

**COUNTY OF HAWAII      STATE OF HAWAII**

**RESOLUTION No. 120 89**

RESOLUTION OF THE COUNTY COUNCIL OF THE COUNTY OF HAWAII AUTHORIZING THE EXEMPTION OF THE PROPOSED CAPTAIN COOK ELDERLY HOUSING PROJECT SITE FROM CERTAIN ZONING, SUBDIVISION AND ROADWAY CODES AND REQUIREMENTS, PURSUANT TO HRS SECTIONS 201E-201 AND 201E-210.

WHEREAS, the Hawaii County Housing Agency (HCHA) on January 25, 1989, approved the development of the proposed Captain Cook Elderly Housing Project; and

WHEREAS, the Captain Cook Elderly Housing Project will be constructed in Captain Cook, South Kona, Hawaii; and

WHEREAS, the preliminary subdivision plans submitted for said Captain Cook Elderly Housing Project are attached hereto as "Exhibit A"; and

WHEREAS, HRS §201E-210 allows certain housing projects to be exempt from certain laws and rules, provided the County Council approve the project; and

WHEREAS, the Captain Cook Elderly Housing Project will promote the goals contained in HRS §201E, HRS §46-15.1, and in Chapter 2, Article 13, of the Hawaii County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII that the preliminary subdivision plans for the Captain Cook Elderly Housing Project site are hereby approved and attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED, that pursuant to the exemption provisions of §201E-210, Hawaii Revised Statutes, the preliminary subdivision plans for the Captain Cook Elderly Housing Project site shall be granted final subdivision approval prior to compliance with §25-39 of the Subdivision Code.

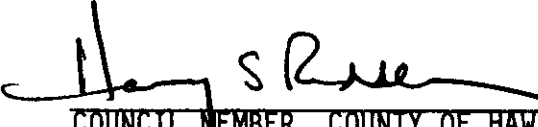
BE IT FURTHER RESOLVED, that pursuant to HRS §201E-210 (a) (3) (C) the Housing Administrator shall be the responsible County official who will certify maps and plans of lands connected with the project as having complied with applicable laws and ordinances relating to consolidation and subdivision of lands.

BE IT FURTHER RESOLVED, that the exemption of certain laws and rules hereby approved shall not be applicable to the development of Increment 2 which is noted on "Exhibit A".

BE IT FURTHER RESOLVED, that copies of this resolution be sent to the Kealakekua Ranch Ltd., the Administrator of the Office of Housing and Community Development and the Planning Director for the County of Hawaii.

Dated at Hilo, Hawaii, this 20th day of December 1989.

INTRODUCED BY:

  
 COUNCIL MEMBER, COUNTY OF HAWAII

COUNTY COUNCIL  
 County of Hawaii  
 Hilo, Hawaii

ROLL CALL VOTE

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawaii on December 20, 1989.

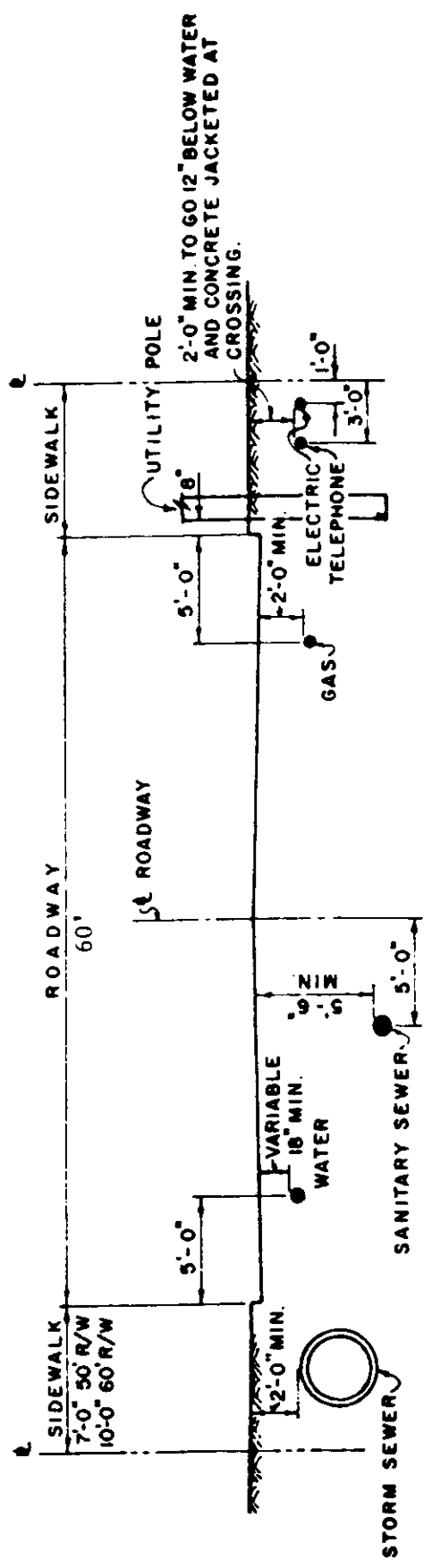
ATTEST:

