, South Kona, Hawaii
Tax Map Key: 8-9-05: 4

Prepared By:
Sidney Fuke & Associates

January 1996

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EXHIBITS

- Exhibit A Title Guarantly of Hawaii, dated
July 14, 1995
- Exhibit B Letter of Consent from Dillingham Partners,
dated September 8, 1995
- Exhibit C Draft Access Easement Document
- Exhibit D Archaeological Inventory Survey of
TMK: 8-9-05: 4, William Barrera, Jr.,
dated September 1995
- Exhibit E-1 Letter from County of Hawaii Planning
Department to Mr. G. Terry Causey, dated
October 30, 1995
- Exhibit E-2 Letter from County of Hawaii Planning
Department to The Honorable Michael D.
Wilson, Chairman, dated November 2, 1995
- Exhibit F Draft Environmental Assessment: Comment
and Response

1 INTRODUCTION

1.1 Applicant and Proposed Use

The applicant, G. Terry Causey, proposes to construct a single family dwelling with related improvements on a parcel located in the County of Hawaii, TMK: 8-9-05: 4, Honomalino, South Kona, Hawaii. The parcel is located in the Conservation District, Resource Subzone.

1.2 Approving Agency

The proposed use requires a Conservation District Use Permit (CDUP). Thus, the approving agency is the State Board of Land and Natural Resources (BLNR).

1.3 Agencies Consulted

The following agencies were consulted in the process of preparing this environmental assessment:

- o County of Hawaii
 - o Planning Department
 - o Department of Public Works
 - o Department of Water Supply
- o State of Hawaii
 - o Department of Land and Natural Resources
 - o Department of Health
 - o Department of Transportation, Highways Division

2 GENERAL DESCRIPTION OF PROPOSED ACTION

2.1 Location and Ownership

The subject parcel is located in the vicinity of Honomalino Bay, approximately one mile, south or Ka'u side of the village of Miloli'i, District of South Kona, Island of Hawaii, TMK: (3) 8-9-05: 4. (Figure 1)

Although the parcel is near the shoreline, it is located at least 200 feet from the shoreline. There are two intervening parcels, one of which

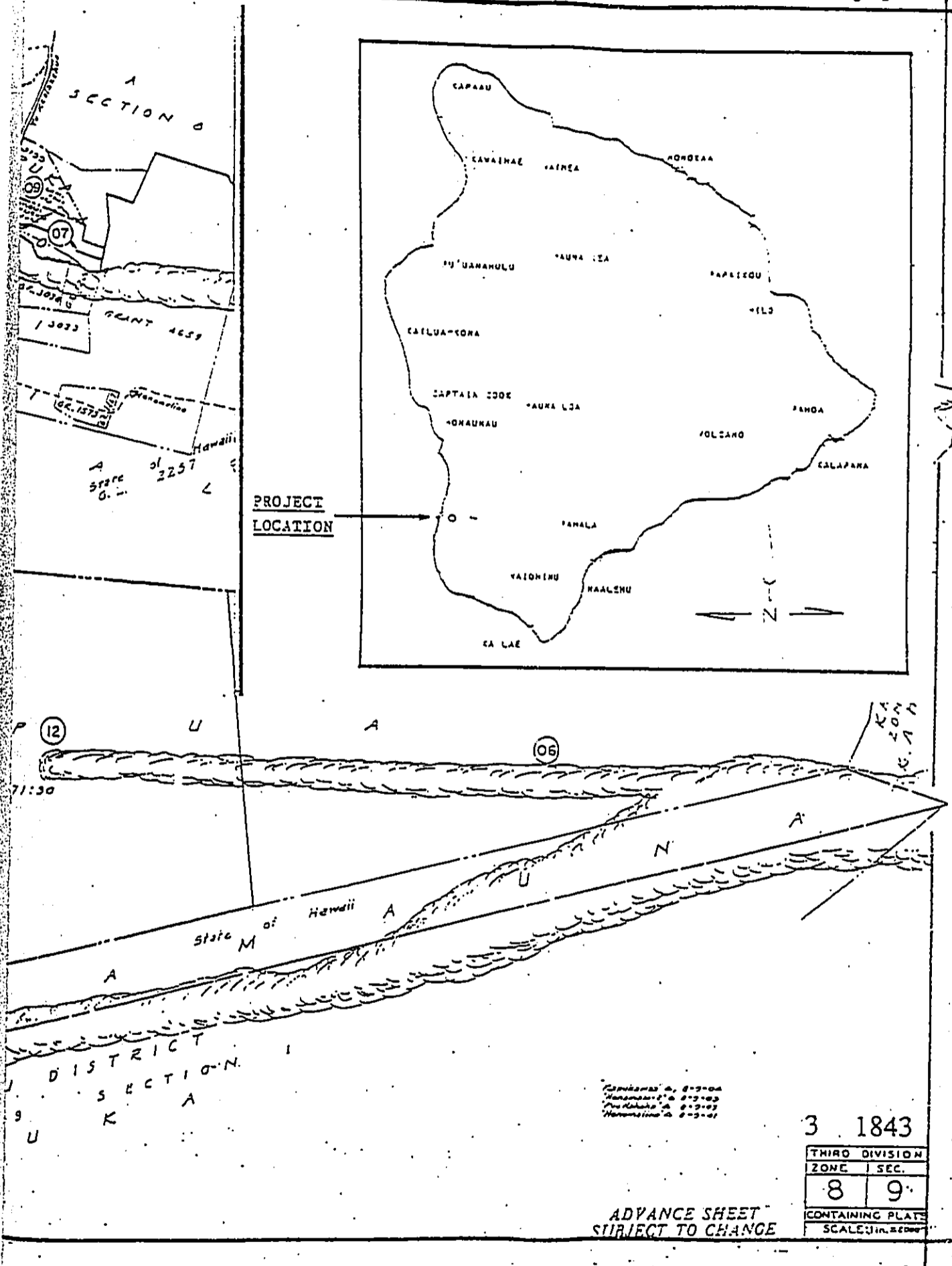


FIGURE 1

is owned by the State. (Figure 2)

The parcel, consisting of .183 acre or 7,971 square feet, is considered a "kuleana" parcel. A copy of this verification from Title Guaranty Of Hawaii is listed as Exhibit A.

The applicant is in the process of acquiring the land. A letter of consent from the landowner. (Donn Carlsmith, President of Dillingham Partners) is listed as Exhibit B.

2.2 Existing and Surrounding Uses

The parcel is presently vacant and partially overgrown with lowland vegetative shrubs. No known modern day structures have been constructed on the parcel.

Two single-family residences in the area received approval for construction by the State Land Board in the early 1970s and in 1989. Other surrounding parcels are currently undeveloped.

2.3 Project Description

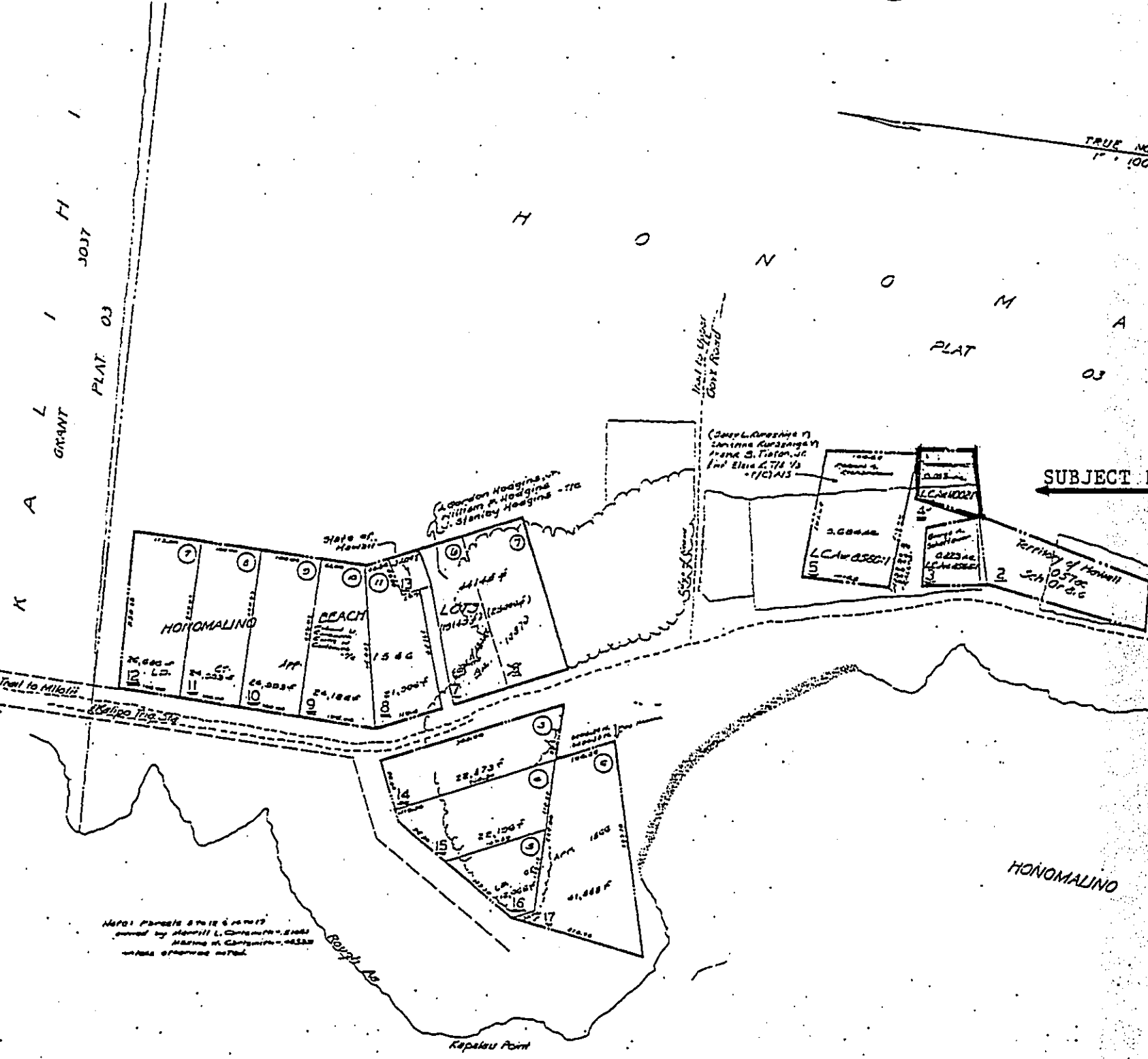
2.3.1 Nature of Request

A single family dwelling with related improvements is being proposed for the applicant's personal use. No commercial activity or rental will occur with the proposed use. The applicant seeks approval of a Conservation District Use Permit, discussed in further detail in Section 4.1 of this Environmental Assessment.

2.3.2 Conceptual Design

The preliminary site plan reflects a 2-story, 2-bedroom dwelling consisting of 1,536± square feet of living area. A 1,320± square foot lanai is also being proposed. The height of the building should not exceed 25 feet. (Figures 3, 4, and 5).

104 103 102
 101 100 99 98
 97 96 95 94
 93 92 91 90
 89 88 87 86
 85 84 83 82
 81 80 79 78
 77 76 75 74
 73 72 71 70
 69 68 67 66
 65 64 63 62
 61 60 59 58
 57 56 55 54
 53 52 51 50
 49 48 47 46
 45 44 43 42
 41 40 39 38
 37 36 35 34
 33 32 31 30
 29 28 27 26
 25 24 23 22
 21 20 19 18
 17 16 15 14
 13 12 11 10
 9 8 7 6
 5 4 3 2
 1



Dwg No: 2811
 Source: B.L. & S. B. Survey Div.
 By: P.L. G.V.C. July 1936

Area of Contour	= 2.5%
Area of Contour	= 2.5%
Area of Contour	= 2.5%
Area of Contour	= 2.5%
Area of Contour	= 2.5%

3 1848
 HONOMALINO (BEACH SECTION) S. KONA, HAWAII

TRUE NORTH
1" = 100'

M A L I N O
PLAT 03

SUBJECT PARCEL

1. [unclear]
 2. [unclear]
 3. [unclear]

Territory of Hawaii
 105705
 Sch. 107 B.C.

