William P. Kenoi
Mayor

FILE COPY

MAR 2 3 2012

BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

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PLANNING DEPARTMENT

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101 Pauahi Street, Suite 3
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Phone (808) 961-8288
Fax (808) 961-8742

March 6, 2012

RECEIVED
'12 MAR 12 P1:35
OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Gary Hooser, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Dear Mr. Hooser:

SUBJECT: Draft Environmental Assessment (DEA)
Applicant: Pa'a Pono Miloli'i
Request: Miloli'i Community Enrichment and Historical Center
TMK: (3) 8-9-014:038, 039, 040, and 041; Ho'opuloa, South Kona, Hawai'i

The Hawai'i County Planning Department has reviewed the draft environmental assessment for the subject project and anticipates a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the March 23, 2012, OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form, one copy of the draft EA, and a copy of the draft EA and the project summary hardcopy on disk. If you have any questions, please feel free to contact Bethany Morrison at 961-8138.

Sincerely,

BJ LEITHEAD TODD
Planning Director

BJM:
P:\wpwin60\CH343\2012\Miloli Community Enrichment and Historical Center-AntFonsiDEA.doc

Enclosures: Draft EA (1 copy)
Completed OEQC Publication Form
Draft EA and Project Summary (on disk)

xc ltr only: Mr. Joseph Farber, Farber & Associates
2722 Ferdinand Ave.
Honolulu, HI 96822

Project Name: Miloli□i Community Enrichment and Historical Center

Publication Form
The Environmental Notice
Office of Environmental Quality Control

Instructions: Please submit one hardcopy of the document along a with determination letter from the agency. On a compact disk, put an electronic copy of this publication form in MS Word and a PDF of the EA or EIS. Please make sure that your PDF documents are ADA compliant. Mahalo.

Applicable Law: Chapter 343, Hawai'i Revised Statutes.

Type of Document: Draft Environmental Assessment
Island: Hawai□i
District: Ho□opū□oa, South Kona District
TMK: (3) 8-9-014: 038, 039, 040, and 041.

Permits Required:
-State of Hawaii, HRS Chapter 343, Environmental Impact Statements
-State Conservation District Use Permit
-Special Management Area Use Permit (SMA)
-Building Permits
-Grading and Grubbing Permits

Applicant Pa□a Pono Miloli□i (501c3)
Address PO Box 7715, Hilo, Hawai□i, 96720
Contact & Phone Kaiali'i Kahele, (808) 783-4069, Email: paaponoinc@gmail.com

Approving Agency/ Accepting Authority: County of Hawai'i Planning Department
Bobby Jean Leithead-Todd, Director
Address 101 Pauahi Street, Suite 3, Hilo, HI 96720
Contact & Phone (808) 961-8288

Consultant: Joseph Farber, Farber & Associates
Address 2722 Ferdinand Ave., Honolulu, HI 96822
Contact & Phone Joe Farber, (808) 988-3486, Email: joefarber@hotmail.com.

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OFC. OF ENVIRONMENTAL QUALITY CONTROL

Project Summary: Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words). Please keep the summary brief and on this one page.

Pa'a Pono Miloli'i, a non-profit 501(c)(3) organization, has been awarded Federal Housing and Urban Development (HUD) Economic Development Initiative funds to design and construct a multi-purpose community center in Miloli'i to address the community's long-identified need for a permanent, covered community center and gathering space for public meetings, cultural activities, and educational and recreational programs.

The project site is adjacent to the shoreline within Miloliʻi Village on four State-owned parcels that total 40,000 square feet on previously graded and developed land where the remnants of an abandoned desalinization plant currently stand. The shoreline in this area is very rocky and allows very limited and difficult access to the ocean. The nearest homes are about 100 feet to the north, and 200 ft. to the south.

The proposed action is to build three, single-story structures, which total 4,800 square feet and includes a 4,000 square foot multi-purpose community center containing a central covered lanai, an office, a visitors reception center, library, and a classroom; two separate adjoining guest quarters with restrooms, and unpaved parking for fifteen vehicles. The buildings would be constructed on concrete slab foundations surrounded by tile and concrete flooring, plaster-finished walls, and exterior stone veneers.

DRAFT ENVIRONMENTAL ASSESSMENT

Miloiʻi Community Enrichment and Historical Center

Miloliʻi, Hoʻopūloa, South Kona District, Island of Hawaiʻi, Hawaiʻi

Paʻa Pono Miloliʻi

February 2012

Submitted Pursuant to the National Environmental Policy Act & Chapter 343 Hawaiʻi Revised Statues by:

Farber & Associates
Environmental Planning Services
2722 Ferdinand Ave.
Honolulu, Hawaiʻi 96822
808-988-3486 (Tel. & Fax)
joefarber@hotmail.com

Miloiʻi Community Enrichment and Historical Center

Miloliʻi, Hoʻopūloa, South Kona District, Island of Hawaiʻi, Hawaiʻi

DRAFT ENVIRONMENTAL ASSESSMENT

Submitted Pursuant to the
National Environmental Policy Act, 42 USC 34321 et seq.
and
Chapter 343, Hawaiʻi Revised Statutes

County of Hawaiʻi
Office of Housing and Community Development
and
County of Hawaiʻi
Planning Department

This report documents the anticipated impacts of developing a 4,800 square foot multi-purpose community center in Miloli'i on State-owned lands. The project purpose is to address the community's long-recognized need for a permanent, covered community center and gathering space for public meetings, cultural activities, and educational and recreational programs.

The proposed project site is owned by the State of Hawaiʻi, zoned Conservation Lands (subzone: Special), and will utilize Federal funds made available through the U.S. Department of Housing and Urban Development ("HUD"). Therefore, this Environmental Assessments has been prepared in accordance with Chapter 343, Hawaiʻi Revised Statutes and The National Environmental Policy Act, 42 USC 34321 et seq.

Six alternatives (including No-build) are evaluated; the preferred alternative, to build the community center comprising three structures totaling 4,800 square feet in two phases, is anticipated to have a finding of no significant impact (FONSI) based on criteria specified in Section 11-200-12b of the Hawaiʻi Administrative Rules and 28 CFR 58.3, The Code of Federal Regulations.

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Environmental Assessment

For HUD-funded Proposal per 24 CFR 58.36, revised March 2005

Responsible Entity [24 CFR 58.2(a)(7)] [HRS, 343.]	County of Hawaiʻi Department of Housing and Community Development 50 Wailuku Drive, Hilo, HI 96720-2456 County of Hawaiʻi Planning Department 101 Pauahi Street, Suite 3, Hilo, HI 96720
Certifying Officer [24 CFR 58.2(a)(2)] [HRS, 343.]	Stephen J. Arnett, Housing Administrator Bobby Jean Leithead-Todd, Director
Project Name	Miloliʻi Community Enrichment and Historical Center
Project Location	Miloliʻi, Hoʻopūloa, South Kona District, Island of Hawaiʻi Tax Map Key No. (3) 8-9-014: 038, 039, 040, and 041.
Est., Total Project Cost	$400,000
Grant Recipient [24 CFR 58.2(a)(5)]	Paʻa Pono Miloliʻi
Recipient Address	P.O. Box 7715, Hilo, Hawai'i, 96720
Project Representative	Kaialiʻi Kahele
Telephone Number	(808) 783-4069 email: paaponoinc@gmail.com

4.15 MITIGATION SUMMARY

Mitigation Measures Recommended

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1508.20].

Mitigation actions would be expected to reduce, avoid, or compensate for most adverse effects. Table 4.15-1 summarizes the mitigation measures that would be implemented as part of the proposed action to minimize effects on affected resources.

Table 4.15-1
Summary of Mitigation Measures

Air Quality

- Implement standard management practices, such as watering area of exposed soil and covering trucks with tarps, to reduce fugitive dust.

Biological Resources

- Limit staging activities in already disturbed areas;
- Control surface water runoff in accordance with a stormwater pollution prevention plan;
- Implement BMPs for oil spills, toxic substance cleanup, and construction fire hazards;
- To reduce the risk of seabird mortality, BMPs mitigation measures would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary.

Cultural Resources

- The project site is in an area where no archaeological resources have been encountered. However, if archaeological resources are discovered during project activities, work would stop, and the State Department of Land and Natural Resources Historic Preservation Division would be contacted.

Environmental Justice

- During construction, follow safety measures and BMPs to protect the health and safety of residents in adjacent parcels, the beach going public, and low-Income and minority groups.

Geology, Soils, and Seismicity

- Comply with the International Building Code (2006), UFC 1-200-01, and Occupational Safety and Health Administration excavation standards for protection from seismic hazards;
- Use common dust suppression techniques, such as spraying the ground with water;

- Implement BMPs prepared as part of the construction stormwater pollution prevention plan, which could include building when rainfall potential is low, using silt fences or other devices bales to prevent eroded soil from being transported off-site, contouring to stop drainage from entering the site and to prevent run-on, and directing runoff to constructed siltation basins.

Hazardous Materials and Conditions

- Handle hazardous materials and waste in accordance with applicable laws and regulations.

Noise

- Use standard soundproofing materials such as mufflers and temporary fencing during construction to ensure residential noise levels are maintained below standards, as required by the State of Hawai‘i Department of Health;
- Provide public notification of the project and post a sign that provides a phone number for the public to call to register complaints about construction-related noise problems;
- Schedule events and activities during reasonable daylight and early evening hours, and
- Use landscaping as a sound barrier.

Traffic and Parking

- Prepare a construction traffic management plan/BMPs;
- Ensure that construction vehicles comply with applicable traffic laws;
- Use standard construction traffic safety protocols
- Restrict parking of construction vehicles on-site or in other designated areas for the duration of construction, and
- Limit the number of construction-related vehicles on-site, and encourage ride sharing. Detours will be avoided to the greatest degree possible.

Utilities

- Use a residential recycling program;
- Manage stormwater on-site so that there is no net increase in peak stormwater runoff;
- Install low-flow fixtures;
- Use latest energy-efficient appliances and equipment to reduce energy consumption;

Visual Environment

- Develop a program to educate workers about BMPs related to visual effects before the project starts;
- Minimize dust by regularly watering exposed soils, stockpiling soil, and stabilizing soil to reduce effects on visual quality from air pollution;
- Use equipment exhaust mufflers to reduce effects on visual quality from air pollution;
- Restrict construction vehicles parking on-site or in other designated areas for the duration of construction; and
- Minimize light glare by shrouding outdoor lights and directing light downward, as well as using motion detectors, where practical, to provide light only when necessary.

Water Resources

- Construction BMPs to comply with the Hawai‘i County Code, Chapter 10 - Erosion and Sedimentation Control, and the Department of Public Works (DPW) Storm Drainage Standards;
- Time land disruption activities such as grading to periods of lesser rainfall;

- Limit area of disturbance at any given time to reduce potential erosion;
- Construct temporary drainage features to divert runoff from areas susceptible to erosion;
- Utilize protective materials such as mulch or geotextiles to minimize erosion;
- Use sedimentation basins and silt fencing to collect sediment before it runs off.
- Post-construction BMPs include site drainage collected and discharged to on-site seepage areas for percolation into the ground; and
- Stabilize ground surfaces with landscape and hardscape.
- Building construction plan to conform with approved building standards under Flood Zone X;
- Design element in this plan to mitigate potential flooding includes:
- perimeter rock wall base 30 inches in height, designed to deflect high water;
- 16-inch diameter concrete columns embedded in the foundation;
- Breakaway wood walls; and
- An open, mauka-makai oriented, main pavilion room.

FINDING: [58.40(g)]

☑ **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

☐ **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature: _____**Date:**_____

Name/Title/Agency: Joseph M. Farber, Environmental Planner
Farber & Associates, Planning Services

RE Approving Official Signature: _____**Date:**_____

Name/Title/Agency: William P. Kenoi, Mayor
Office of the Mayor, County of Hawai‘i

RE Planning Director Signature: _____**Date:**_____
Name/Title/Agency: Bobby Jean Leithead-Todd, Director
Planning Department, County of Hawai‘i

RE Housing Administrator Signature: _____**Date:**_____
Name/Title/Agency: Stephen J. Arnett, Housing Administrator
Office of Housing and Community Development, County of Hawai‘i

RE Corporation Counsel Signature: _____**Date:**_____
Name/Title/Agency:
Office of the Corporation Counsel, County of Hawai‘i

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

See Section 1, Page 11.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

See Section 2, Page 22.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

See section 3, page 33.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Compliance with a number of federal, state, and county laws, permits, approvals, and executive orders are anticipated for this project. In a number of cases, they have been described elsewhere in this document. They are outlined below:

Factors Documentation	**Determination and Compliance**
Historic Preservation [36 CFR 800]	The National Historic Preservation Act (NHPA) of 1966 (16 USC 470) established the National Register of Historic Places (NRHP). Section 106 of the NHPA requires federal agencies to consider the effects of federal actions upon historic and archaeological resources that may be eligible for the NRHP by determining if a project will have an adverse effect under a process defined at 36 CFR 800. Proposed project would have “no effect” on significant historic sites. State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), conducted a field inspection that revealed that the project is in an area where no archaeological resources have been encountered.
Floodplain Management [24 CFR 55, Executive Order 11988]	The proposed project site is outside the base (i.e. 100-year or 500-year for critical actions) floodplain according to the County of Hawai‘i Department of Planning (there are no FEMA FIRM maps available for this area.
Wetlands Protection [Executive Order 11990]	A review of National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service show no wetlands in the project area. See Map Figure 12.
Coastal Zone Management Act [Sections 307(c),(d)]	In Hawai‘i, the Counties assess and regulate development proposals for compliance with the Federal Coastal Zone Management (CZM) objectives and policies within the “Special Management Area” (SMA), near the coastline. As proposed project lies within the SMA, and SMA Permit for this project is currently under review by the Hawai‘i County Department of Planning.
Sole Source Aquifers [40 CFR 149]	The proposed project is not located on nor does it affect a sole source aquifer designated by EPA. In The state

	of Hawai‘i there are two EPA designated sole source aquifers, one is located on the island of Oahu and other, on Molokai island.
Endangered Species Act [50 CFR 402]	The federally threatened Newell's shearwater (Puffinus auricularis newelli), and the federally endangered Hawaiian petrel (Pterodroma phaeopygia sandwichensis), Hawaiian hawk (Buteo solitarius) and Hawaiian hoary bat (Lasiurus cinereus semotusi) have been observed in the Region of Influence (ROI) (USFWS letter dated July 2007, found in Appendix B). Long-term effects from the proposed action, which would include the addition of new, artificially lighted areas, could have a significant adverse effect on seabirds such as the non-listed golden plover, and the listed Newell's shearwater, Hawaiian petrel, and Hawaiian hawk; however, design elements incorporated into the proposed structure will mitigate this threat to less than significant effect. As noted by the USFWS in their comments on the proposed project found in Appendix B, “Listed seabirds and non-listed seabirds, protected under the Migratory Bird Treaty Act, are attracted to artificial lights where they end up circling the light source until they collide with nearby structures or fall to the ground due to exhaustion. Once grounded, they are vulnerable to predators or often struck by vehicles on roadways.” BMPs that will be implemented, as recommended by USFWS, to reduce the risk of seabird mortality, would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	The project is not located within one mile of a listed wild and scenic river.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The US Environmental Protection Agency has established National Ambient Air Quality Standards (NAAQS) for priority pollutants to protect public health and the environment. The State of Hawai‘i is in conformity with the NAAQS, and no exceedances of the NAAQS are anticipated as part of this project.
Farmland Protection Policy Act [7 CFR 658]	The proposed project site area (40,000 square feet), does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the Department of Agriculture.

Environmental Justice [Executive Order 12898]	The project will not have a disproportionate adverse impact on environmental justice populations in the area, and will provide benefits to these populations. Refer to Section 4.12.

HUD Environmental Standards Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	The Miloli‘i community is rural and isolated and it is not considered a high noise area. Under Subpart B (Noise Abatement and Control) of 24 CFR Part 51 sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered high noise areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD.
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases **[24 CFR 58.5(i)(2)]**	The property: (i) is not listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) is not located within 3,000 feet of a toxic or solid waste landfill site; (iii) does not have an underground storage tank (which is not a residential fuel tank); and (iv) is not known or suspected to be contaminated by toxic chemicals or radioactive materials.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed property is not located within the immediate vicinity of hazardous industrial operations handling fuel or chemicals of an explosive or flammable nature by citing data used and the maps used.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed property is not within 15 miles of a civil airport or military airfield.

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes**: (**1**) - No impact anticipated; (**2**) - Potentially beneficial; (**3**) - Potentially adverse; (**4**) - Requires mitigation; (**5**) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	2	Section 4.1 Land Use and Zoning.
Compatibility and Urban Impact	2	Section 4.1 Land Use and Zoning.
Slope	1	Section 4.8.1 Geology.
Erosion	4	Section 4.8.1 Geology; Section 4.7.3 Floodplains and Hydrology.
Soil Suitability	1	Section 4.8.1 Geology.
Hazards and Nuisances including Site Safety	1	Section 4.8.2 Natural Hazards, page; Section 4.13 Hazardous Material.
Energy Consumption	1	Section 4.12 Utilities.

Noise - Contribution to Community Noise Levels	1	Section 4.5 Noise.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Section 4.4 Climate and Air Quality.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	Section 4.11 Visual Environment.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	**1**	Section 4.3 Socioeconomic Environment.
Displacement	**1**	Section 4.3 Socioeconomic Environment
Employment and Income Patterns	**2**	Section 4.3 Socioeconomic Environment.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	2	Section 4.11 Parks and Recreational Resources.
Commercial Facilities	2	Section 4.11 Parks and Recreational Resources; Section 4.3 Socioeconomic Environment.
Health Care	2	Section 4.11 Parks and Recreational Resources.
Social Services	2	Section 4.11 Parks and Recreational Resources.
Solid Waste	1	Section 4.13 Utilities.
Waste Water	1	Section 4.13 Utilities.
Storm Water	4	Section 4.7 Water Resources.
Water Supply	1	Section 4.13 Utilities.

Public Safety - Police	1	Section 4.13 Utilities.
- Fire	1	Section 4.13 Utilities.
- Emergency Medical	1	Section 4.13 Utilities.
Open Space and Recreation - Open Space	2	Section 4.11 Parks and Recreational Resources.
- Recreation	2	Section 4.11 Parks and Recreational Resources.
- Cultural Facilities	2	Section 4.9 Cultural Resources; Section 4.10 Parks and Recreational Resources.
Transportation	4	Section 4.2 – Traffic and Parking.

Natural Features		**Source or Documentation**
Water Resources	1	Section 4.7 Water Resources.
Surface Water	1	Section 4.7 Water Resources; Section 4.7.2 Surface and Ground Water.
Unique Natural Features and Agricultural Lands	1	Section 4.8.1 Geology; Section 4.10 Parks and Recreational Resources.
Vegetation and Wildlife	1	Section 4.6.1 Vegetation; Section 4.6.2 Wildlife,.

Other Factors		**Source or Documentation**
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Hawai‘i County Department of Planning – proposed site is in Flood Zone X (no FEMA FIRM map available).
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]		The project is not in a coastal barrier resource area. **www.fema.gov/business/nfip/cbrs/cbrs**
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]		Project is not within 2,500ft of civil airport or 8,000ft from a military runway.
Other Factors		

Summary of Findings and Conclusions

See, Section 5: Findings and Conclusions.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]
(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

See, Section 3: Alternatives Considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

See, Section 3.3: No Action Alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

See Section 4.15: Mitigation Summary.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

See, Section 7: Sources, Agencies and Persons Consulted.

U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

LEVEL OF ENVIRONMENTAL REVIEW DETERMINATION: (2004)

Project Name / Description:

Miloli‘i Community Enrichment and Historical Center. Construct a new, multi-purpose, 4,400-square-foot Community Center-Park Pavilion at Ho‘okena, Ho‘opūloa, South Kona, Hawai‘i Island.

Level of Environmental Review (cite regulation):

Environmental Assessment per § 58.36
(Exempt per 24 CFR 58.34, Categorically excluded not subject to statutes per § 58.35(b), Categorically excluded subject to statutes per § 58.35(a), Environmental Assessment per § 58.36, or EIS per 40 CFR 1500)

STATUTES and REGULATIONS listed at 24 CFR 58.6

FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

1. Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?
( ) No; flood insurance is not required. The review of this factor is completed.
(**X**) Yes; continue.
2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?
(**X**) No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
NO FIRM map available for this area. (Factor review completed).
( ) Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Continue review).
3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?
( ) Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.
(**X**) No **(Federal assistance may not be used in the Special Flood Hazards Area).**

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area? (See www.fema.gov/nfip/cobra.shtm).
(**X**) No; Cite Source Documentation:

www.fema.gov/business/nfip/cbrs/cbrs
(This element is completed).
( ) Yes - **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?
(**X**) No; cite Source Document, page:
Project is not within 2,500ft of civil airport or 8,000ft from military runway

Project complies with 24 CFR 51.303(a)(3).
(**X**) Yes; **Disclosure statement must be provided** to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.

_____

Preparer Signature / Name /Date

_____

Responsible Entity Official Signature / Title/ Date

SECTION 1:
STATEMENT OF PURPOSE AND NEED FOR PROJECT
[40 CFR 1508.9(b)]

1.1 Background

Location - Miloliʻi

The settlement at Miloliʻi in the South Kona District of Hawaiʻi Island remains the most traditional fishing village in Hawaiʻi. Families have been fishing the offshore and nearshore waters for generations. The village has about 500 residents and about 125 single-family homes. The majority of the residents are Native Hawaiian. Authorities differ on the meaning of Miloliʻi. Some translate it as "first twist" in reference to the excellent sennit which was produced from olonā bark to make fine cord and highly valued fishing nets (Nolan 1981). Others indicate that "miloliʻi" means, "small swirling," a reference to the many ocean currents that flow past the village (Pukui 1981).

The Miloli'i community lies in the shadow of its most dominant geologic feature, the vast southwest slope of the 13,000-foot Mauna Loa volcano. Eruptive lava flows from Mauna Loa have continually influenced the area. Since 1832, the volcano has erupted forty times. Eight flows have traversed the slopes into North and South Kona, and four reached the ocean (1859, 1919, 1926, and 1950). The 1926 flow destroyed the fishing village of Hoʻopūloa adjacent to Miloliʻi and covered that settlement with 'a'a lava.

The present coastal village of Miloli'i is located on the relatively flat Kapalilua coastal plain. The three bays in the immediate area -- Hoʻopūloa Bay, Miloliʻi Bay, and Omokaʻa Bay -- offer little or no protection from ocean waves and surge. Shoreline features in the community include a black sand beach at Hoʻopūloa Bay; the broad, gently sloping lava flows extending into the sea between Hoʻopūloa Bay and Miloliʻi Bay; and the shallow and exposed lava platform reefs extending from Miloliʻi Bay to Omokaʻa Bay. The 1926 lava flow dominates the coastline on the Hoʻopūloa side of the community. The other flows date from prehistoric times.

Applicant – Paʻa Pono Miloliʻi

Paʻa Pono Miloli'i (PPM) was formed in 1980 to improve the quality of life for the residents of Miloliʻi and South Kona. Among PPM's first efforts was the creation of a Master Plan for the Miloliʻi community that focused on supporting residents to secure land and build safe affordable homes in the village. Working directly with the state Office of Hawaiian Affairs (OHA), the state Department of Land and Natural Resources (DLNR),

and the Legislative and Executive branches of the State of Hawai'i, PPM successfully lobbied for the passage of Act 62, which provided homes for the descendants of the 1926 Mauna Loa lava flow which had destroyed the original village at Hoʻopūloa. Building on the success of this effort, PPM has carried out numerous community projects over the years. PPM was granted non-profit 501-(c) (3) status by the Internal Revenue Service in 2004 and continues its mission to improve the lives of the residents of the South Kona fishing village.

Some of PPM's recent accomplishments include:

1. Creation of a Marine Managed Area. In 2006, the community successfully pushed for passage of a bill to create a marine managed area in Miloli'i. The bill grants DLNR the authority to create rules to improve the sustainability of the local fishery. The resulting rules have been discussed and drafted; however, they have not been codified. Additional consultation with the community is needed to formulate and advance the rules package.

2. Community-Based Marine Management and Fishing Education Programs. Over the course of eight years, Pa'a Pono Miloli'i has completed a number of community projects that encourage community involvement in — and support for — improved marine management. These include the "'Ōpelu Celebrations," in which traditional ʻōpelu fishing using traditional fishing canoes is taught by kūpuna. The teaching includes marine management and traditional sustainable fishing practices and extends into the summer months via Summer Fun curricula. A "Youth Media" camp employs digital media to record and broadcast traditional knowledge about sustainable marine management and fisheries.

3. Miloli'i Makai Watch. Makai Watch is a community-based volunteer group created by PPM as a partnership with DLNR and several NGO's across the State. The goal of Makai Watch is to enhance the management of near-shore marine resources by facilitating the Miloli'i community's direct involvement in the protection of the Miloli'i fisheries and outlying areas.

4. The ʻŌpelu Project. In collaboration with CCN and Uncle Walter Paulo, Eugene "Geno" Kaupiko Jr. and other kūpuna, PPM has instituted a program teaching traditional methods of ʻōpelu fishing.

5. In June 2011, PPM teamed up with Conservation International and the Hawaiʻi Fish Trust to host the 2011 Miloliʻi Lawaiʻa ʻOhana Fishing Camp at Hoʻopūloa Beach. Over 75 adults, youths and volunteers participated in the 4 day and 3 night camp which focused on hands-on learning experiences to transmit Hawaiian values and culture, and the protection of Hawaiʻiʻs and Miloliʻiʻs nearshore fishing resources (Paʻa Pono Miloliʻi, 2011).

1.2 Project Need

PPM's mission is to assist the residents of Miloli‘i and South Kona to improve their quality of life. Some of these efforts include: education and recreation programs for youth, enhancing the management of culturally and economically important marine resources, the collection and use of traditional kūpuna, or elder, knowledge, and conducting feasibility studies for the creation of micro-enterprises to help create local employment and generate a healthy local economy.

PPM recognizes the critical need for facilities to help house its programs, as well as future community organization efforts. PPM believes strongly that the cycle of social problems within the Miloli‘i and South Kona community can be broken through pro-active community programs. However, there is currently no gathering place for the community, no building to conduct and administer these programs and unite the elements of community identity and heritage.

1.3 Project Purpose

PPM is proposing to utilize federal HUD EDI funds to design and construct a multi-purpose community center in Miloli'i on State-owned lands to address the community's need for a permanent, covered community center and gathering space for public meetings, cultural activities, and educational and recreational programs such as:

- Youth programs, whether after school, summer, or over school breaks
- Intergenerational activities connecting youth and *kūpuna*
- Team sports including basketball, volleyball, and others
- Canoe paddling and racing
- Hawaiian language classes
- Micro-enterprise development and training programs.

