



Planning Department

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

Lorraine R. Inouye
Mayor

Norman K. Hayashi
Director

Tad Nagasako
Deputy Director

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OFF. OF ENVIRONMENTAL
QUALITY CONTROL

January 22, 1991

Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, HI 96813

Gentlemen:

Notice of Determination and Environmental Assessment
Applicant: Richard Cormack
TMK: 8-2-08:16; Kalamakumu, South Kona, Hawaii

Enclosed please find an original and four copies of an
Environmental Assessment-Negative Declaration for the proposed
grubbing of a house site within the Kealakekua Bay Historic
District, South Kona, for publication in the OEQC Bulletin.

Sincerely,

NORMAN K. HAYASHI
Planning Director

FRW:mra

cc: Mr. Richard Cormack

LA 28 1991-02-08-HI-FEA

Kea Kealahou Bay Historic District
Grubbing of House site

FILE COPY

ENVIRONMENTAL ASSESSMENT - NEGATIVE DECLARATION

APPLICANT: Richard Cormack
P. O. Box 1241
Kealahou, Hawaii, 96750

APPROVING AGENCY: Hawaii County Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

CONSULTING AGENCIES:

COUNTY: Department of Public Works

STATE: Department of Land and Natural Resources,
Historic Preservation Division

OTHER: Napoopoo-Keel-Honaunau Community Association

CLASS OF ACTION: Development within Kealahou Bay Historic
District, which is listed on the State and
National Registers of Historic Places.

PROPOSAL: The applicant proposes to grub a house site of
about one acre and to level a roadside berm to
enhance sight visibility. The subject
property is located at Kalamakumu, South Kona,
Hawaii, Tax Map Key: 8-2-08:16.

PROPOSED ACTION

The subject property is a 27.28-acre parcel within the ahupuaa of Kalamakumu and Ililoa, South Kona, Hawaii, Tax Map Key: 8-2-08:16. The property extends mauka of Napoopoo Road, from which access is taken. An application for a Special Management Area (SMA) Minor Use Permit has been made for this proposed action, and this Environmental Assessment has been prepared as a part of SMA review requirements. While the subject action is proposed to affect only a small portion of the makai end of the parcel, a concurrent subdivision application is also being processed for the whole parcel. The proposed subdivision is to divide the existing lot 4-A into 3 lots: 2 makai lots of approximately 5 acres each and the remainder into a lot of approximately 17 acres. The proposed grubbing action is to be contained within the area of the proposed makai-most 5 acre lot.

The applicant, Richard Cormack, in behalf of Avram Meyers, proposes (1) to level a roadside berm which runs along about 100-150 feet of the makai-northern property boundary, fronting Napoopoo Road; and (2) to grub a house site area of about one acre (175 x 250 feet) located about 200-375 feet mauka of the road. The house site will also have a leveled 20 x 50-foot driveway connecting to the northern boundary of the parcel. All driveways will be within the 90 to 160 foot elevation contours (see attached map). No construction activities are proposed ~~at this time~~, but such site preparation is intended for the future construction of a dwelling. *new* The leveling of the roadside berm is intended to enhance sight visibility along this curved portion of the main road where it intersects a driveway.

ENVIRONMENTAL SETTING

The subject property lies about 1100 feet mauka of Napoopoo Landing. It fronts Napoopoo Road and extends 1900 feet mauka of said road, being a moderately sloped piece within about the 100 to 400 foot elevation range. Median annual rainfall in the area is about 40-50 inches, as interpolated from a rainfall map in "Median Rainfall: State of Hawaii", Circular C-88, Department of Land and Natural Resources, State of Hawaii (1982).

The "Soil Survey of the Island of Hawaii," prepared in 1973 by the U.S. Department of Agriculture, Soil Conservation Service (SCS), has mapped the soil as 2 phases of the Kainaliu Series. This series is a Typic Eutrandedpts, a fertile but very stony soil derived from weathered volcanic ash which had accumulated on a very old (over 4000 years) 'a'a lava flow. The mauka quarter of the parcel has a phase differing by containing even more rock outcrops. The SCS characterizes these soils as well-drained, with rapid permeability and slow runoff; erosion hazard is rated as slight.

The vegetation of the subject site is typical for the minimally developed land in the area. The parcel was used as pasture for many years, although this has ceased within the last year. Freed from grazing, the seasonal growth of the tall Guinea grass (Panicum maximum) persists, both in open areas and beneath the canopies of the shrubby clumps of ekoa (Leucaena leucocephala) and the scattered, emergent opiuma trees (Pithecellobium dulce). These few species comprise the bulk of the vegetation, and are supplemented by a few species of herbaceous weeds, especially in the rockier mauka portions. All these species of plants are introduced.

