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DEC 08 2015

JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

November 20, 2015

MEMORANDUM

TO: Scott Glenn, Director
Office of Environmental Quality Control

FROM: Jobie M. K. Masagatani, Chairman *[Signature]*
Hawaiian Homes Commission

SUBJECT: Draft Environmental Assessment and Anticipated Finding
of No Significant Impact for the Kailapa Community &
Resource Center / Emergency Shelter, Kawaihae, Hawaii
Island TMK: (3)-6-1-010:008

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

15 NOV 25 AM 11:54

RECEIVED

The Department of Hawaiian Home Lands (DHHL) hereby transmits the draft environmental assessment and anticipated finding of no significant impact (DEA-AFONSI) for the development plan of the Kailapa Community & Resource Center / Emergency Shelter situated at TMK (3)-6-1-010:008(por.), in the South Kohala District on the island of Hawaii for publication in the next available edition of the Environmental Notice.

Enclosed is a completed OEQC Publication Form, two copies of the DEA-AFONSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

If there are any questions, please contact Andrew Choy, DHHL Planner, at 808-620-9279.

Enclosures

APPLICANT ACTION
SECTION 343-5(e), HRS
PUBLICATION FORM



DEC 08 2015

Project Name: Kailapa Community & Resource Center / Emergency Shelter

HRS §343-5 Trigger(s): Use of State Land

Island: Hawaii

District: South Kohala

TMK: 3-6-1-010:008

Permits: Various

Approving Agency: DHHL

(91-5420 Kapolei Parkway, Kapolei HI 96707, Andrew H. Choy, 808-620-9279)

Applicant: Kailapa Community Association

(61-4016 Kai Opae Place, Kawaihae HI 96743, Diane Kanealii, 808-640-3195)

Consultant: Kalaoa Inc.

(PO BOX 386, Papaikou HI 96781, Alana Ortiz, 808-938-7104)

Status (check one only):

X_DEA-AFNSI

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day comment period ensues upon publication in the periodic bulletin.

FEA-FONSI

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov; no comment period ensues upon publication in the periodic bulletin.

FEA-EISPN

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day consultation period ensues upon publication in the periodic bulletin.

Act 172-12 EISPN

Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov. NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.

DEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.

FEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

Section 11-200-23
Determination

The approving agency simultaneous transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.

Statutory hammer
Acceptance

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.

Section 11-200-27
Determination

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

Withdrawal (explain)

OFFICE OF ENVIRONMENTAL
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Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Kailapa Homestead is a rapidly growing rural community on the Kōhala coast in Kawaihae on the Island of Hawai'i, located mauka of Akoni Pule Highway. Kailapa Homestead is a couple decades old. Since moving into the homestead, residents have formed Kailapa Community Association (KCA), a 501(c)(3) federally recognized nonprofit organization.

KCA received a license from the Department of Hawaiian Homelands (DHHL) for use of 14.333 acres neighboring the homestead. KCA plans to build a Community and Resource Center/Emergency Shelter on this property. This project does not involve substantial degradation of environmental quality. Cumulatively this project does not have a considerable effect upon the environment and does not involve a commitment for larger actions.

The Resource Center will be a piko, a center that will be a gathering place and will provide opportunities to enhance both economic and social vitality for current and future residents. It will be a gathering place for programs and activities that nurture and perpetuate physical, mental, cultural, and social health rooted in Native Hawaiian values.

**Kailapa Community and Resource Center/Emergency Shelter
Kawaihae, Island of Hawai'i**

DRAFT ENVIRONMENTAL ASSESSMENT

Submitted Pursuant to

Chapter 343, Hawai'i Revised Statutes

By

Kailapa Community Association

This Draft Environmental Assessment (DEA) documents the anticipated impacts of developing a multi-purpose community center on 12+ acres of Department of Hawaiian Home Lands (DHHL) land, accessible only through the Kawaihae Residence Lots – Unit 1, Kailapa Homestead. Recently, DHHL issued a license to Kailapa Community Association (KCA) requiring KCA to comply with Chapter 343 of the Hawaii Revised Statutes (HRS). The license is for a total of 14.333 acres of which approximately 2 (two) acres were exempted from preparation of an Environmental Assessment under Chapter 343 of the HRS & HAR 11-200.

Multiple funding sources will be utilized for this project. The South Kohala Community recognizes a need for a permanent, covered community center and a gathering space for public meetings, cultural activities, economic development and educational and recreational programs. KCA exists to serve the needs of Kailapa Homestead and the neighboring communities; to improve the health and wellness of the Kawaihae community and to preserve and protect the lands, waters and culture of Hawaii.

A no action alternative was evaluated; the preferred alternative, to develop a community and resource center/emergency relief shelter, is anticipated to have a finding of no significant impact (FONSI) based on criteria specified in Section 11-200-12b of the Hawai'i Administrative Rules (HAR).

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APPENDIX E	DRAFT ENVIRONMENTAL ASSESSMENT ANTICIPATED FONSI DISTRIBUTION LIST

SECTION 1

INTRODUCTION

1.1 PURPOSE OF PROPOSED ACTION

Kailapa Homestead on the island of Hawai‘i overlooks the ocean where at the right time of the year, countless whales play and nurture their young (see Figure 1). This place where residents await that perfect moment right as the sun meets the ocean, is a special place where the wind blows to declare its freedom, no longer passing through the sandalwood trees that once grew on the hillside, instead whipping across the open range. This mighty wind speaks with force, making its presence known to inspire the vision of things to come.

Kailapa Homestead is a rapidly growing rural community on the Kōhala coast in Kawaihae on the Island of Hawai‘i, located mauka of Akoni Pule Highway (see Figure 2). Kailapa Homestead is a couple decades old. Since moving into the homestead, residents have formed Kailapa Community Association (KCA), a 501(c)(3) federally recognized nonprofit organization. KCA exists to serve the needs of the residents, to improve the health and wellness of the Kawaihae community, and to preserve and protect the lands, waters and culture of Hawai‘i.

KCA received a license from the Department of Hawaiian Homelands (DHHL) for use of 14.333 acres (see Appendix A) neighboring the homestead. KCA plans to build a Community and Resource Center/Emergency Shelter on this property. This project does not involve substantial degradation of environmental quality. Cumulatively this project does not have a considerable effect upon the environment and does not involve a commitment for larger actions. A Conceptual Plan was made in 2012, Kailapa Community Center Plan: *Ho’okumu ka Piko, Establishing the Piko* a document which is the result of a collaborative effort between Kailapa Hawaiian Homesteaders and the University of Hawaii at Manoa (UHM) Department of Urban & Regional Planning. A subsequent master plan is completed for the project area by RM Towill and Kalaoa Inc. The master plan articulates in more specific detail the physical location and dimensions of proposed improvements in the project area (Appendix C).

The Resource Center will be a piko, a center that will be a gathering place and will provide opportunities to enhance both economic and social vitality for current and future residents. It will be a gathering place for programs and activities that nurture and perpetuate physical, mental, cultural, and social health rooted in Native Hawaiian values. KCA is committed to creating an active center that serves Kailapa as well as all Kawaihae residents and the surrounding communities.

1.2 PROJECT LOCATION

Kailapa Homestead lands are administered by DHHL. This homestead, located at the lower elevation of Ahupuaa, Kawaihae 1, is a small portion of a division of land in the shape of a pie running from the mountain to the ocean. Currently, KCA's license from DHHL is for a variety of community uses Tax Map Key 3-6-1-010-008 (see Figure 3) and is not located in an environmentally sensitive area. KCA believes this project to be the corridor for Kailapa Homesteaders to access traditional and customary resources and practice the ahupuaa concept. This project will not curtail the range of beneficial uses of the environment nor will it affect or is likely to suffer damage by being located in an environmentally sensitive area such as flood plain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

Development of approximately 2 acres of the 14.333 acres has begun and was exempt from the preparation of an environmental assessment by DHHL in accordance with HRS 343-C and HAR 11-200-6. Two acres are naturally separated from the remaining 14 acres by a natural watercourse. KCA has recently completed the required paved access to the project site, established water service and began development of a multi-use community pavilion and adjoining park area. The installation of the cluster mailbox site; 192 individual boxes and 24 parcel boxes, was completed on January 18, 2013. This DEA addresses the proposed improvements on the remaining 12.333 acres (see Figure 3).