SECTION 2: DESCRIPTION OF THE PROPOSED ACTION

Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

This section presents information on the proposed action, which is the preferred alternative. The proposed action would occur on about a 40,000 square feet (0.918 acre) parcel owned by the State of Hawaiʻi. Throughout this EA, this parcel is referred to as the project site.

This EA evaluates the environmental and socioeconomic effects of the proposed action and the no-action alternative. The proposed action is building the Community Center on the project site.

2.1 Project Location:

Miloliʻi Beach Road
Miloliʻi, HI 96704

Ahupuaʻa:	Hoʻopūloa
District:	South Kona
Island:	Hawaiʻi
Tax Map Key No.:	(3) 8-9-014: 038, 039, 040, and 041.
Size:	40,000 sq. ft. (0.918 acre).

Existing Condition

Miloli'i is a coastal village located on the relatively flat Kapalilua coastal plain. Its shoreline features include a black sand beach at Hoʻopūloa Bay; broad, gently sloping seaward extensions of lava flows between Hoʻopūloa and Miloliʻi bays and Kapulau Point; and shallow and exposed lava platform reefs separating Miloliʻi and Omokaʻa bays. The coastal lava flows are derived from prehistoric flows and the 1926 flow. A tongue of lava from the 1926 flow enters the water south of Hoʻopūloa Bay and then rises about thirty feet above the adjacent lava, where 62 individual single-family lots of 10,000 square feet each have been developed. These lots, known as Miloliʻi Village Phase II, are two deep along the makai side of the Miloliʻi Road, with a common access drive for four lots. At about midpoint of the Phase II development, the 1926 flow ends and the land abruptly drops about 30 feet into a broad gully about 400 feet wide. It is within this low-lying gully that the project site is located, covering four of the single-family lots. About 150 feet south of the project site, the coastal plain rises again, and the remaining Phase II house lots continue south (see aerial photo of project site, Figure 4).

The project site consist of four parcels of 10,000 sq. ft. each, all of which are owned by the State of Hawai‘i. The parcels are unoccupied and currently serve no purpose. The project site has been previously graded and contains the remnants of an abandoned demonstration water desalination facility that was constructed in 1990 and intended to service the area residents. This remnant is mostly contained on the mauka lots (Lots 38 and 41) and includes a large concrete pad (about 30 ft. x 30 ft.), metal and rubber piping, and a large wooden single-story shed. Approximately ¾ of the makai lots (Lots 39 and 40) have been cleared and graded. The remaining ¼ (about 25 feet) of these two parcels, running along the length of their makai boundaries, consist of a mound of lava rock about four feet high. The mound is the result of grading portions of the parcels and pushing the excess lava and soils makai. Atop this mound vegetation typical of the region, such as kiawe (*Prosopis pallida*) and Christmas berry (*Echinus terebinthifolius)* has established.

Adjacent to the southern mauka-makai property line of parcels 38 and 39 is a graded and compacted gravel beach right-of-way access road 100 ft. long and 50 ft. wide, connecting Miloli‘i Road to the shoreline. The access road narrows and becomes rough as it nears the shoreline. The shoreline in this area is very rocky and allows very limited and difficult access to the ocean (see photos of the project site, Figures 5 and 6).

2.2 Project Features

The proposed action is to build three structures totaling 4,800 square feet in two phases. In Phase I, the main multi-purpose community center (Community Center) would be constructed. The Community Center’s footprint is 80 ft. long and 50 ft. wide, or 4,000 square feet. As designed, the Community Center features a large, covered central lanai with enclosed office, visitor reception center, and history/library rooms in the south end of the building, and an enclosed kitchen and classroom at the north end.

Phase II will involve construction of two separate adjoining structures north of the Community Center: a guest quarters and restroom facility. Both structures measure 20 ft. x 20 ft., or 400 square feet in size. The guest quarters contain two separate suites, each with a single-bed bedroom and a bathroom with a sink, toilet, and shower. The restroom building contains separate male and female facilities: the men’s has two lavatories, two water closets and one urinal; the women’s has two lavatories, and two water closets. The three proposed structures will be designed and constructed to meet Americans with Disabilities Act Accessibility Guidelines (ADAAG).

The buildings will be constructed on concrete slab foundations surrounded by tile and concrete flooring, concrete columns, plaster-finished walls with exterior stone veneers, and

fixed, sliding glass, and jalousie windows.

The simple gable roofs, clad in aluminum, will overhang the structure with 4'8 eaves on the two smaller buildings, and 5 feet on the main pavilion. The main pavilion's roof ridge rises to a height of 22 feet. Concrete walkways enclose the perimeter of the buildings, 5 feet wide on the main build, and four feet wide on the two smaller structures.

The plumbing and electrical lines will be standard. Water will be supplied through a catchment system. A septic tank and leach field system will be constructed for the wastewater. Electrical generation will come from solar panels and a generator to serve as back up (see site map and building plans, Figures 7–11).

Table 2.2-1
Miloli'i Community Center

Phase I - (Completed within 18 months of obtaining permit approvals).

Building A - Multi-purpose Community Center		4,000 sq ft. (80 ft. x 50 ft.)
Covered Lanai - Pavilion Room		2000 sq. Ft. (50 ft. x 40 ft.)
Visitors Reception Room		288 sq. ft.
Office		112 sq. ft.
Historical Center/Library		600 sq. ft. (30 ft. x 20 ft.)
Kitchen		400 sq. Ft. (20 ft. x 20 ft.)
Class Room		600 sq. ft. (30 ft. x 20 ft.)
5 ft. wide covered concrete walkway (under eaves)		

Phase II - (Break ground 12 months after the completion of Phase I; completed within 12 months).

Building B - Restrooms		400 sq. Ft. (20 ft. x 20 ft.)
Men's	2 Lavatories	100 sq. Ft. (10 ft. x 10 ft.)
	2 water closets/ 1 urinal	100 sq. Ft. (10 ft. x 10 ft.)
Women's	2 Lavatories	100 sq. Ft. (10 ft. x 10 ft.)
	2 water closets	100 sq. Ft. (10 ft. x 10 ft.)
4 ft. wide covered concrete walkway (under eaves)		
Building C - Guest Quarters		400 sq. Ft. (20 ft. x 20 ft.)
Room 1	Bedroom	145 sq. Ft. (5.5 ft. x 10 ft.)
	Restroom (lav, toilet, shower)	55 sq. Ft. (14.5 ft. x 10 ft.)
Room 2	Bedroom	145 sq. Ft. (5.5 ft. x 10 ft.)
	Restroom (lav, toilet, shower)	55 sq. Ft. (14.5 ft. x 10 ft.)
4 ft. wide covered concrete walkway (under eaves)		

2.3 Project Phasing Schedule and Cost

The Proposed Action will be implemented in two phases and completed within 48 months of obtaining all permit authorizations; Phase One would be completed within 18 months of obtaining all permit authorizations, and Phase Two would start 12 months after the completion of Phase Two and take 12 months to complete.

Total cost est.: $400,000

2.4 Required Permits and Approvals

Table 2.4-1 **REQUIRED PERMITS AND APPROVALS**	**ACCEPTING AUTHORITY**
Federal	
NEPA Environmental Assessment Review (National Environmental Policy Act of 1969, 42 USC, Section 34321 et seq.	County of Hawai‘i Department of Housing and Community Development
State of Hawai‘i	
Conservation District Use Permit (CDUP)	State Department of Land and Natural Resources – Office of Conservation and Costal Lands
County of Hawai‘i	
Special Management Area Use Permit (SMA)	County of Hawai‘i Planning Commission
Building Permits	County of Hawai‘i Department of Public Works
Grading and Grubbing Permits	County of Hawai‘i Department of Public Works

SECTION 3: ALTERNATIVES CONSIDERED

Alternatives and Project Modifications Considered *[24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)*

3.1 Preferred Alternative

Implementing the proposed action, as described in Section 2.2, is the applicants' preferred alternative. Building the Community Center would serve the purpose of, and need for, the proposed action, as described in Section 1.2. This alternative is evaluated in detail in Section 4.0.

3.2 Other Alternatives Considered

The Applicant considered the following alternatives to the proposed action but eliminated them from further analysis:

- Building on tax map key 3-8-14-03:13 (2.8 acre parcel owned by State of Hawai'i) — The Applicant dismissed this alternative because ownership of the site is in dispute, the parcel is undeveloped, is comprised of rough 'a'a lava, and contains a number of gravesites. This site is also less than ideal because it is isolated, located on the far northern end of Miloli'i, away from the main concentration of residents and existing shoreline activities.

- Alternative location on the proposed site— This alternative was dismissed because the only reasonable alternative building site on the 40,000 sq. ft. parcel is mauka, next to Miloli'i Road, which is less than ideal as the proposed facilities would be negatively impacted by road noise and traffic rather than the proposed location which takes full advantage of the shoreline setting.

- Alternative location on parcels adjacent to preferred alternative site. Utilizing parcels to the immediate north, parcels 42 and 43 would be impractical because these parcels contain the north edge of the 1926 lava flow, which has an abrupt gradient change of thirty feet. Moving the project south to parcels 37 and 36, would reduce by half (to 20,000 square feet) the project site; it is also less than ideal because of the parcel's rugged and abrupt elevation changes, rough 'a'a lava composition, and proximity to single-family residences.

- Purchasing alternative site — This alternative was dismissed because it would be cost prohibitive and there are no available lots near the village of Miloli‘i that would achieve the purpose of and need for the proposed action, as described in Section 1.2.

- Alternative building design and/or configuration—This alternative was dismissed because the proposed building design and features are the most efficient use of the limited budget given the purpose of and need for the proposed action. The proposed size and footprint (totaling 4,800 square feet) is the most efficient use of the project site, has adequate setback from the shoreline, and more than ¾ of the parcel has been previously graded. Also, the land is available and is not currently utilized for any purpose, is within appropriate regulatory setbacks, will take advantage of the spectacular view planes yet does not disturb any notable existing view planes, takes into consideration the existing shoreline access road and shoreline users, and is a sufficient distance away from neighboring homes.

The proposed action is to build three structures totaling 4,800 square feet in two phases. In Phase I the main multi-purpose community center (Community Center) would be constructed. The Community Center is 80 ft. long and 50 ft. wide, or 4,000 square feet. As designed, the Community Center features a large, covered central lanai with enclosed office, visitor reception center, and history/library rooms in the south end of the building, and an enclosed kitchen and classroom at the north end.

Phase II consist of two separate adjoining structures located just north of the Community Center; the guest quarters, and the restrooms facilities which are both 20 ft. x 20 ft., or 400 square feet in size.

3.3 No Action Alternative

No Action Alternative *[24 CFR 58.40(e)]*
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The no-action alternative serves as a baseline against which the effects of the proposed action and alternatives can be evaluated.

Under the no action alternative, the Applicant would not build three structures totaling 4,800 square feet in two phases and PPM would continue to offer minimal programs and events and would be unable to fulfill its vision of growing its operations to serve the needs of the Miloli‘i and South Kona communities.

SECTION 4: AFFECTED ENVIRONMENT

Existing Conditions and Trends: *Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]*

This section is an overview of the baseline physical, biological, social, and economic conditions that occur within the region of influence (ROI), which here is the project site (about 40,000 square feet) and adjacent lands. As applicable, each section includes background on how the resource is related to the proposed action, discusses the general existing conditions of the resource in the ROI, and evaluates the potential effects on the resources affected by the proposed action and the no action alternative. Section 4.14, Mitigation Summary, presents the mitigation measures that would be implemented as part of the proposed action to minimize effects on affected resources.

4.1 Consistency with Government Plans, Policies and Regulations

Compliance with a number of federal, state, and county laws, permits, approvals, and executive orders are anticipated for this project. In a number of cases, they have been described elsewhere in this document. The major permits are described below.

Existing Conditions

The project area is situated in a sparsely populated section of the South Kona District, one of nine districts that make up Hawai‘i County and the Island of Hawai‘i. The parcel, TMK: (3) 8-9-014: 038, 039, 040, and 041, is owned by the State of Hawai'i and is approximately 40,000 square feet in size (each lot is about 10,000 square feet). The proposed three structures have a footprint of about 4,800 square feet. They are, at minimum, set back about 130 ft. from the shoreline. The parcels are unoccupied and currently serve no purpose.

The project site has been previously graded and contains the remnants of an abandoned demonstration water desalination facility constructed in 1990 and intended to service the area residents. These remnants are mostly contained on the mauka lots (Lots 38 and 41) and include a large concrete pad (about 30 ft. x 30 ft.), metal and rubber piping, and a large wooden single-story shed. Approximately ¾ of the makai lots (Lots 39 and 40) have been cleared and graded. The remaining ¼ (about 25 feet) of these two parcels, running along the length of their makai boundaries, consist of a mound of lava rock about four feet high, the result of grading the other portions of the parcels and pushing the excess earth makai. Atop this mound vegetation typical of the region, such as kiawe (*Prosopis pallida*) and Christmas berry (*Echinus terebinthifolius*) has been established.

Adjacent to the southern mauka-makai property line of parcels 38 and 39 is a graded and compacted gravel beach right-of-way access road 100 ft. long and 50 ft. wide, connecting Miloli‘i Road to the shoreline. The access road narrows and becomes rough as it nears the shoreline. The shoreline in this area is very rocky and allows only limited and difficult access to the ocean. Fishermen occasionally use the shoreline adjacent to the project site utilizing fishing poles and throw net.

Running north and south of the project site are approximately 50 single-family residences. The nearest homes to the project site are about 100 feet to the north, and 200 ft. to the south.

4.1.1 Federal Regulatory Control

4.1.1.1 National Environmental Policy Act (NEPA) of 1970

This Environmental Assessment has been prepared under the requirements of the National Environmental Policy Act (NEPA) of 1970 (23 CFR 771 and 40 CFR 1500) because the project will utilize Federal funds made available through the U.S. Department of Housing and Urban Development (“HUD”). NEPA requires federal agencies to consider environmental factors through a systematic interdisciplinary approach before committing to a course of action. Preparation and format of this EA has taken place in accordance with HUD-funded Proposal per 24 CFR 58.36, revised March 2005 to ensure compliance with these pieces of legislation.

4.1.1.2 Coastal Zone Management Act of 1972

The Coastal Zone Management Act (CZMA) of 1972 (16 USC 1451 et seq.) encourages coastal states to protect coastal resources consistent with the state’s coastal zone management program. The objectives of the Coastal Zone Management (CZM) Program are to provide the public with recreational opportunities, protect historic resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards and manage development.

Within Hawai‘i, the CZM program was authorized by HRS Chapter 205A, and is administered by the Office of Planning within the State of Hawai‘i Department of Business, Economic Development, and Tourism (DBEDT). Actions anywhere within the State of Hawai‘i must comply with the CZM program. In Hawai‘i, the individual counties assess and regulate development proposals for compliance with the Federal CZM objectives and policies through the “Special Management Area” (SMA) zones regulatory process.

A consistency determination is required for federal actions that would have reasonably foreseeable direct or indirect effects on any use of or resource in the coastal zone. The Proposed Action is consistent with the State of Hawai‘i CZM program. The consistency determination will be submitted to the County of Hawai‘i Office of Planning under the SMA Permit Application, which that office administers.

4.1.1.3 Section 106 of the National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966 (16 USC 470) established the National Register of Historic Places (NRHP). Section 106 of the NHPA requires federal agencies to consider the effects of federal actions upon historic and archaeological resources that may be eligible for the NRHP by determining if a project will have an adverse effect under a process defined at 36 CFR 800. The Hawai‘i State Historic Preservation Division (SHPD) is the state agency that oversees this process on behalf of the federal Advisory Council on Historic Preservation. There are also state-level regulations protecting cultural resources under HRS Chapter 6E-8 that are similar in nature.

As described in detail in Section 4.9: Cultural Resources, and Appendix C: Miloi‘i Community Enrichment and Historical Center: Section 106 Analysis and Cultural Impact Assessment Report, the Section 106 process has been considered in light of a review for the presence of archeological resources, historical resources and Native Hawaiian Traditional Resources, and the Cultural Impacts Assessment processes. Under this analysis, there is no evidence of any “historical properties” within the area of potential effect (APE) or region of influence (ROI). None of the actions proposed under the preferred alterntive as considered in this EA entail destruction, modification, or alteration of historic sites, resources, or other historic properties. None of the proposed activities will introduce visual, atmospheric, or audible elements that affect the features of any historic property. Therefore, it is recommended that authorizing agencies find this project has no potential to cause effects on historic properties. Accordingly, initiation of consultation under Section 106 is not anticipated.

4.1.2. State Regulatory Control

4.1.2.1 The Hawai‘i State Plan

The Hawai`i State Plan, Hawai‘i Revised Statutes Chapter 226, establishes a set of themes, goals, objectives and policies that are meant to guide the State’s long-term growth and development activities. The three themes that express the basic purpose of

the Hawai`i State Plan are individual and family self-sufficiency, social and economic mobility, and community or social well being.

The Hawai`i State Plan also provides for the preparation of Functional Plans by the State agencies responsible for certain program areas. There are twelve Functional Plans dealing with specific areas of concern, and each contains objectives, policies, and implementing actions necessary to accomplish the goals of the plan. State Functional Plans cover the program areas of agriculture, transportation, conservation lands, housing, tourism, historic preservation, energy, recreation, education, health, human services and employment.

Chapter 226-4 sets forth goals associated with the Hawai`i State Plan:

(1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai`i's present and future generations.
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well- being of the people.
(3) Physical, social, and economic well-being, for individuals and families in Hawai`i, that nourishes a sense of community responsibility, of caring, and of participation in community life.

The Community Center is consistent with the Hawai‘i State Plan. The following are some of the relevant objectives of the plan that relate to the proposed project. The aspects of the plan most pertinent to the proposed project are the following:

> §226-5 Objective and policies for population. (1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county; (2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.
>
> §226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources (4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage; (6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai‘i; (8) Pursue compatible relationships among activities, facilities, and natural resources; (9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources. (1) Promote the preservation and restoration of significant natural and historic resources; (2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities; (4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage; (5) Encourage the design of developments and activities that complement the natural beauty of the islands.

§226-13 Objectives and policies for the physical environment--land, air, and water quality. (2) Greater public awareness and appreciation of Hawaii's environmental resources; (1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources; (2) Promote the proper management of Hawaii's land and water resources; (3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal water; (8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.

§226-21 Objective and policies for socio-cultural advancement--education. (1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups; (2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs; (3) Provide appropriate educational opportunities for groups with special needs; (4) Promote educational programs which enhance understanding of Hawaii's cultural heritage; (6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.

§226-23 Objective and policies for socio-cultural advancement--leisure. (1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities; (2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently; (3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved; (5) Ensure opportunities for everyone to use

and enjoy Hawaii's recreational resources; (6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs; (7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people; (8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms; (9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts; (10) Assure adequate access to significant natural and cultural resources in public ownership.

§226-25 Objective and policies for socio-cultural advancement--culture. (1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaiʻi; (2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs; (3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaiʻi; (4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.

4.1.2.2 Hawaiʻi Revised Statutes, Act 343

This EA is being produced to ensure compliance with Act 343 as well as the National Environmental Policy Act. Act 343 (HAR Chapter 11-200) requires state and county governments to give systematic consideration to the environmental, social, cultural and economic consequences of proposed projects that are located on State-owned lands.

4.1.2.3 State Land Use Law

Hawaiʻi remains unique among the fifty states with respect to the extent of control that the state exercises in land-use regulation. Lands in Hawaiʻi fall under one of five state land-use districts: Agricultural, Conservation, Rural, Urban and, Special. Counties have full control over the use of Urban-designated areas. The Counties also assess and regulate development proposals in the “Special Management Area” (SMA) zones near the coastline, for compliance with the Federal Coastal Zone Management (CZM) objectives and policies. As this project lies within the SMA, a SMA permit will be required.

4.1.2.3.1 Conservation Lands

The purpose of regulating land-use in the Conservation District is to conserve, protect, and preserve the important natural resources of the state through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare. Hawai‘i Administrative Rules (HAR) §13-5-1.

Conservation District zoned lands are regulated and administered by the State Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Lands (OCCL). Major permits are required for land uses which have the greatest potential impact, thus a Conservations District Use Permit (CDUP) and an Environmental Assessment and/or an EIS is required (and may also require a Public Hearing); minor permits are required for land uses which may have fewer impacts. Decision making is delegated to the Board of Land and Natural Resources Chairperson (and may not require a Public Hearing) or to the OCCL for minor uses (DLNR 2011).

The proposed project falls within the state's Conservation District, Special Subzone (SS):

> Under 13-2-5 Hawai‘i Revised Statues, Special Subzone (SS);
> the objective of this subzone is to provide for areas possessing unique developmental qualities which compliment the natural resources of the area: . . . (5) Miloli‘i-Ho‘opūloa special subzone. The subzone designation for Miloli‘i-Ho‘opūloa fishing village purposes include fishing activities, residential, educational, cultural and recreational uses pursuant to Act 62, SLH 1982.

According to a letter dated December 20, 2011from Sam Lemmo, Administrator, DLNR Office of Conservation and Coastal Land, "The proposal appears to be a conditional land use pursuant to Hawai`i Administrative Rules (HAR) §13-5 Exhibit 2, SPECIAL SUBZONES (1) Miloli`i-Ho‘opuoa special subzone. The proposal would require a CDUP from the Board of Land and Natural Resources, who have the final authority to grant, modify, or deny any permit. Pursuant to §13-5-40 Hearings, no public hearing will be required. Pursuant to Hawai`i Revised Statutes (HRS) Chapter 343, and HAR §13-5-31 Permit applications, the permit requires that an environmental assessment be carried out." (A copy of the letter can be found in Appendix B).

Background

On April 18, 1926 the houses at the fishing village Hoʻopūloa, adjacent to Miloliʻi, were buried by lava from the Puʻu O ʻKeokeʻo vent of Mauna Loa. A few families moved to Miloli`i and the others dispersed to higher elevations. Over the years, residents of Miloli`i have continued to occupy the land. Their right to do so has never been questioned, but legal tenancy or ownership had never been conferred. In 1931 the territorial governor set aside the area as a public park under the control of the County government (Executive Order 473). Under the park provision the governor gave the County full authority to create a "Hawaiian Village" at Miloli`i. The County had the village subdivided into house lots in 1941. Requests were submitted to occupy the house lots between 1943 and 1954. While some of the house lots were awarded, residents never received title to them. In 1968 Governor Burns canceled Executive order No. 473 and the land reverted to DLNR, for what was intended to be a land swap with the Department of Hawaiian Homelands (DHHL). However, the exchange never took place, as DHHL did not have the legal means of directly leasing lands to Miloliʻi residents.

In 1982, the state legislature approved Act 62 which authorized DLNR to, "negotiate and enter into long-term residential leases," with residents living at Miloliʻi and others who were displaced by the 1926 lava flow.

Act 83, passed in 1984, granted a time extension to Act 62 and stipulated that the Miloliʻi Village development would be exempt from, "all statutes, ordinances, charter provisions, and rules of any governmental agency relating to zoning and construction standards for subdivisions, the development and improvement of land, and the construction of units thereon."

On June 22, 1984, The Board of Land and Natural Resources (Land Board) approved the establishment of the Miloliʻi-Hoʻopūloa Special Subzone within Conservation District lands under Conservation District Use Permit (CDUP) HA-1653, dated January 12, 1984. This proved to be the final hurdle for the development of a residential subdivision and the execution of long-term leases between residents of Miloliʻi- Hoʻopūloa and the state.

The Master Plan, known as the Miloliʻi-Hoʻopūloa Community Development Plan was created by Paʻa Pono Miloliʻi and approved by the Land Board in 1984. The Master Plan was conceived in conjunction with the passage of §13-2-5 HRS and CDUP HA-1653 to help guide the settlement process. Under the plan residential subdivision lots would be developed in two phases; Phase I containing 13 residential lots, and Phase II containing 62 lots. A provision within the plan noted that the

number of lots may exceed the number of qualified lessees and any lots remaining could be consolidated for cultural, recreational or educational purposes.

CDUP HA-1653 also noted that within the Master Plan, a recreational development map was created noting proposed locations for cultural, recreational and educational purposes, "With respect to planned activities in the area of recreational, cultural, historical, and economic activities, it is presumed that improvements corresponding with these activities are allowed in the Miloli'i Village special subzone, subject to the review and approval of plans and compliance with applicable governmental requirements." Note, Subdivision Map, Figure 15; and Recreational Development Map, Figure 16, in Appendix A.

The Master Plan identifies a number of recreation activities that should be developed to enhance the recreational opportunities in the community. These include:

a. Refurbish and maintain a series of fisherman trails which will link with the coastal trails at Papa Bay and Omokaʻa Bay

b. Utilize Hoʻopūloa Bay beachfront for canoe paddling activities for its youth.

c. A canoe halau will be constructed to protect outrigger canoes. The halau will be constructed of traditional materials.

d. Develop a community picnic area on the portion of the old coastline next to accretion land formed by the 1926 lava flow.

e. Develop a visitor center/library-museum: A small, multi-purpose visitor center/library-museum will be constructed on accretion land from the 1926 flow. The center will provide visitors with an appreciation of the history of the Miloliʻi-Hoʻopūloa area.

f. Develop a community center pavilion. The community will develop a community center near its planned picnic area. The structure will be of a simple pavilion design but will provide residents a place for social and sports activities.

4.1.2.3.2 State of Hawaiʻi Coastal Zone Management Program

As described above in Section 4.1.1., under Federal Zoning, the Coastal Zone Management Act (CZMA) of 1972 (16 USC 1451 et seq.) provides guidelines for development regulations within the coastal zone. The objectives of the Coastal Zone Management (CZM) Program are to provide the public with recreational opportunities, protect historic resources, protect scenic and open space resources,

protect coastal ecosystems, provide facilities for economic development, reduce hazards and manage development.

All lands in the State of Hawaiʻi are considered to be within the coastal zone. HRS Chapter 205A implements the CZM program, which is administered by the Office of Planning within the State of Hawaiʻi Department of Business, Economic Development, and Tourism (DBEDT). Actions anywhere within the State of Hawaiʻi must comply with the CZM program.

Chapter 205A delegates authority to the counties to regulate uses close to the shoreline within the coastal zone as Special Management Areas (SMAs). Projects within the SMA require additional permitting. The proposed action is located within the SMA and therefore will require a SMA permit.