Cont. 0 1/2 ac.
 C. [unclear]
 18,4035
 L.C. No. 1073571
 1073571

HONOMALINO BAY

- Rate on [unclear] - 3.5%
- Rate on [unclear] - 13.5%
- Rate on [unclear] - 4.00%
- Rate on [unclear] - 4.00%
- Rate on [unclear] - 4.00%

A

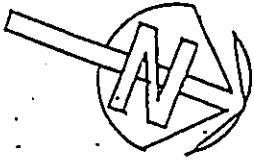
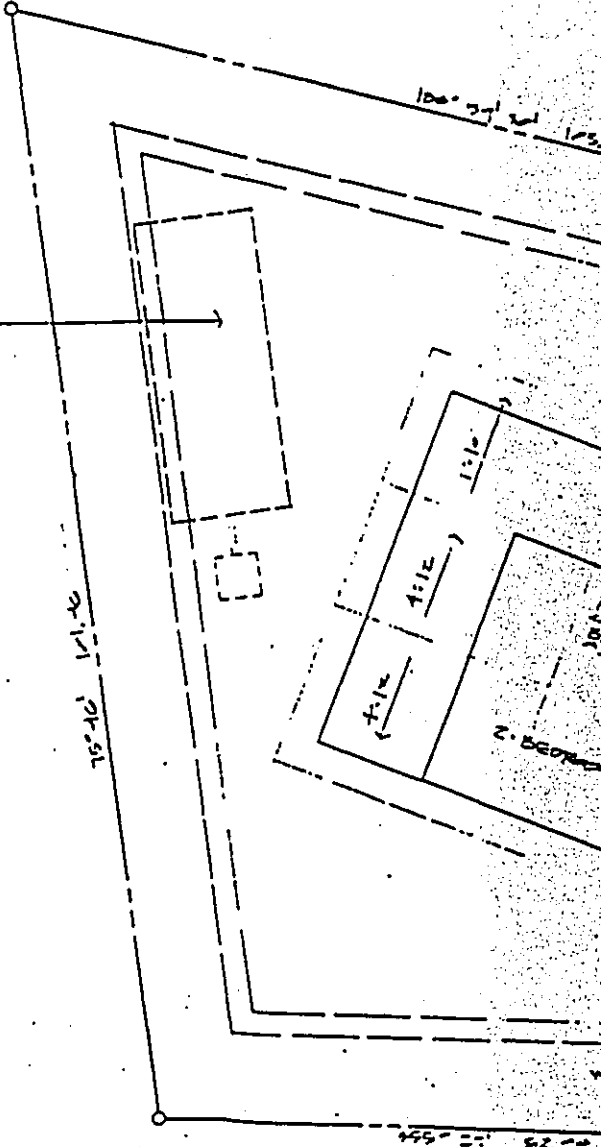
Original par. 5

THIRD DIVISION	
ZONE	SEC. PLAT
8	9 05
CONTAINING PARCELS	
SCALE: 1 in. = 100 ft.	

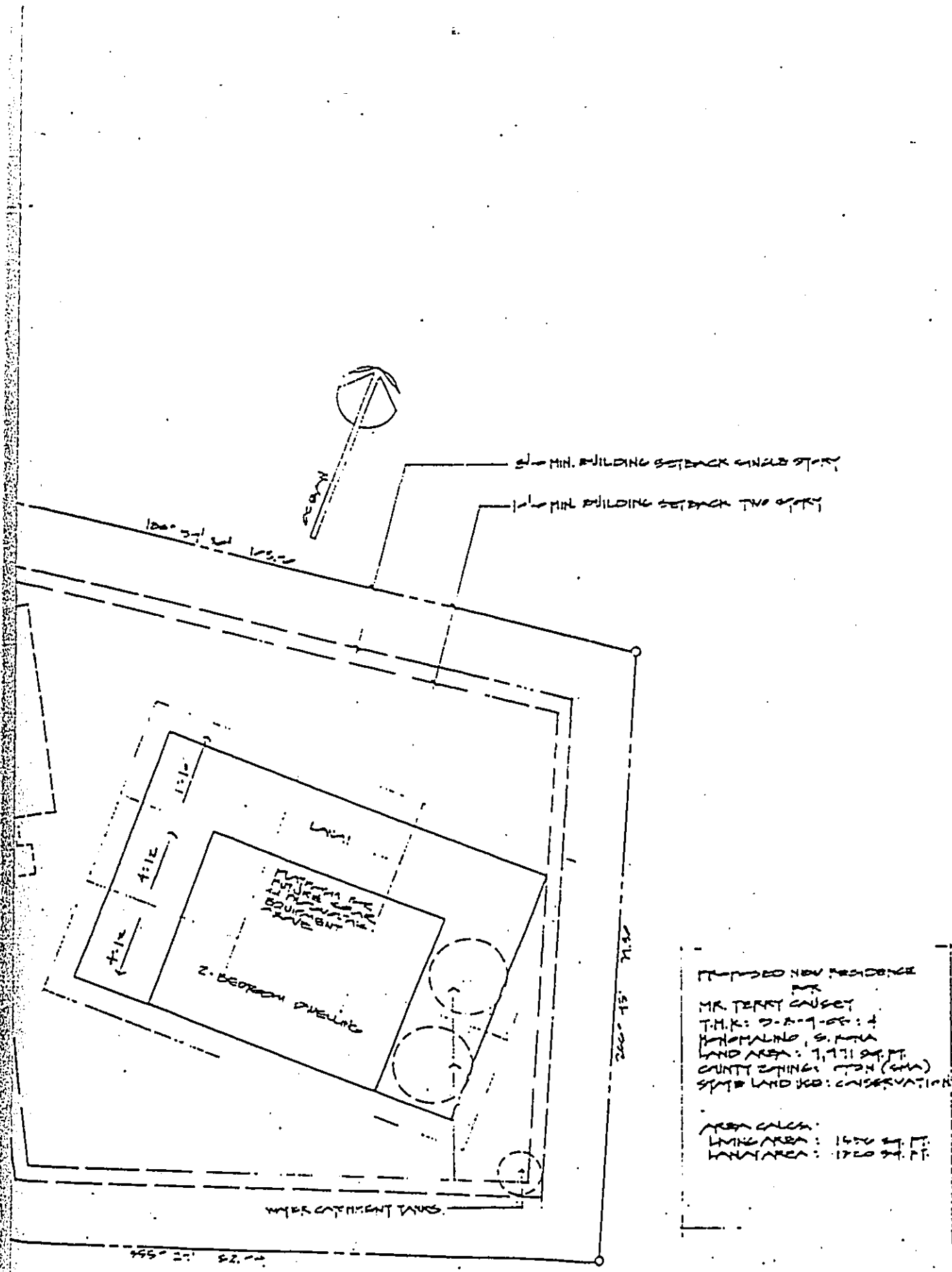
ADVANCE SHEET
SUBJECT TO CHANGE

FIGURE 2

REFLECTIVE LENS
FIELD TO STATE AND
COUNTY BOARD OF HEALTH
REGULATIONS.



Site Plan



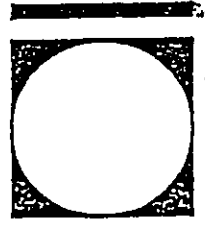
Site Plan

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

PROPOSED NEW RESIDENCE
 FOR
 MR. TERRY CAUSEY
 T.H.K.: 3-8-9-05: 4
 HONOMALINO, S. HAWAII
 LAND AREA: 1,171 SQ. FT.
 COUNTY ZONING: M-2H (HMA)
 STATE LAND USE: CONSERVATION

AREA CALC:
 LIVING AREA: 1,470 SQ. FT.
 TOTAL AREA: 1,720 SQ. FT.

CAUSEY RESIDENCE
 HONOMALINO
 SOUTH KONA, HAWAII
 TMK: 3-8-9-05:4



WEIDAND
 MARVICK
 & ASSOCIATES
 Design Planning
 P.O. Box 2330
 Kailua-Kona, HI 96743
 Phone (808) 329-3733
 Facsim (808) 329-4008

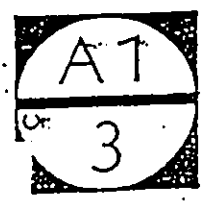
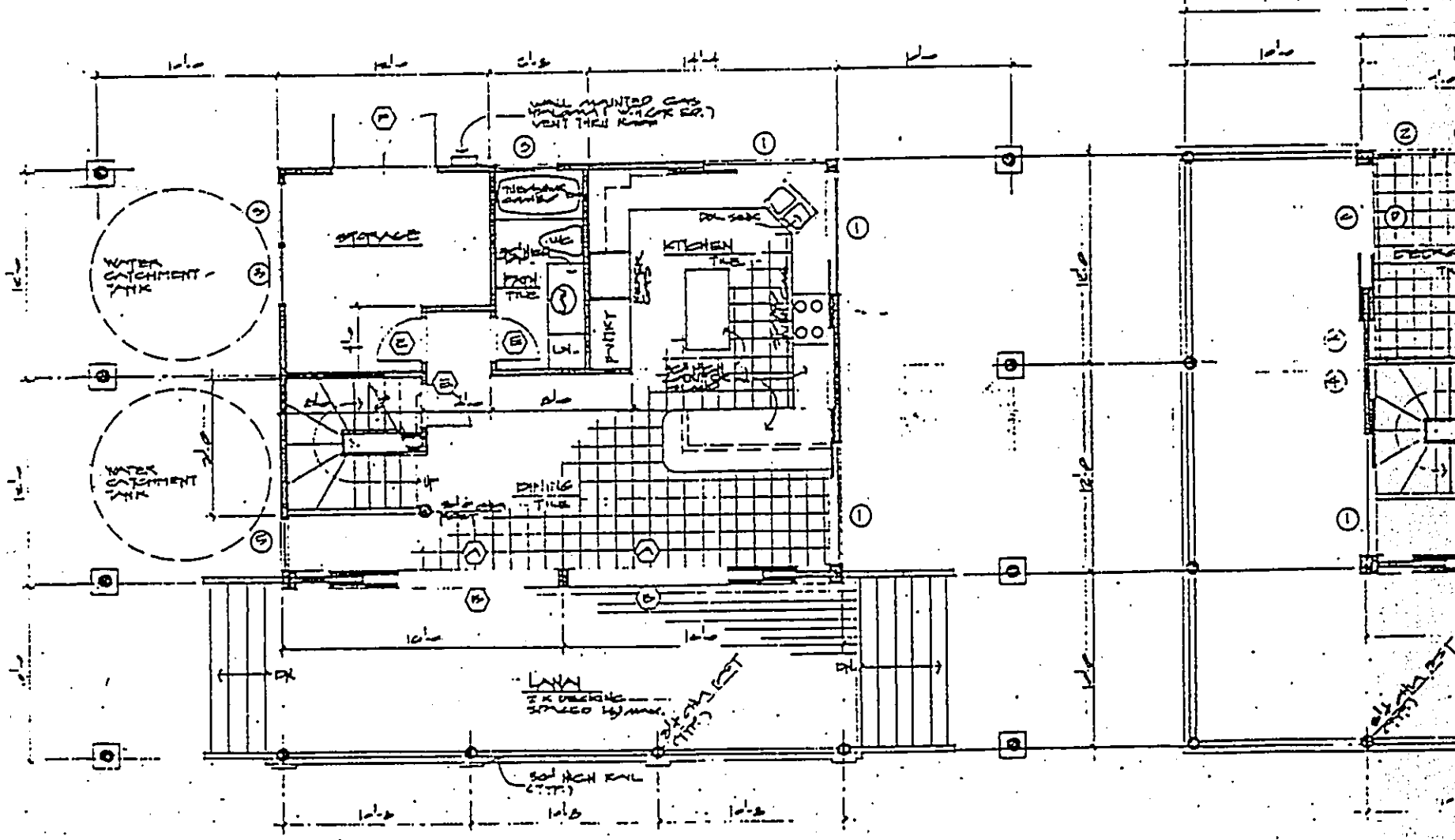