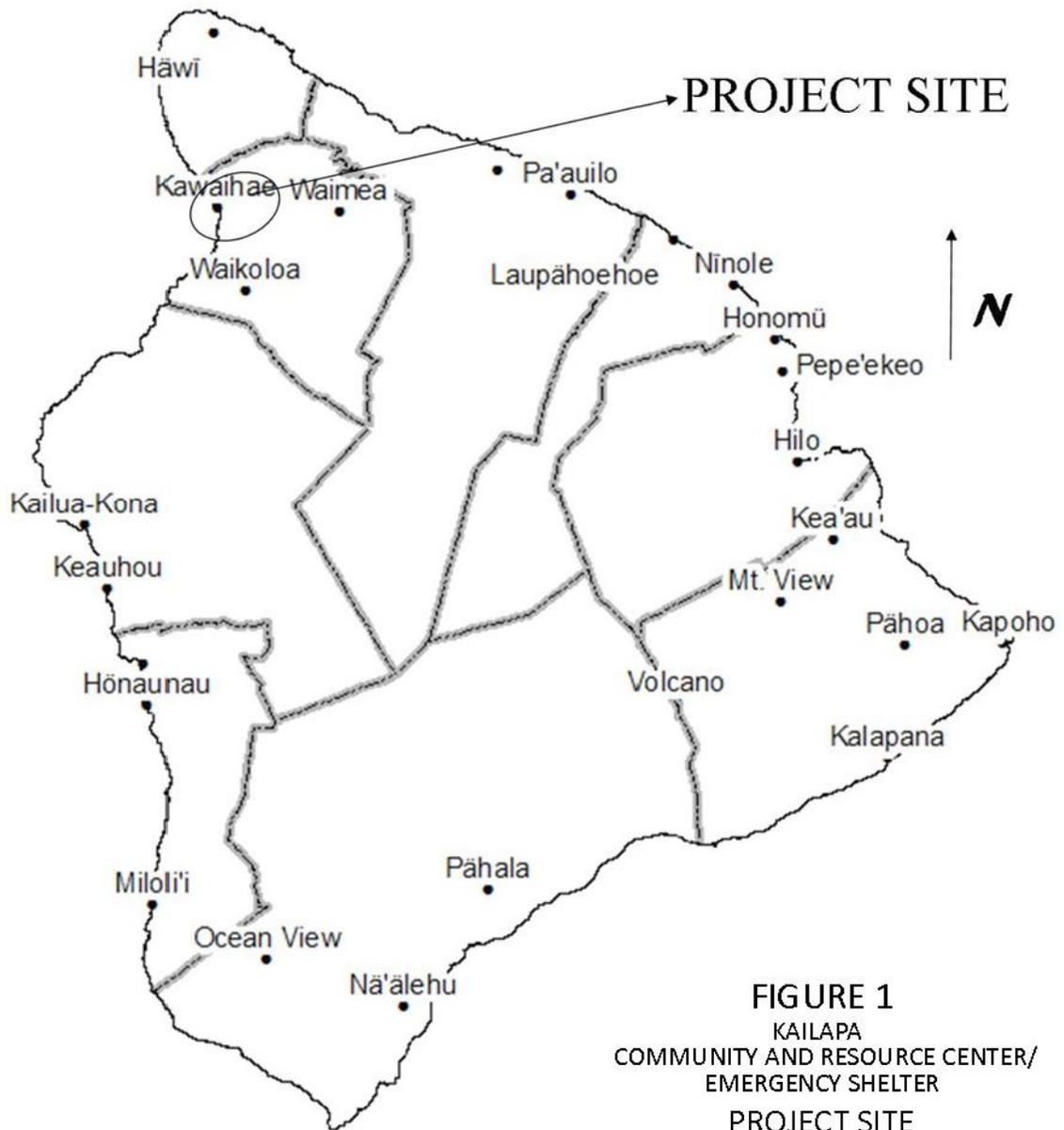


FIGURE 1
 KAILAPA
 COMMUNITY AND RESOURCE CENTER/
 EMERGENCY SHELTER
 PROJECT SITE
 KAWAIHAE, SOUTH KOHALA
 HAWAII
 SOURCE: COUNTY OF HAWAII
 BY: KALAOA INC.

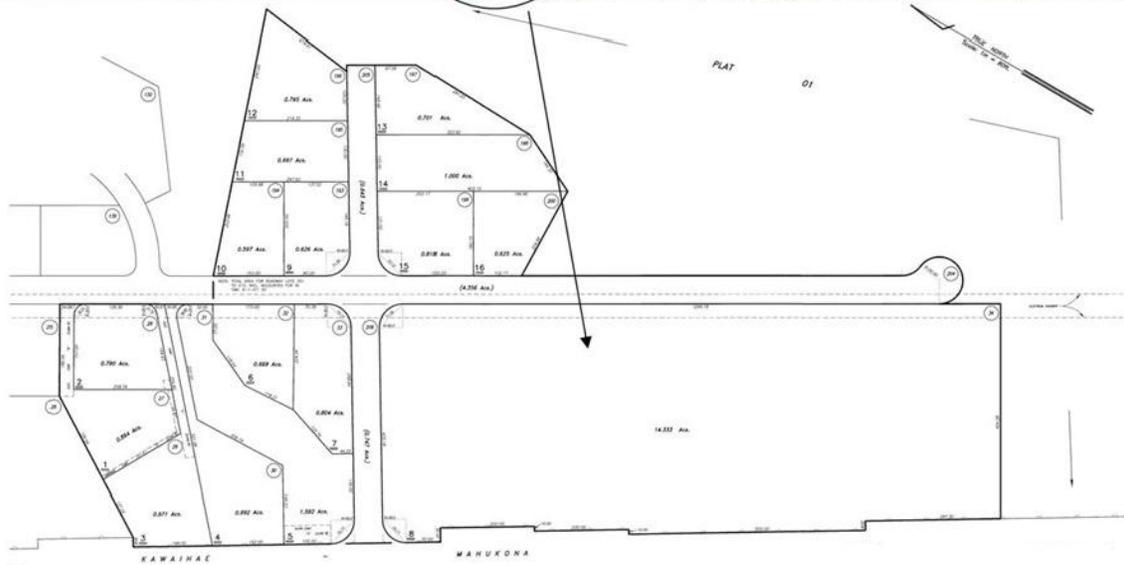
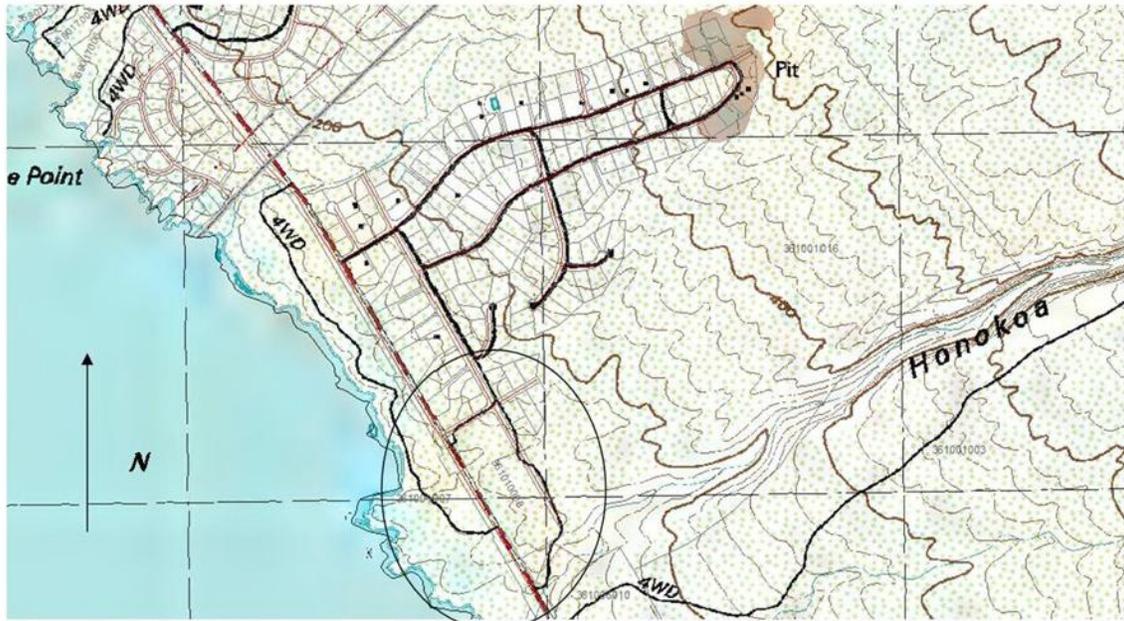


FIGURE 3
KAILAPA
**COMMUNITY AND RESOURCE CENTER/
 EMERGENCY SHELTER**
SITE PLAN
 KAWAIHAE, SOUTH KOHALA
 HAWAII
 SOURCE: COUNTY OF HAWAII
 BY: KALAOA INC.

1.3 PROJECT DESCRIPTION AND PROPOSED USES

KCA is proposing to develop a Community and Resource Center/Emergency Shelter, referred to herein as Resource Center, on the 12+ acres of DHHL property and will not affect scenic vistas and view planes identified in county or state plans or studies. There is an opportunity for KCA to utilize the land division creating a model for other homesteaders and communities across the archipelago to create an environment and community that perpetuates the practices of our kupuna and reconfirms the value of management systems established in these islands that supported a healthy lifestyle or nohona.

The focus of KCA is on building upon the cohesiveness of the community by working together to have a place to gather as one ‘ohana. KCA envisions a place where children can grow and learn, a place for community members to connect; to place, the natural world (our kupuna), to community, and to themselves. This Resource Center will be the responsibility of the Kailapa Community to hold in common for the betterment of community, family, and self.

University of Hawai‘i at Mānoa (UHM) Urban and Regional Planning Program students partnered with the KCA to develop and complete a planning process including a four-day planning retreat and a one-day community fair entitled Ho‘olālā Kahua: Planning our foundation; Branching out to our community. The process began in December 2012 and concluded in May of the same year. The result was a publication titled *Ho‘okumu ka Piko, Establishing the Piko*.

The community and stakeholders participated in the process to provide information to guide the development and use of the land. Planned is a special place where Native Hawaiians aspiring to achieve self-sufficiency will work together to manage their resources. The Resource Center will house those things that are most cherished by community members; a place to preserve culture, tradition, and practices; a place to address the needs of community. This planning process has produced a conceptual drawing of the Resource Center the “piko” or central gathering place of this growing community (see Figure 4).