4.1.2.3.3 Act 50 – Cultural Practices

Hawaiʻi's Act 50 (2000) seeks to "promote and protect cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups" and requires the project proposals under Chapter 343 to consider cultural practices in a cultural impact assessment (CIA). To ensure compliance with Act 50, a Cultural Impact Assessment (CIA) study was performed for this project. The full report is found in Appendix C: Miloliʻi Community Enrichment and Historical Center: Section 106 Analysis and Cultural Impact Assessment. The following is a brief summary of the findings conducted under Act 50 and found within the CIA.

The proposed project site is has been previously cleared, graded, developed and contains the remnants of an abandoned demonstration water desalination facility constructed in 1990. The surface geology of the site consists almost entirely of very permeable ʻaʻa lava with little soil and is very well drained. The project site has limited sensitive biological resources, or suitable habitat for federally listed threatened or endangered species. The proposed structures are sited no more than 130 feet from the shoreline, and the subject property boundaries are no more than 70 feet from the shoreline. Adjacent to the southern mauka-makai property line of parcels 38 and 39 is a graded and compacted gravel beach right-of-way access road 100 ft. long and 50 ft. wide, connecting Miloliʻi Road to the shoreline. The access road narrows and becomes rough as it nears the shoreline. The shoreline in this area is very rocky and allows very limited and difficult access to the ocean

Neither moʻolelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project site or region of influence (ROI). Furthermore, No documented archaeological sites have been found at the project site.

The proposed project is atypical in that it is initiated by the community and it is intended to enhance cultural resources and activities. Therefore, the methodology employed in the preparation of the cultural impact assessment deviates from other projects in which the responsible party is not a member of the affected community. In 1984, PPM facilitated a community-driven effort to create the Miloliʻi-Hoʻopūloa Community Development Plan. This project is part of the implementation of that community led planning event.

The proposed project is part of the Miloliʻi Communities goal to develop a permanent gathering place, with space for a historical center and library, so to unite the elements of community identity, heritage, and pride to impart active participation of community members in the stewardship of the cultural and natural resources of Miloliʻi. This is turn would help spur on community members to plan, preserve, protect and perpetuate their traditional cultural and natural resources, archeological sites, historic structures, and traditional cultural practices.

The ocean and fishing is at the core of the Miloliʻi-Hoʻopūloa communities' cultural identity. PPM has been instrumental in developing educational programs that encourage community involvement in — and support for — improved marine management efforts to preserve and protect the coastal and marine resource in Miloliʻi. These efforts include the creation of a Marine Management Area in 2006, the development of fishing education programs that emphasize traditional sustainable fishing practices, and the Miloli'i Makai Watch, a community-based volunteer group created by PPM in partnership with DLNR and several NGO's to assist the Miloli'i community's direct involvement in the management and protection of the Miloli'i fisheries and outlying areas. These efforts are an example of the types of programs which the proposed structure would serve in providing a critically needed permanent space as a headquarters for services and activities sponsored by state and county governments, non-profits, and other community entities.

4.1.2.3.4 State Shoreline Recreational Resources Inventory Report.

The State Shoreline Recreational Resources Inventory Report, entitled: "Principal Swimming Areas," prepared by the Division of State Parks in 1987, concludes that "Miloliʻi Beach Park (1.2 acres) on the old school grounds, has very limited facilities for camping, picnicking, fishing, and swimming." The report recommends that the South Kona District should "encourage the development of the coastal area for public recreational use, and develop and provide cultural facilities and programs.

4.1.3. County of Hawai‘i

4.1.3.1 Special Management Areas (SMAs)

As discussed above under Section 4.1.2.2., State of Hawai‘i Coastal Zone Management Program, HRS Chapter 205A delegates authority to the counties to regulate uses close to the shoreline within the coastal zone as Special Management Areas (SMAs). The proposed action is located within the SMA and therefore will require an SMA permit.

4.1.3.2 Zoning Code

Under the Zoning Code for the County of Hawai‘i, the project site is zoned Open District. The Open district applies to the protection and enhancement of land characterized by scenic beauty. Under the Hawai‘i County Planning Rules, Zoning Code § 25-5-160 (a)(3), community buildings are a permitted use within the Open district.

4.1.3.3 County of Hawai‘i Recreational Plan

The recreational objectives and goals for the Island of Hawai‘i, found within the 2006 County General Plan, include the following:

> The popularity of shoreline activities mandate that beach parks be established in relation to population distribution, even if the area does not provide the best recreational resource.
>
> When compared to other districts of Hawai‘i Island, the South Kona district has few facilities-based, County-run parks and beach parks in relation to its population. For the population of South Kona (6,730) [now 9,997 per 2010 census (Hawai‘i County 2010)], at least 34 acres of land are needed to adequately meet recreation needs. There are four developed County beach parks and two beach park reserves in the district (Ho‘okena and Miloli‘i). The beach parks are small and have limited facilities.
>
> Public access to the ocean and mountains has special recreational and cultural significance to the residents of this island community. Public access to coastal and mountain areas have been an essential element in the gathering of food, the transport of goods, and recreational purposes for both the island’s residents and their ancestors.

Traditionally, the shoreline areas have been preferred for fishing, swimming, picnicking, camping, and informal passive recreation. Of the County's total 305 miles of tidal shoreline, only 1.2 miles are prime sand beach that is generally favorable for swimming and other water-oriented activities.

The demand on these limited areas for public recreation is heavy and crowding occurs in some areas. Crowding is often due to inadequate or under-developed park acreage, access, and the lack of adequate facilities in adjoining areas or other parks. In some areas, park community centers are used for meetings and cultural activities; in others, park pavilions are used for community activities and family socials. In general, it can be said that many cultural and educational programs are available only in more densely populated areas. There is a need to expand these programs for residents in lower density, rural areas.

GOALS

- Maintain the natural beauty of recreation areas.
- Provide a wide variety of recreational opportunities for residents and visitors in the County.
- Provide a diversity of environments for active and passive pursuits.
- Encourage the development of beach park reserves as natural areas and the improvement of existing beach parks.
- Encourage the development of the coastal area for public recreational use.
- Encourage development of privately operated or privately maintained facilities as well as private concessions of beach park facilities.
- Encourage development of cultural facilities and programs.

(County of Hawai‘i 2006).

Methodology for Analyzing Effects

Effects on land use were assessed based on whether the proposed action would be consistent with surrounding land uses, unique characteristics of the area, and with the objectives and policies of state and local land use zoning and plans.

Proposed Action

The primary land use change related to the proposed action is the development of a 40,000 square feet parcel, which is currently unoccupied and serve no purpose, to that of a multi-purpose community center comprising three structures totaling 4,800 square feet under roof. The Community Center would serve as a hub for community

meetings, cultural activities, education programs, and recreation for Miloliʻi and South Kona residents.

While the land use at the project site would be altered to accommodate the new structure, this development would expand and enhance the beneficial range of uses within the community that is consistent with the planning goals and zoning controls, which regulate this proposed action.

The proposed action is consistent with the National Environmental Policy Act (NEPA) of 1970, Federal Coastal Zone Management Act of 1972 The Hawaiʻi State Plan, The Hawaiʻi State Land Use Law, The State Coastal Zone Management Program, HRS Chapter 205A; the State Conservation District, Subzone: Special, Act 50, Cultural Practices; and the Hawai'i County General Plan, and zoning designation, Open District; and the Miloliʻi-Hoʻopūloa Community Development Plan.

No Action Alternative

Because there would be no change in land use under the no action alternative, the project site would remain in an undeveloped and derelict state. There would be no multi-purpose community gathering space with recreational and educational programs, and the cultural center/library and visitors center would remain unrealized. The no action alternative runs counter to all the planning goals and zoning controls that regulate this proposed action.

4.2 Traffic and Parking

Existing Conditions

Traffic at Miloliʻi is light, a reflection of the South Kona District, which is sparsely populated, rural, and 38 miles south of the urban center at Kailua-Kona. Access to Miloliʻi and the project site is by a winding, two-lane, county-maintained road that is about 4 miles off of Hwy 11 (Hawaiʻi Belt Rd/Kuakini Hwy). Access to the project site is via a compacted gravel beach-access road.

Proposed Action

Under the proposed action there would be minor adverse effects from a temporary increase in construction-related activities. Construction traffic Best Management Practices (BMPs) would include restricting parking of construction vehicles on-site or in other designated areas for the duration of construction, limit the number of construction-related vehicles on-site, and encourage ride sharing.

The proposed action includes an unpaved parking area for about 15 motor vehicles on the project site located just mauka or, inland of the proposed structures on parcels 38 and 41. The parking area will be accessed from the beach access right-of-way.

No Action Alternative
No effects on transportation and circulation are expected under the No Action alternative because traffic conditions would remain unchanged.

4.3 Socioeconomic Environment

Existing Conditions
The South Kona district is the smallest district on the island in terms of size and population. Still largely undeveloped with a low-density rural character, the district had a 2010 population of 9,997 within a total of 143,341 acres (Hawai‘i County 2010). Most residents cluster in settlements at Captain Cook and Kealakekua in the northern portion of the district.

The major economic activity for the South Kona district is agricultural — coffee, macadamia nuts and ranching. Other commodities include bananas, citrus, avocados, winter tomatoes and other truck crops.

There are no resort destination centers in South Kona. Several visitor attractions, including the Kealakekua Bay Marine Preserve, City of Refuge National Park and coffee farms and processing plants, are located within the district.

Proposed Action
The proposed action would have both short-term and long-term beneficial effects on the local economy: short-term beneficial effects from construction-related employment and spending, and long-term beneficial effects from the employment opportunities available through the operation and maintenance of the Community Center, and the development of recreational, educational, and cultural programs and events.

No Action Alternative
Under the no action alternative, existing conditions would not change; however, there would be a loss of employment opportunities from short-term construction activities, and no long-term prospect of economic development and employment opportunities from the operation and maintenance of the center and the development of the cultural center and programs and events to serve the larger community.

4.4 Climate and Air Quality

Air quality in Hawai‘i is generally among the best in the nation, with ambient air quality concentrations well below federal and state standards. This situation is primarily due to the tendency for pollutants to disperse offshore with the trade winds and the limited number of emission sources on each island.

Existing Conditions

Pollutants derived from the volcanic emissions from the ongoing Kīlauea eruption affect the air quality of the ROI. Other sources of air pollutants to a limited degree include vehicle emissions and dust from motor vehicles on Miloli‘i Road.

Proposed Action

Air quality effects from the proposed action are primarily the result of temporary emissions from construction. The proposed action would require the operation of heavy equipment and construction vehicles for various activities, including site grading, pouring building foundations, installing buried and above-ground utility interconnects, and erecting the building. Also, there would be additional vehicle traffic to and from the project site associated with construction workers and trucks delivering construction materials and facility components. Construction would result in various sources of emissions, including engine exhaust, fugitive dust from site disturbance, fugitive organic compounds from surface coatings, such as paints and solvents. Standard BMPs would be implemented as part of the proposed action, such as covering trucks with tarps, to reduce fugitive dust.

Given that the anticipated quantities of construction emissions are relatively low, that construction emissions would be temporary and dispersed throughout the project area, that emissions would be dispersed by trade winds, and that Hawai‘i is in attainment for all criteria pollutants, the proposed action would be in compliance with both federal and state ambient air quality standards and therefore would have a minor adverse effect on air quality.

No Action Alternative

The no-action alternative would not change or augment the existing emissions in the ROI. No effects are identified as resulting from the no action alternative.

4.5 Noise

Existing Conditions
Existing ambient noise levels at the project site are quite low and reflect the isolated rural nature of the Miloli‘i community.

Proposed Action
The proposed action would result in temporary noise impacts in the ROI from construction of the Community Center. Mitigation measures can be taken, however, to minimize noise impacts such as the use of standard soundproofing materials such as mufflers and temporary fencing and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction.

The proposed action would introduce new sources of sound primarily from the gathering of groups of people at the structure for community events, programs and meetings. These are typical sources of background noise in any residential or park setting area and would not likely be perceived as unwanted or annoying; therefore, effects from these new sound sources would be adverse to a minor degree. Mitigation measures can be taken, however, to further minimize noise by assuring that events and activities are conducted during reasonable daylight and early evening hours, and the use of landscaping as a sound barrier.

No Action Alternative
The no-action alternative would not change or augment the existing noise sources in the ROI. No effects are identified as resulting from the no action alternative.

4.6 Biological Resources

This section describes biological resources on the project site and adjacent areas. Biological resources include plant and animal species and their habitats.

The project site has been previously disturbed and developed. The majority of the site has been leveled and graded and the remaining portions consist of hard clinkery sharp pieces of `a`a lava piled in tumbled heaps with limited vegetation. Given the nature of the landscape and the small footprint of the effected area (40,000 square feet), the project proposal has limited potential to contain sensitive biological resources, or suitable habitat for federally listed threatened or endangered species.

4.6.1 Vegetation

Existing Conditions

Most of the project site has been previously cleared and graded. All of lots 38 and 41 have been cleared and graded. Approximately ¾ of the makai lots (Lots 39 and 40) have been cleared and graded. The remaining ¼ (about 25 feet) of these two parcels, running along the length of their makai boundaries consist of a mound hard clinker, sharp pieces of `a`a lava piled in tumbled heaps about four feet high--a result of heavy equipment clearing the other portions of the parcels and pushing the remains makai. Atop this mound vegetation typical of the region, such as kiawe (*Prosopis pallida*) and Christmas berry (*Schinus terebinthifolius*) has been established.

The existing vegetation at Miloliʻi-Hoʻopūloa is representative of those species associated with dry and moderate rainfall and poor soil areas. It is dominated by species such as kiawe, lantana (*Lantana camara*), koa haole (*Leucaena leucocephala*) and Christmas berry. The vegetative cover varies considerably along the coast due to the relative ages of the various lava flows and the presence of low-salinity groundwater. Vast areas of the community are virtually void of vegetation, particularly the northern portion located on the 1926 lava flow. Other areas that are on prehistoric flows have not developed soils that are suitable for extensive vegetative development. A grove of ironwood trees (*Casuarina sp*.) is found at the south end of Miloliʻi village, and various species of ornamental or utility plants associated with the housing development. These include ti (*Cordyline fruticosa*), bougainvillea (*Bougainvillea spectablilis*) and coconut (*Cocos nucifera*).

4.6.2 Wildlife

Existing Conditions

The young geological age of soils in the area reduces the biological diversity considerably, and creates a sparse flora that is tolerant of salt and resistant to drought. The general lack of soil and vegetation also contributes to a habitat available for wildlife that is low quality, and wildlife abundance and diversity is low and is dominated by nonnative species or by species habituated to human disturbance. Introduced mammals noted in the project area include mongoose, feral cats and dogs and several varieties of mice and rats. Introduced birds common to the area include the cardinal, doves, black francolin, ricebird, myna, and house finch.

Based on historical surveys and related observations the following list of fauna and avifauna inhabit the Miloliʻi-Hoʻopūloa area:

Table 3.2-2 Animals and Birds Reported on, or adjacent to the Project Site

Mammals:
Hawaiian bat (*Lasiurus cinereus semotus)*
Feral pig *(Sus scrofa)*
Domestic dog *(Canis familiaris)*
Domestic cat *(Felis catus)*
Mongoose *(Herpestes aroupunctatus)*
Common mouse *(Mus musculus)*
Polynesian rat *(Rattus exulans)*
Roof rat *(Rattus rattus)*

Birds:
Mynah (*Acridotherese t. tristis*)
House finch (*Carpodacus mexicanus frontalis*)
Ricebird (*Lonchura punctulata*)
Barred dove (*Geopelia striata*)
House Sparrow (*Passer domesticus*)
Northern cardinal (*Cardinalis cardenalis*)
Spotted dove (*Streptopelia chinensis*)
Japanese white-eye (*Zosterops j. japonica*)
Pacific golden plover (*Pluvialis fulva)*
Hawaiian pueo (owl) (*Aseo flammeus sandwichensis*)
Newell's shearwater (*Puffinus auricularis newelli*)
Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*)
Hawaiian hawk (*Buteo solitarius*).

4.6.4 Endangered and Threatened Species

Existing Conditions

The federally threatened Newell's shearwater (*Puffinus auricularis newelli*), and the federally endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), Hawaiian hawk (*Buteo solitarius*) and Hawaiian hoary bat (*Lasiurus cinereus semotusi*) have been observed in the ROI (USFWS Comment letter, see Appendix B, Agency Correspondence).

Proposed Action Summary of Effects on Biololigical Resources

There are limited sensitive biological resources in and next to the project site, so the effects on biological resources from implementing the proposed action would be minor. Permanent effects would occur from converting the plot of land into a community center. These effects are minor because the site have been previously

cleared, graded, and developed and the low number of biological resources at the project site.

Proposed Action - Impacts to Vegetation

If the proposed action were implemented, the vegetation described above would be permanently lost in the footprint of the project area. This vegetation is minimal to non-existent, so there would be no effect on native vegetation communities.

BMPs include limiting staging activities in already disturbed areas, controlling surface water runoff in accordance with a storm water pollution prevention plan, and implementing additional BMPs for oil spills, toxic substance cleanup, and construction fire hazards. These BMPs would reduce the short-term adverse effects to negligible or minor.

Proposed Action - Impacts to Wildlife including Endangered and Threatened Species

If the proposed action were implemented, potential wildlife habitat, including possible endangered and threatened species habitat, would be permanently lost within in the footprint of the structure. However, because of the existing poor quality of this habitat, and limited diversity of wildlife, this would be a minor adverse effect.

Temporary effects from construction would increase the amount of traffic, noise, and human activity, which would cause short-term disturbances to wildlife in the project vicinity, including endangered and threatened species. Temporary effects from construction may affect the Pacific golden-plover, but effects would be minor because there is abundant alternative habitat for this common species in adjacent areas. Temporary effects from construction may also affect the Hawaiian pueo, the federally threatened Newell's shearwater, and the federally endangered Hawaiian petrel, Hawaiian hawk, and Hawaiian hoary bat, but the effects would be minor as the project site provides only marginal habitat.

Long-term effects from the proposed action, which would include the addition of new, artificially lighted areas, could have a significant adverse effect on seabirds such as the non-listed golden plover, and the listed Newell's shearwater, Hawaiian petrel, and Hawaiian hawk; however, design elements incorporated into the proposed structure will mitigate this threat to less than significant effect.

As noted by the USFWS in their comments on the proposed project dated September 7, 2007, and found in Appendix B, “Listed seabirds and non-listed seabirds, protected under the Migratory Bird Treaty Act, are attracted to artificial lights where they end

up circling the light source until they collide with nearby structures or fall to the ground due to exhaustion. Once grounded, they are vulnerable to predators or often struck by vehicles on roadways."

BMPs that will be implemented, as recommended by USFWS, to reduce the risk of seabird mortality, would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary.

No Action Alternative

Under the no-action alternative, the proposed action would not be constructed, so there would be no related effects. The vegetation community on the project site would remain, and would gradually change in vegetative composition and structure but would remain dominated by mosses, lichens, ferns, and a few small shrubs such as kiawe and Christmas berry.

4.7 Water Resources

The evaluation of potential effects on water resources is based on the project's potential to affect water quality, surface water runoff volumes and drainage patterns, and flood hazards.

4.7.1 Climate

Existing Conditions

The climate of the project area is directly influenced by the mountain masses of Mauna Loa and Hualālai, which shelter the Kona district from the prevailing northeasterly tradewinds. In that respect, the wind, rainfall and temperature patterns of the district are atypical of predominant conditions elsewhere in Hawai'i. The rainfall pattern, for example, is dryer during winter months and wetter during summer months. Moreover, daily rainfall maximums occur in the late afternoons and evenings, and result from offshore showers pushed ashore by sea breezes. Annual rainfall along this section of the South Kona coast is less than 50 inches (University of Hawai'i, 1983).

Hawai'i enjoys mild, equable temperatures the year round. Temperature differences on the island of Hawai'i are influenced by elevation and the sheltering influences of terrain. Along this section of the South Kona coast, the mean annual temperature is approximately 75 degrees F (Ibid. 1983).

4.7.2 Surface and Ground Water

Existing Conditions

There are no streams classified as perennial in the ROI. The overwhelming majority of perennial streams on the island of Hawai‘i are found in the windward areas of higher rainfall, practically all of them on the slopes of Hualālai, Mauna Kea, and Kohala.

The surface geology of the study area consists almost entirely of very permeable ‘a‘a lava with little soil and is very well drained. Ground water is replenished by the infiltration of rainfall that percolates through the root zone and ends up in a fresh-salt water basal lens that is increasingly brackish water as it flows to the sea. Because of the high permeability of the lava, precipitation on the project site currently percolates to the underlying groundwater, and direct runoff to the ocean rarely occurs.

Near shore observations indicate that there are numerous springs and subsurface flow of fresh water in this area. This observation indicates that there is a sufficient groundwater gradient that subsurface water is rapidly recharged and exchanged through natural processes.

Four anchialine ponds are known to exist in the community of Miloli`i (Pa‘a Pono Miloli`i, 1984). None of these ponds are open to the surface because of previous uses for development, and historically they have provided some low salinity water for the community. Salinity levels are in the range of 4 to 6 parts per thousand, indicating a composition of six parts fresh groundwater to one-part seawater (Ibid.).

4.7.3 Floodplains and Hydrology

Existing Conditions

The project area is within the Manuka aquifer system, a part of the Southwest Mauna Loa Aquifer Sector Area (ASEA). The Manuka aquifer system has a sustainable yield of approximately 42 million gallons per day (Waimea Water Services, Inc. 2004).

The project site is located within Flood Zone "X" (“area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods”) (County of Hawai‘i Planning Department 2011). Note: there are no FEMA-FIRM maps that have been developed for the area.

4.7.3 Wetlands

Existing Conditions

A review of National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service show no wetlands in the project area (USFWS, 20011). See map, Figure 12.

Proposed Action Summary of Effects on Water Resources

During construction the proposed action could potentially degrade water resources due to possible sedimentation from ground disturbance and increased sediment in storm water runoff. Construction activities may also introduce pollutants such as oil and grease from construction equipment. The construction of a septic and leach field system for wastewater disposal may impact the groundwater resources in the ROI.

The Proposed action will implement temporary and permanent Best Management Practices (BMPs) to mitigate any impacts to water quality from construction activities. Compliance with the Hawai‘i County Code, Chapter 10 - Erosion and Sedimentation Control, and the Department of Public Works (DPW) Storm Drainage Standards will be required to control erosion and sedimentation. The septic tank and leach field will be designed to conform to requirements stipulated by the State Department of Health and County of Hawai‘i Water Quality Management Plan.

Site drainage in the long term would be collected and discharged to on-site seepage areas, for percolation into the ground. Precipitation falling on the site would discharge into the ground as it does under pre-development conditions, and off-site runoff would not increase as a result of the proposed project. After completion of the project construction, ground surfaces would be stabilized with landscape and hardscape, and the potential for erosion would be minimal. Long-term impacts of the project on drainage and erosion are not anticipated to be significant.

The proposed action would include key design element in the building construction to conform with approved building standards under Flood Zone X, including the building’s perimeter rock wall base 30 inches in height, designed to deflect high water; 16-inch diameter concrete columns embedded in the foundation; breakaway wood walls; and an open, mauka-makai oriented, main pavilion room.

No Action Alternative

Under the no-action alternative, conditions affecting water quality, surface runoff volumes, drainage, or flood hazards would remain approximately as they are. Currently, no effects on water resources are believed to occur as a result of activities

in the ROI. Since no major changes are anticipated under the no-action alternative, no effects on water resources are expected.

4.8 Geographic Setting and Natural Hazards

4.8.1 Geology

Existing Conditions

The Miloliʻi-Hoʻopūloa community lies in the shadow of its most dominant geological feature, Mauna Loa. Lava flows from Mauna Loa have continually inundated the area for the past 100,000 years. Since 1832 the volcano has erupted forty times. Eight of these flows have reached down the slopes of Mauna Loa into North and South Kona, and four have reached the ocean. These flows occurred in 1859, 1919, 1926, and 1950. The 1926 flow destroyed the village of Hoʻopūloa under up to 50 feet of ʻaʻa. This flow dominates the topography of the area. Miloliʻi Road and northern portion of the community of Hoʻopūloa and Miloliʻi sit on the 1926 flow. The remainder of the area consists of lava flows occurring between 750 and 3,000 years ago (Wolfe and Morris 1996).

The surface ground of the project site is porous and has minimal grade. The project site is on an older flow that has been thoroughly cleared, and graded; however, soil coverage of lava at the project site is negligible.

There are two soil types recorded for the Miloliʻi-Hoʻopūloa area: ʻaʻa lava (rLV) and rough broken land (RB) (USGS, 1972). The lava land has no soil covering and very limited vegetation. It is mostly hard clinkery sharp pieces of lava piled in tumbled heaps. The rough broken land is from prehistoric flows. This also has no soil except that brought in by residents, or mechanically crushed into cinders. Although vegetation is still sparse, these areas support kiawe, other shrubs and sparse pockets of grasses.

4.8.2 Natural Hazards

Major natural hazards in the region include volcanic activity, waves and storms, seismic activity, flooding, and tsunami. The Overall Hazard Assessment (OHA) for the Miloliʻi region is moderate (4). Miloliʻi lies in lava flow hazard zone 2. The volcanic/seismic hazard is high along the Miloliʻi coast due to recent volcanism and significant seismicity associated with eruptions of Kīlauea Volcano.

4.8.2.1 Lava Flows

Existing Conditions

The island of Hawai‘i is susceptible to lava flows due to the fact that two of its volcanoes, Kīlauea and Mauna Loa, are still active. Lava flows in 1868, 1887, 1919, 1926 — and as recently as 1950 — have impacted the South Kona region (see Hazard Zone Map, Figure 13).

The project site is located in Lava Flow Hazard Zone 2 (on a scale of ascending risk 9 to 1). With the exception of small areas in the immediate vicinity of the rift zones, Zone 2 represents the highest risk areas on the flanks of erupting volcanoes. In Zone 2 on Mauna Loa, approximately 75 percent of the land area has been covered by lava in the last 750 years, 20 percent since 1800, and 5 percent since 1950 (Heliker 1990). As such, there is risk of lava inundation in the near future on the subject property.

4.8.2.2 Earthquakes

Existing Conditions

Volcanism is the source of 95 percent of the earthquakes on Hawai‘i Island. Seismic activity is related to movement of magma within Kīlauea and Mauna Loa or due to movements along fault lines. The entire Island of Hawai`i is rated Zone 4 Seismic Probability Rating. Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built.