FIGURE 3

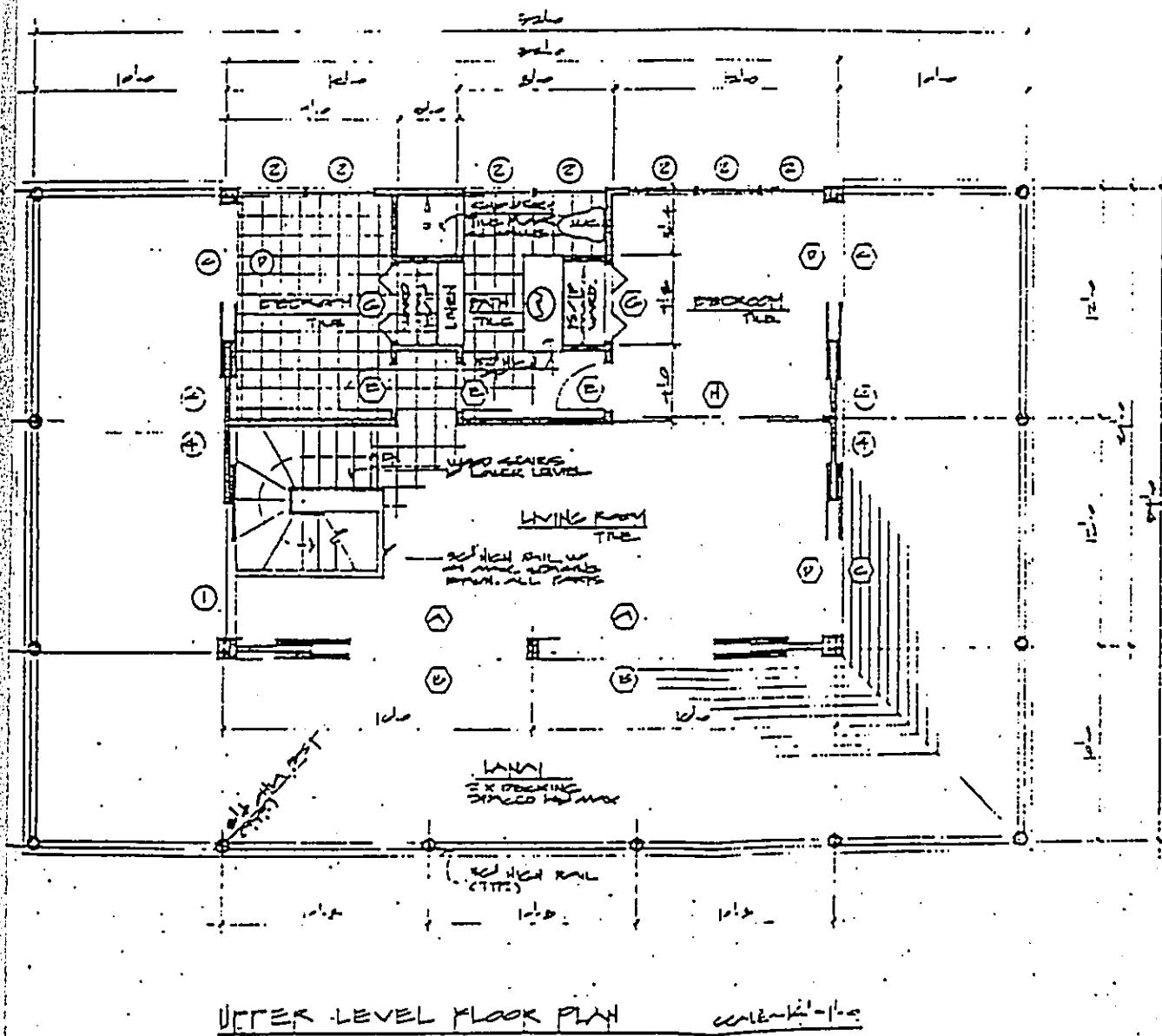


LOWER LEVEL FLOOR PLAN *sketch*

UPPER

WINDOW SCHEDULE			
SYM	SIZE	DESCRIPTION	TYPE
1	7'x7'	WOOD FRAME SOLID CASE	5-UNIT WOOD
2	5'x10'	ALUM. FRAME WOOD CASING	WOOD, 2-UNIT WOOD
3	7'x10'		
4	5'x10'		
5	7'x10'	ALUM. FRAME	

DOOR SCHEDULE			
SYM	SIZE	DESCRIPTION	TYPE
A	11'x7'	WOOD FRAME SOLID CASE	6-UNIT WOOD
B	11'x7'		
C	7'x7'	FIXED SCREEN	
D	7'x7'	SOLID CASE	7-UNIT WOOD
E	7'x7'	FIXED SCREEN	
F	2'x6'	SOLID CASE EXTERIOR PANEL	LEAD
G	2'x6'		
H	11'x7'	WOOD FRAME FIXED CASING	WOOD
I	11'x7'	SOLID CASE EXTERIOR PANEL	PAINTED METAL



CAUSEY RESIDENCE
 HONOMALINO
 SOUTH KONA, HAWAII
 TMK: 3-8-9-05:4

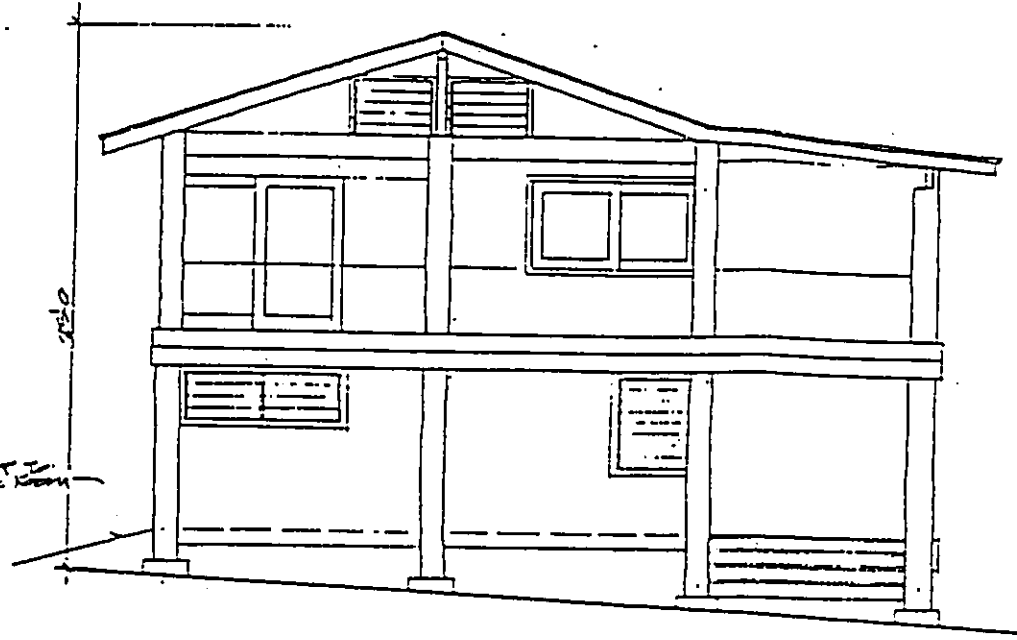
WEIDAND
 MARVICK
 & ASSOCIATES

Design Planning
 Interior • Exterior • Contract

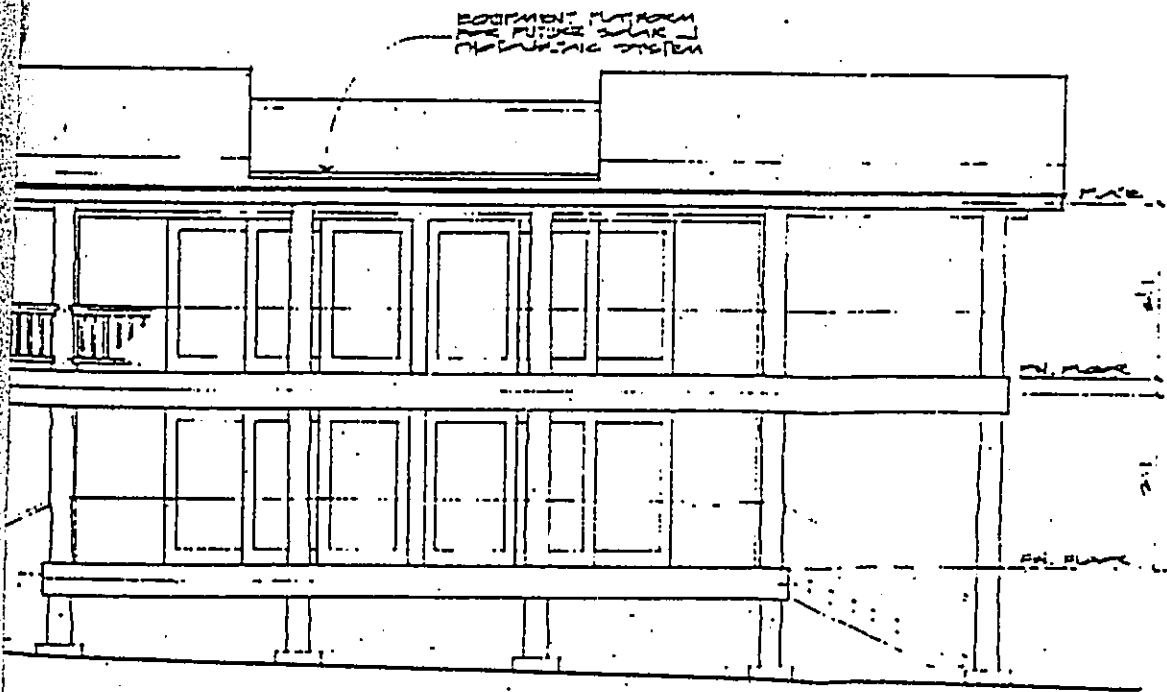
P.O. Box 2330
 Kailua-Kona, HI 96743
 Phone (808) 329-3733
 Telex (808) 320-4008

A2
 3

FIGURE 4

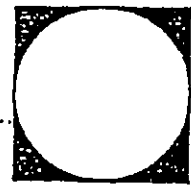


KAHALA ELEVATION SCALE 1/4" = 1'-0"



MAHAI ELEVATION SCALE 1/4" = 1'-0"

CAUSEY RESIDENCE
 HONOLULU
 SOUTH KONA, HAWAII
 TMK: 3-8-9-05:4



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 MARVICK
 & ASSOCIATES
 DESIGN PLANNING
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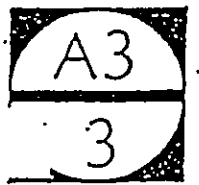
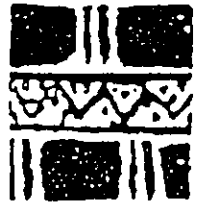


FIGURE 5

Setbacks from the property lines will be in conformance to County Building Code, with a minimum 10 feet. Should additional setbacks be required, pursuant to the Board's standards, then, the applicant will comply.

Related improvements include landscaping, a private wastewater system such as a septic tank, and water catchment tanks.