Considering the nature of the prolonged land use and the replacement of the native vegetation by introduced species, it is nearly certain that no rare or endangered species of plant or animal exists on the subject parcel.

The parcel is within the Kealakekua Bay Historic District (Site No. 10-47-7000). The area is listed in the National Register of Historic Places because of its long-standing prominence as an important center of indigenous political and religious activity in the late prehistoric period and as the focal area for the major interaction between the Hawaiian culture and the first recorded foreign interlopers.

The portions of the lower parcel slated for disturbance under this assessment have been examined by archaeologists from the Department of Land and Natural Resources. They have concluded that "Grubbing and grading in this area will have 'no effect' on historic sites" (May 10, 1990, letter from Don Hibbard to the Planning Director). Department of Land and Natural Resources, Historic Preservation Division review of a pending Department of Public Works Grubbing Permit Application which illustrates a more exact location for the proposed disturbance yielded the same "no effect" assessment (December 28, 1990, letter from Don Hibbard to the Planning Director).

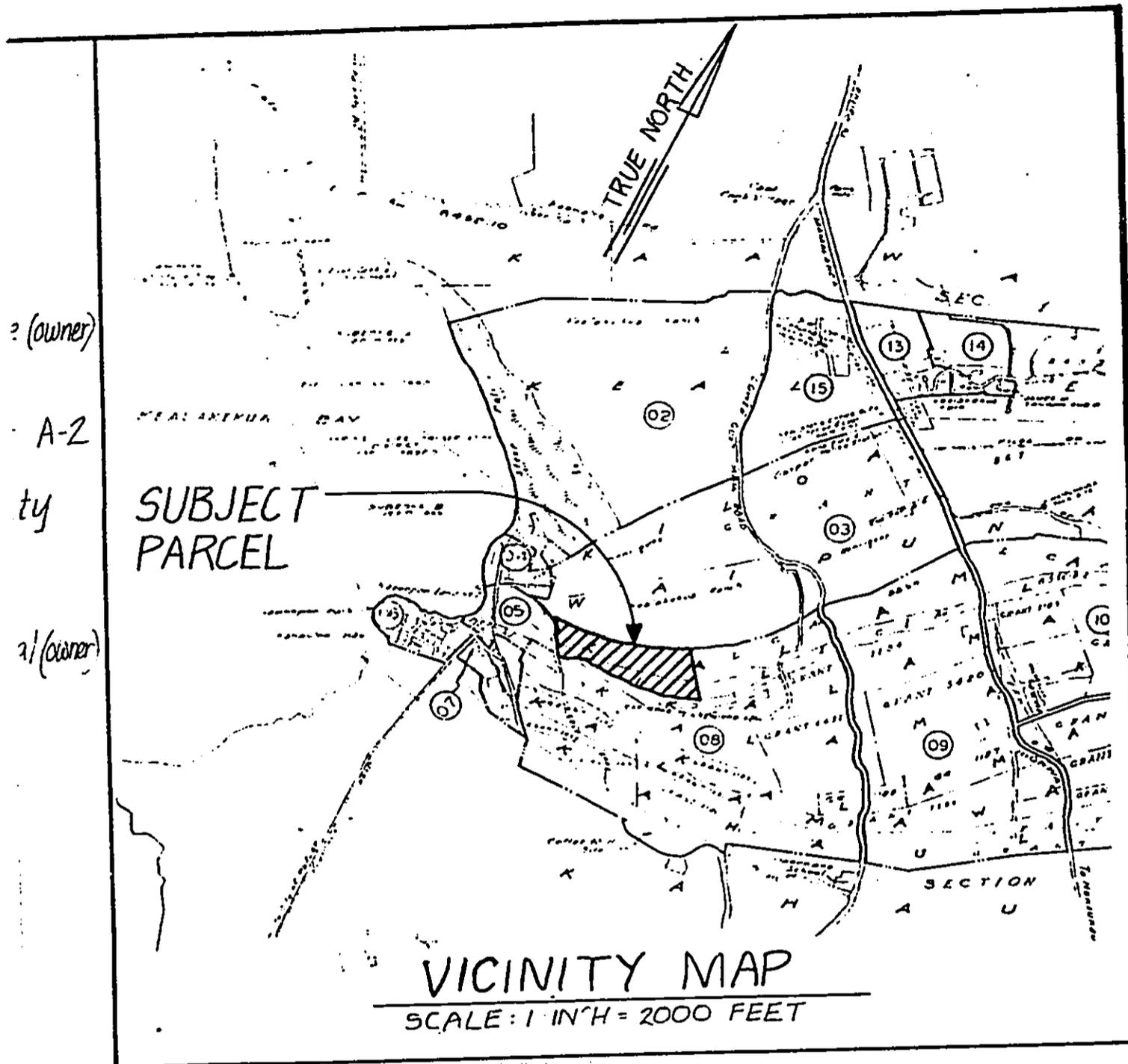
Portions of the mauka part of the parcel are currently being examined for their historic significance by archaeologists. The landowner, Mr. Avram Meyers, has expressed his desire to protect the major archeologic features present in the mauka area by means of a "historic preservation easement" or other mechanism to insure long term preservation. Two portions not containing significant features will be designated for house sites. These preservation details will be reviewed in conjunction with a pending Subdivision Application. Said application will not trigger an Environmental Assessment (the action is exempted from such preparation requirements); hence, their mention at this time.