This piko, Kailapa Community and Resource Center, will be a place to realize the community vision to have:

- Piko – Gathering Place
- Nono Ku’oko’a – Self-sufficiency
- Ka ‘Imi Na’auao – Technology and Education
- Ka ‘Ike Hawai’i – Native Hawaiian Culture, Knowledge and Traditional Practices
- Ke Ola Pono – Health and Safety
- Mālama ‘Aina – Resource Management
- Laulima – Community Cohesiveness

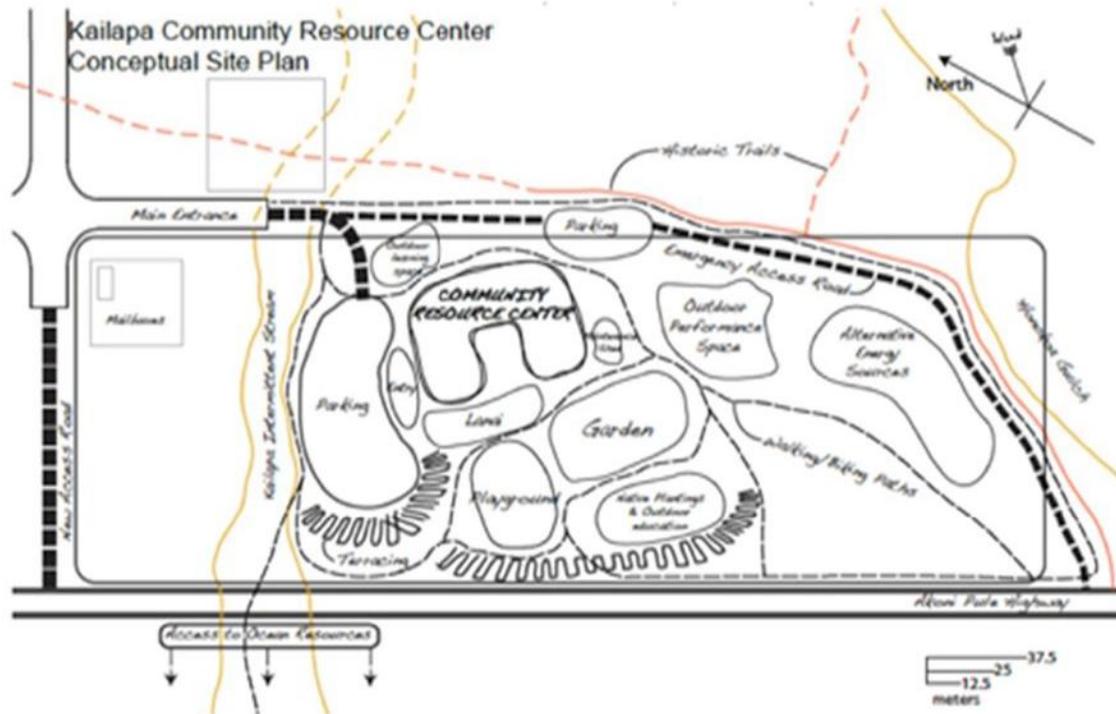


FIGURE 4
KAILAPA
**COMMUNITY AND RESOURCE CENTER/
 EMERGENCY SHELTER**
CONCEPTUAL SITE PLAN

KAWAIHAE, SOUTH KOHALA
 HAWAII
 SOURCE: COUNTY OF HAWAII
 BY: KALAOA INC.

A bubble gram was created to show spatial physical relationship (see figure 5). The large oval space labeled community resource center represents indoor spaces. Shapes on the periphery are for outdoor activities. The Resource Center consists of a gathering space, a medical storage, a kitchen, arts space, and a technology center. The gathering space has the potential to generate rental income.

The structure is situated on the site to reduce sun exposure (and thereby heating), maximize views, and protect other spaces from the wind. The Resource Center will be designed by a licensed engineer in accordance with hurricane shelter recommendations. Due to the rocky terrain and steep slope of the area terracing is incorporated into the site design.

KCA plans to incorporate a saltwater or fresh water pool next to the resource center, depending on the quality of water that comes out of the well. The ocean is part of their culture and having a swimming pool for the community will help promote water safety, teach swimming and provide a safe place for families. The pool will be underground (concrete/liner), approximately 25 meters x 25 meters, and will have a surrounding concrete deck with an outdoor kitchen, shower and BBQ area for families to use while at the pool.

(INSERT PAGE 5 AND 6 OF MASTER PLAN)

SECTION 2

DESCRIPTION OF THE ENVIRONMENT AND POTENTIAL IMPACTS AND MITIGATION MEASURES

2.1 PHYSICAL ENVIRONMENT

2.1.1 Ownership and Existing Land Uses

This project is situated on Tax Map Key 3-6-1-010-008, which is owned by the State of Hawaii, DHHL (see Figure 6). This land parcel contains 14.333 acres and is located immediately next to the DHHL Kawaihae Residence Lots Unit 1. The DHHL Kawaihae Residence Lots Unit 1, Kailapa Homestead contains approximately 191 buildable lots encompassing a total of 180 acres. Average lot size is 32,000 square feet. No further lands will need to be acquired.

Surrounding land uses include the Kohala Estates 750-acre agriculture subdivision consisting of 5- and 20-acre agricultural lots and the 3,900-acre Kohala Ranch subdivision containing 3-, 5-, 10- and 20-acre agricultural lots north of the project (see Figure 7). Kawaihae Harbor, one of the only two deep-water ports on the island, is located makai and south of the project site where a second, smaller subdivision (Na Pua Ka 'Ilima) is located. This State of Hawaii, Department of

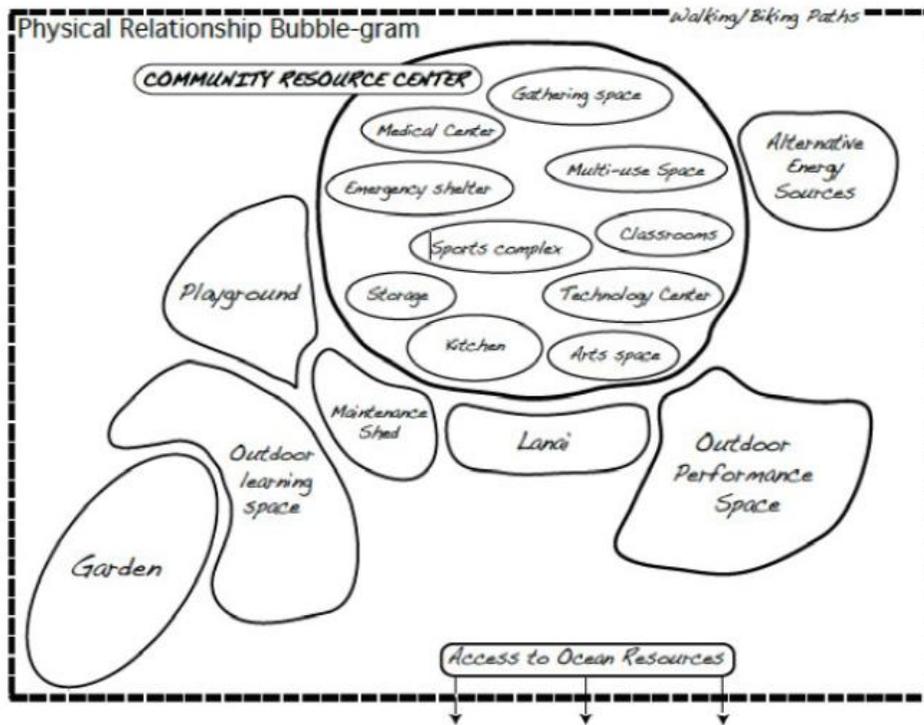


FIGURE 5
KAILAPA
**COMMUNITY AND RESOURCE CENTER/
 EMERGENCY SHELTER**
BUBBLE GRAM
 KAWAIHAE, SOUTH KOHALA
 HAWAII
 SOURCE: KCA HO'OKUMU KA PIKO
 BY: KALAOA INC.

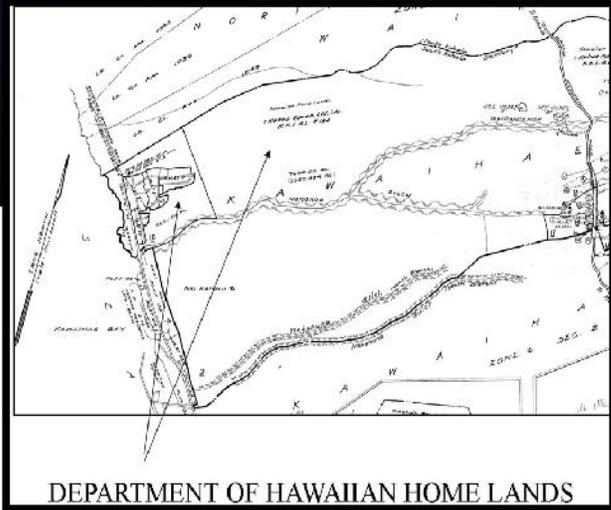
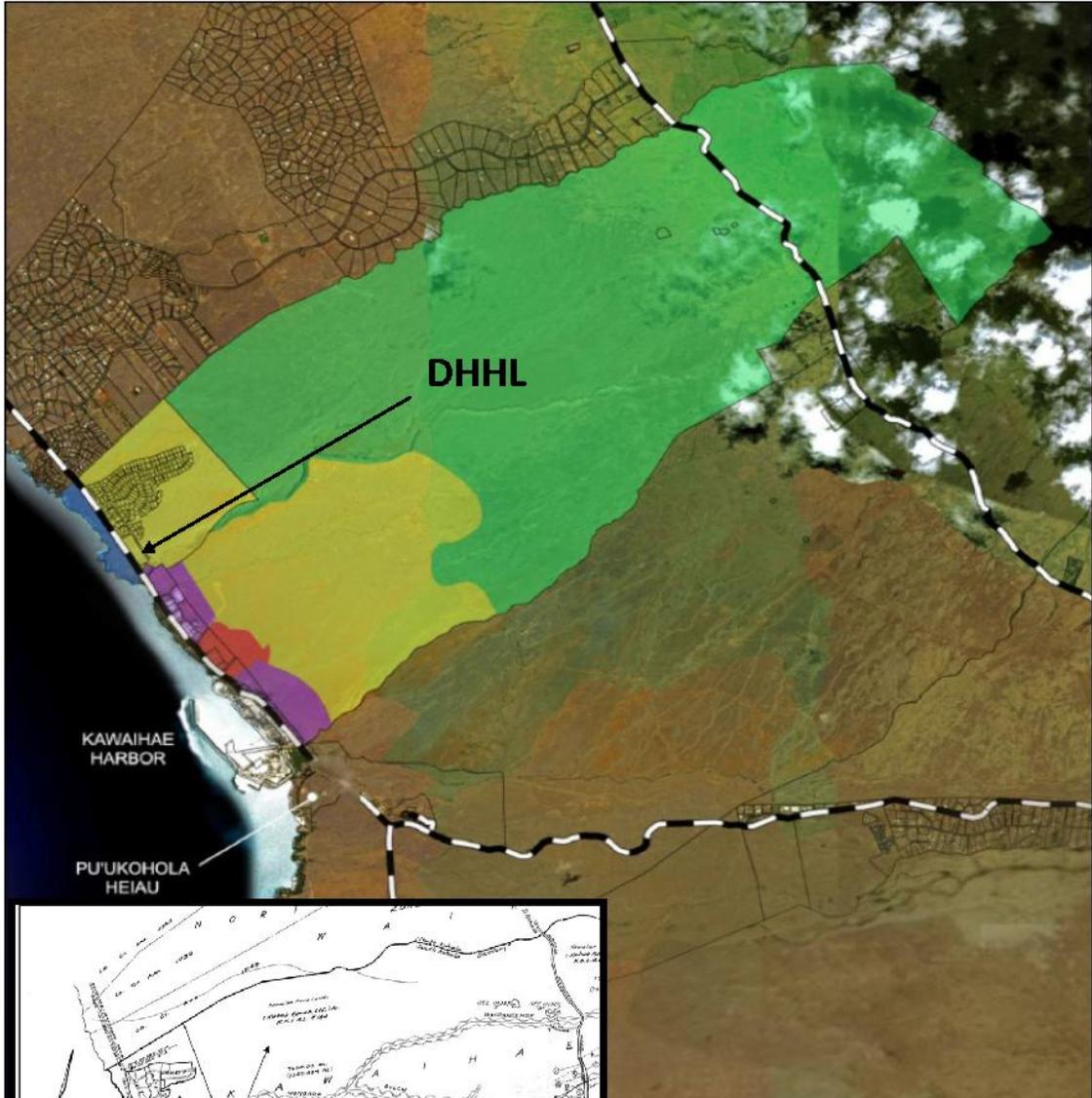