  
 COUNTY CLERK      CHAIRMAN & PRESIDING OFFICER

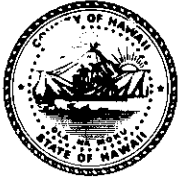
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HALE	X			
INOUYE	X			
KOKUBUN	X			
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YAMASHIRO	X			
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Reference \_\_\_\_\_

RESOLUTION NO. 120 89



**TYPICAL ROADWAY UTILITY LOCATION WITH SIDEWALK**



# Office of Housing and Community Development

50 Wailuku Drive • Hilo, Hawaii 96720 • (808) 961-8379 • Fax (808) 935-4725

**Bernard K. Akana**  
Mayor

**A. Scott Leithead**  
Housing Administrator

November 29, 1989

The Honorable Russell Kokubun, Chairman  
and Members of the County Council  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Subject: Captain Cook Elderly Housing Project  
Captain Cook, South Kona, Hawaii

The Office of Housing and Community Development (OHCD) along with the West Hawaii Housing Foundation (WHHF) and the Kona Housing Corp. (KHC), are proposing a multifamily elderly apartment complex in Captain Cook, South Kona, Hawaii, identified as TMK: 8-2-01: Por. 125.

The proposed Captain Cook Elderly Housing Project will be located off Mamalahoa Highway next to the Kealahou Ranch Center. Access to the project will be off a 12 foot wide private driveway directly from Kiloa Road. A total of 21 units are proposed to be constructed on the 2.5 + acre site and rented to low and moderate income elderly residents of the County.

The OHCD is proposing to purchase the project site from Kealahou Ranch Ltd. (KRL). Before the County can initiate acquisition of the project site, KRL must comply with subdivision requirements of Chapter 23 of the Hawaii County Code. The OHCD is requesting exemption from requirements necessary for KRL to receive final subdivision approval.

Subdivision of the property will be handled in two phases. Phase I will be the consolidation and resubdivision of approximately 18 acres to create a 2.5 + acre parcel and a 15.5 + acre remainder parcel. Phase II will involve the resubdivision of the remaining 15.5 + acre parcel. The OHCD is requesting exemption from certain the Subdivision Control Code requirements necessary only for Phase I to create the single 2.5+ acre parcel. KRL will be required to comply with necessary requirements that may be imposed at the time Phase II is requested.

Accordingly, the OHCD pursuant to Sections 201E-201 and 201E-210 of the Hawaii Revised Statutes (HRS), respectfully presents the following to the County Council of the County of Hawaii for its consideration and approval.



EQUAL HOUSING OPPORTUNITY

## I. THE PROJECT

The OHCD will be entering into a Joint Venture Agreement with the KRL for the creation of a 2.5 + acre site for the construction of a 21-unit elderly apartment complex. The OHCD is proposing to purchase the project site from Kealakekua Ranch, Ltd. The OHCD will be required to follow HUD-CDBG site acquisition guidelines and will also comply with the County's Real Property Disposition Rules.

The Office of Housing and Community Development (OHCD) has received approval from the HCHA on January 25, 1989, to develop the Captain Cook Elderly Housing Project. The project will be located next to the Kealakekua Ranch Center, in Captain Cook, South Kona.

The OHCD is coordinating the project with the West Hawaii Housing Foundation (WHHF) and the Kona Housing Corporation (KHC). WHHF, with assistance from the OHCD, received approval from HUD for a Section 202 direct loan in the amount of \$1,218,200 along with a Section 8 Rental Assistance Program contract authority of \$176,700. The HCHA, on February 15, 1989 approved up to \$490,375 of CDBG funds for the acquisition of the project site and to help subsidize the overall development of the project.

Before the County can acquire the project site, KRL must comply with Subdivision Control Code requirements based on their Consolidation Resubdivision application, No. 89-13.

KRL shall be required to comply with all pertinent conditions as set forth in Chapter 23, Subdivision Control Code before final subdivision approval can be granted for Phase II.