4.8.2.3 Tsunami, floods, waves, and storms

Existing Conditions

In Hawai‘i, tsunamis have accounted for more lost lives than the total of all other local disasters. During the 20th century, an estimated 221 people were killed by tsunamis (Pacific Disaster Center 2011). Most of these deaths occurred on the Big Island during the tsunamis of 1946 and 1960. On March 11, 2011, the Tōhoku earthquake and tsunami in Japan affected the Kona region of Hawai‘i Island, resulting in initial damages estimates of $14 million, but no loss of life.

The project site is within the Tsunami Inundation zone. Four tsunami have been recorded in historic times at Miloli`i. The relatively straight coastline is not conducive to amplification as it is in deeper bays. The average run up elevation is less than 8 feet (Cox, 1979). Large ocean swells from westerly directions create significant surge and some flooding in Miloli`i Bay.

The project site is located within Flood Zone "X" ("area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods") (County of Hawai‘i Planning Department 2011).

Summary of Effects - Geology

Under the proposed action, construction at the project site will involve grading activities that will level and compact the irregular ‘a‘a lava mounds at parcels 39 and 40. Heavy equipment needed to accomplish this may generate some dust and noise. Construction activities could also create ground disturbances that might increase the potential for soil erosion from wind and water. In general, however, the project site is porous, has minimal grade and soil that should naturally keep such disturbances to a minimum. However, all construction activities will be subject to BMPs — wind erosion would be reduced by using BMPs such as dust suppression and soil stabilization. Excavation, grading, trenching, and other earth-disturbing activities may expose the area to runoff and create water erosion. Implementing BMPs for storm water pollution prevention — silt fences and sediment traps for example — would reduce water erosion.

Summary of Effects – earthquakes

The proposed action would comply with the International Building Code (2006), UFC 1-200-01, and Occupational Safety and Health Administration excavation standards for protection from seismic hazards, which would ensure minor adverse effects from seismic events.

Summary of Effects – Tsunami, floods, waves, and storms

To ensure reduced adverse effects from high surf, tsunami and flooding hazards, the proposed action would include key design elements in the building's construction, including the a perimeter rock wall base 30 inches in height, designed to deflect high water; 16-inch diameter concrete columns embedded in the foundation; breakaway wood walls; and an open, mauka-makai oriented, main pavilion room.

No Action Alternative

Under the no-action alternative, use of the site would not change, and no large-scale ground-disturbing activities would occur. No adverse effects on the geology, soils, and seismicity are expected under the no-action alternative.

4.9 Cultural Resources and Practices

Cultural resources consist of archaeological resources, cultural resources and sacred sites, and built environments, such as historic buildings, structures, districts, and landscapes. Resources can be either prehistoric (pre-Contact) or historic (post-Contact). Under this section the analysis focuses on the impact of the proposed action on cultural practices associated with the identified cultural resources within the project site and ROI.

As required under Act 50 and HRS Chapter 343, a Cultural Impact Assessment (CIA) study was performed for this project. The full report is found in Appendix C: Miloliʻi Community Enrichment and Historical Center: Section 106 Analysis and Cultural Impact Assessment.

4.9.1 Natural and Historic Context of Area

Existing Conditions

This section takes extensively from the 1984 Miloliʻi-Hoʻopūloa Master Plan by Paʻa Pono Miloliʻi:

The history of human settlement in the Miloliʻi-Hoʻopūloa area undoubtedly extends back into the first millennium A.D. though little remains in the area to tell of this story. Less than a mile to the north of the current community at Alika Bay are the visible remains of a hōlua slide and a number of ancient house sites. Less than a mile to the south at Honomalino Bay are more ancient house sites. These extensive sites suggest the area was once one of sizeable human activity.

The community's recorded history is tied closely to that of the church. In the early nineteenth century, missionaries occasionally would make the long journey from Kailua to preach and instruct in the ways of the Gospel.

In 1831 and again in 1835, the missionaries conducted the first complete census in Hawaiʻi. The 1835 census included the villages of Miloli'i and Hoʻopūloa under the District name of "Kapalilua." At that time there were a total of 1,406 people recorded being in the district (486 kāne, 488 wahine, 219 Keikikāne and, 213 Keikiwahine).

By 1854, Miloli'i had grown to become the site of one of the six major churches in the Kona District and had a congregation of 14 members. By 1883, the size of the congregation had grown to warrant the Miloliʻi church, Hauʻoli Kamanaʻo, designated as a separate mission. The church is still standing and though moved from its original

site by “an act of God,” it provides a link to the past for the community's residents.

The resident populations at Miloli'i and Hoʻopūloa remained constant but small throughout the latter nineteenth century and declined slightly at the turn of the century. The 1910 census of Miloli'i and Hoʻopūloa reflected a total population of 98. This included 8 households at Miloli'i and 4 households around the bay at Hoʻopūloa. In 1910, the census indicated 72 people living at Miloli'i and 26 at Hoʻopūloa.

For the next sixteen years, the community remained much as it always had, but, then on the morning of April 18, 1926, life at Hoʻopūloa was altered forever. Molten lava from Mauna Loa’s Puʻu O ʻKeʻokeʻo gradually approached and completely covered the small coastal fishing village. Many of the families, lacking alternative shelter, moved a quarter mile down the coast to Miloliʻi. There they built new homes mostly on government land. Other residents moved mauka and found shelter as best they could.

The present Miloliʻi-Hoʻopūloa community is spread through four original land grants in the ahupua'a of Miloliʻi, Hoʻopūloa, and Omokaʻa:

1. Grant 1581 issued by Kamehameha III in 1855 to Kama for 2.4 acres in the ahupua'a of Hoʻopūloa.

2. Grant 2738 issued by Kamehameha IV in 1860 to Keliʻikuli for 1,453 acres in the ahupua'a of Hoʻopūloa.

3. Grant 1585 issued by Kamehameha III in 1855 to Kaleohano for 275.5 acres in the ahupua'a of Miloliʻi.

4. Grant 3079 issued by Kamehameha IV in 1870 to Kiekie for 98.02 acres in the ahupua'a of Omokaʻa.

These original grants were subdivided further by various Land commission Awards, each with its own long history. Early residents in isolated, rural areas did not always understand the process involved in obtaining legal title to land as defined by the Great Mahele. Residents in Miloli'i and Hoʻopūloa were no different from their contemporaries.

4.9.2 Archeological Resources

Existing Conditions

No documented archaeological sites have been found in the area of the project site. The portion of the project site that was covered by the1926 flow low may have had sites that were destroyed by lava. Legend has it that an ali‘i from Kaua‘i is buried in the Kapukawa‘aiki area. History does indicate that there was a relationship between the ali‘i of Kaua‘i and those of Kapalilua. The supposed burial site however, is not in the area near the project proposal (Pa‘a Pono Miloli‘i 1984).

The State Historic Preservation Division review of the Environmental Assessment for The Water Desalination Plan and Distribution System, under CDUP HA-1653, dated June 28, 1991 and located at project site, noted that the proposed development would have no effect on historic sites,

> "The site development of the water system will probably have no effect on historic sites. This determination is based on large part by our staff's familiarity with the project area and a number of field inspections made in conjunction with various community projects and concerns. . . it is apparent that most of the facilities . . . are along already altered roadbeds or in previous bulldozed areas. We concur that if any archeological remains are uncovered unexpectedly during construction, they will be preserved and protected by the community working in concert with the State Preservation Division."

4.9.3 Historical Resources

Existing Conditions

Between 1973 and 1974 the state conducted a survey in the Miloli‘i area in an attempt to identify sites and structures for the "Hawai‘i Register of Historic Places." A number of churches and characteristic structures were identified. In the village of Miloli‘i these included:

- Magoon House – a unique example of a small wooden "Kona House" built in the late nineteenth century of the area.

- St. Peter's Catholic Church - a fine example of this architectural style. The Church was built in 1932 by Father Steffen to replace an earlier St. Peter‘s destroyed by the 1926 lava flow.

- Apo House - an example of typical architecture of older houses in the Miloli‘i

District.

- Miloliʻi School - an example of this architectural style.

- Hauʻoli Kamaha'o Congregational Church - an example of architectural style with historical significance. The church was built about 1887 and is an excellent example of early missionary wood construction.

4.9.4 Cultural Resources

Existing Conditions

The ocean and fishing is at the core of the Miloliʻi-Hoʻopūloa communities' cultural identity. Primary fishers include a traditional ʻōpelu (*Decapterus sanctae-helenae,* Mackerel scad) fishery, near-shore reef fishery, and an off shore pelagic and bottom fishery (Paʻa Pono Miloliʻi, 2011).

Within the vicinity of the village there are at least four small anchialine ponds; three are to the south between Miloliʻi Bay and Kapulau Point, and one just inshore from Kapulau Point, these ponds have a combined surface area of less than 1,100 square feet and are between one and four inches in depth (Paʻa Pono Miloliʻi 1984).

A shallow reef fifteen to twenty-five feet in depth is located off the village area. The shelf drops and then rises again to form a ledge which gradually falls off seaward at an increasing slope reaching a depth of about 120 feet 1,800 ft. offshore (Ibid.).

The coastal waters around Miloliʻi-Hoʻopūloa are classified as "Class AA" and are protected for "Oceanic research, the support and propagation of shellfish and other marine life, conservation of coral reefs and wilderness areas, compatible recreation, and aesthetic enjoyment." (Ibid.)

A US Army Corps of Engineers survey, found that coral development on the surrounding offshore platforms at Miloliʻi Bay and its vicinity was "patchy." But coral formations do exist. In the high surge areas, colonies of *Pocillopora meandrinaare* common but are supplemented with *Porites lobatacolonies* in medium surge areas. The large boulders at the bases of the lava platforms are encrusted with heavy coral growth of *Porites*. Finger coral, *Porites compressa*, dominates the terrace bottom beyond the boulders. Coral growth generally disappears after the ninety-foot depth level (USGS 1981).

Besides corals, other animal life includes a number of species of echinoderms (sea

urchins), including *Tripneustes gratilla, Diadema paucispinum, and Echinothrix diadema*, and reef fish.

Fish species identified include:

Paurupeneus multifasciatus (Moana)
Pomacentrus jenkins (Jenkin's Damsel Fish)
Chromis vanderbilti (Vanderbilts Damsel Fish)
Acanthurus nigofuscus (Blackish-Brown Sturgeon Fish)
Zebrasoma flavescents (La ʻī pala, Lauʻipala, Laukipala)
Acanthurus mata (Puala, Puwalu)
Ctenochaetus strigosus (Kole)
(DLNR 1971).

In addition, the pākuʻikuʻi (*Acanthurus achilles*) a member of the surgeonfish family is an abundant resident of Miloliʻi's reef.

Marine plant life, limu or, seaweeds, is also plentiful along the coast between Miloli'i and Hoʻopūloa. At Papa Bay and Alika Bay where fresh water is discharged into the ocean, the green seaweed Limu pahapaha (*Ulva Fasciata*) is abundant.

The following list of seaweeds are found along the shoreline in the Miloli'i-Hoʻopūloa area:

<u>Green limu:</u>
Caulerpa racemosa (hula manu, ai ʻa ka honu, hulu moa, līmoa)
Dictyosph aeria versluysii
Enteromorpha spp. (limu ʻeleʻele)
Ulva fasciata (Limu pahapaha)
Chaetomorpha antennina

<u>Brown Seaweeds:</u>
Dictyta friabilis (limu līpoa)
Padina spp.
Sargassum sp. (limu kala)
Turbinaria ornate (limu kala)
Chinoospora spp.
Sphacelaria sp.
Giffordia sp.

Red Seaweeds:
Centroceras clavulatum
Ceramium sp.
Galaxaura spp.
Hypnea spp. (limu huna)
Pterocladia capillacea (limu loloa)
Ahnfeltia concinna
Amansia glomerata (limu hāʻula)
Corallina spp.
Desmia sp.
Laurencia spp.
Porphyraspp. (limu lū'au, līpaheʻe)

Proposed Action

Community Consultation. The proposed project is atypical in that it has been conceived by the community with the intent to enhance their cultural resources. Community involvement occurred through project initiation and conception rather than consulted as the "affected community" which is typically the case under actions that trigger HRS Chapter 343 and a CIA. In 1984, PPM facilitated a community-driven effort to create the Miloliʻi-Hoʻopūloa Community Development Plan. This project is part of the implementation of that community led planning event.

The proposed action is expected to have a beneficial effect on cultural resources and practices. Neither moʻolelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project site or region of influence (ROI). Furthermore, No documented archaeological sites have been found at the project site.

As a result of the proposed action, a new permanent community center would be constructed that includes space for a cultural center and exhibition space. These would broadcast and perpetuate the cultural history of the Miloiʻi area and celebrate the community itself, thereby enhancing its present-day identity. This is turn would help spur on community members to plan, preserve, protect and perpetuate their cultural resources, archeological sites, historic structures, and traditional cultural practices. For example, PPM has been instrumental in developing educational programs that encourage community involvement in — and support for — improved marine management efforts to preserve and protect the coastal and marine resource in Miloliʻi. These efforts include the creation of a Marine Management Area in 2006, the development of fishing education programs that emphasize traditional sustainable fishing practices, and the Miloli'i Makai Watch, a community-based volunteer group

created by PPM in partnership with DLNR and several NGO's to assist the Miloli'i community's direct involvement in the management and protection of the Miloli'i fisheries and outlying areas. These efforts are the types of programs that the proposed structure would serve in providing a critically needed permanent space as a headquarters for services and activities sponsored by state and county governments, non-profits, and other community entities.

No Action Alternative

Under the no-action alternative, no construction or ground-disturbing activities would occur. The potential to disturb cultural resources would not exist, so there would be no effect on cultural resources. However, if the community center were not constructed, it would be a loss to the community of a permanent public facility, which is envisioned to enable the people of Miloli'i to strengthen their community ties, honor their past, plan for their future, and enhance, perpetuate and pass on their traditional practices to future generations.

4.10 Environmental Justice

[Executive Order 12898]

Introduction

The ROI for environmental justice concerns is Hawai'i County. Low-income and/or "under-represented populations," specifically Native Hawaiian, and other minority populations in the ROI are the focus of the environmental justice analysis, as required under EO 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income and Act 294 (2006) under Chapter 343. Factors considered in determining whether the proposed action and the no action alternative would have a significant effect on environmental justice included the extent or degree to which its implementation would change any social, economic, physical, environmental, or health conditions to disproportionately affect any particular low-income or minority group.

On February 11, 1994, President Clinton issued EO 12898, which was designed to focus the attention of federal agencies on the environmental and human health conditions of minority and low-income populations with the goal of achieving environmental protection for all communities. The executive order directed federal agencies to develop environmental justice strategies to help address disproportionately high and adverse human health or environmental effects of their programs on minority and low-income populations. The order also intended to promote nondiscrimination in federal programs that affect human health and the

environment, and aimed to provide minority and low-income communities with access to public information and public participation in matters relating to human health and the environment.

In 2006, the State of Hawai‘i enacted Act 294 (2006), which called for the Chapter 343 process to consider Environmental Justice in the context of Hawai‘i’s unique ethnic composition, where no group is a “majority.” Subsequently, guidance was prepared by the State of Hawai‘i Environmental Council in January, 2008 to address this concern (Kahikikolo, 2008). The guidance recommended consideration of project effects on “under-represented populations,” specifically Native Hawaiian, minority, and/or low-income persons.

According to this reference, the definition of Environmental Justice in Hawai‘i is as follows:

> Environmental justice is the right of every person in Hawai`i to live in a clean and healthy environment, to be treated fairly, and to have meaningful involvement in decisions that affect their environment and health; with an emphasis on the responsibility of every person in Hawai`i to uphold traditional and customary Native Hawaiian practices that preserve, protect, and restore the `aina for present and future generations. Environmental justice in Hawai`i recognizes that no one segment of the population or geographic area should be disproportionately burdened with environmental and/or health impacts resulting from development, construction, operations and/or use of natural resources.

Existing Conditions

The demographic profile of the ROI and the state of Hawai‘i is unique. While many other regions in the United States have large non-white populations, Hawai‘i and the ROI are the only large population centers with a majority of Asian and of Native Hawaiian and other Pacific Islander residents. As shown in Table 4.14-1, these groups accounted for 27 percent and 14.7 percent of the total population of Hawai‘i County and 45.2 and 11.7 for the State. These groups account for less than 4.2 percent and 0.2 percent of the total United States population. Persons describing themselves as Black or African American constitute less than 1 percent of the ROI population, compared to 11.1 percent of the total United States population. White people account for 63.9 percent of the United States population, and 41 percent of the ROI population (US Census Bureau 2011).

The Census Bureau bases the poverty status of families and individuals on 48 threshold variables, including income, family size, number of family members under

the age of 18 and over 65, and amount spent on food. In 2009, approximately 14 percent of the ROI residents were classified as living in poverty, higher than the State's poverty rate of 9 percent and equal to the poverty rate for the United States (US Census Bureau 2011, Hawai'i Date Book 2011).

Table 4.10-1
2010 – Race, Ethnicity, and Poverty Status for Hawai'i County, Hawai'i, and the United States

	Percentage of Population		
	Hi County - ROI	Hawai'i State	United States
White	41.0%	29.0%	63.9%
Black or African American	0.7%	1.8%	11.1%
American Indian and Alaska Native	0.6%	0.4%	0.8%
Asian	27.0%	45.2%	4.2%
Native Hawaiian and Other Pacific Islander	14.7%	11.7%	0.2%
Other	1.9%	1.5%	5.5%
Two or More Races	35.9%	27.6%	2.6%
Hispanic or Latino	14.1%	10.4%	14.4%
Living in Poverty1	14.0%	9.0%	14.0%

(State of Hawai'i Data Book 2011)

1[Economic characteristics not available from the Census 2010. Avg. of the 2005- 2009 period]

Proposed Action

The proposed action would have positive environmental justice effects on the social, economic, physical, environmental, or health conditions within the ROI for low-income and minority groups in the ROI.

The proposed project will help to meet the social, cultural, physical and educational needs of a diffuse rural community that is currently underserved and comprises both low income and various minority populations.

The proposed action is expected to be a beneficial effect on physical and health conditions of residents in the ROI through the addition of recreational facilities for users on an underutilized piece of land in Miloli'i.

The proposed action is expected to have beneficial economic effects to the ROI population because of employment opportunities available through the new Community Center, and the development and staffing of recreational, educational, and cultural programs and events.

The proposed action is expected to have a beneficial effect on social and cultural resources in the ROI. As a result of the proposed action, a new permanent

community center would be constructed that includes space for a cultural center/library, classroom, and visitor center. These would broadcast and perpetuate the cultural history of the Miloli‘i area and celebrate the community itself, thereby enhancing its present-day identity, which comprises both low-income, and minority groups.

During construction, safety measures and BMPs will protect the health and safety of residents in adjacent parcels, the larger public, and low-income and minority groups (See table 4.15-1 Mitigation summary).

No Action Alternative

Given the limited supply of public gathering places in South Kona and a growing population, the no action alternative would have adverse environmental justice effects on low-income and minority Groups. Under the no action alternative, existing conditions would not change; however, there would be a loss of employment opportunities from short-term construction activities, and no long-term prospect of economic development and employment opportunities from the operation and development of the Community Center and programs and events to serve the larger community, strengthen their community ties, honor their past, and perpetuate and pass on their traditions and stories to future generations.

4.11 Parks and Recreation Resources

Existing Conditions

According to the 2006 County of Hawai‘i General Plan, the South Kona District, compared to other districts, has fewer County facilities-based parks and beach parks in relation to the population (Hawai‘i County 2006). There are four developed beach parks and two beach park reserves in the district (See map – Public Parks, Fig. 14).

The State Shoreline Recreational Resources Inventory Report, prepared by the Division of State Parks in 1987, identifies under, “Principal Swimming Areas,” Miloli‘i Beach Park (1.2 acres) as operated by the county on the old school grounds and contains a rocky shoreline, tide pools, a basketball court, fire pits, trash cans, restrooms, showers, parking, and a covered pavilion. Activities include fishing, swimming, picnicking, hiking, and community events at the pavilion. Camping is allowed only by permit. The open air pavilion, known as the Miloli‘i Hālau, is approximately 80 ft. x 40 ft. and is the only public facility in the community that is covered and can accommodate large groups for meetings, gatherings, and events.

Miloli`i Landing, north of the Beach Park, is on state lands and contains a rocky shoreline and a boat ramp. No on-site parking. Activities include boat launching, fishing, and swimming.

Within the ROI of the proposed project, and makai of the proposed site, existing recreational activities include shoreline fishing with net and rod. The shoreline in this area is very rocky and allows very limited and difficult access to the ocean.

Figure 18. Miloliʻi Hālau.

Proposed Action

The proposed action is expected to be a beneficial effect on parks and recreation resources because it would add needed recreational facilities and programs for the Miloliʻi community on an underutilized parcel of state-owned shoreline land. These new recreational facilities and programs have long been identified and desired by the community to enhance their recreational opportunities and a key component in the 1984 Miloliʻi-Hoʻopūloa Community Development Plan. The proposed action will help to meet the social, cultural, physical and educational needs of this rural community.

No Action Alternative

Because there would be no change in land use under the no-action alternative, the project site would remain in an undeveloped state. There would be no multi-purpose community gathering space with its complement of recreational, educational and

cultural programs. Thus, recreational and cultural resources would remain unchanged in Miloli‘i, which, given the limited supply of public gathering places in South Kona and a growing population, would be a less-than-optimal state of affairs.

4.12 Visual Environment

Existing Conditions

The project site is an unused and derelict parcel of land that contains the remnants of an abandoned demonstration water desalination facility. Other portions of the site contain a mound of lava rock about four feet high, 20 ft. wide and, 150 ft. long. The mound is the result of grading other portions of the site and pushing the excess lava and soils makai. Atop this mound vegetation typical of the region, such as kiawe and Christmas berry has established.

Proposed Action

The proposed action would have minor adverse effects related to visual resources. During construction, BMPs would be used to reduce potential short-term visual resource effects. Such practices include minimizing dust by regularly watering exposed soils, using equipment exhaust mufflers to reduce effects on visual quality from air pollution, and restricting parking of construction vehicles on-site or in other designated areas for the duration of construction.

The siting of the proposed structure and architectural design elements used in its construction will reduce the potential long-term, negative impacts on visual resources. The three buildings are single-story, gable single-ridge wood roof with aluminum roofing. The facings of the buildings are of rock that matches the surrounding landscape and is a common style found in the region. Light glare will be minimized by shrouding outdoor lights and directing light downward, as well as using motion detectors, where practical, to provide light only when necessary.

No Action Alternative

No effects would occur under the no-action alternative, therefore, visual resources in the area would remain unchanged.

4.13 Utilities

4.13.1 Electrical

Existing Conditions
Miloli‘i is “off the grid;” solar panels, batteries, and generators provide Electricity.

4.13.2 Telecommunications

Existing Conditions
The Hawaiian Telephone Company supplies telephone service through overhead transmission lines

4.13.3 Water Service

Existing Conditions
In Miloli‘i water is supplied from rainwater catchment systems that collect water from the roof of structures. In times of low rainfall, water is purchased by privately operated water supply trucks.

4.13.4 Wastewater Service

Existing Conditions
The proposed site is currently undeveloped land with no wastewater services.

4.13.5 Protective Services

Existing Conditions
The closest County fire station is situated in Captain Cook approximately twelve (12) miles north of the project area. One police facility serves the entire North and South Kona Districts and is located in Kailua, approximately 38 miles north of the project area.

Proposed Action
The proposed project is expected to have a minor impact on existing utilities and service providers. Electricity would be provided from solar panels with generators as a back up. A rain catchment system that would include a 20,000-gallon holding tank would provide the Community Center’s water needs. Wastewater services from the proposed project’s kitchen, showers, and restroom facilities, would be adequately provided for by the construction of a septic tank, and leach field. The proposed

project would use the standard required electrical supply outlets and lighting.

No Action Alternative
Under the no-action alternative, conditions affecting public services and utilities would remain approximately as they are now. Because no major changes are anticipated under the no-action alternative, no effects on public services and utilities are expected.

4.14 Hazardous Materials

Existing Conditions
At the proposed project site there is no current use, transport, storage, or disposal of hazardous materials, no potential for spills or releases of hazardous materials, and no known potential for human exposure to hazardous materials.

Proposed Action
Overall, effects from the proposed project on hazardous materials would range from no effect to minor adverse effect. To minimize risks to people and the environment, the proposed project would implement Standard industry BMPs for managing construction involving hazardous materials and conditions. Hazardous materials that may be required during construction and afterward for maintenance include paints and lubricants, and cleaning products. During construction and maintenance small amounts of these materials may occasionally be spilled, but the amounts would be small and the spills would be localized.

No Action Alternative
Implementing the no-action alternative would not alter the affected environment for hazardous materials and conditions.

4.15 MITIGATION SUMMARY

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Mitigation actions would be expected to reduce, avoid, or compensate for most adverse effects. Table 4.15-1 summarizes the mitigation measures that would be implemented as part of the proposed action to minimize effects on affected resources.

Table 4.15-1, Summary of Mitigation Measures, can be found on page 2.

SECTION 5.0 - FINDINGS AND CONCLUSIONS

5.1 INTRODUCTION

This EA identifies, documents, and evaluates the potential environmental effects of implementing the proposed action and the no action alternative at the 40,000 sq. ft. Project site at Miloli‘i, South Kona, Hawai‘i Island. Section 4.0 describes existing environmental conditions at the project site and ROI that could be affected by the proposed action and identifies potential environmental effects that could occur if the alternative was implemented. The following resources were addressed in Section 4.0:

- Air quality;
- Biological resources;
- Cultural resources;
- Environmental Justice;
- Geology, soils, and seismicity;
- Hazardous materials and conditions;
- Land use;
- Noise;
- Parks and Recreational Resources;
- Socioeconomics;
- Transportation;
- Utilities;
- Visual Environment; and
- Water resources.

5.2 FINDINGS

This section discusses the results of the Environmental Assessment conducted on the proposed Community Center in relation to the 13 Significance Criteria prescribed under the State Department of Health’s Administrative Rules Title 11, Chapter 200. The purpose of this assessment was to consider the “significance” of potential environmental effects that includes the sum of effects on the quality of the environment along with the overall and cumulative effects. The resulting findings are discussed below for each criterion on the Preferred Alternative.

While the analysis that follows is specific to fulfilling the requirements under HAR Chapter 11- 200, it also demonstrates a lack of significant impacts that would be regulated under the National Environmental Policy Act (NEPA).

