MEMORANDUM

TO: Gary Gill, Director
Office of Environmental Quality Control

FROM: Dean Uchida, Administrator
Land Division

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

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
FINAL ENVIRONMENTAL ASSESSMENT

Proposed Single Family Dwelling
Applicant: G. Terry Causey
Honokalino, South Kona, Hawaii
Tax Map Key: 6-9-05: 4

Prepared By:
Sidney Fuke & Associates
January 1996
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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:

- County of Hawaii
  - Planning Department
  - Department of Public Works
  - Department of Water Supply

- State of Hawaii
  - Department of Land and Natural Resources
  - Department of Health
  - 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 Kaʻu side of the village of Milolii, 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
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 Carlsmit, 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).
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
3 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 (WNN), 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’ala 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 deposit 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. Konavaena 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 Hamakua 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.
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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.
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
July 14, 1995

via telexporer 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 I issued to Wahapai. This type of "original source of title" is commonly referred to as "kuleana" 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
Vice President

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EXHIBIT B

Letter of Consent from Dillingham Partners
TO WHOM IT MAY CONCERN

As landowner(s) of the property identified by
Tax: (3) 3-3-35: 4, please be informed that I (we) do not
have objections to G. Terry Causey 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.

BP by CCL K

[Signature] 9/18/65

[Signature] (Date)
EXHIBIT C
Draft Access Easement Document
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
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 4588, Tax Keys 8-9-03-4 and 8-9-03-5, 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 Kilioli 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.
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.
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,

[Signature]

William Barreto, Jr.
Principal Archaeologist
HONOMALINO, SOUTH KONA, HAWAII ISLAND:
ARCHAEOLOGICAL INVENTORY SURVEY OF TMK: 8-9-05: 4

Prepared for:

Sidney Fuks 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
L 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
2. USGS Milolii Quadrangle, Showing Project Location

3. Portion of Tax Map 8-3-85, Showing Project Area
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. Kukui 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 deposits, 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 pica, 0.3 gram of N. polita, 0.6 gram of Littorina pinnado, 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 Aequites moluccana shell. Artifacts recovered consist of two basaltic glass flakes, a fragment of an echinoid spine abraded and a shard 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

EXHIBIT E-1
Letter from County of Hawaii Planning Department
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. Honohalino, 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)(t), 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,

[Signature]

VIRGINIA GOLDSTEIN  
Planning Director  

DSA: dmo  
SMA9555.dsa  

     West Hawaii Office  
     Mr. Sidney Fuks - 100 Pauahi Street, Ste. 212, Hilo  
     SMA Section
EXHIBIT E-2

Letter from County of Hawaii Planning Department
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 Puke
    West Hawaii Office
    SMA Section
EXHIBIT F

Draft Environmental Assessment: Comment and Response
December 19, 1995

Mr. Michael O. Wilson, Director
Department of Land and Natural Resources
P.O. Box 821
Honolulu, Hawaii 96809

Attention: Don Horintal

Dear Mr. Wilson:

Subject: Draft Environmental Assessment (EA) for Terry Causey Single Family Residence, Honolulu, South Kona, TMKR 8-9-3-4

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 Heisrich at 586-6185.

Sincerely,

GARY GILL
President

[Signature]

cc: Sidney Fuku & Associates

January 12, 1996

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

Re: Draft Environmental Assessment (EA) for G. Terry Causey - Single Family Residence, Honolulu, South Kona, Hawaii

TMKR 8-9-3-5: 5

As per your comments, 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,

[Signature]

SIDNEY FUKU
Planning Consultant

encl
xc: G. Terry Causey