FIGURE 6
KAILAPA
COMMUNITY AND RESOURCE CENTER/
EMERGENCY SHELTER
LANDOWNER MAP

KAWAIHAE, SOUTH KOHALA
HAWAII
SOURCE: DHHL/COUNTY OF HAWAII
BY: KALAOA INC.

Transportation-Harbors Division- Kawaihae harbor serves industrial, recreational and commercial sport fishing activities. The area immediately around the harbor supports industrial and commercial uses.

The proposed 12+ acre development will not affect the available cattle grazing areas, because grazing generally occurs at higher elevations from about 1,000 feet and higher where cattle fodder is more abundant. However, even at higher elevations, the arid climate does not provide high quality cattle fodder.

2.1.2 Geography, Soils, Topography and Climate

The project site lies at the base of the Kohala Mountains, on its southwestern slopes. The entire site consists of the Kawaihae soil series (KOC), which is a very rocky, fine sandy loam with 6 to 12 percent slopes. Rock outcrops occupy 10 to 20 percent of the surface and severely eroded areas, which form the gullies, occupy up to 10 percent of the surface. Hard pahoe-hoe lava bedrock is at a depth of about 33 inches.

The average slope of the Kailapa Hawaiian Homestead property, which this project lies in, is approximately 11 percent. The overall elevations of the Kailapa Hawaiian Homestead property increase from 100 feet above mean sea level at the makai side to 590 feet msl on the mauka side.

The annual rainfall is 5 to 20 inches, most of which falls during the winter months. The mean annual temperature is between 74 and 77 degrees Fahrenheit.

Impacts and Mitigation Measures

The proposed development will have minimal effects on the topographic conditions of the land. Impervious surfaces will be created by the construction of the parking area. However, the natural drainage pattern in the area will be maintained. Storm water runoff created by the development will be retained on site by routing the flows to sedimentation ponds using phytoremediation. Water will then infiltrate into the ground and contribute to the groundwater recharge. Natural flows will use existing drainage ways to maintain the natural drainage pattern. This project will comply with Hawai'i Administrative Rules, Chapter 11-54 and 11-55 and Chapter 10, Erosion and Sediment Control, Hawai'i County Code.

2.1.3 Flora and Fauna

A biological database and reconnaissance survey of the project area was performed in July and August of 1989. The report, prepared by Hawaii Heritage Program and dated April 1990, included a review of previous studies; interviews with botanists, malacologist and animal ecologists, and a site reconnaissance survey to verify the current status of older sightings. This study included an area of approximately 10,000 acres of land owned by the State Department of Hawaiian Home Lands, which extends mauka of the project site to approximately elevation 4,800 feet above mean sea level. This project will not affect rare, threatened, or endangered species or its habitat.

Flora

The study indicated that the area is divided into three native natural plant communities. In the upper elevations (4,000 feet), adjacent to the Puu O Umi Natural Area Reserve, patches of 'Ohia/'Olapa Montane Wet Forest were observed. Between elevation 2,000 and 2,800 feet, one gulch contained patches of the rare Koai'a Lowland Dry Forest. The pasturelands, beginning at about elevation 1,000 feet to 4,800 feet, contained small patches of 'Akia/'A'ali'i/'Ulei Lowland Dry Shrubland that generally occurred on rocky ridges scattered within the pasturelands.

The lower end of the study area, from Akoni Pule Highway to about elevation 1,000 feet, contained non-native plant communities of alien kiawe forest. The site of the 205-acre Hawaiian Home Lands subdivision falls within this alien kiawe forest area.

The community of 'Akia/'A'ali'i/'Ulei Lowland Dry Shrubland was observed in rocky outcrop areas in the pasturelands. It was reported that browsing by cattle and goats might have removed many of the palatable species of the native plants resulting in scattered patches of shrubland. In steep gulch areas where the plants were protected from grazing, native plants common to the shrubland were present. This community is not considered rare and is not known to contain rare plants.

The Koai'a lowland dry forest is dominated by koai'a, which is a rare plant that occurs on the islands of Kauai, Molokai, Lanai, and Hawaii. The koai'a forests occurred on the walls of steep-sided gulches where cattle did not appear to frequent and in the Keawewai Gulch. None of the other plants observed in the koai'a forest were considered rare.

Because the koai'a forest occurs on steep unbuildable slopes, preservation of this plant community is possible. However, grazing animals has disturbed edges of the forest.

The 'Ohia/'Olapa Montane Wet Forest was observed on the eastern base of Puu Lapalapa and smaller patches were found on Puu Mala and in Kilohana Gulch. Two rare Hawaiian lobeliads were observed during the survey. The *lobelia hypoleuca* was seen along the Waipahoehoe Stream in degraded pastures of the 'Ohia/'Olapa Montane Wet forest and the *cyanea tritomantha* was observed in a gulch below Puu Mala.

Imapcts and Mitigation Measures

This project is not in the vicinity of the koai'a forest (elevation 2,00 to 3,00 feet) and will not have an impact on the rare *acacia koaia* plant. Similarly, the two rare Hawaiian lobeliads seen among the 'Ohia/'Olapa Montane Wet Forest are not in the area of the project and will not be impacted. In addition, these rare plants were found on steep unbuildable slopes and in gulches where development is unlikely.

Fauna

No rare native animal species were observed on the property nor have they been reported within the parcel. However, rare animals have been reported in lands adjacent to the Hawaiian Home Lands property. These rare animals include the Hawaiian hoary bat, Hawaiian duck, Hawaiian hawk and the achatinellid land snail.

Only one sighting of the hoary bat was recorded in 1960 at the Spencer Beach Park, southwest of the project site. A single bat was seen hanging on a shrub in the beach area. These bats have also been seen along the Kona coast, south of the project. Barbed wire will not be used for use as part of fencing to reduce the possibility of the Hawaiian hoary bats of becoming entangled.

The Hawaiian duck, Koloa, were part of captive propagation and release programs and were released in the Kohala Mountains to sustain the species. The program was successful and the Koloa has been seen regularly in the Kohala Mountains around Waimea and Waipio Valley.

The Hawaiian hawk, 'io, breeds only on the island of Hawaii. The 'io is common on the slopes of Mauna Loa. Few sightings have been recorded on the leeward side of the Kohala Mountains. The 'io generally do not occur in dry shrublands, but can be seen in open forests, rainforests and agricultural areas. A survey of the trees within 328 feet of the project site will be conducted to identify hawks nest. If found, work should be delayed until the nest is no longer occupied.

The Kohala Mountains contain the greatest diversity of snail species on the island of Hawaii. The greatest numbers of tree snails were recorded south of the Hawaiian Home Lands property on the Waimea plains in 1903 where approximately 75,000 snails were seen. This colony of snails in Waimea is now extinct. A similar species may still exist in Kohala Mountains. No rare land snails have been reported on the property; however, six specimens of tree snails were collected just north of the upper elevation of the Kawaihae lands near Puu Pili in 1984.

Impacts and Mitigation Measures

Because the project area is not known to contain any rare animals, impacts on rare animals are not expected. The relatively dry climate and sparse vegetation in the area does not provide good habitat for the rare animals known to exist in the vicinity. Outside lightening will be fully shielded so the bulb can only be seen from below bulb height and only used when necessary. If nighttime construction occurs, all lighting should be shielded and directed toward the ground to avoid attracting adult seabirds as they travel from the ocean to their breeding areas.

2.1.4 Archaeology

The State Historic Preservation Division (SHPD) during the pre-consultation period for this DEA requested an Archeological Inventory Survey (AIS) that meets the standards of HAR 13-276 be conducted in order to identify, adequately record, and determine the appropriate treatment for any historic properties within the project area. This project does not involve irrevocable loss or destruction of any natural or cultural resources.

An archaeological inventory survey was conducted for TMK: (3) 6-1-010:008 (por.) in Kawaihae 1 Ahupua'a, South Kohala District, on the island of Hawai'i. This was done in preparation for ground disturbance associated with construction of a community resource center, which will include a recreation area, gardens, and a parking lot. The archaeological work included a pedestrian survey that covered 100% of the parcel. Much of the property was previously bulldozed and little remains on the surface, particularly in the northern portion of the

parcel.