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

   The development of the project site under this proposal would not result in irreversible and irretrievable loss natural resources as the site has limited sensitive biological resources, or suitable habitat for federally listed threatened or endangered species. The proposed project site is currently derelict, unoccupied and serve no purpose and the site has been previously cleared, graded, developed and contains the remnants of an abandoned demonstration water desalination facility constructed in 1990. The surface geology of the site consists almost entirely of very permeable ʻaʻa lava with little soil and is very well drained. Furthermore, no documented archaeological sites or cultural resources have been found in the area thus the proposed project would not result in the loss or destructions of any culture resources.

2. Curtails the range of beneficial uses of the environment;

   The proposed project will not curtail the beneficial uses of the environment. The project is consistent with plans for the area and will enhance and expand beneficial uses of the environment by taking a derelict and underutilized parcel of state-owned land centrally located within Miloliʻi Village and develop a multi-purpose community gathering space with recreational and educational programs, to address the community's need for a permanent, covered community center for public meetings, cultural activities, and educational and recreational programs such as: youth programs, whether after school, summer, or over school breaks; intergenerational activities connecting youth and kūpuna; team sports including; canoe paddling and racing; Hawaiian language classes; stewardship of culturally and economically important marine resources; micro-enterprise development and training programs.

3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

   HRS Chapter 344 states that its purpose is to establish a state policy which will encourage productive and enjoyable harmony between people and their environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawaiʻi.

   The proposed project does not conflict, but supports the goals and guidelines as expressed in chapter 344, HRS. The primary land use change related to the proposed action is the development of a 40,000 square feet parcel, which is currently derelict, unoccupied and serve no purpose, to that of a multi-purpose community center comprising three structures totaling 4,800 square feet under roof. The Community Center would serve as a hub for community meetings, cultural activities, education programs, and recreation for Miloliʻi and South Kona residents. By providing a permanent community gathering space, the proposed project would help to unite the elements of community identity, heritage, and pride and impart active participation of community members in the stewardship of the cultural and natural resources of Miloliʻi. The ocean and fishing is at the core of the Miloliʻi-Hoʻopūloa communities' cultural identity. Primary fishers include a traditional ʻōpelu (Decapterus sanctae-helenae, Mackerel scad) fishery, near-shore reef fishery, and an off shore pelagic and bottom fishery.

4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;

   The Miloliʻi Community Center will have a substantial positive effect on the economic, social welfare, and cultural practices of the community or state.
   The proposed project is an important long-term investment in an area with lower than average income and fewer facilities-based, County-run parks and beach parks in relation to its population compared to other districts of Hawaiʻi Island. The provisions to develop a multi-purpose community center-visitor center and library-museum are included in the Miloliʻi-Hoʻopūloa Community Development Plan that was approved by the State Land Board in 1984. An integral component of the current proposal is to offer employment opportunities and provide the larger community with recreational, educational, and cultural programs that otherwise could not be provided by limited County

resources. Therefore, the proposed action would have both short-term and long-term beneficial effects on the local economy: short-term beneficial effects from construction-related employment and spending, and long-term beneficial effects from the employment opportunities available through the operation and maintenance of the Community Center, and the development of programs and events.

5. Substantially affects public health;

   The proposed Community Center is anticipated to have a positive effect on public health, particularly on the promotion of healthy behaviors through increased social relationships, leisure activities, and sports programs. The proposed recreational facilities and programs have long been identified and desired by the community and a key component in the 1984 Miloliʻi-Hoʻopūloa Community Development Plan.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities;

   The proposed project does not involve substantial secondary impacts. The proposal is consistent with the communities vision as articulated in the 1984 Miloliʻi-Hoʻopūloa Community Development Plan. The proposed action will add needed public recreational facilities and help alleviate the crowding of existing public gathering and recreational spaces in South Kona.

7. Involves a substantial degradation of environmental quality;

   The project proposal would not result in a substantial degradation of environmental quality. The project site is currently derelict has been previously cleared, graded, developed, and contains the remnants of water desalination facility. The surface geology of the area consists almost entirely of very permeable ʻaʻa lava with little soil and is very well drained. The development of the proposed site would not result in irreversible and irretrievable loss natural resources as the site has limited sensitive biological resources, or suitable habitat for federally listed threatened or endangered species. There would be temporary construction effects on environmental quality. However, temporary and permanent Best Management Practices (BMPs) will be implemented as part of the proposed action to minimize effects on affected resources and overall environmental quality.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

   There are no cumulative effects that would have considerable effect upon the environment or involves a commitment for larger actions from the proposed project. The effects of the project will generally be mitigated in accordance with federal, state, and county regulations and permit conditions

   The No Action Alternative will create impacts, that will contribute to a cumulative negative effect on the social environment given the current limited supply of public gathering places in South Kona, a growing population, and the thwarted wishes of a rural community, comprised mostly of Native Hawaiian, to develop, staff, and maintain a multi-purpose community gathering space with its complement of recreational, educational and cultural programs.

9. Substantially affects a rare, threatened, or endangered species, or its habitat;

   The proposed project will not substantially affect rare, threatened, or endangered species, or its habitat. The project site consists almost entirely of very permeable ʻaʻa lava with little soil and non-native vegetation that contributes to a habitat available for wildlife that is low quality. Wildlife abundance and diversity is low and is dominated by nonnative species or by species habituated to human disturbance.

   Temporary effects from construction may affect the Pacific golden-plover, but effects would be minor because there is abundant alternative habitat for this common species in adjacent areas. Temporary effects from construction may also affect the Hawaiian pueo, the federally threatened Newell's shearwater, and the federally endangered Hawaiian petrel, Hawaiian hawk, and Hawaiian hoary bat, but the effects would be minor as the project site provides only marginal habitat.

   Incorporating BMP design elements into the proposed structure, as recommended by USFWS, will mitigate long-term effects from the proposed action to less than significant effect. These BMPs would include minimizing bright outdoor lighting, down-shielding any necessary light sources, and using motion detectors, where practical, to provide light only when necessary (see

comment letter from the USFWS dated September 7, 2007, and found in Appendix B).

10. Detrimentally affects air or water quality or ambient noise levels;

The proposed project would not detrimentally affects air or water quality or ambient noise levels. The anticipated quantities of construction emissions are relatively low, construction emissions would be temporary and dispersed throughout the project area, emissions would be dispersed by trade winds, and that Hawai‘i is in attainment for all criteria pollutants, the proposed action would be in compliance with both federal and state ambient air quality standards.

The Proposed project will implement temporary and permanent Best Management Practices (BMPs) to mitigate any impacts to water quality from construction activities. Compliance with the Hawai‘i County Code, Chapter 10 - Erosion and Sedimentation Control, and the Department of Public Works (DPW) Storm Drainage Standards will be required to control erosion and sedimentation. The septic tank and leach field will be designed to conform to requirements stipulated by the State Department of Health and County of Hawai‘i Water Quality Management Plan.

Mitigation measures will be taken, to minimize noise impacts such as the use of standard soundproofing materials such as mufflers and temporary fencing and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction. The proposed action would introduce new sources of sound primarily from the gathering of groups of people at the structure for community events, programs and meetings. These are typical sources of background noise in any residential or park setting area and would not likely be perceived as unwanted or annoying; therefore, effects from these new sound sources would be adverse to a minor degree. Mitigation measures can be taken, however, to further minimize noise by assuring that events and activities are conducted during reasonable daylight and early evening hours, and the use of landscaping as a sound barrier.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The proposed action would comply with the International Building Code (2006), UFC 1-200-01, and Occupational Safety and Health Administration excavation standards for protection from seismic hazards, which would ensure minor adverse effects from seismic events.

To ensure reduced adverse effects from high surf, tsunami and flooding hazards, the proposed action would include key design elements in the building's construction, including a perimeter rock wall base 30 inches in height, designed to deflect high water; 16-inch diameter concrete columns embedded in the foundation; breakaway wood walls; and an open, mauka-makai oriented, main pavilion room.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; or,

The proposed action would not substantially affect scenic vistas and view planes. During construction, BMPs would be used to reduce potential short-term visual resource effects. Such practices include minimizing dust by regularly watering exposed soils, using equipment exhaust mufflers to reduce effects on visual quality from air pollution, and restricting parking of construction vehicles on-site or in other designated areas for the duration of construction.

The siting of the proposed structure and architectural design elements used in its construction will reduce the potential long-term, negative impacts on visual resources. The three buildings are single-story, gable single-ridge wood roof with aluminum roofing. The facings of the buildings are of rock that matches the surrounding landscape and is a common style found in the region. Light glare will be minimized by shrouding outdoor lights and directing light downward, as well as using motion detectors, where practical, to provide light only when necessary.

13. Requires substantial energy consumption.

The proposed project would not require substantial energy consumption. Electricity would be provided from solar panels with generators as a back up. A rain catchment system that would include a 20,000-gallon holding tank would provide the Community Center's water needs. Wastewater services

from the proposed project's kitchen, showers, and restroom facilities, would be adequately provided for by the construction of a septic tank, and leach field. The proposed project would use the standard required electrical supply outlets and lighting.

Table 5-1 summarizes the predicted effects for each resource area from both the proposed action and the no action alternative.

Under the proposed action, minor adverse effects are expected for visual environment, air quality, biological resources, hazardous materials and conditions, geology, soils, and seismicity, noise, transportation, utilities, and water resources. Beneficial effects are expected for socioeconomics, cultural resources, environmental justice, and parks and recreational resources.

Minor adverse effects are expected on socioeconomics, cultural resources, environmental justice, and parks and recreational resources under the no action alternative. No effects are expected for all other resources under the no action alternative.

5.3 Conclusions

Implementing the proposed action, with the identified mitigation measures, would have no significant direct, indirect, or cumulative effects on the resources above, so an environmental impact statement need not be prepared. This EA supports the issuance of a finding of no significant impact.

Table 5-1
Summary of Potential Environmental and Socioeconomic Consequences

Resource	Environmental and Socioeconomic Consequences	
	Proposed Action	No Action Alternative
Air Quality		
Criteria air pollutants	Short-term minor adverse; long-term none	None
Greenhouse gases	Minor adverse	None
Biological Resources		
Take a sensitive status species or result in a jeopardy opinion	None	None
Reduce the population of a sensitive species	None	None
Damage or degrade wetlands or riparian habitat	None	None
Interfere with the movement of native resident or migratory wildlife species	Minor adverse	None
Alter or destroy habitat	Minor adverse	None
Introduce or increase the prevalence of undesirable nonnative species	Short-term minor adverse; long-term benficial	None
Cause long-term loss or impairment of a substantial portion of local habitat	None	None
Cultural Resources		
Archaeological resources	Short-term minor; long-term benficial	None
Traditional Native Hawaiian resources	Beneficial	Minor adverse
Built environment resources	Short-term minor; long-term benficial	Minor adverse
Environmental Justice		
Low-income or minority groups	Beneficial	Minor adverse
Geology, Soils, and Seismicity		
Erosion	Minor adverse	None
Expansive soils	Minor adverse	None
Seismicity	Minor adverse	None
Hazardous Materials and Conditions		
Petroleum products	Minor adverse	None
Transport, use, storage, and disposal of hazardous substances	Minor adverse	None

Summary of Potential Environmental and Socioeconomic Consequences

Resource	Environmental and Socioeconomic Consequences	
	Proposed Action	No Action Alternative
Noise		
Construction noise	Minor adverse	None
Operation and maintenance	Minor adverse	None
Parks and Recreational Resources	Beneficial	Minor adverse
Socioeconomics		
Population	None	None
Employment and total income	Beneficial	Minor adverse
Transportation		
Traffic	Minor adverse	None
Parking	Minor adverse	None
Pedestrians	None	None
Bike facilities	None	None
Utilities and Public Services		
Electrical	None	None
Telecommunications	None	None
Water Service	Minor adverse	None
Wastewater Service	Minor adverse	None
Protective Services	Minor adverse	None
Visual Environment		
Conflict with visual resource regulations	None	None
Degrade the visual character or quality of site and surroundings	Short-term, minor adverse; long-term, none	None
Block or disrupt views	Minor adverse	None
Create a new source of light or glare	Minor adverse	None
Water Resources		
Surface water runoff and erosion	Minor adverse	None
Flood hazards	Minor adverse	None
Wetlands	Minor adverse	None

Section 6 - REFERENCES

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Section 7 - Sources, Agencies and Persons Consulted

[40 CFR 1508.9(b)]

U.S. Department of Housing and Community Development
U.S. Fish and Wildlife Service

State of Hawai‘i Department of Land and Natural Resources:
- Office of Conservation and Coastal Lands
- Historic Preservation Division
- Commission on Water Resource Management

State of Hawaii Coastal Zone Management Program

County of Hawai‘i:
- Mayor’s Office
- Office of Housing and Community Development
- Department of Parks and Recreation
- Planning Department

Pa‘a Pono Miloli‘i

APPENDIX A

MAPS AND PHOTOGRAPHS

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Figure 1
Vicinity Map
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(Google Earth, 2010)

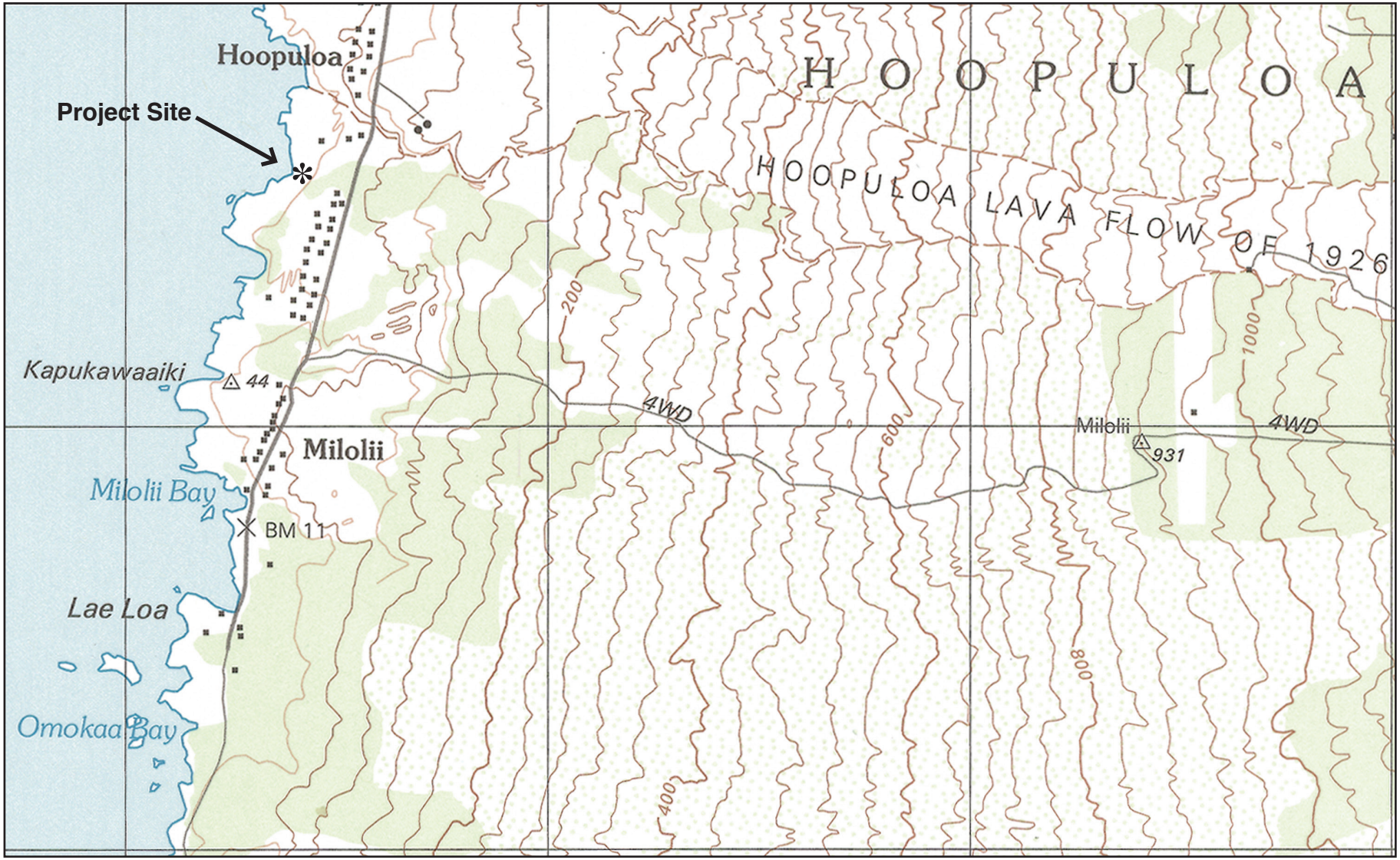


Figure 1.5
Vicinity Map - Hoʻopūloa
Miloliʻi, Hoʻopūloa, South Kona, Hawaiʻi
(USGS 1996).

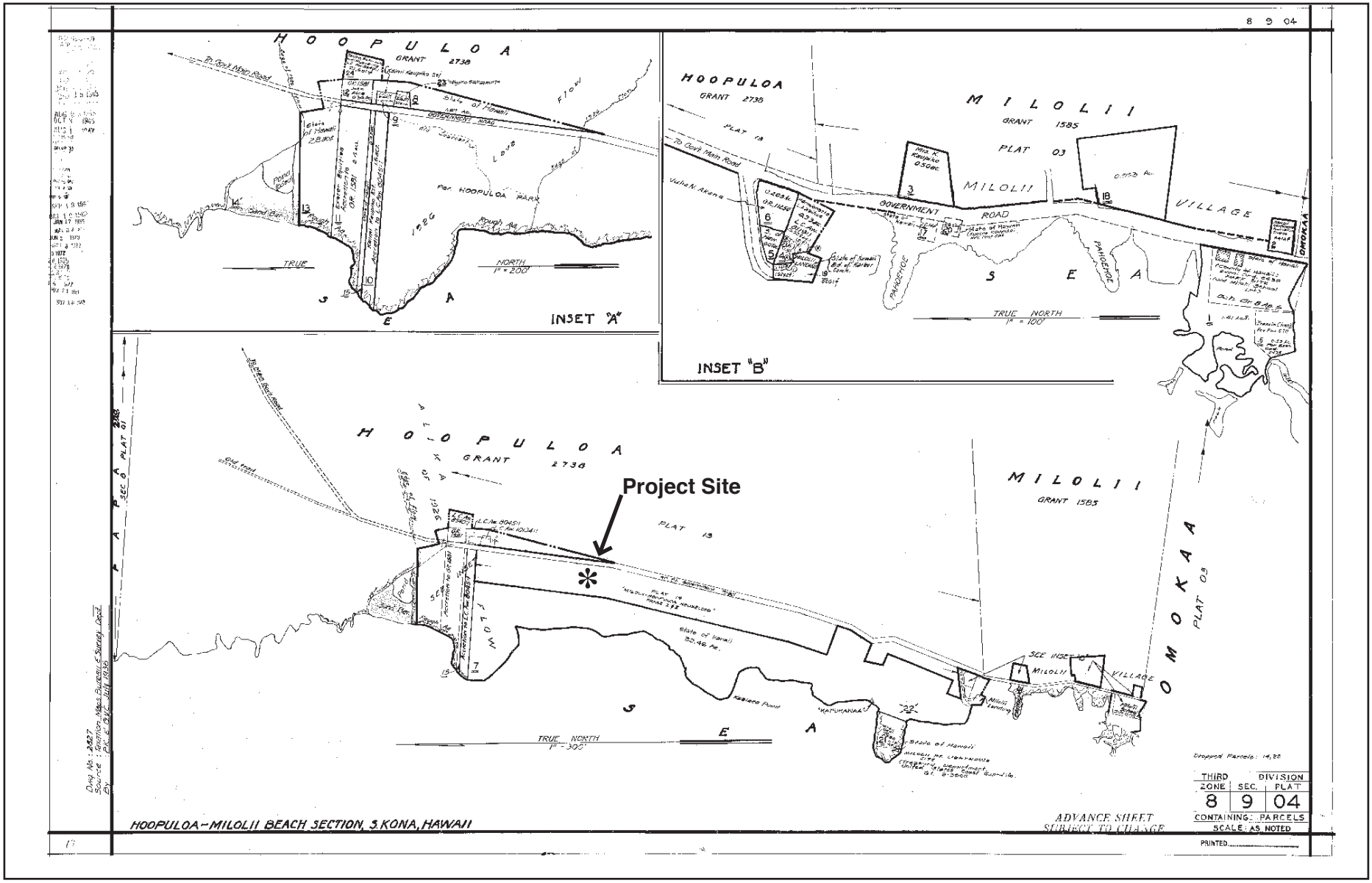


Figure 2
Tax Map Key (TMK) No. (3) 8-9-04.
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i

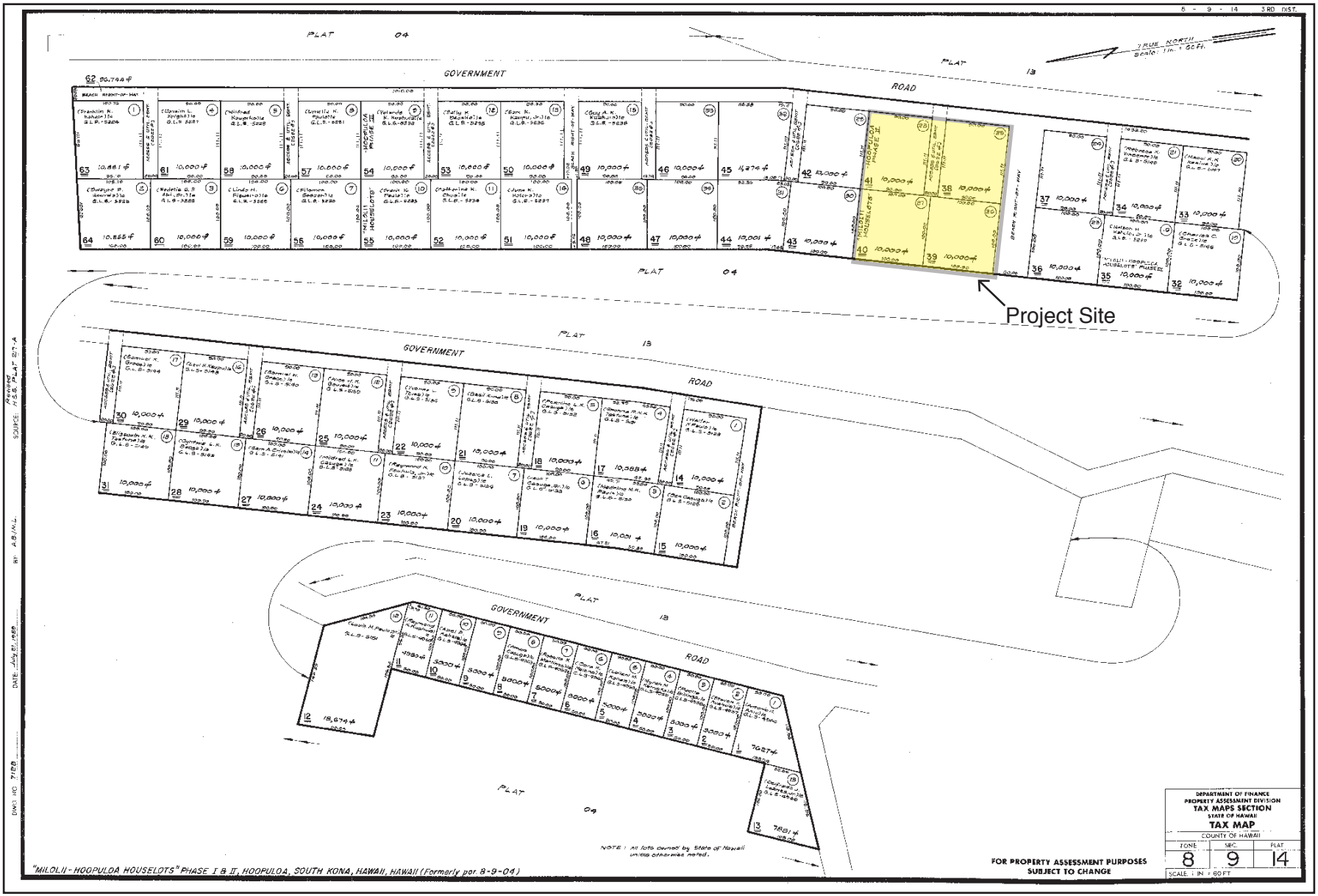


Figure 3
Tax Map Key (TMK) No. (3) 8-9-014: 038, 039, 040, and 041.
Miloli‘i Community Center
Miloli‘i, Ho‘opūloa, South Kona, Hawai‘i

Figure 4
Project Site - Existing Conditions
Tax Map Key (TMK) No. (3) 8-9-014: 038, 039, 040, and 041
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(Google 2011),

Figure 5.1 Makai view of project site from Miloli‘i Road.

Figure 5.2. Makai view of project site looking south.

Figure 5.3. Makai view of project site looking north (note adjacent home, top right).

Figure 6.1. Beach Right-of-Way Access Road looking makai. Project site is on the right.

Figure 6.2. Shoreline adjacent to project site.

Figure 6.3. Mauka view of project site from makai end of Beach Right-of-Way Access Road.