ENVIRONMENTAL IMPACT AND MITIGATING MEASURES

As noted above, the proposed grubbing of a house site and driveway and the leveling of a roadside berm are not expected to have any significant adverse impacts. Neither rare organisms nor archaeological features are present in the specific areas to be disturbed. As a requirement of the SMA permit to be issued, the applicant will be instructed to clearly mark the areas to be grubbed and leveled and to be sure the operator of the equipment is familiar with the specified areas. No further mitigating measures other than localizing the proposed disturbance are proposed or required to insure that there will be no environmental impact.

DETERMINATION

Based on the foregoing, it is determined by the Planning Director that the proposed grubbing of a one acre house site and the leveling of a roadside berm will have no significant impacts on the environment or historic resources of the Kealahou Bay Historic District. Therefore, a notice of Negative Declaration is now being filed with this Environmental Assessment.



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21 (owner)

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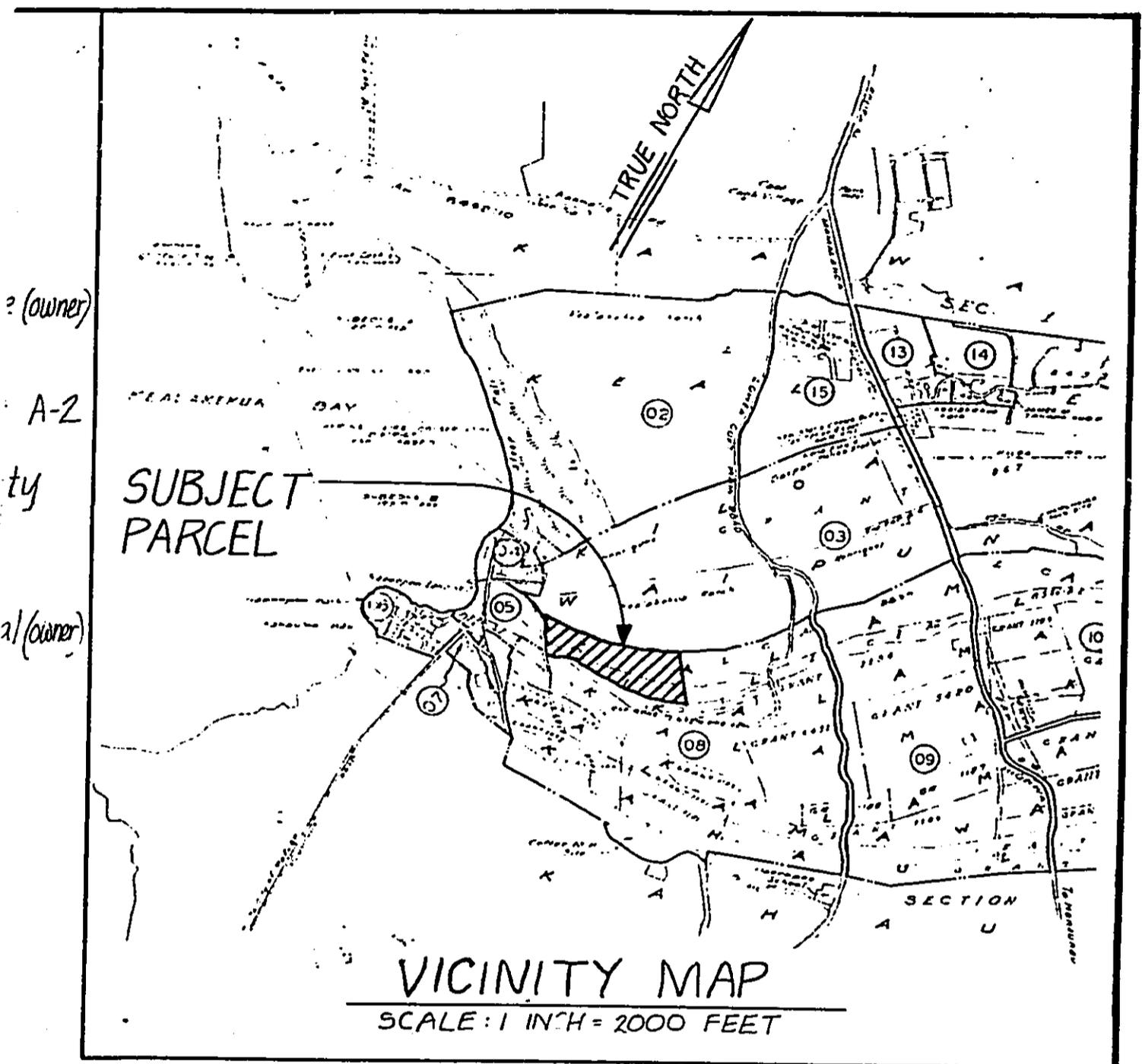
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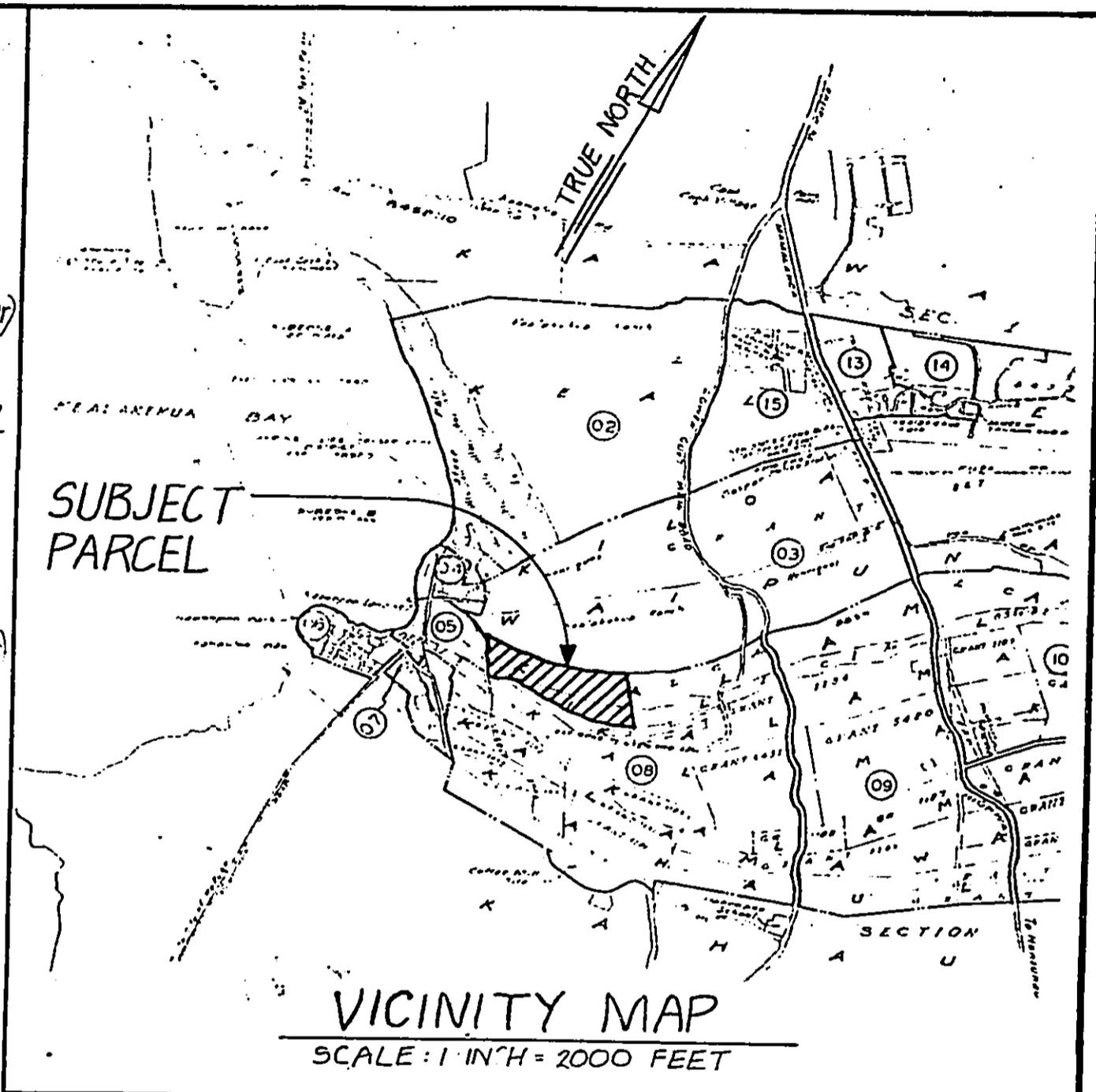
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2 (owner)