Three archaeological sites were found in the southern part of the property. Site 50-10-05-13728 is the Kawaihae-Pu'uhue Trail. It was previously described (Allen 1987; Hammatt et al. 1991), though not specifically in the current project area. A 77 m-long segment of Site 13278 was found near the south end of the project parcel. The trail runs in a roughly north-south direction until it is covered by a large bulldozer push pile. It exhibits curbing on portions of both sides and the trail within it is slightly concave. Very sparse marine shell midden and a waterworn stone were observed at the southern end of the trail, and sparse modern debris was evident throughout. The trail is in poor condition, heavily impacted by bulldozing on the north side. Preservation and archaeological monitoring are recommended so that the site is not disturbed during construction.

Site 50-10-05-13791 is a complex of ten features situated on the crest of the ridge above Honokoa Gulch. The complex covers an area of 81 m x 16 m, with Feature A on the west side of the complex being the most prominent. Features A–M, 13 features, were previously documented for the site (Hammatt et al. 1991). Of these, only Features A–E and G and H were located, and an additional two undocumented features were also found. These were designated as Features N and O. Feature E consisted of two mounds, one of which retained the Feature E designation, while the other was labeled as Feature P. Marine shell midden, coral pebbles, and historic and modern debris is scattered throughout the site. Three traditional artifacts were also found on the surface. Preservation and archaeological monitoring are recommended so that the site is not disturbed during construction.

SIHP 50-10-05-30391 is a newly identified trail segment that extends outside the project area toward Honokoa Gulch. The segment within the project area is poorly defined, and its age is undetermined. The portion outside the project area appears to be more intact. Preservation and archaeological monitoring are recommended so that the site is not disturbed during construction.

Three traditional and two non-traditional artifacts were analyzed for Site 13791. They were all found on the surface. The traditional artifacts consist of a coral abrader fragment, a volcanic glass flake, and a slingstone. The occurrence of these artifacts indicates that activities such as fishhook manufacture, food preparation, processing of plant materials, fine woodworking, or even warfare may have been taking place at the site.

The non-traditional artifacts are both bottle bases. One was an alcohol bottle dating from 1890–1920. The other was a beer or soda water bottle manufactured from 1901–1919 by Rhodes Glass & Bottle Company in the U.S. These items clearly indicate post-contact use of the area

An archaeological reconnaissance survey was performed in March 1990 by Cultural Surveys Hawaii for the 1991 Environmental Assessment report for the Kawaihae Residence Lots- Unit 1. In January 2015, an Archeological Inventory Survey was done for the project area by Keala Pono Archeological Consulting, LLC. Two archeological sites were found in the southern portion of the property. Site 50-10-05-13728 is the Kawaihae-Pu'u Hue Trail, which was not previously documented on the project site. Site 50-10-05-13791 is a complex of seven features, consisting of five of the thirteen original features and an additional two undocumented features.

The 1991 archaeological survey covered the Hawaiian Home Lands 205-acre property site, which this proposed project lays in, as well as areas makai of Akoni Pule Highway, south of the project to Makahuna Gulch and east of the project to approximately elevation 1,000 feet. Over two hundred sites were encountered in the vicinity of the project site with about 490 site features. Approximately 27 percent of the sites are possible or probable burials.

Cultural Surveys Hawaii recommended numerous sites for preservation. The most significant area recommended for preservation was the coastal area of Honokoa Gulch, which contained numerous archaeological sites. This area is located south of the Kailapa Hawaiian Homestead subdivision, on the makai side of Akoni Pule Highway. Significant features included a habitation complex, a canoe shed, four shrine features and a probable area of an observatory. Other sites recommended for preservation include two shelter complexes near the Makahuna Gulch, a high status and/or men's house and a cave shelter in Kaiopae Gulch near the coastline.

The only archaeological sites recommended for preservation in the vicinity of the proposed project lie to the south on the makai side of Akoni Pule Highway. The 20 significant sites that are within the Kailapa Hawaiian Home Lands residential area were subject to excavation and testing to extract cultural information of significance.

SIGNIFICANCE DETERMINATIONS

Site	Description	Function	Criterion	Justification	Recommendation
13728	Trail	Transportation	c, d, e	Embodies the distinctive characteristics of a trail; may yield additional information; culturally important.	Preservation, Archaeological Monitoring
13791	Complex	Habitation/ Shelter/ Possible Burial	c, d, e	Embodies the distinctive characteristics of a traditional Hawaiian complex typical of the area; may yield additional information; culturally important.	Preservation, Archaeological Monitoring
30391	Trail	Transportation	c, d, e	Embodies the distinctive characteristics of a trail; may yield additional information; culturally important.	Preservation, Archaeological Monitoring

Impacts and Mitigation Measure

In sum, three archaeological sites were found within the project area. Preservation is recommended and archaeological monitoring should be conducted. An archaeological monitoring plan and a preservation plan should be produced, to further detail these stipulations. It should be noted that isolated human burial remains may be discovered during construction activities, even though no evidence of human burials was found during the survey. Should human burial remains be discovered during construction

activities, work in the vicinity of the remains should cease and the SHPD should be contacted.

2.1.5 Air Quality

Because of the lack of significant stationary sources of air pollutants and the relatively low level of vehicular traffic in the project area, it is presumed that the air quality of the project area is good and meets all applicable Federal and State standards.

Exhaust emissions generated from construction equipment will be dispersed by the prevailing winds. The contractor will be responsible for ensuring that construction equipment is maintained and operated properly to minimize exhaust emissions.

Long-term impacts on air quality are not expected. The relatively small number of vehicle trips that will be generated from this project is not expected to significantly impact air quality.

Impacts and Mitigation Measures

Short-term impacts to the ambient air quality will occur during construction. Construction activities will increase concentrations of air pollutants in the vicinity of the project. The entire project site will not be cleared, grubbed and graded. Construction will be limited to the parking, community center and Agriculture area.

To mitigate impacts on air quality during construction, dust control measures will be implemented in accordance with Department of Health regulations and applicable County ordinances. Frequent watering of the soil during construction will reduce the amount of fugitive dust emissions generated. EPA estimated that watering twice daily will reduce the amount of fugitive dust by 50 percent.

2.1.6 Noise

The present noise quality of the proposed project is primarily affected by vehicular generated noise on Akoni Pule Highway, natural sounds from the surf and sounds from the wind moving through the vegetation of site. There are no significant man-made noise sources within the project boundaries or in the neighboring area. Ambient sound levels are typical of rural areas and this project will not affect those levels.

Impacts and Mitigation Measures

Short-term noise impacts will occur during construction. Construction related noise will be generated by the use of heavy equipment which will occasionally exceed allowable noise levels. These short-term noise impacts will be mitigated by the use of mufflers on construction equipment and vehicles, and by designating specific start and curfew times in accordance with the State Department of Health regulations.

2.2 SOCIAL, ECONOMIC AND AGRICULTURAL CHARACTERISTICS

2.2.1 Population Characteristics

During the period 1980 to 1989, the resident population on South Kohala increased 95 percent, from 4,607 to 9,000. Much of this increase in population was attributed to the development of four major resorts: the Mauna Kea Beach Resort, Mauna Lani Resort, Hapuna Prince and the Waikoloa Beach Resort. The basic population and commercial center within the South Kohala district is Waimea where a variety of small businesses serve the local population.

In contrast to the State's population growth of 9 percent between 1990 and 2000, South Kohala's population grew roughly 30 percent during the same period.

Kawaihae Homestead Community is located on the leeward side of the island of Hawaii. A estimate of 600 homesteaders live on 191 parcels. Children comprise over a quarter of the total resident population. Seniors over 65 represent nearly a fifth of the homestead population. According to 2000 census data, 31.2 percent of South Kohala residents are full or part Native Hawaiian. The 2000 census also recorded Kawaihae's resident population at 103. Children under the age of 18 comprise 28 percent of Kawaihae's resident population. The median age of residents in South Kohala is 36.2, and in Kawaihae it is 36.8.

Because the project is located in the Hawaiian Homes Lands property, it is a unique settlement compared to typical rural or urban subdivisions that allow people of all ethnic backgrounds to settle. People of Hawaiian ancestry will dominate the ethnic group using the project grounds. There will be no secondary impacts as it serves a set community whose population is defined and have no effect on public facilities or overall public health.

2.2.2 Economic Characteristics

Tourism and agriculture are Hawaii County's main industries. The tourist industry, here as with the other islands throughout the State, is the key industry in Hawaii County, particularly in West Hawaii where the Kona and Kohala coasts have almost the County's entire hotel room inventory. Kawaihae's median income of \$37,321 is considerably lower than South Kohala's median income of \$51,379. The difference in median income may be tied to the higher percentage of residents over the age of 65 that are currently living on fixed incomes. A high school diploma attainment rate of 94 percent among Kawaihae homesteaders is considerably higher than that of the county and state. Despite a lower median income, census sample data indicates none of the resident respondents received public assistance income.

Kawaihae's forty parcels represent less than one percent of all residential homes in South Kohala. Kawaihae's 2.58 individuals per housing unit are higher than that of South Kohala. According to the Hawaii Board of Realtors, median home prices in 2008 in South Kohala were \$510,000, which is considerably higher than the county median price of \$348,500.

There are relatively few job opportunities in the Kawaihae region when compared to Kona and Hilo. Consequentially, many residents must commute to work in either Waimea or Kona.

Consequentially, few job opportunities in Kawaihae force approximately 76 percent of Kawaihae homestead residents to spend 30 or more minutes for their daily commute to work.