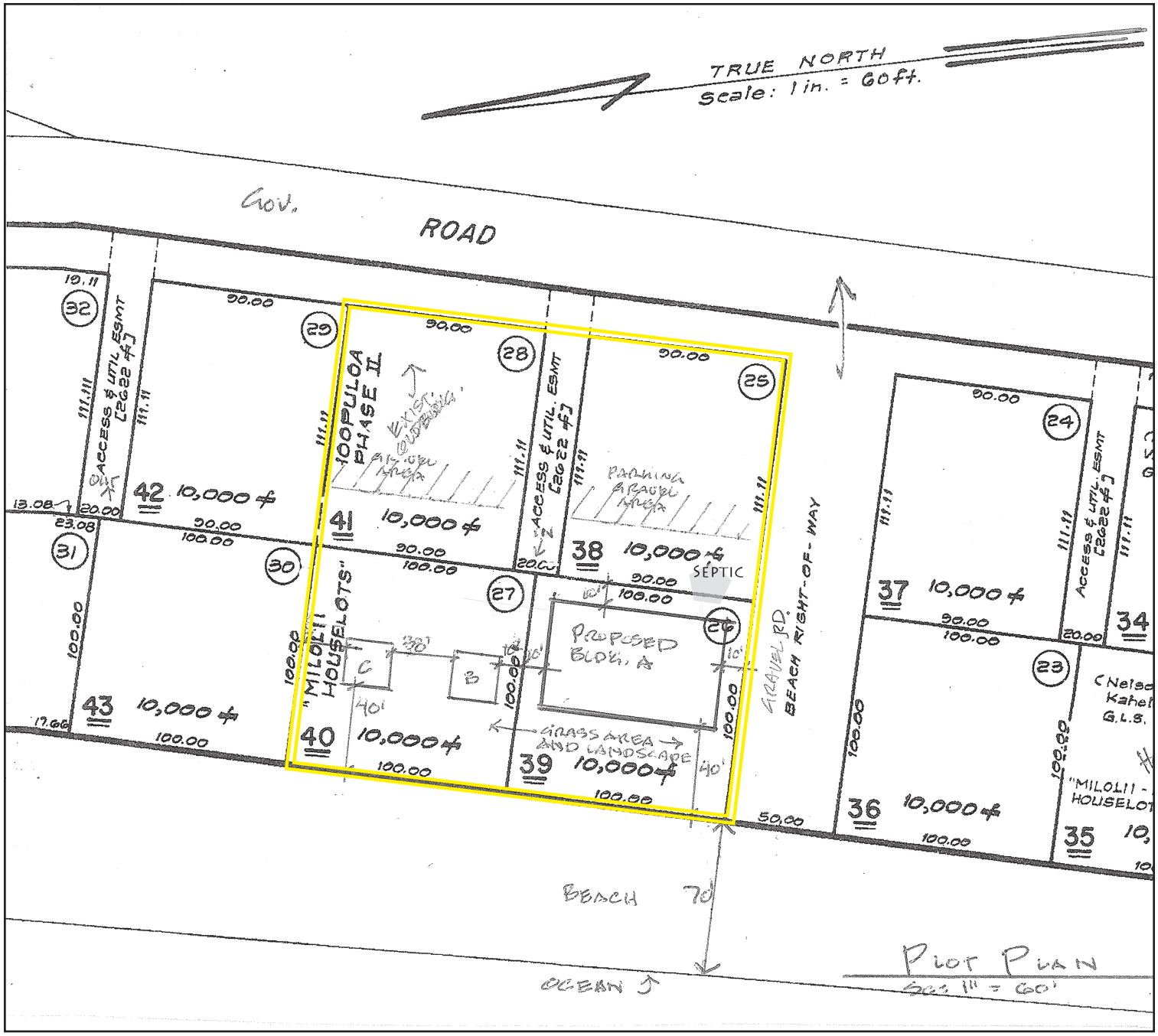


Figure 7
Plan Map - Tax Map Key (TMK) No. (3) 8-9-014: 038, 039, 040, and 041
Miloli‘i Community Center
Miloli‘i, Ho‘opūloa, South Kona, Hawai‘i

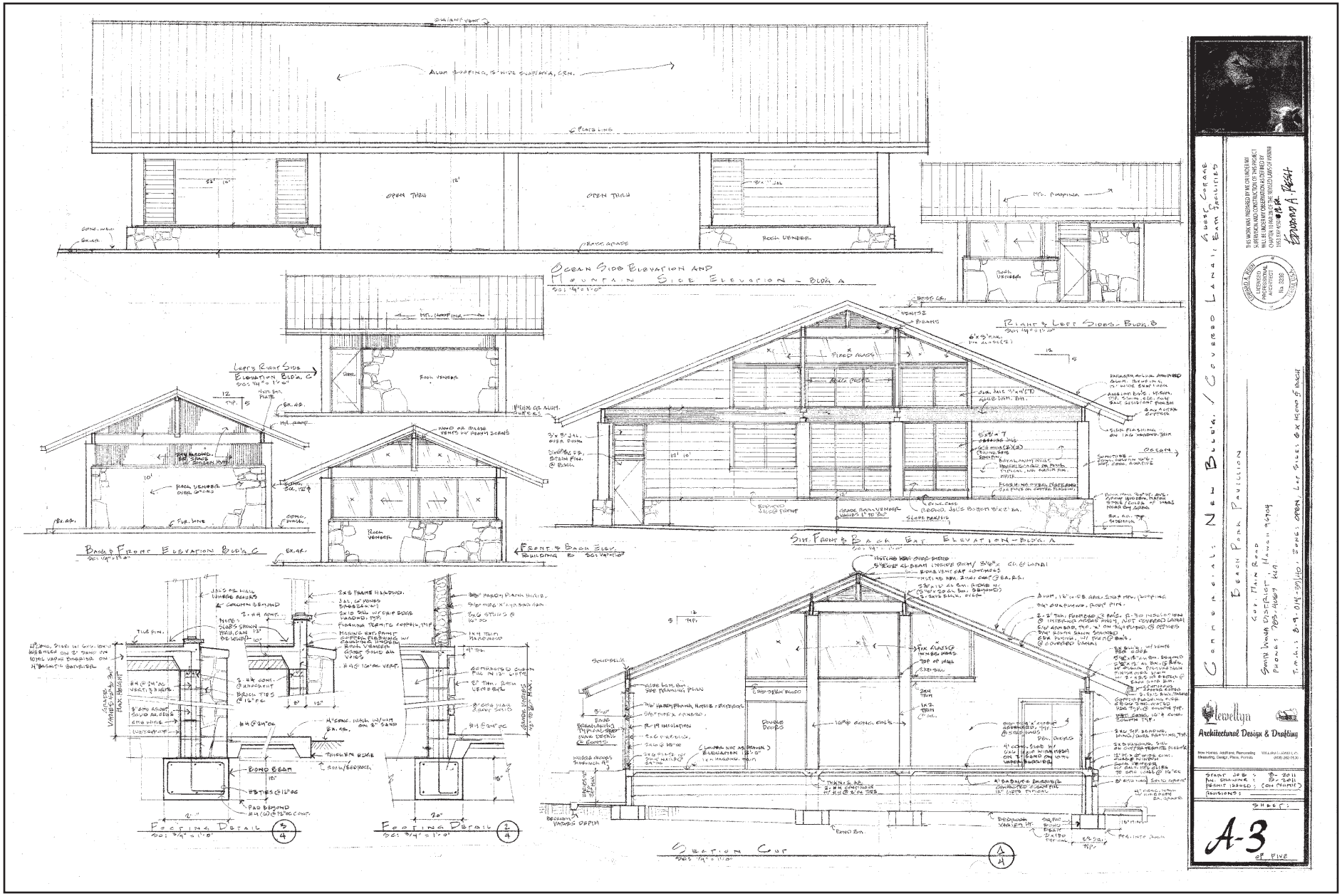


Figure 8
Elevation Views
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(William Llewellyn Design 2011).

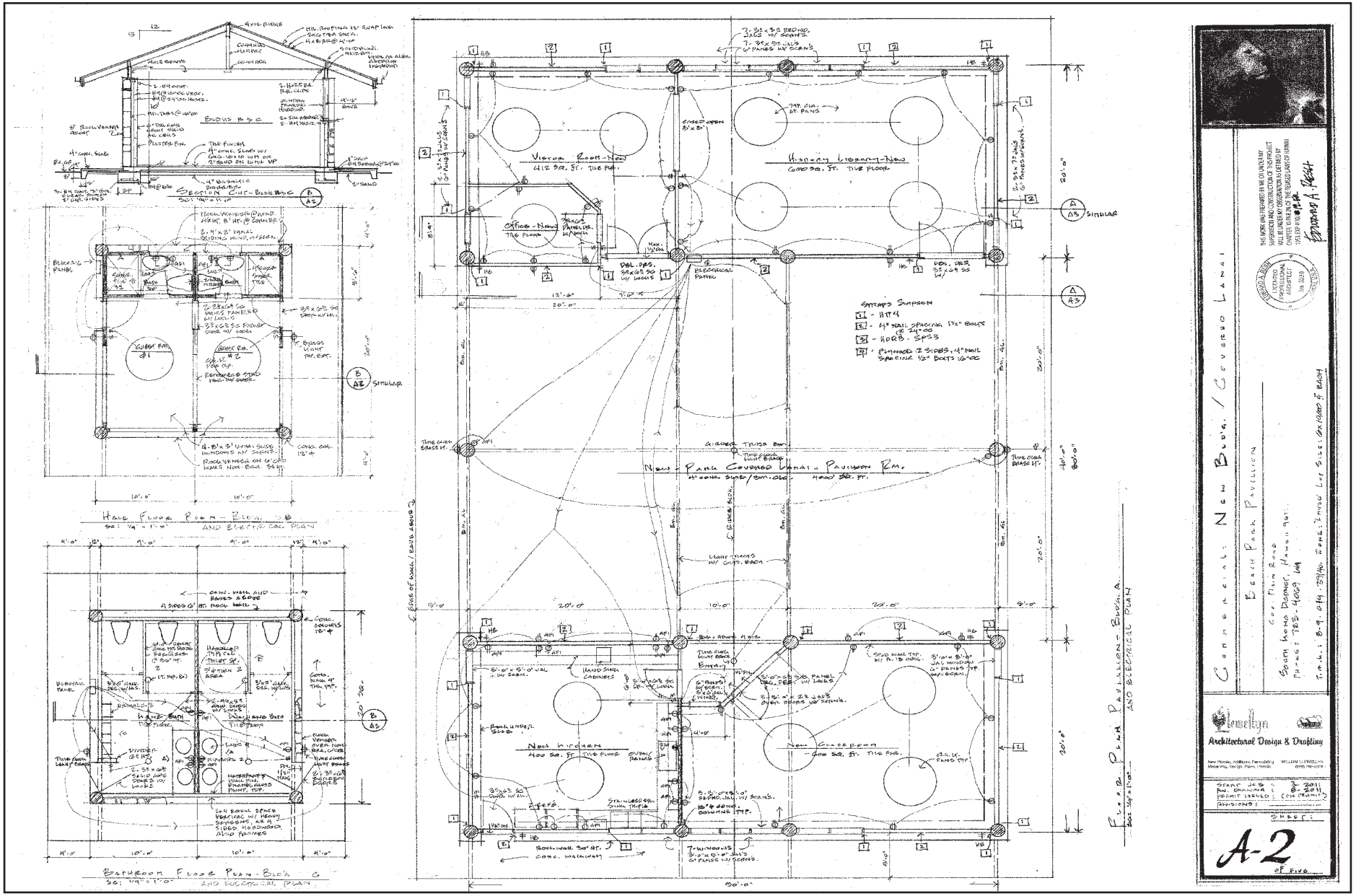


Figure 9
Plan Views
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(William Llewellyn Design 2011).

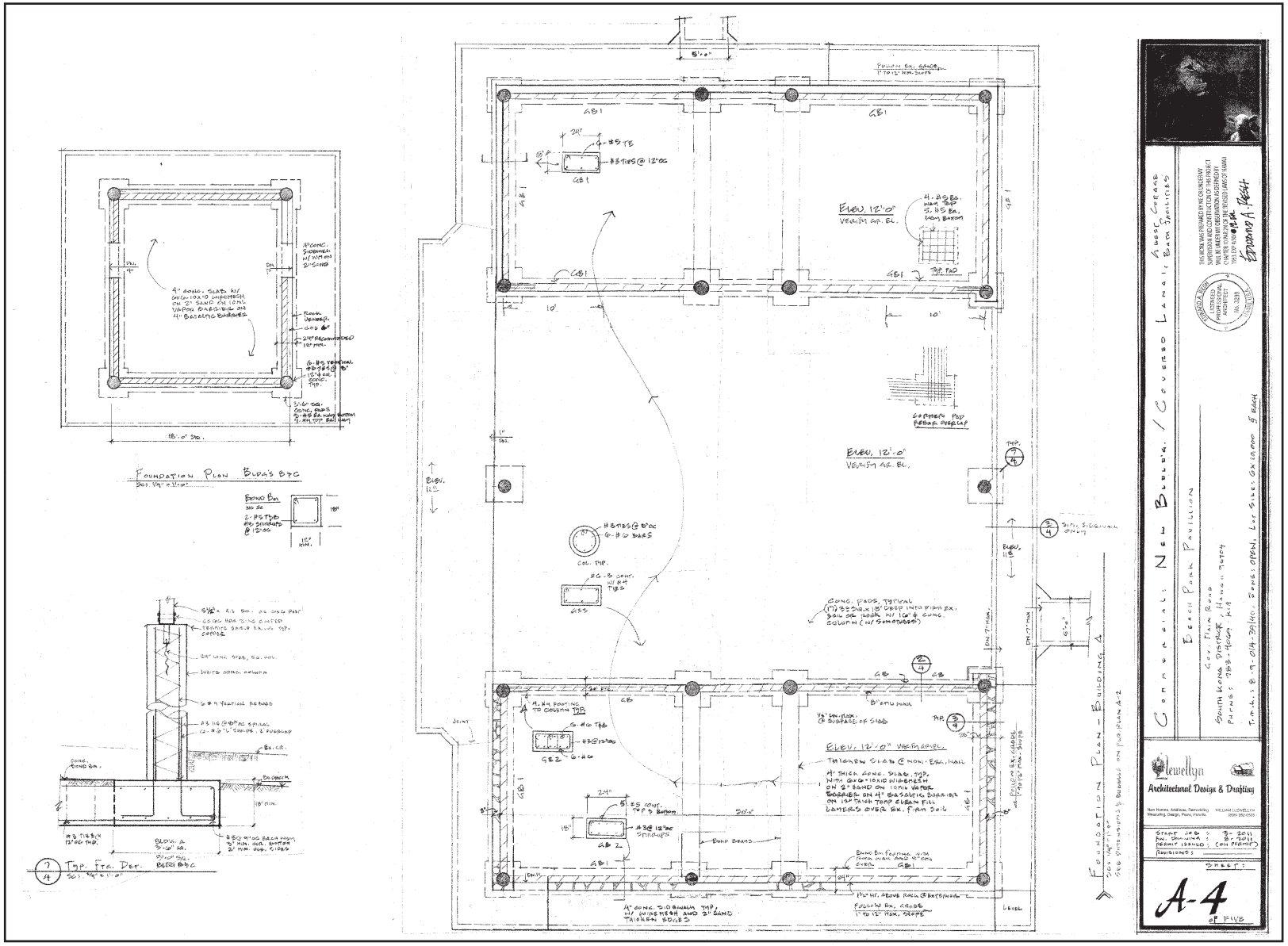


Figure 10
Building Details
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(William Llewellyn Design 2011).

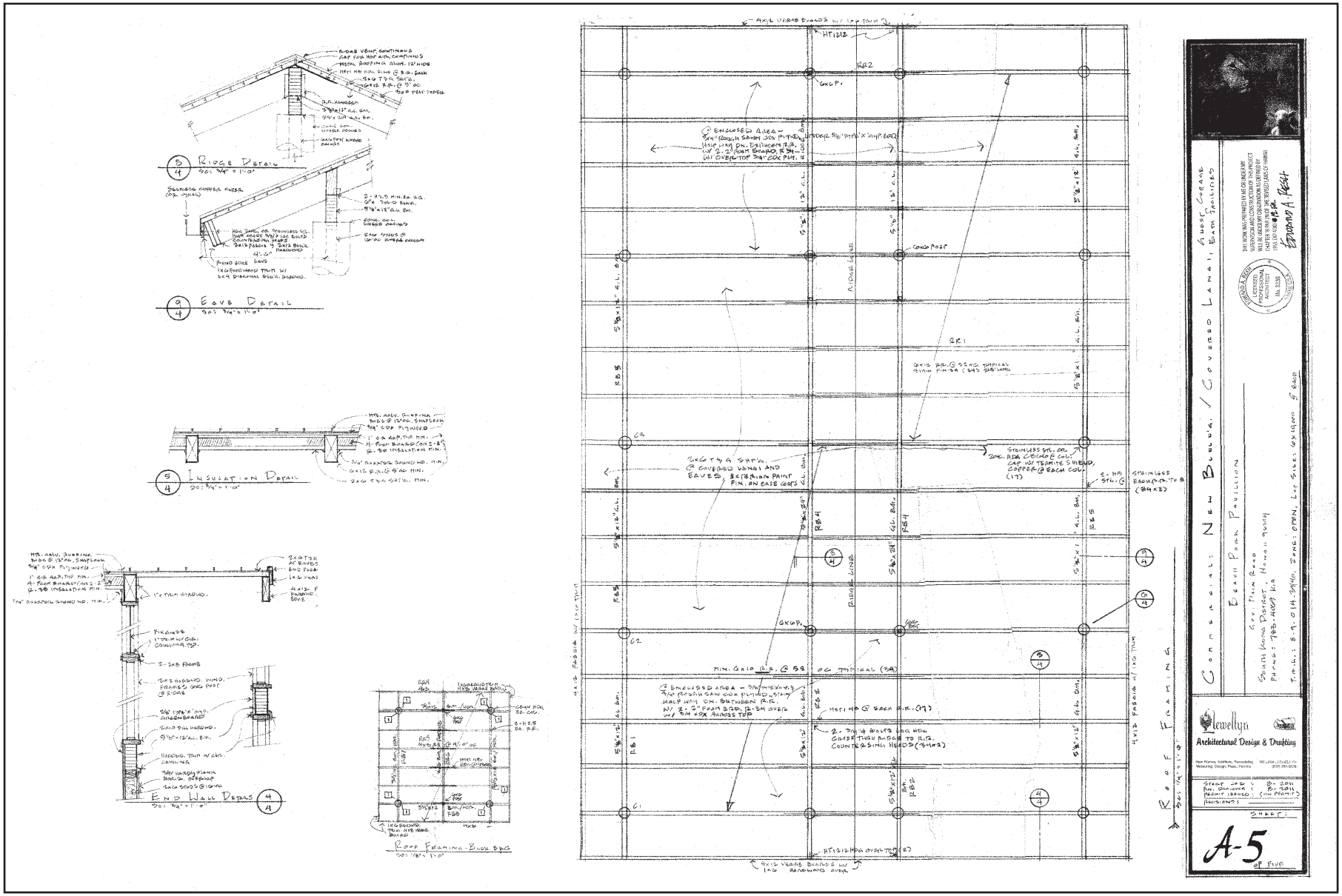


Figure 11
Roof Details
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(William Llewellyn Design 2011).

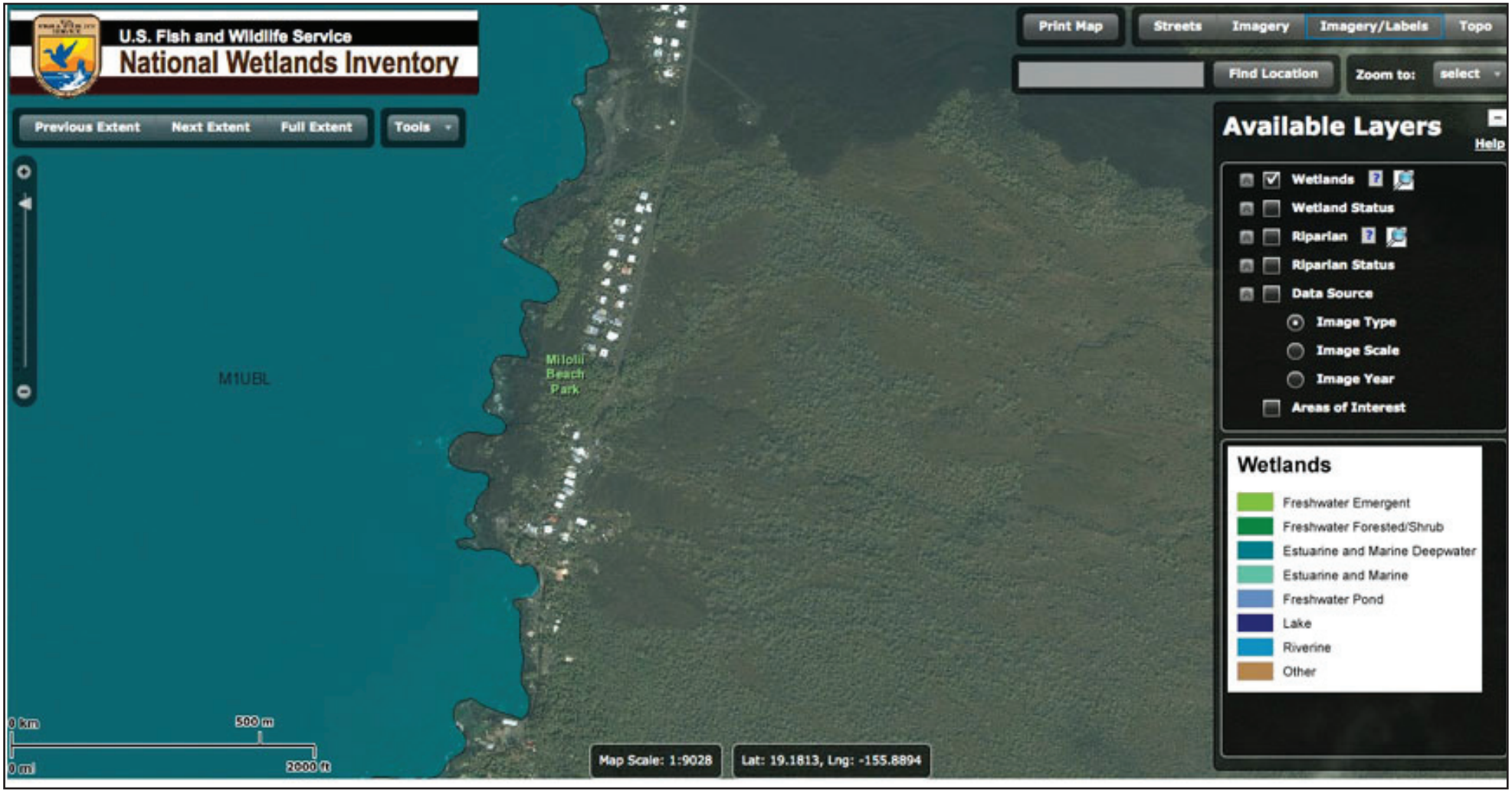


Figure 12
Wetlands Inventory
Miloli‘i Community Center
Miloli‘i, Ho‘opuloa, South Kona, Hawai‘i
(U.S. Fish and Wildlife Service 2011).

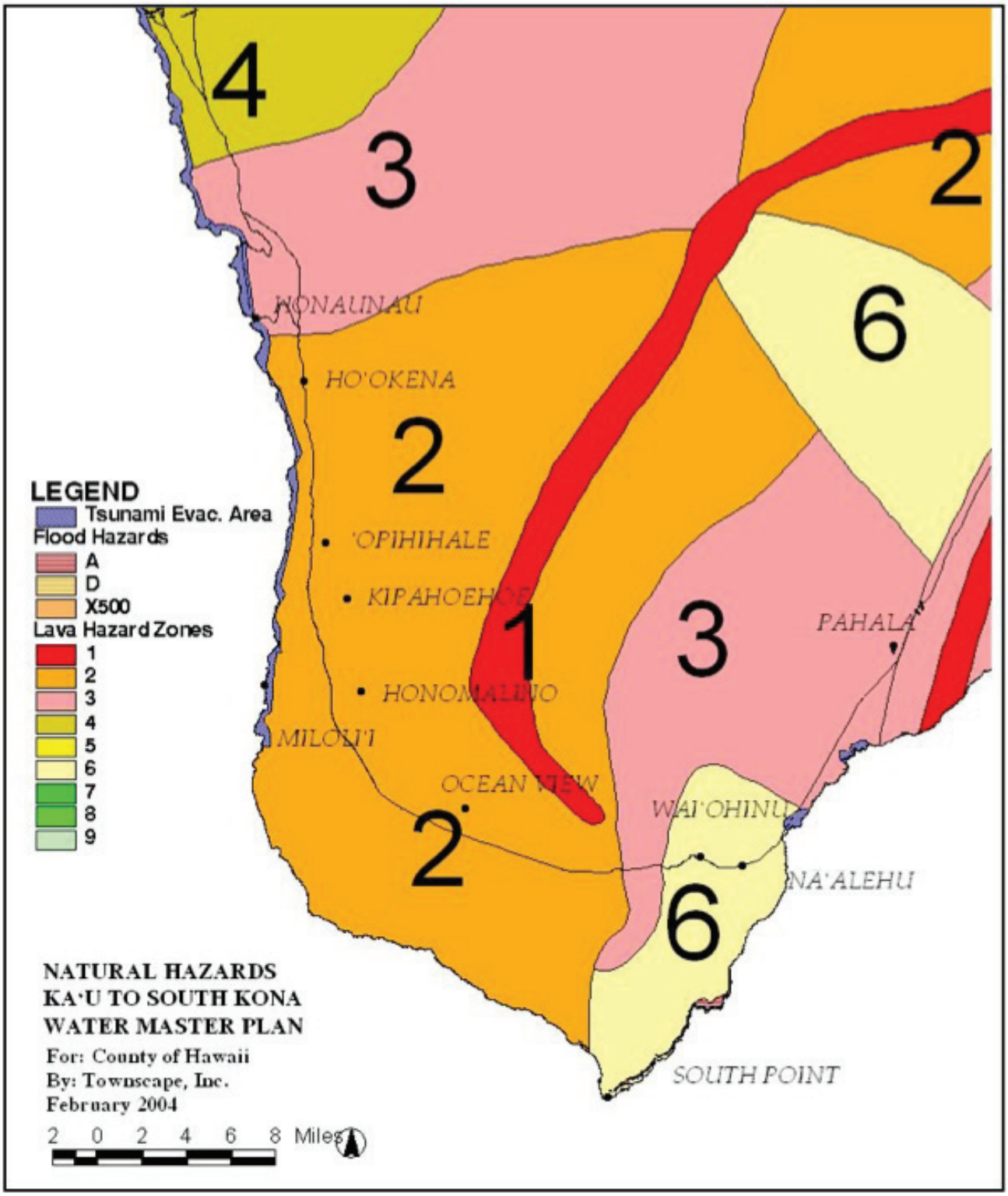
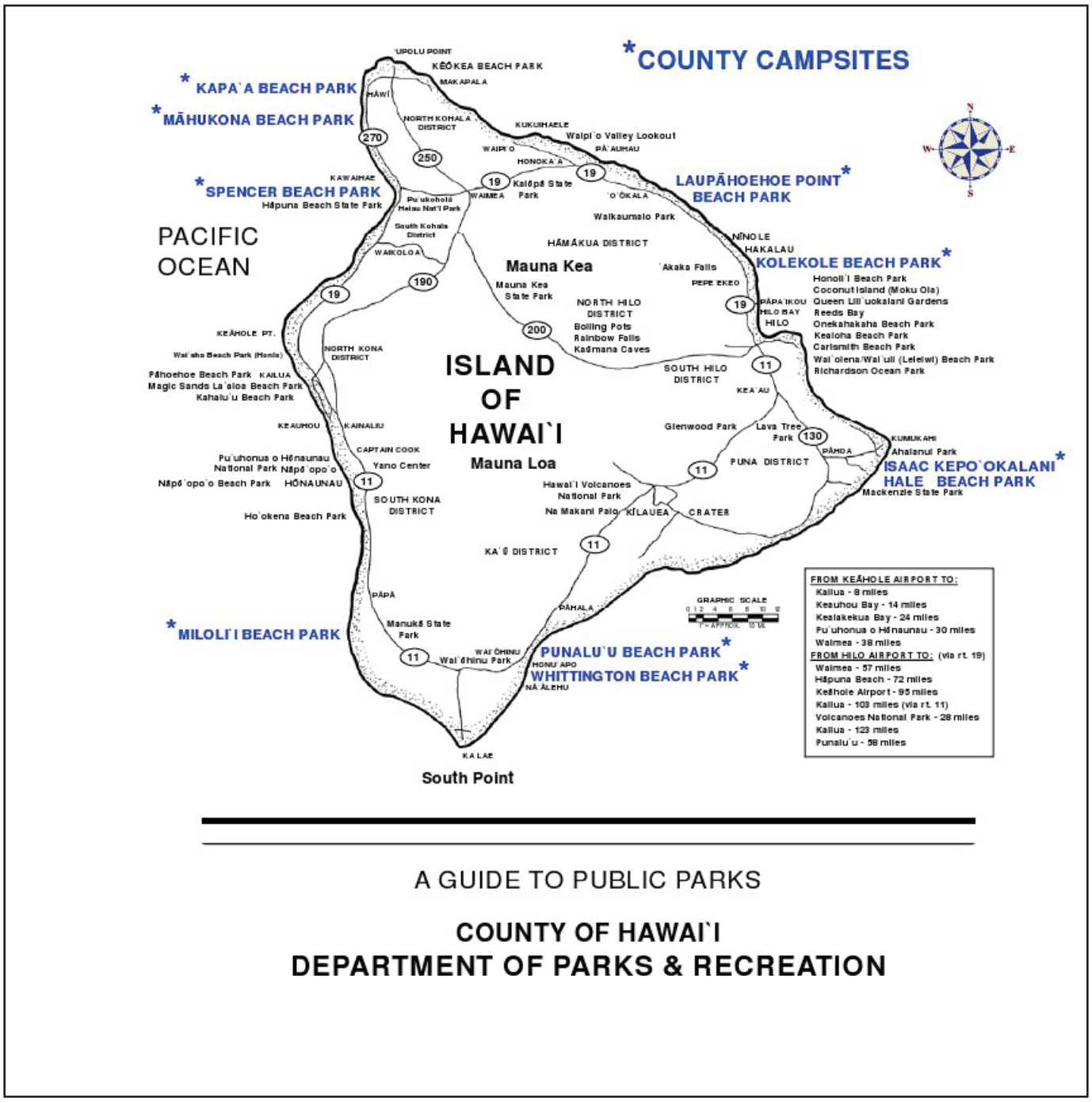


Figure 13
Natural Hazards Zone Map
South Kona, Hawaii'i Island, Hawai'i
Townscape (2004).