Potable and fire protection water will be from two 8,000 gallon and one 4,000 gallon storage tanks that will be under the house. They will be constructed in accordance with applicable State Department of Health and County Department of Water Supply standards and/or guidelines.

A septic tank and leaching field will be located tentatively at the northeastern corner of the parcel. These will be constructed in accordance with the State Department of Health regulations and approval.

2.3.3 Landscaping

Existing flora throughout the parcel include kiawe and other lowland vegetative shrubs, such as koa haole, finger grass, and pili grass. Proposed landscaping will include similar lowland vegetation that requires little or no irrigation.

2.3.4 Infrastructure

Access. The applicant is in the process of finalizing a nonexclusive perpetual easement for utility and ingress/egress purposes from the landowner. A copy of this draft agreement is listed as Exhibit C.

This proposed easement is an unimproved jeep trail that begins from the Mamalahoa

Highway in the vicinity of the Farms of Kapua in Honomalino. The distance along this trail from the Highway to the subject parcel is approximately 6 miles. (Figure 6)

Aside from grading, no improvements are planned for this accessway.

Water. County water lines do not provide service to the area and parcel. No extension of service is expected in the near future.

As such, water for potable and fire protection use will be from two 8,000 gallon and one 4,000 gallon water catchment tanks to be constructed on the parcel.

Annual rainfall in the area is approximately 40 inches.

Wastewater

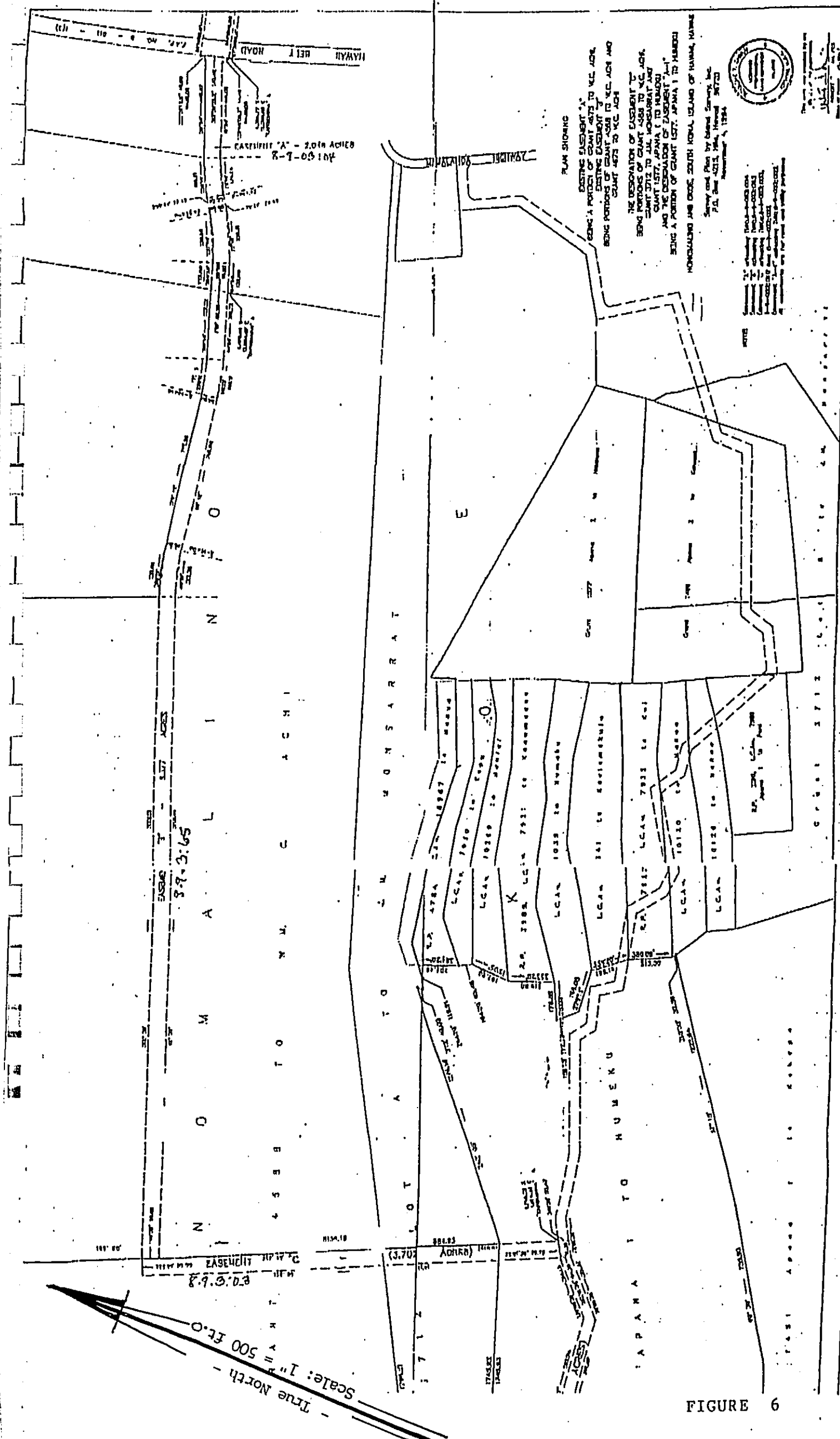
No County wastewater system is located in this area. Surrounding residents presently use cesspools. The applicant intends to construct an individual septic tank with leaching field at the northeastern end of the subject parcel. This will be constructed according to the State Department of Health regulations.

Use of this system should result in little, if any, adverse impact to the area's water and coastal resources.

2.3.5 Timetable and Cost

The applicant intends to begin construction within sixty days of receipt of all applicable County and State land use permits with estimated completion of the dwelling within one year.

Estimated cost of the dwelling is \$150,000.00



PLAN SHOWING
 EXISTING EASEMENT "A"
 BEING A PORTION OF GRANT 4275 TO M.C. AOKI,
 EXISTING EASEMENT "B"
 BEING PORTIONS OF GRANT 4268 TO M.C. AOKI AND
 GRANT 4275 TO M.C. AOKI
 THE DESIGNATION OF EASEMENT "C"
 BEING PORTIONS OF GRANT 4268 TO M.C. AOKI,
 GRANT 4275 TO M.C. AOKI, GRANT 4276 AND
 GRANT 4277, BEING A PORTION OF EASEMENT "B"
 AND THE DESIGNATION OF EASEMENT "D"
 BEING A PORTION OF GRANT 4277, APANA 1 TO HAREDOU
 HONOLULU AND OROKE, SOUTH KONA, ISLAND OF HAWAII, HAWAII



Survey and Plan by Island Survey, Inc.
 P.O. Box 4213, Hilo, Hawaii 96720
 November 4, 1984

Scale: 1" = 500 Ft. 0
 True North -

FIGURE 6

ENVIRONMENTAL SETTING, IMPACTS & MITIGATION MEASURES

3.1 Physical Characteristics

3.1.1 Climate

Average annual rainfall in the area is about 40 inches. Brackish basal water generally is along the leeward coast of Hawaii Island. Wind velocities are generally low (3-8 mph), predominantly ocean breezes during the day (WNW), switching to mountain breezes (ESE) during the evening.

3.1.2 Topography and Soils

Elevation of the parcel is near sea level approximately 50 feet. It is relatively flat.

Soils along the coastal area of the subject parcel, according to the Soil Survey Classification of 1967, is classified as Miscellaneous land type.

The Land Study Bureau of the University of Hawaii classifies the soil of the area as very poor (E319). Lands are bare a'a lava without soil material. Slopes range from 0 to 20 feet with excessive drainage. The agricultural productivity level is very poor.

3.1.3 Natural Hazards

Flood Hazard. According to the US Corps of Engineers Flood Insurance Rate Map (FIRM), the subject parcel has not been classified and is thus assumed to be within Zone X, areas of minimal hazard.

Notwithstanding the absence of a FIRM map of this area, there are no stream beds in this area that could suggest flooding over the subject site. Further, the subject parcel is located approximately

200 feet from the shoreline.

Volcanic Hazard. According to the US Geological Survey publication entitled, "Volcanic and Seismic Hazards on the Island of Hawaii," the subject parcel is situated within Zone 2. There are 9 zones, with 1 being the most hazardous. Zone 2 includes almost all of South Kona.

3.1.4 Flora/Faunal Resources

Due to the arid conditions, the terrestrial vegetation is generally characterized by drought-adapted littoral species such as kiawe trees and naupaka-kahakai.

Exotic birds such as the common mynah, cardinal and dove have been observed in the area. The likelihood of rare or endangered birdlife using the site as a habitat appears fairly remote.

3.1.5 Historic Resources

As the general shoreline areas of the district were probable locations of prehistoric population concentrations and shoreline and recreation accesses, an archaeological inventory survey was conducted of the parcel. This was done by William Barrera, Jr. of Reid and Associates (Exhibit D).

The survey revealed a lava tube and a single site, consisting of two features. These features were a midden deposit and a stone wall. The report noted that the midden desposit may contain information important to the study of prehistoric Hawaii.

The applicant intends to have further work done of this area and have the information recorded prior to any land disturbance activity.

3.1.6 Water Resources

There are no surface streams. There are also no visible signs of ponds proximate to the subject parcel.

The applicant has no plans to construct a well on the site. Potable water would be secured through a catchment system. Annual rainfall is approximately 40 inches in the area of the parcel.

3.1.7 Air Quality and Noise

Except for the volcanic haze conditions, there are no significant existing or proposed point or mobile emission sources in this area. Therefore, given the proposed residential use, there should be little or no degradation of the existing air quality.

The potential noise impact will be confined to the construction period of the residence. The noise generated will be during the day and for a short period of time.

3.1.8 Scenic Resources

The major scenic resource is the ocean. As this project does not abut the ocean and will be less than 25 feet in height, the visual impacts should be minimal. No other structures are located immediately mauka of the parcel for which a negative visual impact is projected.

Relatedly, no visual impact is expected from Mamalahoa Highway, as the site is barely visible from said Highway.

3.2 Social and Economic Characteristics

3.2.1 Shoreline Recreation and Public Access

The coastline in this area is used for

recreational and food-gathering purposes. The subject property, while being near the shoreline, is not a shoreline parcel. It is about 200 feet from the shoreline, separated by a privately-owned, intervening parcel.

It should be noted that while a trail is noted on the tax map in this vicinity, it is located makai of the intervening parcel. As such, this project should not have any impacts to this trail or any existing shoreline uses in this area.

3.2.2 Employment

Aside from the construction aspects of this project, there would be no long-term employment created by this project.

3.3 Public Facilities and Utilities

3.3.1 Police and Fire Protection

Police and fire stations are located north and south of the parcel in the towns of Captain Cook and Naalehu respectively. Both are located approximately 20 miles from the subject property.

3.3.2 Educational Facilities

Honaunau and Hookena Elementary Schools, are located north of the parcel. These are approximately 18 and 12 miles away, respectively. Konawaena High School is located approximately 22 miles away.

It should be noted that this dwelling is largely intended for a vacation home. As such, potential impact to educational facilities would be remote.

3.3.3 Other Utilities

There is no public electrical or telephone service in this area. The

applicant intends to use a private generator for his electrical needs, and a cellular phone for communication service.

Further, since the proposed project will be serviced by an unimproved road and self-contained water and wastewater system, public impacts should be negligible.

4 RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

4.1 State Land Use and Conservation District Rules

The subject parcel is designated Conservation on the State Land Use District maps. As such, the proposed use would require a Conservation District Use Permit from the State Land Board.

4.1.1 Consistency with Conservation District

The subject parcel is located within the Resource Subzone. Within this subzone, a single-family residence is allowed, provided that it conforms to the design standards outlined in the rules.