Kawaihae Harbor is the primary deep-water port in West Hawaii. With harbor improvements called for in the Harbor Master Plan, there will be an increase in commercial transportation traffic in the area. Hawaii Island Board of Realtors (HIBR) does not provide median sales prices for the Kawaihae region. However, the Multiple Listing Service (MLS) website identifies homes outside of the homestead area with a sales price of \$2.9 million. Although Kawaihae's median income is approximately \$37,321, none of those households interviewed for the census indicated they received public assistance. Kawaihae's geographical isolation from the Kona's tourism activity and Hilo's government and agricultural jobs results in over three-quarters of the Kawaihae resident population to spend over thirty minutes to commute to work.

The civilian labor force for Hawaii County totaled 56,900. Of this total, 54,700 were employed leaving 3.9 percent unemployed in 1989. This is the highest percent of unemployment compared to the other three counties. The job count for the County was 51,600 of which 45,750 were for non-agricultural employment and 5,850 were for agricultural employment. The per capita personal income for the County of Hawaii in 1988 was \$13,331.

Impacts and Mitigation

The project will not affect the available cattle grazing areas. Grazing generally occurs in the higher elevations above the project site where cattle fodder is more abundant.

Hawaii's economy will increase as the Hawaiian Home Lands property increases in residency. Increased population caused by the settlement will indirectly increase economic activity in the area. Opportunity for small businesses will increase to support this community.

This project will not substantially affect the economic or social welfare of the community or state and will not substantially affect public health.

2.3 PUBLIC FACILITIES AND SERVICES

2.3.1 Flooding and Drainage

According to the Flood Insurance Rate Map panels 128 and 137, May 1982, there are no flooding problems in the project area. Flooding in the area is limited to the coastline where 100-year coastal flooding from wave action occurs. This project will not affect existing water quality.

Major gulches in the area include the Keanahalululu Gulch, Kaiopae Gulch, Honokoa Gulch, Waipahoehoe Gulch, Keawewai Gulch, Makahuna Gulch and Palihae Gulch. The Kaiopae Gulch occurs immediately to the north of the project and the Honokoa Gulch occurs to the south of the project site. Smaller drainage ways occur within the project site and will be left open for the purposes of maintaining the natural drainage pattern in the area. Existing culverts under Akoni Pule Highway provide for the storm water runoff to leave the site and discharge into Class A coastal waters.

A NPDES General Permit for Storm Water Associated with Construction Activity, Antidegradation policy (HAR, Section 11-54-1.1), Designated uses (HAR, Section 11-54-3), Water quality criteria (HAR, Section 11-54-4 through 11-54-8) and other necessary permits, administered by the State Department of Health (DOH), will be required to control storm water discharges. Mitigation measures will be instituted in accordance with site-specific assessments, incorporating appropriate structural and/or non-structural Best Management Practices (BMPs) such as silt fences and minimizing time of exposure between construction and re-vegetation or paving. The developer is informed that if a drywell is included in the subject development, an Underground Injection Control (UIC) permit may be required from the Department of Health, State of Hawaii.

The Master Plan (see Figure 8) includes a proposed vehicular access driveway which crosses a known watercourse. Per Section 27-16(f) of Hawaii County Code, this project will not alter the watercourse. If necessary a flood study will be done by a licensed civil engineer.

Impacts and Mitigation Measures

Increased on-site drainage caused by the creation of impervious surfaces will be routed to sedimentation ponds that will be developed within the roadway shoulders. Natural storm water runoff will continue to use existing drainage ways in areas that will be retained as open space. These open space areas generally occur on the makai side of the project.

Because the project will not increase runoff discharge into the coastal waters, no impact on the existing drainage pattern is expected. The drainage system within the project will maintain the natural drainage pattern in the area.

2.3.2 Potable Water

The lack of potable water severely limits any type of new development in Kawaihae whether it's residential homesteads, industrial, commercial or recreational use. There is a current and future need to establish additional sources of potable water for the Kawaihae Area. DHHL has released the DHHL Kawaihae Water Assessment in June 2015.

KCA is well aware of the temporary water commitment DHHL has with the Kohala Ranch Water Company (KRWC) for 117,600 gallons per day (gpd). Currently, existing DHHL residential homestead water demand is at 70,000-75,000 gpd at the rate of \$8.09 per 1000 gallons, costing approximately \$25.00 per day. At that rate, consumption of potable only water of 3000-6000 gpd from KRWC would cost KCA approximately \$8,568.00-\$17,135.00 per year at full build out. Therefore, KCA is determined to find supplemental water sources so that this project will not take water from KRWC's allotment for Kailapa Homestead.

Irrigation wells are commonplace in the neighboring subdivisions to the north. There are 2 Kawamata wells in the area that serve as irrigation wells. DHHL and KRWC also have wells that are developed or may be developed up mauka. All State of Hawaii Department of Land and Natural Resources Management Commission on water resource management will conform to all requirements for well construction/pump installation and permits.

Impacts and Mitigation Measures

KCA intends on developing a potable water well system so that this project at full build out will be self-sustaining. Depending on the availability of funds, KCA may have to drill the well for irrigation then change the pump when funds become available to accommodate for a potable water system that includes reverse osmosis treatment and a larger water tank. All irrigation water will be hauled on to site until irrigation well is developed.

Water from the well will be used for the swimming pool. There will be no impact on the KRWC water allocation for the swimming pool. Water quality from the well will determine if potable quality water will be used for the swimming pool.

Building designs and plans will use the rooftops of the Resource Center and auxiliary buildings for photovoltaic panels and other non-disruptive energy producing devices (such as vertical wind turbines/windmills and solar water heaters).

2.3.3 Wastewater Treatment and Disposal

Wastewater will be treated in accordance with the Department of Health Wastewater Branch regulations using an individual wastewater system consisting of a septic tank and leach field. Currently, there is no municipal wastewater system in the Kailapa area. The aridisol soil is of the Kawaihae Soil Series and is excellent for filtering out pathogenic bacteria and viruses. Residents in this area currently install septic or cesspool systems.

Impacts and Mitigation Measures

Residents of the Kailapa, Kawaihae area will be using this place as a permanent, covered community center and gathering space for public meetings, cultural activities, and educational and recreational programs. Wastewater will be mainly from the use of toilets, showers hand washing sinks and a commercial kitchen. Based on the recommendations of the engineer or architect, a single or multiple septic tank system will be utilized.

Individual Wastewater System (IWS) for this proposed project shall designed in accordance to applicable provisions of HAR 11-62 and designed of the IWS shall address any affects associated with the construction of and/or discharges from the wastewater systems to any public trust, native Hawaiian resources, or the exercises of traditional cultural practices.

Proposed use of the Resource Center will have peak periods requiring multi septic tank system. A grease interrupter will be used on the proposed septic system for the commercial kitchen. Total capacity of the system or systems will be able to accommodate 6,000 gpd. This project will not exceed maximum consumption rate.

The swimming pool would use a cartridge filter system that does not require any back-washing. The pool will be drained once a year into an oversized septic system at a rate equal to the chosen tank's capacity. No water will be discharged into the ocean.

2.3.4 Solid Waste

The West Hawaii Landfill is located in the north Kona District near South Kohala. The landfill accepts approximately 360 tons per day or 130,000 tons per year. Only 12 out of 22 transfer stations are hauled to the West Hawaii Landfill. The current life of West Hawaii Landfill is 55 years based on current tonnage. Residents of the Kailapa, Kawaihae area also use the transfer station at either the Puako or Waimea.

All solid waste generated during the project construction shall be directed to a Department of Health (DOH) permitted solid waste disposal or recycling facility, and comply with HAR, Chapter 11-58.1, by contractor.

Impacts and Mitigation Measures

This project is expected to generate very little rubbish; significant impacts on the sanitary landfill are not expected. In addition, resource recovery methods, such as recycling, will be encouraged to minimize solid waste impacts, recycling, repurposing, and reusing of waste, during project phase clearance, construction and through to the occupation/operation of completed project. Remaining solid waste will be disposed in an approved solid waste facility. During site clearance and construction portable toilets will be on site as needed.

2.3.5 Circulation

Access to the proposed project will be limited to Kalo'olo'o Drive from Akoni Pule Highway. The Akoni Pule Highway is located makai of the property. This highway ties into the Queen Kaahumanu Highway and Kawaihae-Waimea Road to the south. Mauka of Akoni Pule Highway, approximately 3-1/2 miles east, is the Kohala Mountain Road.

Construction of the proposed project is not expected to significantly impact the flow of traffic along Akoni Pule Highway on a day-to-day basis. The purpose of the proposed project is to provide the Kailapa Community with a community and resource/emergency relief shelter that addresses DHHL requirements. The project therefore, is not expected to result in major new personnel requirements or the additional use of Akoni Pule Highway beyond current uses that would create increased demands on the use of the highway. The developer is aware of the Department of Transportation, State of Hawaii, plans for a bikeway on Akoni Pule Highway rights-of-way. Construction of this project is not anticipated to affect these plans.

Impacts and Mitigation Measures

The majority of users to the projects grounds will come from the residents and neighboring community of this area. Thus no significant impacts on traffic are expected.

The developer is aware that project construction plans, including grading and drainage plans, within or affecting the Akoni Pule Highway rights-of-way must be submitted to DOT Highways Division for review and approval. No additional surface water run-off from the project will be permitted onto Akoni Pule Highway rights-of-way. Developer will obtain a permit from DOT Highways Division, Hawaii District Office, for the transport of oversized and /or overweight materials and equipment on State highway facilities as needed.

2.3.6 Power and Communication

Kailapa Homestead and this project depend on electricity produced with the use of thermal powered generators by Hawaiian Electric Light Company (HELCO) via overhead lines. The nearest substation is in Kohala Ranch. Thermal powered generators are costly, a pollutant (increases global warming) and dependent on the importation of a fuel source. Therefore, KCA strongly supports the exploration and use of alternative energy projects such as solar power, wind power and hydroelectric plants to decrease the cost of energy for Kailapa Community and Resource Center, providing a cleaner and more reliable source of energy.