A GUIDE TO PUBLIC PARKS

COUNTY OF HAWAI`I
DEPARTMENT OF PARKS & RECREATION

Figure 14
Public Park Facilities on Hawai‘i Island.
(County of Hawai‘i 2011).

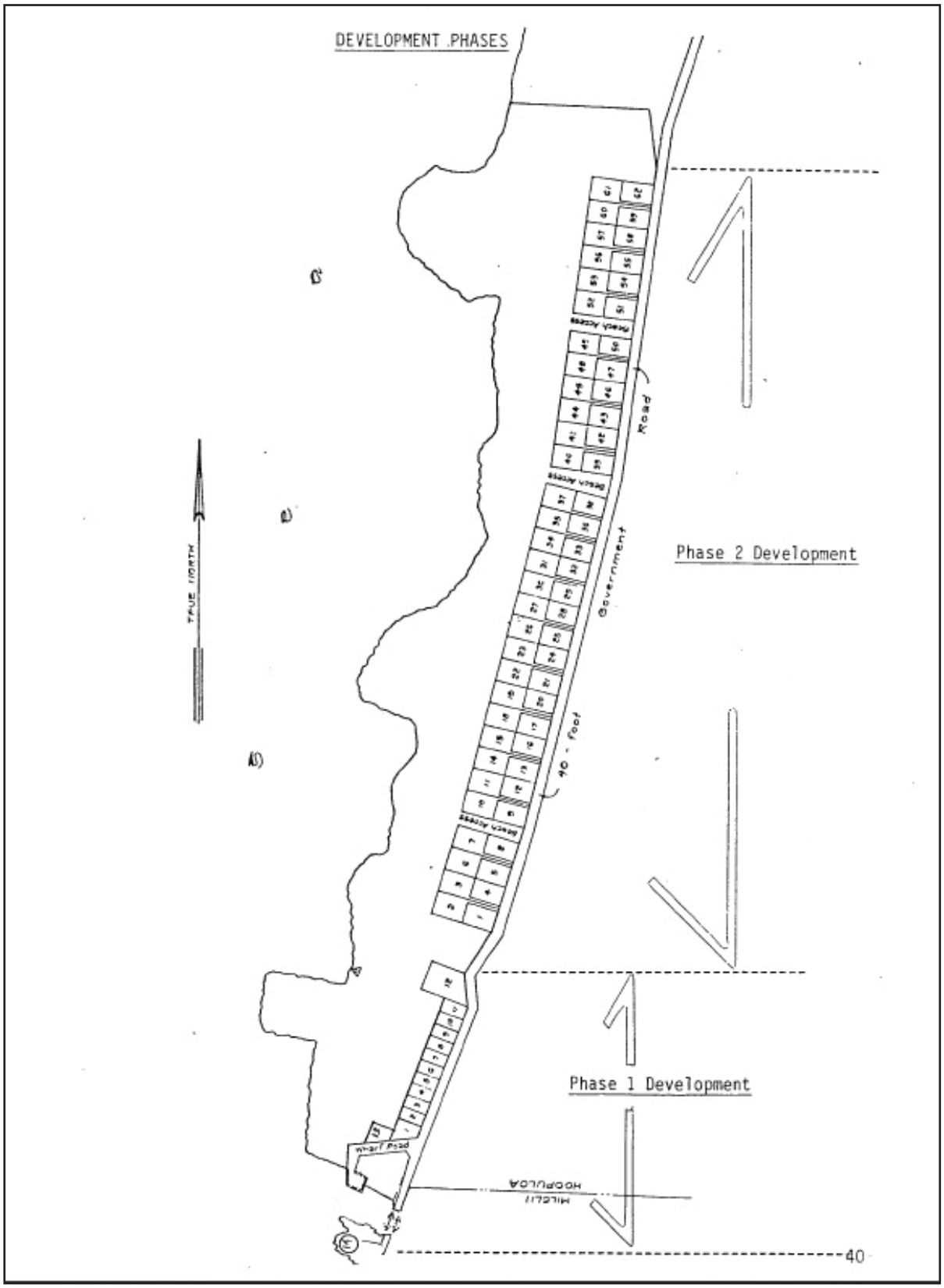


Figure 15 - Development Phases Map
Miloli‘i-Ho‘opūloa Community Development Plan
South Kona, Hawaii‘i Island, Hawai‘i
Pa‘a Pono Miloli‘i (1984).

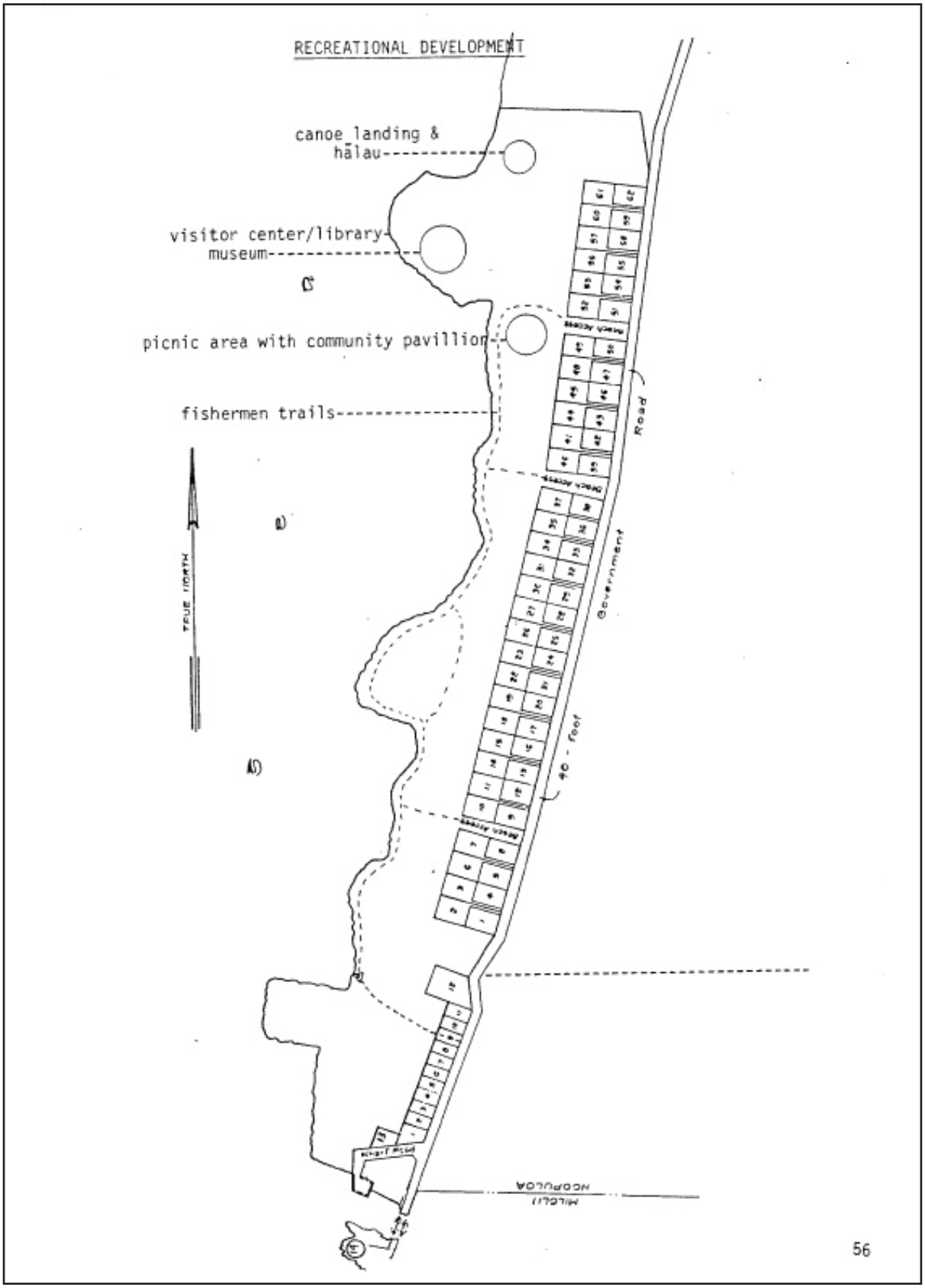


Figure 16 - Recreational Development Map
Miloli‘i-Ho‘opūloa Community Development Plan
South Kona, Hawaii‘i Island, Hawai‘i
Pa‘a Pono Miloli‘i (1984).

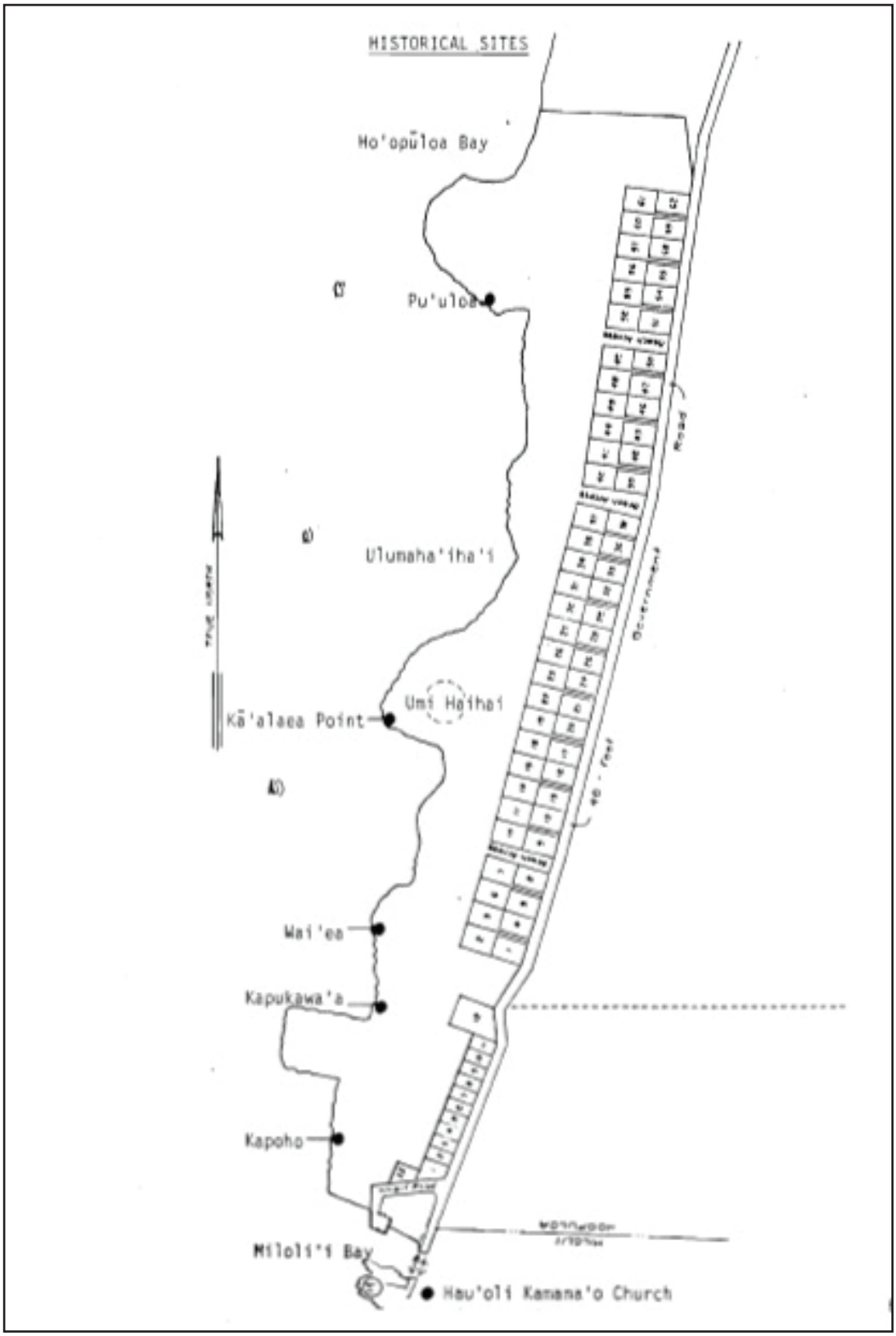


Figure 17 - Historical Sites Map
Miloliʻi-Hoʻopūloa Community Development Plan
South Kona, Hawaiiʻi Island, Hawaiʻi
Paʻa Pono Miloliʻi (1984).

APPENDIX B

AGENCY COMMENT LETTERS AND CORRESPONDENCE

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2007-SL-0249

SEP 07 2007

Mr. Jason Philibotte
Environmental Consultant
Sustainable Visions Limited Liability Corporation
279 Ainahou Street
Honolulu, Hawaii 96825

Subject: Species List and Information Request for the Development of an Environmental Assessment Review for the Proposed Construction of a Multi-use Community Center at Milolii, South Kona, Hawaii

Dear Mr. Philibotte:

Thank you for your letter received on August 8, 2007, requesting a list of proposed, candidate, threatened and endangered species that may occur near the proposed site of the Community Center project on the Island of Hawaii. Paa Pono Milolii will utilize Housing and Urban Development funds to design and construct the Milolii Multi-use Community Center located at South Kona on the island of Hawaii.

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Land cover information indicates that the proposed project area is classified as sparsely vegetated to un-vegetated land. The federally threatened Newell's shearwater (*Puffinus auricularis newelli*) and the federally endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), Hawaiian hoary bat (*Lasirus cinereus semotus*) and Hawaiian hawk (*Buteo solitarius*) have been observed in the vicinity of the proposed project. Anchialine pools or sinkholes, rare along coastal lava flows, connect to groundwater with tidal influence and are a unique and dwindling resource in Hawaii. Anchialine pools are habitat for two aquatic candidate species, the orangeblack Hawaiian damselfly (*Megalagrion xanthomelas)*, and the anchialine pool shrimp (*Metabetaeus lohena*).

We offer the following suggestions to assist you in the development of the draft Environmental Assessment (EA). The EA should address all potential direct and indirect project impacts for listed species. Hawaiian petrels and Newell's shearwaters transit this area and are prone to collisions with objects in artificially lighted areas. Listed seabirds and non-listed seabirds

protected under the Migratory Bird Treaty Act are attracted to artificial lights where they end up circling the light source until they either collide with near-by structures or fall to the ground due to exhaustion. Once grounded, they are vulnerable to predators or often struck by vehicles along roadways. We recommend minimizing bright outdoor lighting or down-shielding any necessary light sources to reduce the risk of seabird mortality.

You also requested our assistance in determining if a listed species would be impacted by the proposed action. We do not have site-specific species information; therefore, we are unable to assist you with this determination. We recommend conducting biological surveys if you are unsure about the presence of federally listed species or anchialine pool habitat within the project footprint. More than 90 percent of the anchialine pools in Hawaii have been lost to development; therefore, any direct or indirect impacts to this sensitive habitat should be addressed in your EA. Pursuant to section 7 of the Endangered Species Act of 1973, as amended, it is the Federal agency's, in this case the Department of Housing and Urban Development, or their designated representative, responsibility to make the determination of whether or not the proposed project "may affect" federally listed species or designated critical habitat. Projects that are determined to have "no effect" to federally listed species and/or critical habitat do not require additional coordination or consultation with us. If you determine that a "may affect" situation exists then the lead agency must either initiate formal consultation or seek written concurrence from us that the proposed action is "not likely to adversely affect" federally listed species. A "may affect, not likely to adversely affect" determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial. We will be happy to assist you further as your project develops and potential impacts to listed species are determined.

If you have questions, please contact Aaron Nadig, Consultation and Technical Assistance Program (phone: 808/792-9466; fax: 808/792-9581).

Sincerely,

for Patrick Leonard
Field Supervisor

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DLNR:OCCL:.MC CDUP HA-12-137

Joe Farber
Farber & Associates
2722 Ferdinand Avenue
Honolulu, HI 96822

Dear Mr. Farber,

SUBJECT: MILOLI`I COMMUNITY ENRICHMENT AND HISTORICAL CENTER
Ho`ōpūloa, South Kona, Hawai`i
TMK (3) 8-6-014:038, 039, 040, 041

The Department of Land and Natural Resources (DLNR) has reviewed the information you provided regarding a multi-purpose community center at Ho'ōpūloa-Miloli`i. The project area is in a Special Subzone of the State Land Use Conservation District.

HISTORY OF MILOLI`I SPECIAL SUBZONE

On June 22, 1984 the Board of Land and Natural Resources approved Conservation District Use Permit (CDUP) HA-1653 for the establishment of the Miloli`i Village Special Subzone, and the subdivision of the land for residential purposes. The Special Subzone was established in order to allow DLNR to meet the intent of Act 62, SLH 1982, which authorized the Department to negotiate and enter into long-term residential leases with persons who were displaced by, or are descendants of the refugees of, the 1926 Ho`ōpūloa lava flow.

Two conditions of note in CDUP HA-1653 are:

7. A master plan shall be submitted at the time of authorization for disposition of the lots is sought and should include matters of heirs and methods of disposition; and

8. Any commercial activity must be consistent with Act 62, SLH 1982 and must have the approval of the Board of Land and Natural Resources. Such approval may be sought by letter rather than by application.

On December 28, 1984 the Division of Land Management presented the *Miloli`i Ho'ōpūloa Community Development Plan* to the Board as part of its report on the disposition of lots. This plan was developed by the *Pa`a Pono Miloli`i* community association, addressed issues of land preparation, development financing, residential construction, infrastructure improvements, emergency services, and the development of economic, recreational, cultural, and historical resources.

The Board took action regarding the direct leases of the parcels for residential purposes, and "accepted in principle" the other elements of the Development Plan. The staff report noted that, *with respect to planned activities in the area of recreation, cultural, historical, and economic activities, it is presumed that improvements corresponding with those activities are allowed in the Miloli`i Village Special Subzone, subject, however, to the review and approval of plans and compliance with applicable governmental requirements.*

CURRENT PROPOSAL

Pa`a Pono Moli`i has been awarded a Federal Housing and Urban Development Economic Initiative funds to develop a multi-purpose community center. The elements of the proposal include:

- A 4000 square foot community center with a large covered lanai, an enclosed office, a visitor reception center, a library, kitchen, and a classroom.
- Two detached 400 square foot guest quarters, with restrooms.
- Parking for fifteen vehicles.

The proposed project site is on four undeveloped parcels in the community, which total 40,000 square feet. The location was the site of an abandoned desalinization plant. The buildings would be constructed on concrete slab foundations surrounded by tile and concrete flooring, with plaster-finished walls and exterior stone veneers. The three structures would total 4800 square feet. The project is anticipated to be finished four years after all necessary permits are secured, and to cost $400,000.

The project is in the Special Management Area, and will need an SMA permit. In addition, as the project is using Federal HUD funds, an Environmental Assessment under NEPA will be required. This will be administered by the County of Hawai`i Department of Housing and Community Development.

The 1984 Community Development proposed recreational and cultural improvements such as building a canoe landing and hālau, a community picnic area, a visitor center/library-museum, and a community center pavilion. It appears that the community was not able to secure funds for the above projects.

OCCL FINDINGS

1. The proposal appears to be a conditional land use pursuant to Hawai`i Administrative Rules (HAR) §13-5 Exhibit 2, SPECIAL SUBZONES (1) *Miloli`i-Ho'ōpūloa special subzone. Subzone designation for Miloli`i-Ho'ōpūloa fishing village purposes including fishing activities, residential, educational, cultural and recreational uses pursuant to Act 86, SLH 1991*. The proposal would require a CDUP from the Board of Land and Natural Resources, who have the final authority to grant, modify, or deny any permit.
2. Pursuant to §13-5-40 *Hearings*, no public hearing will be required.
3. Pursuant to Hawai`i Revised Statutes (HRS) Chapter 343, and HAR §13-5-31 *Permit applications,* the permit requires that an environmental assessment be carried out. The assessment that is being developed under NEPA and administered by the County of

Hawai`i Department of Housing and Community Development can be used to satisfy this requirement.

4. It is the applicant's responsibility to comply with the provisions of Hawaii's Coastal Zone Management law (HRS Chapter 205A) pertaining to the Special Management Area (SMA) requirements

Please note that the amended Conservation District Rules went into effect on December 5, 2011. OCCL has updated our application to reflect the changes; the new application can be downloaded from our website at hawaii.gov/dlnr/occl.

Should you have any questions, please feel free to contact Michael Cain of OCCL at 587-0048.

Sincerely,

SAMUEL J. LEMMO, ADMINISTRATOR
Office of Conservation and Coastal Lands

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:TM

Correspondence: HA 07-130

JAN - 8 2007

Gilbert Kahele, President
Pa'a Pono Miloli'i Inc.
P.O. Box 7715
Hilo, Hawaii 96720

Dear Mr. Kahele,

SUBJECT: Proposed Community Center Located at Hoopuloa-Milolii, South Kona, island of Hawaii, TMK: (3) 8-9-004:007

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your correspondence dated December 10, 2006, regarding the proposed construction of a community center. According to your information, Pa'a Pono Miloli'i (PPM) has been informed that a grant from HUD has been awarded to PPM to initiate construction of the center. You are requesting confirmation from the Department to move forward with construction of the Community Center. According to your information, the Community Center was approved in the original Special Subzone Designation and the Miloli'i Master Plan.

The OCCL has reviewed Conservation District Use Permit (CDUP) HA-1653 for the Establishment of Miloli'i Village Special Subzone & Subdivision for Residential Use. Staff notes with respect to planned activities in the area of recreation, cultural, historical, and economic activities, it is presumed that improvements corresponding with these activities are allowed in the Miloli'i Village Special Subzone, subject, however, to the review and approval of plans and applicable governmental requirements. We have attached a section of the approved Community Development Plan regarding Recreational Development for your perusal. Should the proposal be consistent with the Community Development Plan, then the Department may be able to authorize the proposal. Please submit site and construction plans for the proposed center for the Department to review. In addition, you may wish to contact the County of Hawaii in regards to their applicable requirements.

Should you have any questions regarding this correspondence please contact Tiger Mills of our Office of Conservation and Coastal Lands at (808) 587-0382.

Aloha,

Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

c: Chairperson
HDLO
County of Hawaii, Planning Department

Harry Kim
Mayor

Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

August 22, 2007

Mr. Jason Philibotte
Sustainable Visions LLC
279 Ainahou Street
Honolulu, HI 96825

Dear Mr. Philibotte:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment (EA)
Project: Miloli`i Multi-Use Community Center
Tax Map Key: 8-9-4:13

This is in response to your letter dated August 7, 2007, in which you requested our comments on any special environmental conditions or impacts related to the proposed development.

The subject 2.80-acre property is located in the State Land Use (SLU) Conservation district, Special subzone, and the majority of the property is in the Special Management Area (SMA). The County zoning designation for the property is Open; however, due to the land being situated in the SLU Conservation district, Hawaii County has no land use authority over the property, except for the SMA. The property is not prime or unique farmland, and is not designated as Agricultural Lands of Importance to the State of Hawaii (ALISH).

The subject property is situated within the County's Special Management Area (SMA). With an anticipated project cost of $300,000, the proposed project will require the issuance of a SMA Use Permit by the Planning Commission; which will entail at least one public hearing. The requirements of Chapter 343, HRS must be satisfied prior to the filing of an SMA Use Permit Application (attached).

In addition, a Conservation District Use Application will be required from the State of Hawaii Board of Land and Natural Resources. A copy of that application can be obtained at the following web site: http://www.hawaii.gov/dlnr/occl/forms/CDUA.pdf.

Please provide this office with a copy of the draft EA upon its publication. Should you have questions, please contact Maija Cottle of my staff at 961-8288 extension 253.