Although the parcel is less than 10,000 square feet, as noted in Exhibit A, it is a kuleana parcel. The total area is 7,971 square feet. The required setbacks for a 10,000+ square foot lot are 15 feet. In this situation, the applicant proposes a front and rear setback in excess of 15 feet. On the northern side, however, the applicant is proposing a 10-foot setback.

The County Zoning Code requires an 8-foot sideyard setback for lots less than 10,000 square feet. The Land Board Rules do not have setback standards for lots less than 10,000 square feet. Thus, absent such a standard, it is suggested that the 10-foot setback should be sufficient.

In view of the foregoing, the requested use is an allowable use within the Conservation District.

4.1.2 Consistency with Resource Subzone

The objective of the Resource subzone is "to develop, with proper management, areas to ensure sustained use of the natural resources of the areas." Unlike the Protective subzone, which includes valuable resources that are vulnerable to multiple uses and the Limited subzone which includes areas that pose hazards to human activities, the Resource subzone includes areas with natural resources that are less vulnerable and able to tolerate human use. This would be subject to the use being properly managed under a multiple use concept to ensure the sustained use of these resources.

The significant natural resources in this area are the scenic resources of the shoreline; ocean resources; and potential archaeological resources. These resources and their mitigations are discussed below:

Shoreline Use. The subject parcel does not abut the shoreline. There is an intervening parcel. There is also no known accesses through the subject parcel. As such, any existing shoreline use will not be impeded by this project.

Scenic. The project site is not visible from the Belt Highway, located approximately 2+ miles away. Further, the structure will be no more than 25 feet in height and is a standard sized structure (1,500+ square feet). It is not a large structure that could impede scenic vistas.

Archaeological. There was one feature that was important for its informational content only. Additional testing and

recording will be done prior to any land disturbance on the subject property.

Approved procedures will be followed should any unanticipated, undiscovered features be uncovered during land disturbance.

4.2 Coastal Zone Management and Special Management Area (SMA) Permit

The objectives and policies of the State Coastal Zone Management Act are also binding within the County-designated Special Management Area (SMA). As the subject parcel is located within the SMA, these objectives and policies must be addressed.

It should be noted, however, that generally, a single-family residence is deemed exempt from the requirements of the SMA by the County. A request for an exemption was filed with the County for the proposed residence. The County Planning Department determined that the residence would be exempt as per Planning Commission Rule No. 9, regarding SMA Rules and Regulations, as "Construction of a single-family residence that is not part of a larger development." The proposed residence was further determined to be in conformance with the rules and regulations of the County's SMA. (Exhibits E-1 and E-2)

Nonetheless, the project's relationship to the CZM Policies and Objectives are outlined below.

4.2.1 Impacts to Natural Resources

Recreation Resources. This coastal resource will not be impeded or impacted by the proposed project. The subject property does not abut the shoreline, as there is an intervening privately-owned parcel. Public access to the shoreline should thus not be impacted by this project.

Further, coastal waters is not expected to have a significant impact from wastewater from the residence located 200+ feet from the shoreline. A septic system, meeting

with the approval of the State Department of Health will be installed to mitigate any impacts to the coastal waters.

Scenic Resources. Ocean views from the mauka areas will not be impacted from the proposed project. The dwelling will not be higher than 25-feet; and no existing structures are located immediately mauka of the project area that may be impacted. Further, the site is not visible from the Mamalahoa Highway.

Then, too, the relatively small size of the proposed dwelling (1,500± square feet) should not create any measurable impacts to the area's scenic resources.

Historical Resources. An archaeological inventory survey lists one historical feature important for information content only. Additional testings and recordation pursuant to State DLNR's requirements will be done prior to any land disturbance activities.

Coastal Ecosystems. The proposed septic tank and leaching fields will minimize impact to any ecological community and environment.

Economic Uses. The economic policies and objectives provide for appropriate coastal-dependent development in suitable locations. Large-scale coastal dependent development would be inappropriate for this area.

Aside from the applicant, there would be no general economic benefit of this activity. Nonetheless, the proposed single-family use would not be incompatible with some of the neighboring dwellings in this area.

Coastal Hazards. No study was conducted within the area of the parcel by the Flood Insurance program. Thus, it is assumed that the parcel is located within Zone X,

areas of minimal flood hazard. The parcel is also located 200+ feet from the shoreline.

Compatibility with Surrounding Areas.

Single-family dwellings and Honomalino Bay are located within the area of the subject parcel. The size of the dwelling and the parcel's size and location amid the other single-family dwellings will be compatible with the area.

Relationship to Land. The proposed project will not substantially alter the parcel's existing natural configuration.

Subdivision of Parcel. No subdivision of the parcel is planned by the landowner or the applicant. The parcel is already substandard in size (relative to the Board's rules).

Public Health, Safety and Welfare. It is not anticipated that public health, safety, or welfare will be impacted by the proposed dwelling on the subject parcel.

Further, it is not anticipated that additional public services will be required for the proposed use.

4.3 County Land Use Policies

The proposed use was also reviewed and processed by county land use policies and SMA rules and regulations.

4.3.1 Hawaii County General Plan and Zoning

General Plan. The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the subject area Conservation, which includes forest and water zones, natural and scientific preserves, and lands within the State Conservation district.

As the property falls within the Conservation District, the County does not have land use jurisdiction over this site.

Zoning. Likewise, although the County zoning designation of the parcel is "Open," the County does not have land use jurisdiction - and as with the other neighboring dwellings - have recommended their approval to the Board.

4.3.2 Community Development Plan

There is no applicable Community Plan in this area.

4.3.3 Special Management Area (SMA)

The subject parcel is located within the County SMA. The County determined that the proposed use was exempt from SMA permitting requirements according to Planning Commission Rule 9, SMA Rules and Regulations. Further, the project would be in conformance with the rules and regulations of the County SMA.

4.3.4 Related Permits

State Department of Health. Approval will be required for the individual wastewater system to be constructed by the applicant.

County Shoreline Setback Variance (SSV). The shoreline setback generally begins 40 feet inland from the certified shoreline. In this case, the subject parcel is 200+ feet mauka of the shoreline, and thus, no SSV would be needed.

County Building Permit. County agencies and the State Department of Health will review the proposed plans in areas such as setbacks, flood hazard zones, and building codes prior to approval of construction.

5 DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

The proposed single family dwelling is not expected to cause significant impacts to the environment or the area, pursuant to the significance criteria established by the Environmental Commission as discussed below. Therefore, the determination by the Agency is to issue a negative declaration for the proposed activity.

- o The proposed project will not involve the irrevocable commitment to loss or destruction to any natural or cultural resources.

An archaeological inventory survey found a single site with two features, a midden deposit, and a stone wall that was collapsed in various places on the subject site. The midden deposit will be recorded as significant for information to the study of Hawaiian prehistory and under the State of Hawaii's site significance scheme.

No scenic resources will be impacted by the proposed project.

- o The proposed project will not curtail the range of beneficial uses of the environment.

The recreational use of Honomalino Bay will not be impacted by the proposed use. Access also will not be curtailed.

- o The proposed project will not conflict with the State's long-term economic environmental policies.

The proposed use will not conflict with or detract with the value and use of the shoreline park area in the vicinity of the parcel.

- o The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.

This proposed project is not part of a larger development. Further, utilities will be located on-site and not affect the demand on

public utilities; and the use is not expected to require additional public facilities to provide services.

- o The proposed project will not involve a substantial degradation of environmental quality.

The proposed individual wastewater system with leaching field will be designed to avoid impacts to the area and the ocean waters. Additionally, State Department of Health review and rules will further protect the area from any degradation.

- o The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.

No rare, threatened or endangered flora or faunal species or habitats were observed on or in the area of the parcel.

- o The proposed project will not detrimentally affect air or water quality or ambient noise levels.

No significant emissions is expected with the proposed use. The individual wastewater system will be in accordance with the State Department of Health regulations to prevent degradation to the environment. The proposed single family use is not expected to negatively affect ambient noise levels.

- o The proposed project is located in an environmentally sensitive area (e.g., flood plain, tsunami zone, coastal area), but will include mitigation measures to minimize potential adverse impacts.

The area of the proposed project is located within Zone X, areas of minimal flood hazard. Although located within a coastal area, the subject parcel is located approximately 200 feet from the shoreline.

6 FINAL ENVIRONMENTAL ASSESSMENT

A negative declaration of significant environmental impacts was expected by the proposed single family residence. As such, a Draft Environmental Assessment was submitted to the Office of Environmental Quality Control (OEQC). Bulletin publication occurred twice, on December 8 and 23, 1995.

A comment regarding Figures 1 and 6 (maps) was received from the Office of Environmental Quality Control. Revised maps, noting the project location (Figure 1) and the addition of a north arrow (Figure 6), are included in this Final Environmental Assessment and as Exhibit F.

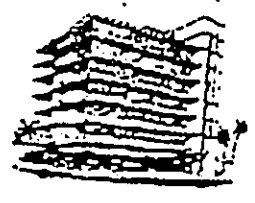
This Final Environmental Assessment is submitted, with revisions, and a Negative Declaration, for publication in the OEQC Bulletin.

EXHIBIT A
Title Guaranty of Hawaii

5210211

TITLE-GUARANTY

002



TITLE GUARANTY OF HAWAII

INCORPORATED
335 QUEEN STREET • P.O. BOX 3084 • HONOLULU HAWAII 96802 • TELEPHONE 533-6261

July 14, 1995

via telecopier fax (808) 329-1753

Re: Tax Key 8-9-005-004 (3)

To Whom It May Concern:

Pursuant to your request, we have checked the records at the Department of Land and Natural Resources and Tax Maps Bureau. Tax Map Key 8-9-005-004 (3) containing an area of 0.183 acre is shown on the tax map as being Royal Patent Number 6377, Land Commission Award Number 11002, Apana 1 issued to Wahapai. This type of "original source of title" is commonly referred to as "uleana" title in the title industry.

Please find attached hereto a copy of the page from the Indices of Land Commission Awards showing Land Commission Award Number 11002 and a copy of the actual Land Commission Award.

Should you require anything further, please do not hesitate to contact me.

Yours very truly,

Mary Morton
Mary Morton
Vice President

MM:rs
Encls.

EXHIBIT A



518.

Ukupaia \$ 5.00

H. L. Lee
S. M. Robertson
J. S. S. S.
J. S. S.

Honolulu September 25, 1853.

Shilo 11040. Honouliuli. Honouliuli. Honouliuli.

Kauia, Kauia, Honouliuli, Honouliuli, Honouliuli, Honouliuli.

Likiepua, ma ke hiki, Honouliuli, a e hiki.

Maui 27' Honouliuli, 2.71 Maui, ma ke hiki, Honouliuli.

72' 30" Honouliuli 3.69 " " Honouliuli

69' " 4.65 " " Honouliuli

55' 15" " 4.75 " " Honouliuli

52' " 2.50 " " Honouliuli

Honouliuli 36' " 2.58 " " Honouliuli

65' Honouliuli 3.70 " " Honouliuli

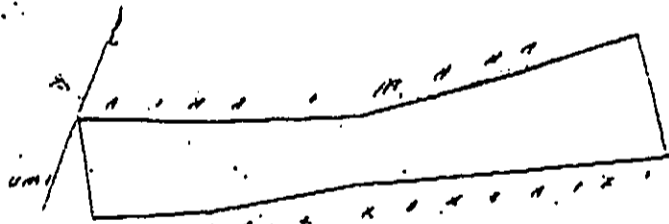
61' " 4.32 " " Honouliuli

67' 30" " 3.50 " " " a hiki i

honouliuli - \$ 4.35 Eka.

Honouliuli Hawaii, June 17, 1853.

J. S. S.
Honouliuli.



4.35 Eka

Ukupaia \$ 6.00

H. L. Lee
S. M. Robertson
J. S. S.
J. S. S.

Honouliuli September 25, 1853.

Shilo 11040. Honouliuli. Honouliuli. Honouliuli.