## II. VARIANCES FOR WHICH EXEMPTIONS ARE REQUESTED

Pursuant to Section 201E-201 and 201E-210, HRS, the OHCD request that the County Council approve or disapprove the project within forty-five (45) days after the submission of the revised preliminary plans and specifications for the project. The revised preliminary plans and specifications contain certain exemptions from the subdivision standards. The OHCD is requesting that these standards be waived until Phase II of the subdivision is developed. The exemptions from the subdivision standards are as follows:

- A. Exemption from the Subdivision Code to provide minimum 36-foot wide dedicable standard pavement with concrete curbs, gutters and sidewalks within 60-foot wide easement off of Mamalahoa Highway.
- B. Exemption from the Subdivision Code to provide fully channelized intersection improvements at intersection of Kiloa Road and Mamalahoa Highway, including left turn pocket, and acceleration lanes.
- C. Exemption from the Subdivision Code to provide an access limited to 60-foot road easement to Mamalahoa Highway and to provide a 10-foot wide "no access" planting screen easement along remaining Mamalahoa Highway frontage.
- D. Exemption from the Subdivision Code to provide 10-foot wide "no access" planting screen easement along Kiloa Road frontage of Lot 3 and Lot 4 and Koa Road frontage of Lot 1.
- E. Exemption from the Subdivision Code to widen the "pole" to Lot 2 to 60 feet wide and provide a minimum 100-foot deep common access easement at Kiloa Road for access to Lots 2, 3 and 4 and to provide minimum 36-foot wide dedicable standard pavement with concrete curbs, gutters and sidewalks within the 60-foot wide common access easement.

III. MAINTENANCE OF PUBLIC WELFARE AND SAFETY IS NOT PREJUDICED BY THE VARIANCE REQUESTED

The realization of housing for low and moderate income elderly families requires the efficient utilization of Federal and County funds without compromising public health and safety. We believe the proposed project has those ingredients.

All apartment units will be designed and constructed to meet standards and requirements of the County. All roadway improvements will be constructed to County standards with the exception of the above noted exemptions stated in paragraph II. Access to the project however, will be in compliance with HUD's requirements. All subdivision requirements will be complied with by KRL and approved by the County before final subdivision approval is granted for Phase II.

Additional data concerning the project may be found in the enclosed Environmental Assessment. A Negative Declaration for this project was filed on November 15, 1989, with the Office of Environmental Quality Control (OEQC) in compliance with the State Environmental Requirements, Chapter 343, Hawaii Revised Statutes. The Negative Declaration was published in the OEQC Bulletin on November 23, 1989.

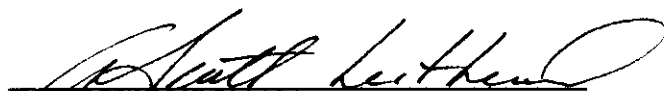
Honorable Russell Kokubun, Chairman  
and Members of the County Council  
Page 4  
November 29, 1989

The project will maintain construction and development standards which are consistent with those presently required by the County. At the same time, the project will provide the opportunity for 21 low and moderate income elderly families to rent a apartment unit.

IV. APPROVAL REQUESTED

The OHCD hereby submits the subdivision plans and the preliminary roadway plans and specifications for the project pursuant to Chapter 201E-201 and 201E-210, Hawaii Revised Statutes and respectfully request the County Council approve the attached resolution.

If there are any exhibits or additional information you deem necessary for examination in this matter, we shall promptly submit them to you upon request.



A. Scott Leithead  
Administrator

Enclosures:

Subdivision and file plan map (copy)  
Environmental Assessment (copy)

cc: Harry Ruddle, HCHA Chairman  
The Honorable Bernard K. Akana, Mayor  
Duane Kanuha, Planning Director



JOHN WAIHEE  
GOVERNOR

MARVIN T. MIURA, Ph.D.  
DIRECTOR

# OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume VI

November 23, 1989

No. 22

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

# COPY

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Form 89-1 with all submittals. These forms can be obtained by calling OEQC at 548-6915.

### CONTENTS

#### NEGATIVE DECLARATIONS

o	<b>HAWAII</b>		
	Sonobuoy Moorings in Keawanui Bay	North Kohala	2
	Captain Cook Elderly Housing Project	South Kona	3
	Keahole Airport Improvements	South Kona	3
o	<b>KAUAI</b>		
	Kapaa/Princeville Transmission Line	Hanalei to Kapaa	3
	Hanamaulu/Wailua Elementary School - Eight-Classroom Building	Hanamaulu	4
	Nawiliwili Boat Harbor Roadway and Waterline	Lihue	4
o	<b>MAUI</b>		
	Kahakuloa Game Management Area Creation	Kahakuloa	4
	Rainbow Ranch Industrial Park	Lahaina	4
	Sunset Galleries, Inc.	Lahaina	5
	Kalama Intermediate School - Seven-Classroom Building	Makawao	5
o	<b>OAHU</b>		
	Cindy's Lei Shoppe Building Renovation	Honolulu	5
	Fort Armstrong Container Yard Improvements	Honolulu	5
	Lucas's Shoreline Setback Variance for an Existing CRM Wall	Kaaawa	6
	Pacpaco's Shoreline Setback Variance for an Existing CRM Wall	Kaaawa	6
	Kakaako Mixed-Use Elderly Housing Project	Kakaako	6
	Kaneohe Yacht Club Renovations	Kaneohe	7
	Gombos's Shoreline Setback Variance for an Existing CRM Wall	Kaneohe	7
	Repair of an Unauthorized Groin Extension	Kualoa	7
	Pia Exploratory Well (Well No. 1744-04)	Niu Valley	7

so that the hydrophones can be removed when not in use, leaving only the moorings.