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21 (owner)

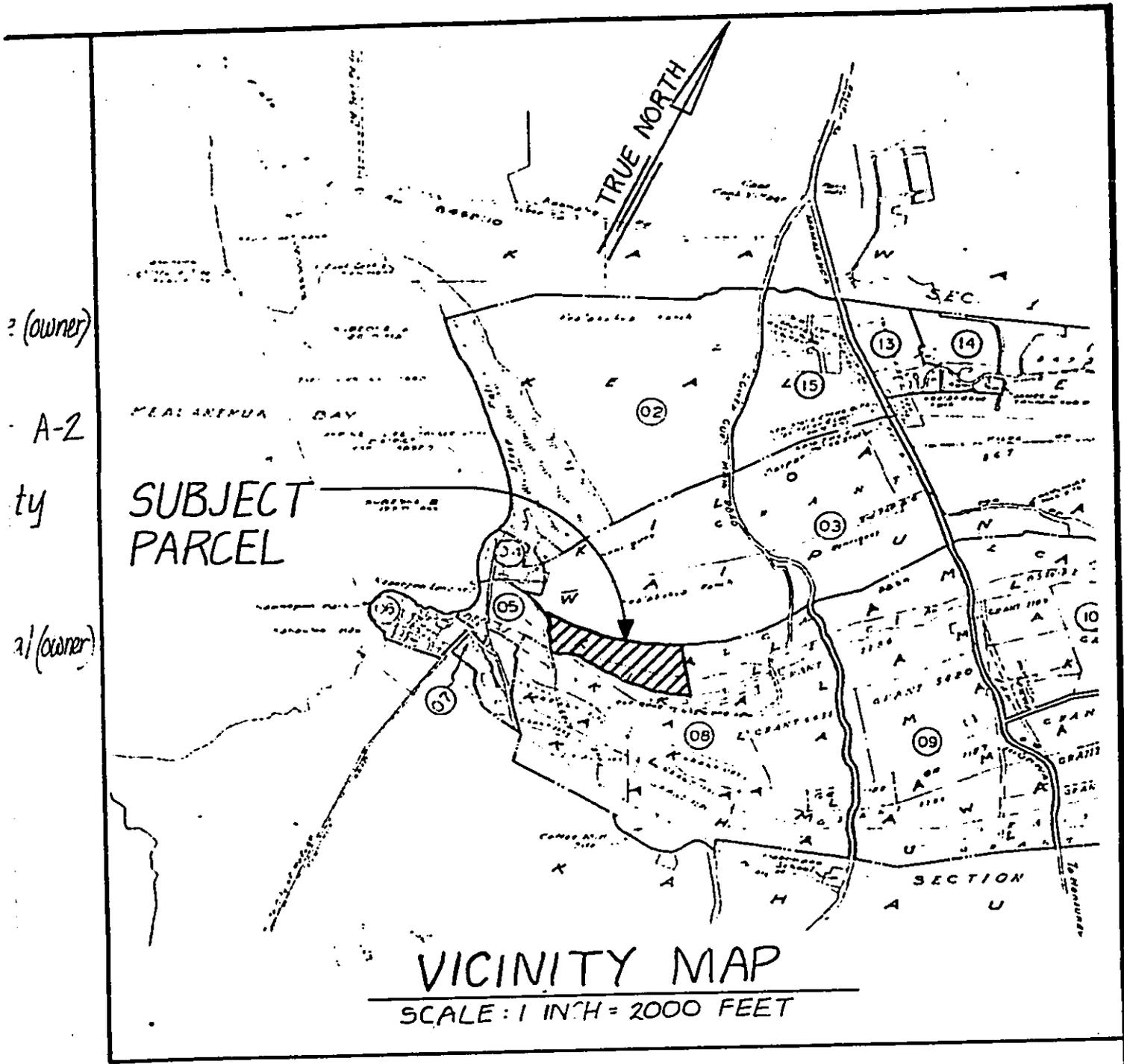


SUBJECT
PARCEL

VICINITY MAP

SCALE: 1 INCH = 2000 FEET

to Keoni



2 (owner)
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 21 (owner)

VICINITY MAP
 SCALE: 1 INCH = 2000 FEET

to keoni