Kauia, Kauia, Honouliuli, Honouliuli, Honouliuli, Honouliuli.

Likiepua, ma ke hiki, Honouliuli, a e hiki.

NUMERICAL INDEX OF AWARDS

NUMERICAL INDEX OF AWARDS

L. C. N.	Book	Page	Awards	Location	R. P.	Book	Page	Memo
10976		Not Awarded						
10977	4	661	Wiwī	Hecia, Koolaupoko, Oahu	1567	5	711	
10978	6	552	Wahā	Kalana, Koolaulou, Oahu	2912 1/2	13	307	
10979	5	203	Wayā	Kōlakā, Kau, Hawaii	3209	14	211	
10980	5	215	Wefehū	Waiolihi, Kau, Hawaii	3309	14	411	
10981	Not Awarded							
10982	8	696	Walūneca	Kcauhou, Halaawa, Molokai	8309	35	861	
10983	Not Awarded							
10984	Not Awarded							
10984-B	4	451	Wīlī	Kūhaluu, Koolaupoko, Oahu	2111	9	101	
10985	Not Awarded							
10986	8	605	Navelu	I'ahoehe 2 & 3, Kona, Hawaii	4220	17	437	
10987	8	760	Walūnecolū	Keei I, Kona, Hawaii	8002	34	193	
10988	7	516	Wahāwa	Keei I, S. Kona, Hawaii	5016	20	255	
10989	8	759	Wānū	Keei I, Kona, Hawaii	7250	27	27	
10990	Not Awarded							
10991	6	255	Walūnecolū	Halaawa, Kōlakā, Hawaii	6974	26	385	
10992	4	601	Auwā	Kapaula, Hāmākua, Hawaii	7924	30	633	
10993	4	373	Kawāhānua	Hāhāula I & 2, Waikū, Maui	7781	30	129	
10994	6	194	Pāhā	Pāāko, Waipiō, Hawaii				
10995	Not Awarded							
10996	Not Awarded							
10997	10	251	Walūnecapu	Kaulawela, Honolulu, Oahu	3570	15	495	
10998	Not Awarded							
10999	6	412	Wahāhāna	Manū, Hāmākua, Hawaii	7507	28	65	
11000	4	618	Wahāhā	Kaunāhāno, Hāmākua, Hawaii	4965	20	153	
11001	3	518	Manā	Honouliuli, S. Kona, Hawaii	6599	24	571	
11002	3	517	Walūpāi	Honouliuli, S. Kona, Hawaii	6377	24	125	
11003	Not Awarded							

1388

L. C. N.	Book	Page	Awards	Location	R. P.	Book	Page	Memo

2003

TITLE-GUARANTEE

05210211

07/14/95 14:30

EXHIBIT B

Letter of Consent from Dillingham Partners

TO WHOM IT MAY CONCERN:

As landowner(s) of the property identified by
TRX: (3) 3-9-05: 4, please be informed that I (we) do not
have objections to G. Terry Causby applying for the required
Conservation District Use Application, Special Management
Area Use Permit, and related permits for the construction of
a single-family dwelling unit.

1 BP by CCIC by

[Type or Print Name(s)]	[Date]
<i>[Signature]</i>	9/18/55
[Signature]	[Date]
[Signature]	[Date]

EXHIBIT B

EXHIBIT C

Draft Access Easement Document

DRAFT

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail (X) Pickup () To:
TOM C. LEUTENEKER, ESQ.
CARLSMITH BALL WICHMAN MURRAY
CASE & ICHIKI
P. O. BOX 1086
WAILUKU, HI 96793

44/003

EASEMENT

THIS INDENTURE, made this _____ day of _____, 1994, by and between DILLINGHAM PARTNERS, a Hawaii limited partnership, having its principal place of business at Captain Cook, Hawaii, and whose mailing address is P. O. Box 147, Captain Cook, Hawaii 96704, and _____, hereinafter called the "Grantor", and _____, whose residence and Post Office Box is _____, hereafter called the "Grantee,"

W I T N E S S E T H:

That the Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, and of the covenants of the Grantor and Grantee as hereinafter contained, does hereby grant, bargain, sell and

EXHIBIT C

convey unto the Grantee, its successors and assigns, a nonexclusive perpetual easement for ingress and egress, and for utility purposes, appurtenant to the Grantee's real property, namely a portion of Grant 3037, Tax Map Key 8-9-10-2. -3 and -4, which real property is more particularly described in Exhibit "C" attached, and which real property is the dominant tenement, over and across Grant 4675 and Grant 4586, Tax Keys 8-9-03-4 and 8-9-03-65, more particularly described as Easements A and B on Exhibit "B" attached, and then from the makai/west end of Easement B, in a north/westerly direction over and across a portion of Grant 4588, Tax Key 8-9-03-3 to the south boundary of Kalihi, Grant 3037, Tax Key 8-9-03-5 at the location where that the boundary intersects with the line between the conservation zone and the agricultural zone, and from there makai/west over and across Grant 3037, Tax Key 8-9-03-3, over a route which provides a reasonable grade and location for access, to the north/west boundary of Tax Key 8-9-03-5, which easement lands are the servient tenements, and from there across portions of Grant 3037, Tax Keys 8-9-10-2 and -03 and -04, and then over and across a portion of Grant 3037, Tax Key 8-9-10-1 to the north boundary of Honomalino, to the Milolii Trail and to the Mauka side of the Honomalino Beach lots, which easement is also the servient tenement, which easements are also to and in favor of all other real property in the vicinity owned now or in the future by the Grantee, or by the Grantee's heirs, successors or assigns, which other real property is also the dominant tenement.

WITNESSED BY: MARGARET J. HARRIS, CLERK OF COURTS

And the Grantor, for itself, its successors and assigns, hereby covenants and agrees to and with the Grantee that upon the execution of this conveyance it is seised of said easements, and that the same are free and clear of all encumbrances which affect the Grantee's easement rights, and said Grantor further covenants and agrees that it will warrant and defend the easements conveyed and intended to be conveyed against the lawful claims of all persons.

The Grantor hereby covenants and agrees to indemnify and hold the Grantee harmless from all claims for property damage and personal injury made by third parties, arising from the Grantor's own negligence or other wrongful acts or omissions.

The Grantee hereby covenants and agrees to indemnify and hold the Grantor harmless from all claims for property damage and personal injury made by third parties, arising from the Grantee's own negligence or other wrongful acts or omissions.

The Grantor and the Grantee also hereby agree to negotiate to fairly allocate among all users thereof the cost of repair and maintenance of the easement, and failing agreement will submit the issue to Arbitration with one arbitrator, under the American Arbitration Association Rules, and pursuant to Chapter 658 of the Hawaii Revised Statutes.

TO HAVE AND TO HOLD the same, unto the Grantee, her heirs and assigns forever, for the uses and purposes aforesaid.

EXHIBIT D

Archaeological Inventory Survey of TMK: 8-9-05: 4



Reid & Associates Inc.

Planners, Surveyors, Civil and Sanitary Engineers
P. O. Box 2649 Kamuela, HI 96743 885-7262

October 8, 1995

Dr. Don Hibbard
State Historic Preservation Division
33 South King Street
Sixth Floor
Honolulu, Hawaii 96813

Subject: Archaeological Inventory Survey Report
Honomalino, South Kona [TMK: 8-9-05: 4]

Dear Dr. Hibbard:

I am herewith transmitting for your review our final report entitled "Honomalino, South Kona, Hawaii Island: Archaeological Inventory Survey of TMK: 8-9-05: 4]."

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

William Barrera, Jr.
Principal Archaeologist

EXHIBIT D

**HONOMALINO, SOUTH KONA, HAWAII ISLAND:
ARCHAEOLOGICAL INVENTORY SURVEY OF TMK: 8-9-05: 4**

Prepared for:

Sidney Fuke and Associates
100 Pauahi Street, Suite 212
Hilo, Hawaii 96720

Prepared by:

William Barrera, Jr.
REID AND ASSOCIATES
P. O. Box 2649
Kamuela, Hawaii 96743

OCTOBER 1995

I. INTRODUCTION

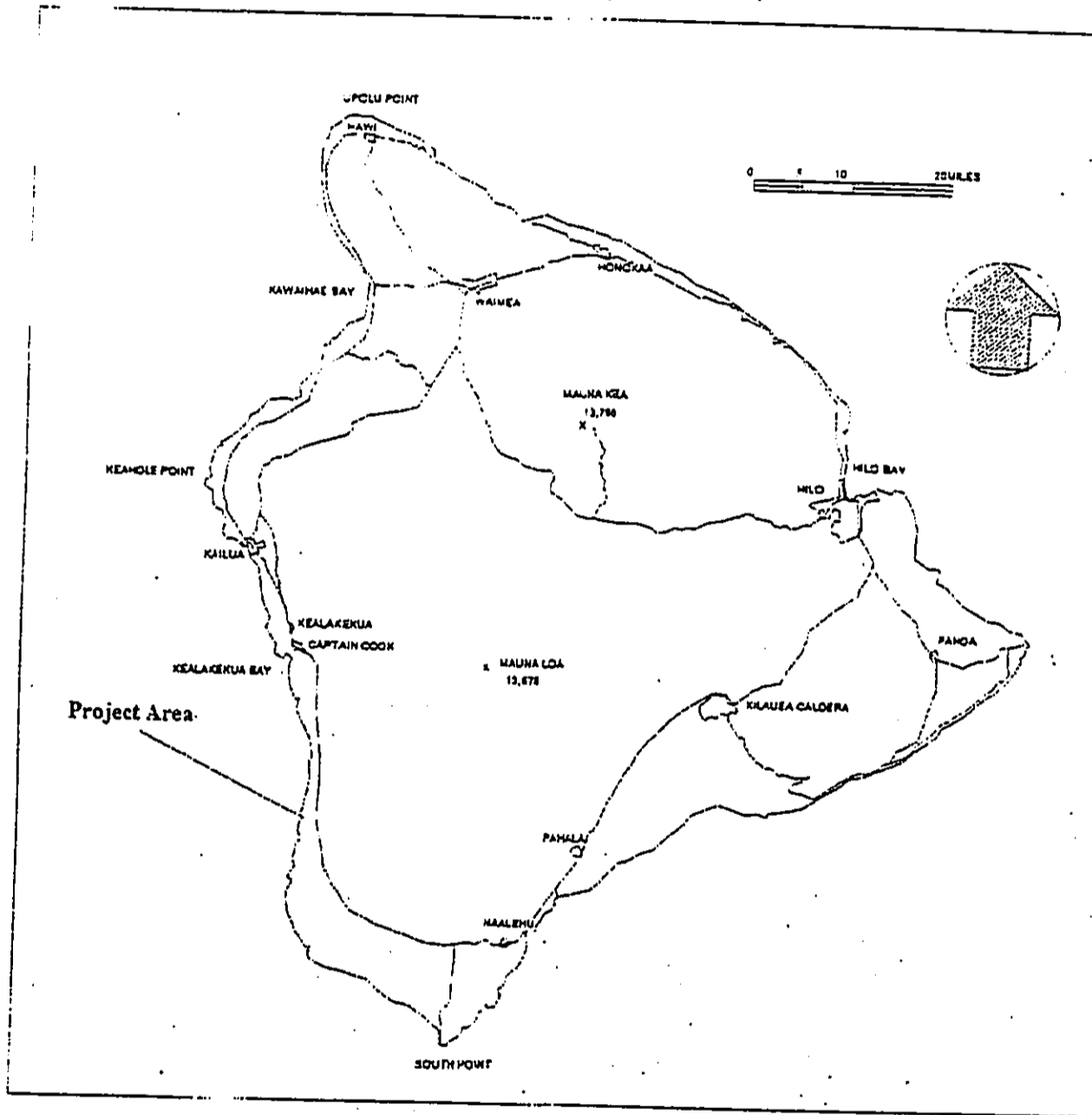
An archaeological site inventory survey was conducted on 0.188 acre at Honomalino, South Kona, Hawaii Island [TMK: 8-9-05: 4]. The project area is located on the coast at

Honomalino Bay, and consists of Land Court Award 11002:1.