Sincerely,

CHRISTOPHER J. YUEN
Planning Director

MJC:cd
\\coh31\planning\public\wpwin60\Maija\EA-EIS\Sustainable Milolii Community 8-9-4-13 Pre-cmnts.doc

Attachment

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
INTERIM CHAIRPERSON

MEREDITH J. CHING
JAMES A. FRAZIER
NEAL S. FUJIWARA
CHIYOME L. FUKINO, M.D.
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIIKE, M.D., J.D.

KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

August 29, 2007

REF: Mr. HUD EDI EA review.dr

Mr. Jason Philibotte
Sustainable Visions LLC
279 Ainahou St.
Honolulu, HI 96825

Dear Mr. Philibotte:

SUBJECT: 2007 Housing and Urban Development (HUD) Economic Development Initiative (EDI) Environmental Assessment Review – Construction of a Community Center at Milolii

FILE NO.:

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at *http://www.hawaii.gov/dlnr/cwrm*.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at *www.hawaii.gov/dlnr/cwrm/forms.htm*.

☐ 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.

☐ 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.

☐ 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.

☐ 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☐ 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.

☒ OTHER:
There does not appear to be any surface water issues associated with this project. However, we are unable to offer any further comments without additional information, such as projected water demands (both potable and nonpotable), proposed water supply source, any necessary land use approvals or permits, and potential impacts to water resources in the area.

If there are any questions, please contact Lenore Nakama at 587-0218.

Sincerely,

W. Roy Hardy
for

KEN C. KAWAHARA, P.E.
Deputy Director

APPENDIX C

Miloiʻi Community Enrichment and Historical Center: Section 106 Analysis and Cultural Impact Assessment

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Photo by Pa`a Pono Miloli`i

Miloiʻi Community Enrichment and Historical Center

Miloliʻi, Hoʻopūloa, South Kona District, Island of Hawaiʻi, Hawaiʻi

Section 106 Analysis and Cultural Impact Assessment

Prepared by Trisha Kehaulani Watson, JD, PhD and Joseph Farber
for Pa`a Pono Miloli`i

February 2012

Honua Consulting
www.honuaconsulting.com

Honua Consulting
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Honolulu, HI 96839

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watson@honuaconsulting.com

Qualifications of Evaluator

36 CFR Part 61 defines the Secretary of Interior's Professional Qualification Standards for the minimum education and experience required to perform identification, evaluation, registration, and treatment activities in historic preservation. Dr. Trisha Kehaulani Watson (JD, PhD American Studies) meets the History (Historic Preservation) Professional Qualification Standards.

I. Background

Pa`a Pono Miloli`i, a community formed 501(c)(3) incorporated for the purpose of preserving and protecting the cultural, historical, environmental and archaeological life and heritage within the ahupua`a of Ho`okena, Pāpā, Ho`ōpūloa, Miloli`i, Omoka`a, Kalihi, Honomalino, and Kapu'a in South Kona, Hawai`i is currently preparing an environmental assessment for the purpose of assessment any potential impact of the proposed action, which is to design and construct a multi-purpose community center in Miloli'i on State-owned lands to address the community's need for a permanent, covered community center and gathering space for public meetings, cultural activities, and educational and recreational programs.

Pa`a Pono Miloli`i is engaging in this activity with the support of funding received by the United States Department of Housing and Urban Development ("HUD"). Pa'a Pono Miloli'i (PPM) was first formed in 1980 (and formally incorporated in 1983), as Pa`a Pono Miloli`i, Inc., to improve the quality of life for the residents of Miloli'i and South Kona. Among PPM's first efforts was the creation of a Master Plan for the Miloli'i community that focused on supporting residents to secure land and build safe affordable homes in the village. Working directly with the state Office of Hawaiian Affairs (OHA), the state Department of Land and Natural Resources (DLNR), and the Legislative and Executive branches of the State of Hawai'i, PPM successfully lobbied for the passage of Act 62, which provided homes for the descendants of the 1926 Mauna Loa lava flow which had destroyed the original village at Ho'opūloa. Building on the success of this effort, PPM has carried out numerous community projects over the years. Paa Pono Milolii re-incorporated as Pa`a Pono Miloli`i in 2003. The non-profit organization was granted 501(c)(3) status by the Internal Revenue Service in 2004 and continues its mission to improve the lives of the residents of the South Kona fishing village.

PPM is proposing to utilize federal HUD EDI funds to design and construct a multi-purpose community center in Miloli'i on State-owned lands to address the community's need for a permanent, covered community center and gathering space for public meetings, cultural activities, and educational and recreational programs such as:

- Youth programs, whether after school, summer, or over school breaks
- Intergenerational activities connecting youth and *kūpuna*
- Team sports including basketball, volleyball, and others
- Canoe paddling and racing
- Hawaiian language classes
- Micro-enterprise development and training programs.

The proposed action is to build three structures totaling 4,800 square feet in two phases. In Phase I, the main multi-purpose community center (Community Center) would be constructed. The Community Center's footprint is 80 ft. long and 50 ft. wide, or 4,000 square feet. As designed, the Community Center features a large, covered central lanai with enclosed office, visitor reception center, and history/library rooms in the south end of the building, and an enclosed kitchen and classroom at the north end.

Phase II will involve construction of two separate adjoining structures north of the Community Center: a guest quarters and restroom facility. Both structures measure 20 ft. x 20 ft., or 400 square feet in size. The guest quarters contain two separate suites, each with a single-bed bedroom and a bathroom with a sink, toilet, and shower. The restroom building contains separate male and female facilities: the men's has two lavatories, two water closets and one urinal; the women's has two lavatories, and two water closets. The three proposed structures will be designed and constructed to meet Americans with Disabilities Act Accessibility Guidelines (ADAAG).

The buildings will be constructed on concrete slab foundations surrounded by tile and concrete flooring, concrete columns, plaster-finished walls with exterior stone veneers, and fixed, sliding glass, and jalousie windows.

The simple gable roofs, clad in aluminum, will overhang the structure with 4'8 eaves on the two smaller buildings, and 5 feet on the main pavilion. The main pavilion's roof ridge rises to a height of 22 feet. Concrete walkways enclose the perimeter of the buildings, 5 feet wide on the main build, and four feet wide on the two smaller structures.

The plumbing and electrical lines will be standard. Water will be supplied through a catchment system. A septic tank and leach field system will be constructed for the wastewater. Electrical generation will come from solar panels and a generator to serve as back up.

This document is being prepared for the purpose of assessing what impacts, if any, the project may have on historic or cultural resources in the area of potential effect (APE) or region of influence (ROI). Such analyses are required under the Section 106 of the National Historic Preservation Act and Hawai`i Revised Statues §343.

II. Section 106 Analysis

Section 106 of the National Historical Preservation Act addresses the need for federal agencies to take into account impacts, if any, undertakings have on historic properties. Protection of Historic Properties and Section 106 analysis are regulated under 36 CFR Part 800. This part provides guidelines as to conducting an analysis in assessing when and how to undergo Section 106 review.

A. Establishing Undertaking

The first step in initiating the Section 106 process constitutes determining whether or not a proposed Federal action is an undertaking as defined in 36 CFR §800.16(y), which states: "*Undertaking* means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those required a Federal permit, license or approval."

It has been determined that this proposed action is an undertaking as defined in §800.16(y).

B. Area of Potential Effect or Region of Influence

The Area of Potential Effect (APE) or Regional of Influence (ROI) for this project includes the project location and affected environments (including project site and adjacent lands).

1. Project Location

Miloli‘i Beach Road
Miloli‘i, HI 96704

Ahupua‘a:	Ho‘opūloa
District:	South Kona
Island:	Hawai‘i
Tax Map Key No.:	(3) 8-9-014: 038, 039, 040, and 041.
Size:	40,000 sq. ft. (0.918 acre).

2. Region of Influence

Miloli'i is a coastal village located on the relatively flat Kapalilua coastal plain. Its shoreline features include a black sand beach at Ho‘opūloa Bay; broad, gently sloping seaward extensions of lava flows between Ho‘opūloa and Miloli‘i bays and Kapulau Point; and shallow and exposed lava platform reefs separating Miloli‘i and Omoka‘a bays. The coastal lava flows are derived from prehistoric flows and the 1926 flow. A tongue of lava from the 1926 flow enters the water south of Ho‘opūloa Bay and then rises about thirty feet above the adjacent lava, where 62 individual single-family lots of 10,000 square feet each have been developed. These lots, known as Miloli‘i Village Phase II, are two deep along the makai side of the Miloli‘i Road, with a common access drive for four lots. At about midpoint of the Phase II development, the 1926 flow ends and the land abruptly drops about 30 feet into a broad gully about 400 feet wide. It is within this low-lying gully that the project site is located, covering four of the single-family lots. About 150 feet south of the project site, the coastal plain rises again, and the remaining Phase II house lots continue south.

Honua Consulting
www.honuaconsulting.com

The project site consist of four parcels of 10,000 sq. ft. each, all of which are owned by the State of Hawai‘i. The parcels are unoccupied and currently serve no purpose. The project site has been previously graded and contains the remnants of an abandoned demonstration water desalination facility that was constructed in 1990 and intended to service the area residents. This remnant is mostly contained on the mauka lots (Lots 38 and 41) and includes a large

concrete pad (about 30 ft. x 30 ft.), metal and rubber piping, and a large wooden single-story shed. Approximately ¾ of the makai lots (Lots 39 and 40) have been cleared and graded. The remaining ¼ (about 25 feet) of these two parcels, running along the length of their makai boundaries, consist of a mound of lava rock about four feet high. The mound is the result of grading portions of the parcels and pushing the excess lava and soils makai. Atop this mound vegetation typical of the region, such as kiawe (*Prosopis pallida*) and Christmas berry (*Echinus terebinthifolius)* has established.

Adjacent to the southern mauka-makai property line of parcels 38 and 39 is a graded and compacted gravel beach right-of-way access road 100 ft. long and 50 ft. wide, connecting Miloli'i Road to the shoreline. The access road narrows and becomes rough as it nears the shoreline. The shoreline in this area is very rocky and allows very limited and difficult access to the ocean.

C. Determining Presence of Historic Properties

NHPA Section 106 requires the agency to "take into account the effect of (an) undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register (of Historic Places.)" 16 U.S.C. § 470f. NHPA section 101(d)(6)(B) requires agency officials to consult with any Native Hawaiian organization that attaches religious and cultural significance to historic properties that may be affected by an undertaking, regardless of the location of the property. 36 CFR §800.16 provides the following definition of a "historic property":

> (l)(1) *Historic property* means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Hawaiian historical sites of significance include, but not limited to: sites related to traditional Hawaiian navigation and other seafaring traditions, traditional Hawaiian fishponds, ko`a (traditional Hawaiian fishing shrines typically consisting of piles of coral or stone), Hawaiian heiau (religious structures), Native Hawaiian burial sites, leina (places from which spirits leapt into the spirit world), and other cultural heritage properties. NHPA section 106 requires an agency to make a reasonable and good faith effort to identify historic properties, determine whether identified properties are eligible for listing on the National Register, assess the effects of the undertaking on any eligible historic properties found, determine whether the effect will be adverse; and avoid or mitigate any adverse effects. To this end, NHPA regulations require an agency to provide Native Hawaiian organizations, as consulting parties, with "a reasonable opportunity to identify its concerns about historic properties, advise on the identification and evaluation of historic properties, including those of traditional religious and cultural importance, articulate its views on the undertaking's effects on such properties, and participate in the resolution of adverse effects." 36 CFR § 800.2(c)(2)(ii)(A).

Review of existing archeological studies and historical documents reveal no evidence of any "historical properties" within the APR or ROI. No documented archaeological sites have been found in the area of the project site. Extensive community led studies have been done

regarding the historical, cultural, and archeological resources of the area. A 1984 Master Plan conducted by Pa`a Pono Miloli`i provides substantial insight into the history of Miloli`i.

The history of human settlement in the Miloliʻi-Hoʻopūloa area undoubtedly extends back into the first millennium A.D. though little remains in the area to tell of this story. Less than a mile to the north of the current community at Alika Bay are the visible remains of a hōlua slide and a number of ancient house sites. Less than a mile to the south at Honomalino Bay are more ancient house sites. These extensive sites suggest the area was once one of sizeable human activity.

The community's recorded history is tied closely to that of the church. In the early nineteenth century, missionaries occasionally would make the long journey from Kailua to preach and instruct in the ways of the Gospel.

In 1831 and again in 1835, the missionaries conducted the first complete census in Hawaiʻi. The 1835 census included the villages of Miloli'i and Hoʻopūloa under the District name of "Kapalilua." At that time there were a total of 1,406 people recorded being in the district (486 kāne, 488 wahine, 219 Keikikāne and, 213 Keikiwahine).

By 1854, Miloli'i had grown to become the site of one of the six major churches in the Kona District and had a congregation of 14 members. By 1883, the size of the congregation had grown to warrant the Miloliʻi church, Hauʻoli Kamanaʻo, designated as a separate mission. The church is still standing and though moved from its original site by "an act of God," it provides a link to the past for the community's residents.

The resident populations at Miloli'i and Hoʻopūloa remained constant but small throughout the latter nineteenth century and declined slightly at the turn of the century. The 1910 census of Miloli'i and Hoʻopūloa reflected a total population of 98. This included 8 households at Miloli'i and 4 households around the bay at Hoʻopūloa. In 1910, the census indicated 72 people living at Miloli'i and 26 at Hoʻopūloa.

For the next sixteen years, the community remained much as it always had, but, then on the morning of April 18, 1926, life at Hoʻopūloa was altered forever. Molten lava from Mauna Loa's Puʻu O 'Keʻokeʻo gradually approached and completely covered the small coastal fishing village. Many of the families, lacking alternative shelter, moved a quarter mile down the coast to Miloliʻi. There they built new homes mostly on government land. Other residents moved mauka and found shelter as best they could.

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The present Miloliʻi-Hoʻopūloa community is spread through four original land grants in the ahupua'a of Miloliʻi, Hoʻopūloa, and Omokaʻa:

1. Grant 1581 issued by Kamehameha III in 1855 to Kama for 2.4 acres in the ahupua'a of Hoʻopūloa.

2. Grant 2738 issued by Kamehameha IV in 1860 to Keliʻikuli for 1,453 acres in the ahupua'a of Hoʻopūloa.

3. Grant 1585 issued by Kamehameha III in 1855 to Kaleohano for 275.5 acres in the ahupua'a of Miloliʻi.

4. Grant 3079 issued by Kamehameha IV in 1870 to Kiekie for 98.02 acres in the ahupua'a of Omokaʻa.

These original grants were subdivided further by various Land commission Awards, each with its own long history. Early residents in isolated, rural areas did not always understand the process involved in obtaining legal title to land as defined by the Great Mahele. Residents in Miloli'i and Hoʻopūloa were no different from their contemporaries.

The portion of the project site that was covered by the1926 flow low may have had sites that were destroyed by lava. Legend has it that an aliʻi from Kauaʻi is buried in the Kapukawaʻaiki area. History does indicate that there was a relationship between the aliʻi of Kauaʻi and those of Kapalilua. The supposed burial site however, is not in the area near the project proposal (Paʻa Pono Miloliʻi 1984).

Between 1973 and 1974 the state conducted a survey in the Miloliʻi area in an attempt to identify sites and structures for the "Hawaiʻi Register of Historic Places." A number of churches and characteristic structures were identified. In the village of Miloliʻi these included:

- Magoon House – a unique example of a small wooden “Kona House” built in the late nineteenth century of the area.
- St. Peter's Catholic Church - a fine example of this architectural style. The Church was built in 1932 by Father Steffen to replace an earlier St. Peterʻs destroyed by the 1926 lava flow.
- Apo House - an example of typical architecture of older houses in the Miloliʻi District.
- Miloliʻi School - an example of this architectural style.
- Hauʻoli Kamaha'o Congregational Church - an example of architectural style with historical significance. The church was built about 1887 and is an excellent example of early missionary wood construction.

D. Determination of “No Effect”

Upon determining there may be historic properties present, the analysis turns to whether the undertaking is a type of activity that does not have the potential to cause effects on historic properties. If it does not, then the agency official has no further obligations under NHPA section 106.

36 CFR §800.16(i) provides the following definition: "*Effect* means alternation to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register." NHPA regulations provide that an "adverse effect" occurs when an undertaking "may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association." 36 CFR § 800.5(a)(1). Adverse effects may include physical destruction of or damage to all or part of the property; alteration or removal of the property, change of the character of the property's use or physical features; introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's historic features; and transfer, lease, or sale of the property.

None of historic resources within the APE are located at the project site, and there is no reason to anticipate that the proposed action would have any impact on these resources, direct or indirect, on these resources. There is no reason to anticipate that the proposed actions would impact on the physical, visual, atmospheric, audible or aesthetic features of any historic properties or resources.

Additionally, the State Historic Preservation Division review of the Environmental Assessment for The Water Desalination Plan and Distribution System, under CDUP HA-1653, dated June 28, 1991 and located at project site, noted that the proposed development would have no effect on historic sites:

> "The site development of the water system will probably have no effect on historic sites. This determination is based on large part by our staff's familiarity with the project area and a number of field inspections made in conjunction with various community projects and concerns. . . it is apparent that most of the facilities . . . are along already altered roadbeds or in previous bulldozed areas. We concur that if any archeological remains are uncovered unexpectedly during construction, they will be preserved and protected by the community working in concert with the State Preservation Division."

No previous activities in the area have been determined by the State Historic Preservation Division to have "no effect" on historic properties; our analysis of the current proposed activities supports a "no effect" determination in this case as well. None of the alternatives under consideration in the proposed action entail destruction, modification, or alteration of historic sites, resources, or other historic properties. None of the proposed activities will introduce visual, atmospheric, or audible elements that affect the features of any historic property. Therefore, it is recommended that authorizing agencies find this project has no potential to cause effects on historic properties. Accordingly, initiation of consultation under Section 106 is not required.

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E. Notice to State Historic Preservation Officer

Upon determination that this project has no potential to cause effects on historic properties, the agency should provide notice to the State Historic Preservation Officer (SHPO) and the State Historic Preservation Division Administrator of its determination. The agency official shall also notify all consulting parties and provide them with the documentation specified in 36 CFR 800.11(e).

Points of contact are as follows:

State Historic Preservation Officer (Hawai`i):
Bill Ailā, Chairman
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl St.
Honolulu, HI 96813

State Historic Preservation Division Administrator (Hawai`i):
Pua Aiu, PhD, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
601 Kamokila Blvd., Suite 555
Kapolei, HI 96707

Under 36 CFR §800.3, once the agency official determines that the undertaking is not an activity that has the potential to cause effects on historic properties, the agency official has "no further obligations under section 106 or this part."

III. Cultural Impact Assessment

Hawai`i Revised Statutes §343 requires an environmental assessment of cultural resources. The purpose of this assessment is to analyze the impact of a proposed action on cultural practices and features associated with the project area. This analysis should be integrated and included in the project's Environment Assessment.

A. Methodology – Community Involvement

This project is atypical in that it is initiated by the community and it is intended to enhance cultural resources and activities. Therefore, the methodology employed in the preparation of this cultural impact assessment deviates from other projects in which the responsible party is not a member of the affected community. Existing secondary data sources, including but not limited to historical collections and reports, were utilized in this analysis, rather than the preferred method of primary data collecting. Community involvement occurred through project initiation and development rather than traditional consultation. In 1984, Pa`a Pono Miloli`i initiated and led a Master Plan for Miloli`i. Pa`a Pono Miloli`i's involvement and development of the proposed action is part of the implementation of that community led planning event.

B. Oral Histories

There are numerous mele (songs) and mo'olelo (stories) about Miloli`i. Many oral histories have been complied about the value of the area as one of the last Hawaiian fishing villages and about the rich natural resources that still exist there today. One mo'olelo from the early 1900s explained:

> "This region is seldom visited. Its chief points of interest are the remains of a *heiau, mauka* of the Catholic church at Milolii, some fine *papa konane* at the south end of the same village, a well preserved *kuula* (still used) where fishermen offer offerings of fruit to insure a good catch, by the beach south of Milolii, where the Honomalino Ranch fence crosses the trail; while all along the trail are smaller kuulas, and at many points the

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foundations of villages, where old implements may still be found." (Maly and Maly, 2003).

It has been aptly documented that the link between the cultural practices and natural resources are inseparable in Miloli`i, thus making the area one of the most important in regards to maintaining and enhancing the endemic biocultural resources of Hawai`i.

Today, the most famed mele of Milolii refer to the "miraculous" events in 1868.

La `Elima
(Na Elizabeth Kuahaia)

La `elima o Pepeluali
Waimaka helele(he`e nei)`i ke alanui

Paiki pu`olo pa`a i ka lima
(Maika pu olo a`a ika lima)
Waimaka helele `i i ke alanui!
(Ae maka hele he`e nui ike alanui

Penei pepe `alala nei
(He nei pepe ala`a nei)
He hu`i ma`e`ele kou nui kino
(E`u ima e hele kou lui kino)

Ha`ina `ia mai ana ka puana
He mele he inoa no Miloli`i
(E mele he noe no Miloli`i)

This mele captures in song the events of 1868. Still sung today, the tsunami that moved Hau`oli Kamaha`o Church is perhaps the most well-known historical event associated with Miloli`i. It has significantly influenced that mele and mo'olelo that come from the region. Miloli`i is also referenced in numerous other songs. The songs reference Mahukona, the wharf at Miloli`i.

Miloli`i also appears in prominent mo'olelo, as in Kaao no Kamapuaa, the tradition of Kamapua`a (Fornander, 1918). While by many accounts, Miloli`i was neither heavily populated nor traversed, the area was commonly and prominently known.

In more contemporary times, Pa`a Pono Miloli`i has worked steadily to develop and gather the `ike, the knowledge or information, from kūpuna and residents. Much of this information was documented in the 1984 Master Plan, from which this project emanates. This `ike is consistent with the traditional mo'olelo and mele associated with the area.

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C. Cultural Sites and Practices

Neither mo'olelo nor mele reveal any potential concern for disruption of sacred cultural sites at the project location or region of influence (ROI), including historic sites and biocultural resources. While there are historic sites within the ROI, there is no anticipated or foreseeable impact on these sites. There is also a wealth of biocultural resources present in the ROI, which are described below.

The ocean and fishing is at the core of the Miloliʻi-Hoʻopūloa communities' cultural identity. Primary fishers include a traditional ʻōpelu (*Decapterus sanctae-helenae, Mackerel* scad) fishery, near-shore reef fishery, and an off shore pelagic and bottom fishery (Paʻa Pono Miloliʻi, 2011).

Within the vicinity of the village there are at least four small anchialine ponds; three are to the south between Miloliʻi Bay and Kapulau Point, and one just inshore from Kapulau Point, these ponds have a combined surface area of less than 1,100 square feet and are between one and four inches in depth (Paʻa Pono Miloliʻi 1984).

A shallow reef fifteen to twenty-five feet in depth is located off the village area. The shelf drops and then rises again to form a ledge which gradually falls off seaward at an increasing slope reaching a depth of about 120 feet 1,800 ft. offshore (Ibid.).

The coastal waters around Miloliʻi-Hoʻopūloa are classified as "Class AA" and are protected for "Oceanic research, the support and propagation of shellfish and other marine life, conservation of coral reefs and wilderness areas, compatible recreation, and aesthetic enjoyment." (Ibid.) The area is also of cultural import. One of the traditional ocean boundary markers was known as Kākākoholā; it was the boundary marker between Miloli`i and Ho`ōpūloa. The name comes from mo'olelo which tell of men who, mistaking the rock for a whale, beat on the rock until their paddles broke (Maly and Maly, 2003). Hence the name, Kākākoholā, to strike (kākā) the whale (koholā).

A US Army Corps of Engineers survey, found that coral development on the surrounding offshore platforms at Miloliʻi Bay and its vicinity was "patchy." But coral formations do exist. In the high surge areas, colonies of *Pocillopora meandrinaare* common but are supplemented with *Porites lobatacolonies* in medium surge areas. The large boulders at the bases of the lava platforms are encrusted with heavy coral growth of *Porites*. Finger coral, *Porites compressa*, dominates the terrace bottom beyond the boulders. Coral growth generally disappears after the ninety-foot depth level (USGS 1981).

Besides corals, other animal life includes a number of species of echinoderms (sea urchins), including *Tripneustes gratilla, Diadema paucispinum, and Echinothrix diadema*, and reef fish.

Fish species identified include:

Paurupeneus multifasciatus (Moana)
Pomacentrus jenkins (Jenkin's Damsel Fish)
Chromis vanderbilti (Vanderbilts Damsel Fish)
Acanthurus nigofuscus (Blackish-Brown Sturgeon Fish)
Zebrasoma flavescents (La ʻī pala, Lauʻipala, Laukipala)
Acanthurus mata (Puala, Puwalu)
Ctenochaetus strigosus (Kole)
(DLNR 1971).

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In addition, the pākuʻikuʻi (*Acanthurus achilles*) a member of the surgeonfish family is an abundant resident of Miloliʻi's reef. Milolii was known in story and song for the rich marine resources, with references identifying that those who came to barter with the residents via the boat landing would come away with "dried fish, viz. hauliuli, ahi, aku, hee, pauau, ulua, kahala, ulaula, uhu, moano, humuhumu, oopu, kala" (Maly and Maly, 2003).

Marine plant life, limu or, seaweeds, is also plentiful along the coast between Miloli'i and Hoʻopūloa. At Papa Bay and Alika Bay where fresh water is discharged into the ocean, the green seaweed Limu pahapaha (*Ulva Fasciata*) is abundant.

D. Impact Assessment

There is no indication that the proposed action would have any adverse effect on the cultural resources or practices of the area. Conversely, the proposed action would likely benefit the area and community's cultural resources and practices.

The goal of HRS §343 is to require project developers to include the impacted community in their planning. This project is atypical in that the community is the project developer. One of the goals of the project is to enhance the community's capacity to perpetuate and enhance the area's historical resources and cultural practices.

1. Proposed Action

The proposed action is expected to have a beneficial effect on cultural resources. As a result of the proposed action, a new permanent community center would be constructed that includes space for a cultural center and exhibition space. These would broadcast and perpetuate the cultural history of the Miloiʻi area and celebrate the community itself, thereby enhancing its present-day identity. This is turn would help spur on community members to plan, preserve, protect and perpetuate their cultural resources, archeological sites, historic structures, and traditional cultural practices.

2. No Action Alternative

Under the no-action alternative, no construction or ground-disturbing activities would occur. The potential to disturb cultural resources would not exist, so there would be no effect on cultural resources. However, if the community center were not constructed, it would be a loss to the community of a permanent public facility, which is envisioned to enable the people of Miloliʻi to strengthen their community ties, honor their past, and perpetuate and pass on their cultural traditions and stories to future generations.

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