This project aligns with DHHL's Energy Policy, will greatly benefit from energy opportunities DHHL provides homesteaders and will not require substantial energy consumption. KCA respects and protects our native homelands while utilizing diverse renewable "as-available" energy sources in the building and designing of this project so that they are energy and resource efficient or most desirable, self-sufficient. KCA strongly supports DHHL in striving to plan, design and build new communities utilizing the "ahupua'a concept".

Hawaiian Telephone Company provides telephone service using the same poles as HELCO. The nearest switching center is in Kona.

Impacts and Mitigation Measures

This project will not significantly impact current usage and will tie into the existing overhead electric and telephone lines traversing the project site within the 50-foot wide electric easement. Streetlights already exist according to County standards. Both the existing electric substation and nearby telephone switching station have adequate capacity to accommodate this project.

KCA will design and plan to use the rooftops of the Resource Center and auxiliary buildings for photovoltaic panels and other non-disruptive energy producing devices (such as vertical wind turbines/windmills and solar water heaters). Energy produced will supplement power from HELCO on site.

2.3.7 Emergency Facilities

Police services are located in Waimea, Kapaau and Kona. Both the Waimea and Kapaau stations are relatively new and both have room for expansion should it be required in the future. Fire protection and emergency medical services are located in Kapaau, Waimea and Kona. The Waimea and Mauna Lani fire stations provide the primary fire protection service for the South Kohala district. Kohala volunteer fire department 14A provides volunteer fire services for project location. The project will adhere to NFPA1, UNIFORM FIRE CODE, 2006 EDITION. Compliance to all of Chapter 18 Fire Department Access and Water Supply will be performed as applicable to the project. The community resource center and emergency shelter shall be designed to meet the requirements of FEMA and/or American Red Cross guidelines for public sheltering. KCA will work with state and county civil defense to look at the feasibility of installing a 121 db(c) omni-directional, solar powered siren on site.

Health care facilities in the Kohala area are served by two state-operated hospitals, the Kohala Hospital located in Kapaau in North Kohala and the Kona Hospital in Waimea. The Kona hospital is a "full-service" health care facility. The Lucy Henriques Medical Center, located in Waimea, is a privately owned, non-profit facility and provides outpatient health services. The Honokaa hospital in Honokaa may also be used for health care services.

Impacts and Mitigation Measures

The project is not expected to significantly impact the police and fire facilities. In addition, the water supply system will be designed to meet fire code and fire protection standards, Chapter 18 of the Fire Department Access and water Supply. Because the State and private parties have "full-service" health care facilities, this project will have no significant impact on health care facilities.

SECTION 3

RELATIONSHIPS TO STATE AND COUNTY LAND USE PLANS, POLICIES AND CONTROLS

3.1 HAWAII STATE PLAN

The Hawaii State Plan was developed to serve as a guide for future development of the State of Hawaii in areas of population growth, economic benefits, enhancement and preservation of the physical environment, facility systems maintenance and development, and socio-cultural advancement. The Plan identifies, in general, the goals, objectives, policies and priorities for the development and growth of the State. Guidelines have been provided in the Plan to give direction to the overall development of the State.

The Kawaihae Hawaiian Home Lands property homestead lots, which this proposed project is located in, is consistent with the objectives and policies of the Hawaii State Plan. The following pages describe the relationship and /or compatibility of the Hawaiian Home Lands property with the overall plans for the State of Hawaii, as set forth in the Hawaii State Plan.

3.1.1 Economy (HRS Sections 226-6, 7 and 10)

The economic objective of improving the standard of living for Hawaii's people is complied with by the development of the homestead lots that are leased to native Hawaiians. Because of the large 1/2 -acre to 1-acre lots, future lessees will be able to perform limited agricultural activities on the land. Settlement in this relatively undeveloped area will result in an indirect increase in the economy, through the expected development of other uses that will be necessary to support the growing population in the area.

3.1.2 Physical Environment (HRS Sections 226-11, 12 and 13)

The Hawaiian Home Lands property development takes into account the physical attribute of the land by preserving the natural drainage ways as open space and maintaining the natural drainage

patterns in the area. Excess runoff resulting from the construction of roadways will be routed to sedimentation ponds and natural runoff will use the existing drainage ways in the area.

An archaeological survey was performed on the site and significant historical sites in the area of the project site will be preserved and protected. However, if subsurface cultural materials are uncovered, the State Department of Land and Natural Resources, Historic Sites Division, will be consulted.

A biological study was also performed and indicated no rare, threatened or endangered species in the area of the project site. Thus, no impacts on the biological resources in the area are anticipated.

3.1.3 Facilities System (HRS Section 14 to 18)

The facilities system objectives are met by the development of the Hawaiian Home Lands settlement lots in consonance with the State and County plans. The urban development also accommodates the changing public demands and priorities away from the previous agricultural house lot settlement pattern.

Reuse and recycling methods will be encouraged to minimize impacts on solid waste facilities and to conserve resources. Possible use of alternate energy systems, such as photovoltaic, will also be encouraged to conserve energy.

3.2 STATE FUNCTIONAL PLANS

The State Legislature adopted the twelve State Functional Plans in April 1984. These plans were formulated to specify in greater detail the policies, guidelines and priorities set forth in the Hawaii State Plan. The twelve functional plans include: Energy, Transportation, Water Resources, Historic Preservation, Health, Education, Housing, Conservation Lands, Higher Education, Agriculture and Tourism.

The project is consistent with the policies and objectives of the State Functional Plans and does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS. It will provide a much-needed community center, play ground and recreational facility, which in turn will afford housing development opportunities to the people of Hawaiian ancestry and return them to their land and to their desired mode of living.

3.3 STATE LAND USE LAW

The State Land Use Commission classifies the Hawaiian Home Lands property, in which this project site lays, as "Agriculture" (see Figure 9). Hawaiian Home Lands are not subject to HRS 205 requirements per the Hawaiian Homes Commission Act.

3.4 HAWAII COUNTY GENERAL PLAN

According to the Hawaii County General Plan, the project area lies within the "low density urban" designation (see Figure 8). Therefore, the 1/2-acre residential lots are consistent with the

low-density urban development designation and the community center will be built to match the area.

3.5 COUNTY ZONING

The proposed project is consistent with county zoning. Per the county zoning code Article 5 Section 25-5-3, the proposed uses of this project are permitted uses in the RS zoning district. The Hawaiian Homes Commission has exclusive authority of land use on Hawaiian Home Lands.

3.6 SOUTH KOHALA COMMUNITY DEVELOPMENT PLAN

The South Kohala Community Development Plan (SKCDP) encompasses Waikoloa, Puako, Kawaihae, and Waimea. Given the current level of population, already approved developments and future population estimates, this project will provide recreational facilities and parks consistent with the SKCDP's need for public facilities. Kawaihae Policy 1 indicates the County and State governments shall work closely with the Kawaihae Community to create a balance of recreational, commercial and industrial uses around the harbor area while preserving the cultural and historic importance of the area.

3.7 DHHL HAWAII ISLAND PLAN

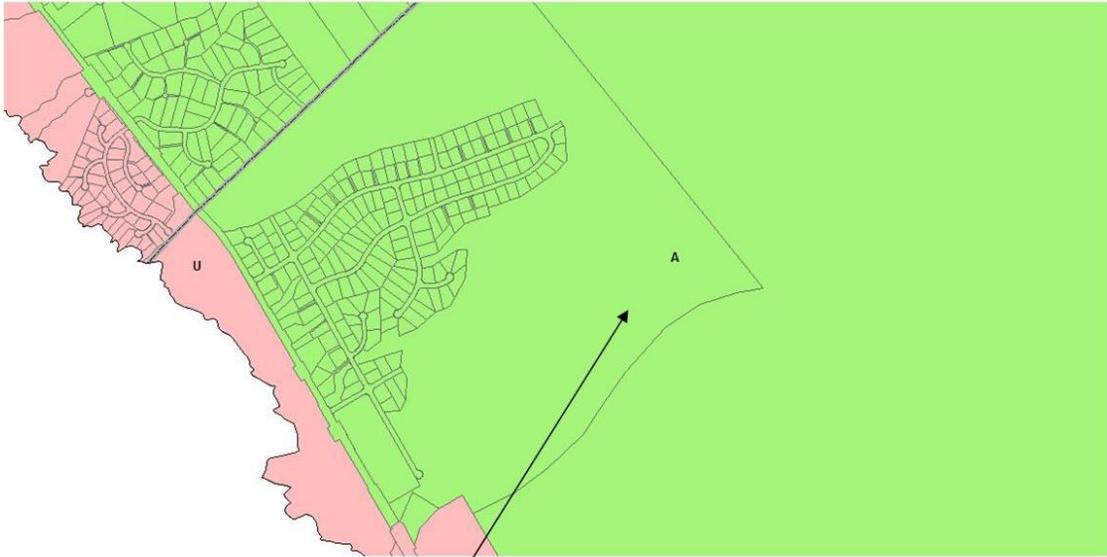
The State Department of Hawaiian Home Lands (DHHL) Hawaii Island Plan (2002) assesses DHHL's 116,963 acres on Hawaii Island. Under the DHHL Planning System, there are five components outline in the island plans:

- 1) Baseline analysis of existing physical environmental conditions and beneficiary preferences;
- 2) Preliminary identification of appropriate land use based on those conditions and preferences;
- 3) Community input and participation on the draft land use plan;
- 4) Pre-final land use evaluation and public commentary on that evaluation by region; and
- 5) Final land use analysis and recommendations.

The subject project area is designed for residential use. DHHL will have to amend to the plan from residential to community use.

3.8 DHHL KAWAIHAE REGIONAL PLAN

DHHL has 21 regional plans. Regional plans help the department identify priority projects and issues in those regions. The Kawaihae regional plan identified this project as a priority project by its beneficiaries in the Kawaihae region.