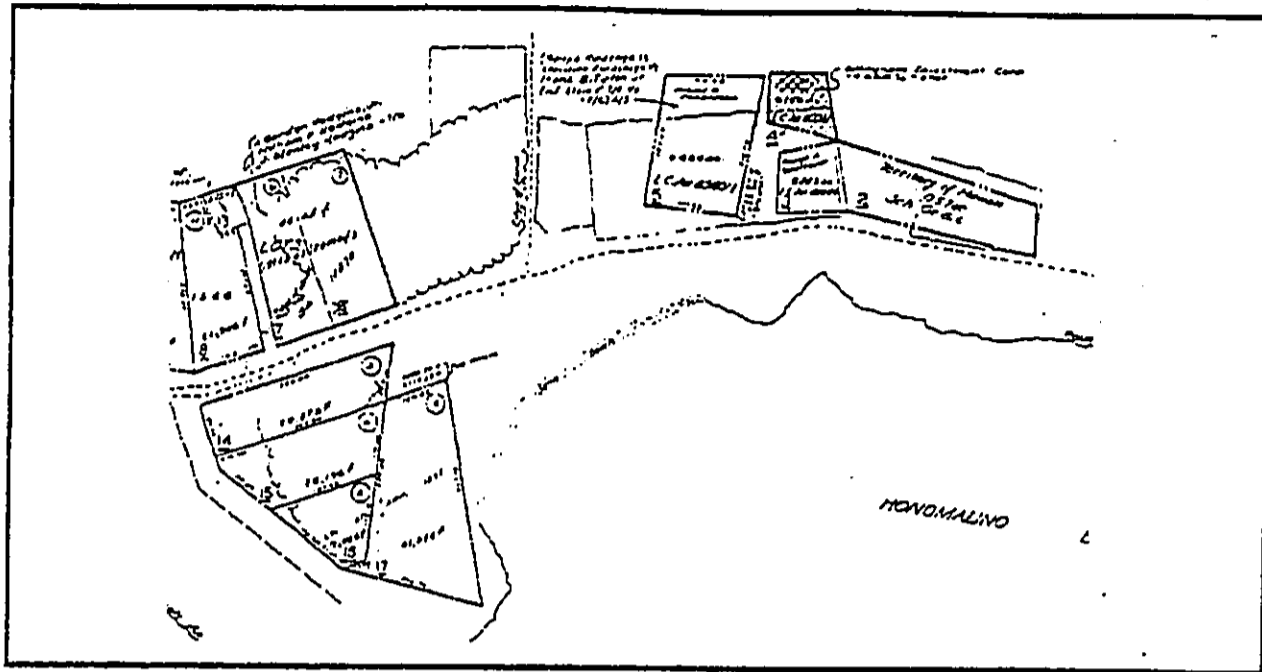
The Soil Conservation Service of the United States Department of Agriculture recognizes a single soil type in the project area:

"Rough Broken Land

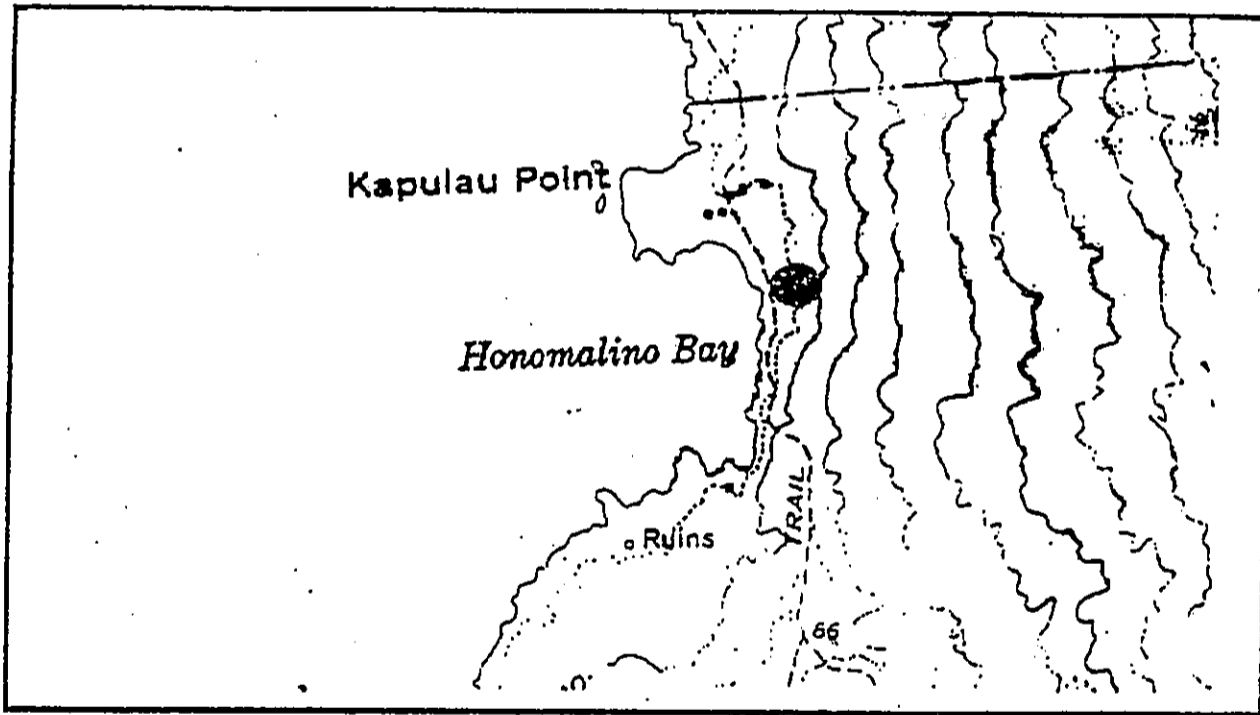
"Rough broken land (RB) is a miscellaneous land type that consists of very steep, precipitous land broken by many intermittent drainage channels. It occurs primarily in gulches, and the slope is dominantly 35



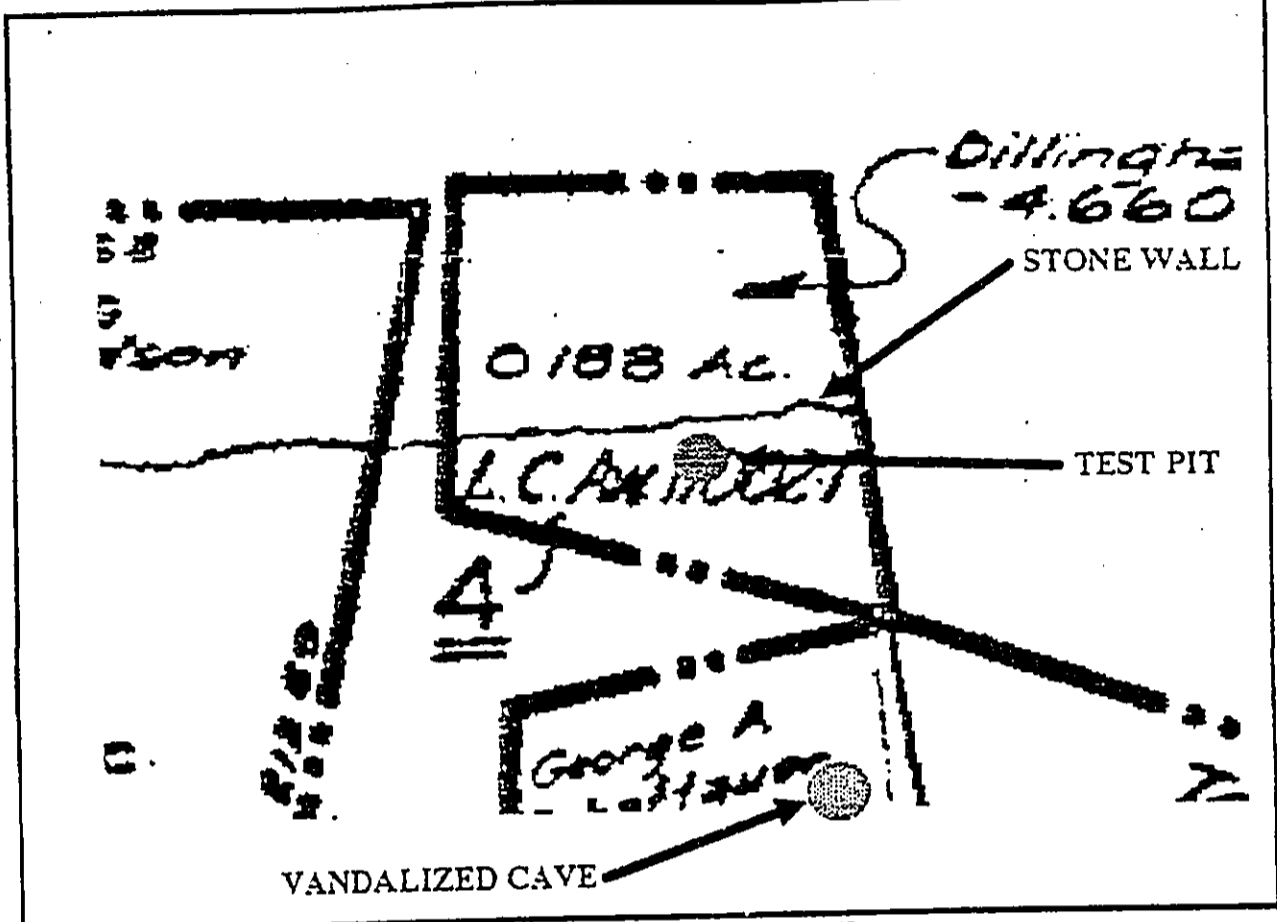
1. Hawaii Island, Showing Location of Project Area



2. USGS Milolii Quadrangle, Showing Project Location



3. Portion of Tax Map 8-9-05, Showing Project Area



4. Location of Features Mentioned in Text

to 70 percent. The soil material ranges from very shallow to deep. Stones and rock outcrops are common in some areas. Elevation ranges from near sea level to 3,000 feet, and the annual rainfall ranges from 50 inches to more than 150 inches. Vegetation varies with rainfall. Kūkui trees are common in the gulches. There are a few, scattered waterfalls.

"Rough broken land is used for pasture, woodland, wildlife habitat, and recreation areas. Adapted pasture plants and yields are similar to those for soils associated with this land type. (Capability subclass

VIIe, nonirrigated) [USDA 1973: 51].

Pahoehoe lava bedrock is exposed at the surface over much of the parcel. The vegetation is a dense stand of *kiawe* [*Prosopis pallida*], with minor grassy undergrowth. Neither of these represented a hindrance to the survey, which consisted of one person walking over the entire parcel in about ten minutes.

There has been no previous archaeological research in Honomalino, but on the basis of research in similar areas it was expected that such features as stone walls, midden depos-

its, or habitation caves might be found. Less likely, but also possible, were habitation terraces or platforms and perhaps a religious site.

A single site, consisting of two features, was found on the parcel, and a lava tube with a 2.0 meter high ceiling is present on the adjacent parcel to the west. A midden deposit in the neighborhood of 0.50 meter in depth is present, but it has been severely vandalized.