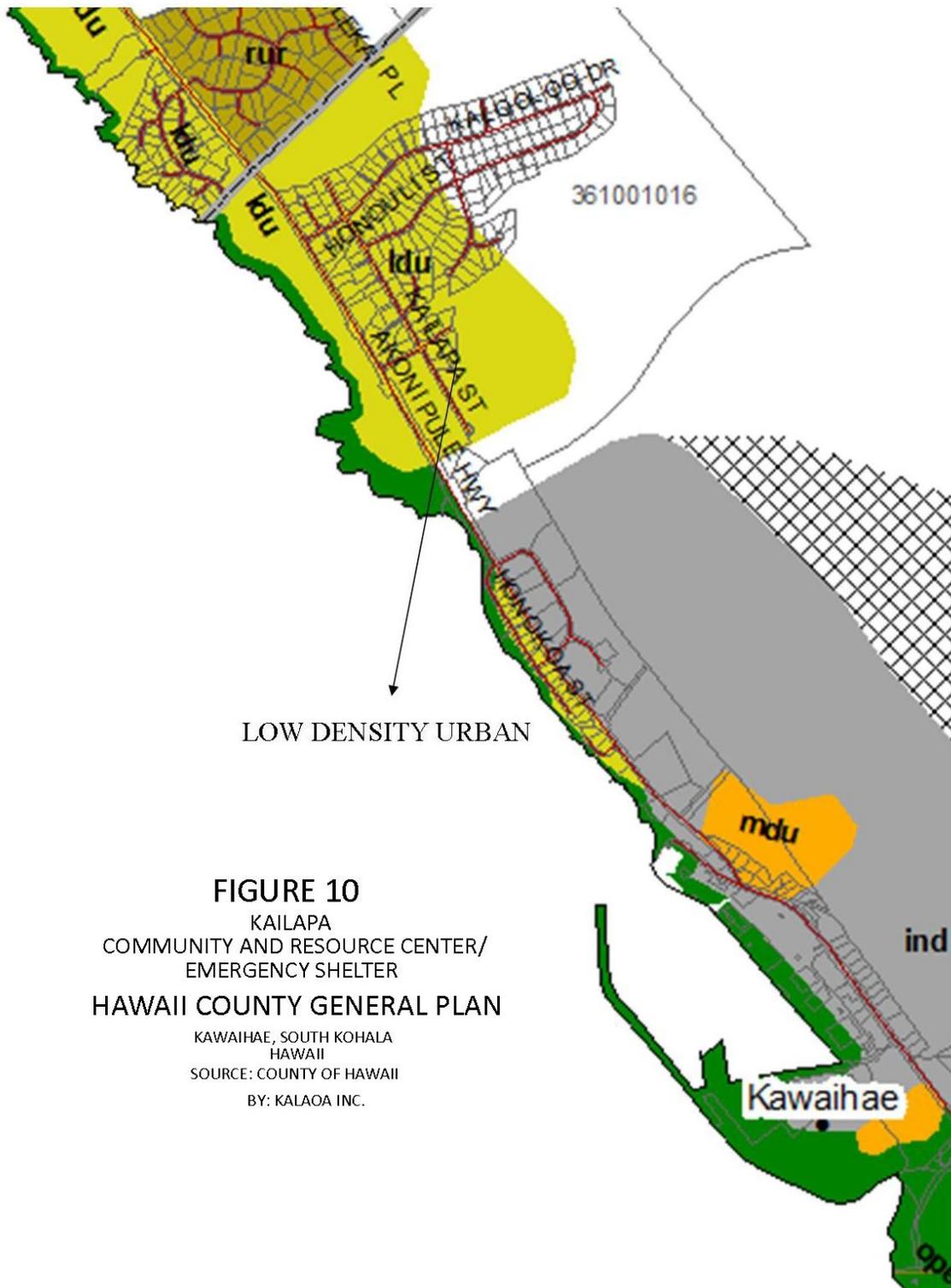


A=AGRICULTURE

U=URBAN

FIGURE 9
KAILAPA
**COMMUNITY AND RESOURCE CENTER/
EMERGENCY SHELTER**
STATE LAND USE DISTRICT

KAWAIHAE, SOUTH KOHALA
HAWAII
SOURCE: COUNTY OF HAWAII
BY: KALAOA INC.



LOW DENSITY URBAN

FIGURE 10
 KAILAPA
 COMMUNITY AND RESOURCE CENTER/
 EMERGENCY SHELTER
HAWAII COUNTY GENERAL PLAN
 KAWAIHAE, SOUTH KOHALA
 HAWAII
 SOURCE: COUNTY OF HAWAII
 BY: KALAOA INC.

SECTION 4

PERMITS REQUIRED

Permit/ Acceptance	Approving/ Accepting Authority
Chapter 343, HRS	The Department of Hawaiian Home Lands
Plan Approval	Hawai'i County Planning Department
Building Permit	Hawai'i County Department of Public Works
Grading/Grubbing Permits	Hawai'i County Department of Public Works and The Department of Land and Natural Resources
NPDES Permit	DOH-Clean Water Branch
Individual Wastewater System Approval	DOH- Wastewater Branch
UIC Permit for Drywells	DOH
Drainage Study Approval	Department of Public Works
AIS	State Historic Preservation Department

SECTION 5

ALTERNATIVES TO THE PROPOSED ACTION

5.1 NO ACTION ALTERNATIVE

Taking no action will continue the present conditions where awarded homestead residents cannot have a community center. Furthermore in an event of a major disaster, residents will not have a disaster shelter that is in close proximity. The nearest shelter is 30 minutes away by vehicle. This shelter will be located in walking distance.

5.2 ALTERNATIVES CONSIDERED

During the preparation of the Kawaihae Development Plan, various land use alternatives were considered for the area and a land use plan was developed. Thus, alternatives were not considered for this environmental assessment.

SECTION 6

ANTICIPATED DETERMINATION

This environmental assessment indicates that there are no significant adverse long-term impacts that would be caused by the proposed community resource center project. Short-term impacts will occur as a result of construction activities. These impacts include increases in soil erosion, noise and air pollution. However, the impacts will be temporary in nature and are expected to be mitigated as described in the previous sections. This project will provide a long-term benefit to the native Hawaiian people by providing them with a community/gathering center and recreation grounds.

After reviewing the significance criteria outlined in Chapter 343, Hawaii Revised Statutes (HRS), and Section 11-200-12, State Administrative Rules, Contents of Environmental Assessment, it is anticipated that the proposed action will be determined to not result in significant adverse effects on the natural or human environment. A Finding of No Significant Impact (FONSI) is anticipated determination is based on the following assessments.

The potential impacts of the development and future use after construction of the proposed project has been fully examined and discussed in this Final Environmental Assessment. As stated earlier, there are not significant environmental impacts expected to result from the proposed action. This anticipated determination is based on the following assessments.

- (1) Involve an irrevocable loss or destruction of any natural or cultural resources.

Sec. 2.1.4 Archaeology

The State Historic Preservation Division (SHPD) during the pre-consultation period for this DEA requested an Archeological Inventory Survey (AIS) that meets the standards of HAR 13-276 be conducted in order to identify, adequately record, and determine the appropriate treatment for any historic properties within the project area. This project does not involve irrevocable loss or destruction of any natural or cultural resources.

- (2) Curtail the range of beneficial uses of the environment.

Sec. 1.2 Project Location

KCA believes this project to be the corridor for Kailapa Homesteaders to access traditional and customary resources and practice the ahupuaa concept. This project will not curtail the range of beneficial uses of the environment.

- (3) Conflict 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.

Sec. 3.2 State Functional Plans

The project is consistent with the policies and objectives of the State Functional Plans and does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS.

- (4) Substantially affects the economic or social welfare of the community or State.

Sec. 2.2 Economic Characteristics

This project will not substantially affect the economic or social welfare of the community or state and will not substantially affect public health.

- (5) Substantially affects public health.

Sec. 2.2.1 Population Characteristics

There will be no secondary impacts as it serves a set community whose population is defined and have no effect on public facilities or overall public health.

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

Sec. 2.3.7 Emergency Facilities

Because the State and private parties have "full-service" health care facilities, this project will have no significant impact on health care facilities.

- (7) Involves a substantial degradation of environmental quality.

Sec. 1.1 Purpose of Proposed Action

KCA plans to build a Community and Resource Center/Emergency Shelter on this property. This project does not involve substantial degradation of environmental quality. Cumulatively this project does not have a considerable effect upon the environment and does not involve a commitment for larger actions.

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

Sec. 1.1 Purpose of Proposed Action

KCA plans to build a Community and Resource Center/Emergency Shelter on this property. This project does not involve substantial degradation of environmental quality. Cumulatively this project does not have a considerable effect upon the environment and does not involve a commitment for larger actions.

- (9) Substantially affects a rare, threatened or endangered species, or habitat.

Sec. 2.1.3 Flora and Fauna

This project will not affect rare, threatened, or endangered species or its habitat.

- (10) Detrimentially affects air or water quality or ambient noise levels.

Sec. 2.1.5 Air, Sec. 2.3.1 Flooding and Drainage and Sec. 2.1.6 Noise

Long-term impacts on air quality are not expected. The relatively small number of vehicle trips that will be generated from this project is not expected to significantly impact air quality.

This project will not affect existing water quality.

Ambient sound levels are typical of rural areas and this project will not affect those levels.

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

Sec. 1.2 Project Location

This project will not curtail the range of beneficial uses of the environment nor will it affect or is likely to suffer damage by being located in an environmentally sensitive area such as flood plain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

- (12) Substantially affects scenic vistas and view-planes identified in county or state plans or studies.

Sec. 1.3 Project Description

KCA is proposing to develop a Community and Resource Center/Emergency Shelter, referred to herein as Resource Center, on the 12+ acres of DHHL property and will not affect scenic vistas and view planes identified in county or state plans or studies.

- (13) Require substantial energy consumption.

Sec. 2.3.6 Power and Communication

This project will not significantly impact current usage and will tie into the existing overhead electric and telephone lines traversing the project site within the 50-foot wide electric easement.

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