II. RESULTS
50-10-65-20438

Feature A - This is a midden deposit covering the western third of the parcel. A single shovel test pit in what appeared to be a "typical" location revealed that it has a depth of at least 0.25 meter, and rests directly on the bedrock. The deposit was an unconsolidated dark brown [7.5YR 3/2] silty loam with angular and rounded basalt pebbles making up 75 percent of the deposit by volume. Midden remains recovered consist of 1.7 grams of *Helcioniscus exaratus*, 5.9 grams of *Nerita picea*, 0.3 gram of *N. polita*, 0.6 gram of *Littorina pintado*, 23.9 grams of *Cypraea caputserpentis*, 2.2 grams of Thaididae, 7.4 grams of *Conus* sp., 0.1 gram of *Isognomon californicum*, 25.2 grams of Echinodermata, 0.3 gram of Crustacea, and 15.3 grams of unidentified shell. Fishbone consisted only of an unidentified vertebra weighing 0.1 gram, and vegetal remains consists of 0.1 gram of charcoal and 13.6 grams of *Aleurites moluccana* shell. Artifacts recovered consist of two basaltic glass flakes, a fragment of an echinoid spine abrader and a sherd of green bottle glass.

Feature B- This is a stone wall, collapsed in places, that extends across the western third of the parcel from north to south. It is shown on the tax map as forming part of a pair of enclosures encompassing parts of three Land Court Awards, as

well as some of the surrounding State of Hawaii land. The wall measures about 0.90 meter in width and in height, and is constructed of basalt cobbles and small boulders.

III. SIGNIFICANCE

The midden deposit contains information of importance to the study of Hawaiian prehistory, and because of this HRHP 20438 is of significance under criterion D of the State of Hawaii site significance scheme. It will be necessary to ascertain the impact on this site of any planned utilization of the parcel, and to generate and implement a data recovery plan in cooperation with the State Historic Preservation Division.

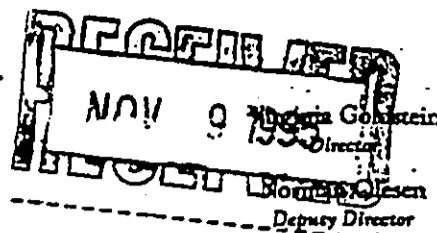
References

- USDA, Soil Conservation Service
1973 *Soil Survey of Island of Hawaii, State of Hawaii*. [in cooperation with University of Hawaii Agricultural Experiment Station] U. S. Government Printing Office. Washington, D. C.

E X H I B I T E - 1

Letter from County of Hawaii Planning Department

Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING DEPARTMENT

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

October 30, 1995

Mr. G. Terry Causey
The Charter Locker
74-425 Kealakehe Parkway, #6
Kailua-Kona, HI 96740

Dear Mr. Causey:

Special Management Area Use Permit Assessment Application No. 95-55
Applicant: G. Terry Causey
Request: Construct a Two-story, Two Bedroom Single Family Dwelling
and Related Improvements
Tax Map Key: 8-9-05: 4, Honomalino, South Kona, Hawaii

We are in receipt of the above-described application on October 13, 1995, for the construction of a two-story, two-bedroom single family dwelling and related improvements on approximately 7,791 square feet of land situated within the Special Management Area (SMA). Maps on file with the Planning Department identifies the subject property as being located approximately 175 feet from the shoreline. Therefore, a certified shoreline survey will not be required for the purpose of review of this particular application pursuant to Rule 8-4(c) of the Planning Commission regarding Shoreline Setback.

Upon review of the application, we have determined that your proposal is exempt from the definition of "development" established by Planning Commission Rule No. 9, SMA Rules and Regulations. According to Rule No. 9-4(10)(B)(i), development does not include the "Construction of a single-family residence that is not part of a larger development."

As noted within your submittal, a Conservation District Use Application (CDUA) was filed with the Department of Land and Natural Resources on October 12, 1995. We will be providing our comments regarding the CDUA very shortly. A copy of these comments will be provided to you under separate cover.

Mr. G. Terry Causey
Page 2
October 30, 1995

Should you have any questions, please feel free to contact Daryn Arai of this office.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

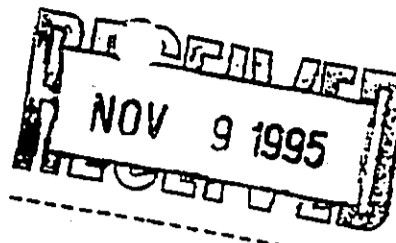
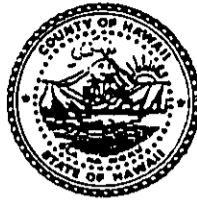
DSA:dmo
SMAA9555.dsa

xc: DLNR-Office of Conservation and Environmental Affairs.
West Hawaii Office
Mr. Sidney Fuke - 100 Pauahi Street, Ste. 212, Hilo
SMA Section

EXHIBIT E - 2

Letter from County of Hawaii Planning Department

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

November 2, 1995

The Honorable Michael D. Wilson, Chairman
Board of Land and Natural Resources
P. O. Box 621
Honolulu, HI 96809

Dear Mr. Wilson:

Conservation District Use Application No. HA-2797
Applicant: G. Terry Causey
Request: Construct a Two-story, Two Bedroom Single Family
Dwelling and Related Improvements within the State Land
Use Conservation District
Tax Map Key: 8-9-05:4, Honomalino, South Kona, Hawaii

Thank you for your memorandum dated October 19, 1995, regarding the above-described application for the construction of a two-story, two-bedroom single family dwelling and related improvements on approximately 7,791 square feet of land situated within the State Land Use Conservation District

The subject property is located within an area zoned Open (O) by the County of Hawaii. The property is also situated within the County's Special Management Area (SMA). A determination on the proposed project and its conformance with the rules and regulations regarding the Special Management Area will be transmitted to your office under separate cover. We have no objections to, or further comments regarding the proposed project.

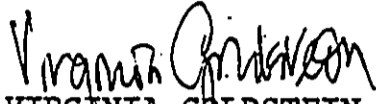
The Honorable Michael D. Wilson, Chairman
Board of Land and Natural Resources

Page 2

November 2, 1995

Should you have any questions, please feel free to contact Daryn
Arai of this office.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

DSA:mjs
LCause01.dsa

xc: Mr. G. Terry Causey
Mr. Sidney Fuke
West Hawaii Office
SMA Section

EXHIBIT F

Draft Environmental Assessment: Comment and Response



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

88 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE: (808) 551-1111
FACSIMILE: (808) 551-1111

December 19, 1995

Mr. Michael D. Wilson, Director
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809


Attention: Don Horiuchi

Dear Mr. Wilson:

Subject: Draft Environmental Assessment (EA) for Terry Causey Single Family
Residence, Honomaliino, South Kona, TMK: 8-9-5: 4

In the final EA please indicate the project location in Figure 1 and include a north arrow
in Figure 6. If you have any questions, please call Nancy Heinrich at 386-4185.

Sincerely,


GARY GILL
Director

GG/NH

c/v Sidney Fuke & Associates

Sidney Fuke & Associates

100 Faulstich Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Fax: (808) 969-7996

DATE
TIME

January 12, 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control
STATE OF HAWAII
220 South King Street
Fourth Floor
Honolulu, Hawaii 96813

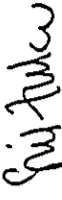
Dear Mr. Gill:

Re: Draft Environmental Assessment (EA) for
G. Terry Causey - Single Family Residence,
Honomaliino, South Kona, Hawaii
THK: (3) 8-9-05: 5

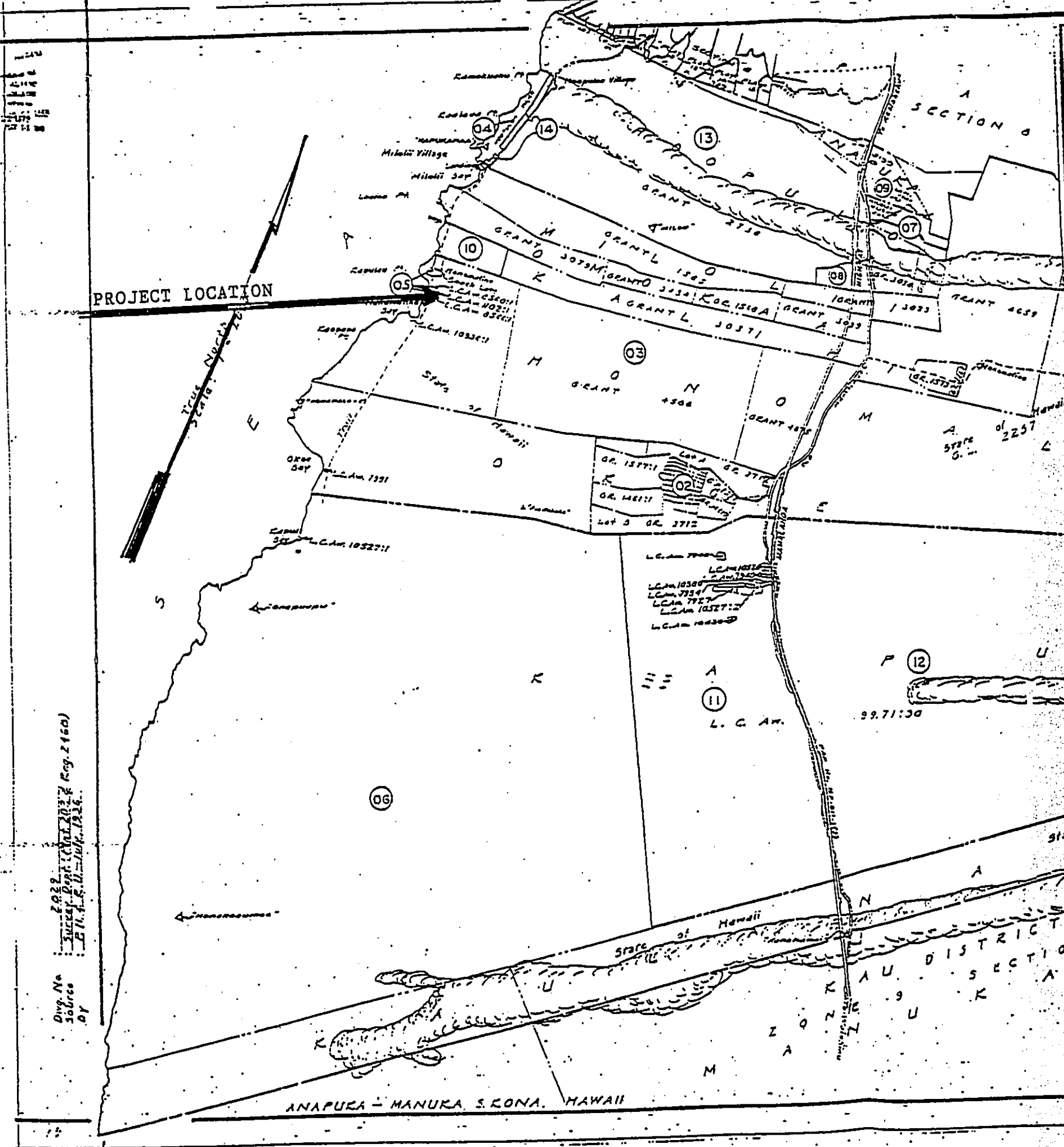
As per your comment, the project location will be
indicated on the map in Figure 1; and a north arrow will be
included on the map of Figure 6. A copy of these replacement
pages is enclosed and will be included in the Final
Environmental Assessment.

Thank you for your comments on the Draft Environmental
Assessment for this project.

Sincerely,


SIDNEY M. FUKU
Planning Consultant

encl
xc: G. Terry Causey



Div. No. 2022
 Source Survey Dept. (Vol. 2022 Reg. 2160)
 by E.H.G. H. July 1926

ANAPUKA - MANUKA S.KONA, HAWAII

STATE OF HAWAII

SECTION 9

SECTION A

PROJECT LOCATION

True North

S

06

11

12

03

10

13

14

07

08

04

05

11
 12
 13
 14
 15