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**CAPTAIN COOK ELDERLY HOUSING PROJECT**

Location: South Kona, Hawaii  
TMK: 8-2-01:125

Proposing Agency: County of Hawaii, Office of Housing and Community Development

The Captain Cook Elderly Housing Project consists of site improvements and the construction of a 21-unit wood-framed apartment complex, composed of 5 studio and 16 one-bedroom dwellings. The studio units are approximately 410 square feet and the one-bedroom units are 540 square feet in area. The single story structures will be wood framed with masonite exterior siding, erected on concrete slab foundations, and topped by corrugated metal roofing. The project will have a density of 7 units per acre. The buildings will be arranged in three clusters with off-street parking adjacent to each cluster. Twenty-seven parking stalls will be provided for residents and guests.

Water for the project will be drawn from a new system. Cesspools will be used for domestic wastewater disposal. There will be open space and landscaping, but no recreation facilities. The project will require the acquisition of 2.6 acres of land from Kealakekua Ranch Ltd.

Construction and land acquisition costs are estimated at \$1.5 million and will be funded by the U.S. Department of Housing and Urban Development. Construction will commence after all necessary approvals have been received and should be completed within one year of construction start-up.

Monthly rents are estimated to be \$684 for the studios, and \$818 for the one-bedroom units. These rents will be subsidized, and the net rent to the occupants will average 30% of their net income.

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**KEAHOLE AIRPORT IMPROVEMENTS**

Location: South Kona, Hawaii  
TMK: 7-3-43:03

Proposing Agency: State Department of Transportation,

Agency: Airports Division

The State Department of Transportation proposes the construction of a Ground Transportation Building, temporary employees parking area, firefighting training facility, and a fuel storage area at Keahole Airport.

The Ground Transportation Building will be located at the east of the airport terminal complex. The proposed facility will provide additional space for ground transportation companies operating at the airport. The proposed building will have a total area of approximately 2,816 square feet. The facility will consist of three separate counter areas, containing a total of six rental agency booths, a restroom, and internal walking space. The building will have a wood siding and a wood shake roof.

The temporary employees parking area will comprise a total area of 100,320 square feet and will have 269 parking stalls. This facility is being constructed to relieve overcrowded parking conditions in the existing lots.

The firefighting training facility will be located approximately 1.5 miles north of the existing terminal facilities. The total area planned for this facility is 11 acres. The firefighting facility will provide realistic training for aircraft rescue and firefighting service personnel. Training operations consist of burning mock aircraft and extinguishing the fire using various equipment.

The fuel storage area will be located in the northeast portion of the airport and will comprise a total of 8.3 acres. The proposed facility will be the main jet fuel storage area for air carriers operating out of the airport. The area adjacent to the storage facility is being set aside for future expansion of the fuel storage area.

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**KAUAI**

**KAPAA/PRINCEVILLE TRANSMISSION LINE**

Location: Hanalei, Kauai  
TMK: 5-3-01:07

Permitting Agency: Department of Land and Natural Resources

Applicant: Kauai Electric

Kauai Electric will be constructing an overhead 69 KV

**ENVIRONMENTAL ASSESSMENT  
CAPTAIN COOK ELDERLY HOUSING PROJECT  
KILOA, SOUTH KONA, HAWAII**

**Prepared for**

**WEST HAWAII HOUSING FOUNDATION  
OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT  
COUNTY OF HAWAII**

**By**

**GERALD PARK URBAN PLANNER**

**OCTOBER, 1989**

ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

I. HUD/STATE DATA

A. Name of Project: CAPTAIN COOK ELDERLY HOUSING PROJECT

I.D. No. 140-EH 060-WAH-L8

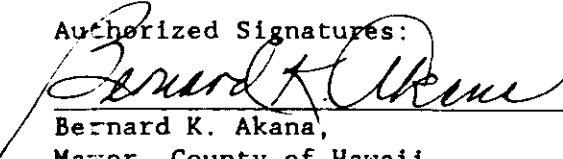
B. Type of Action: Agency

Office of Housing and Community Development  
County of Hawaii  
50 Wailuku Drive  
Hilo, Hawaii 96720

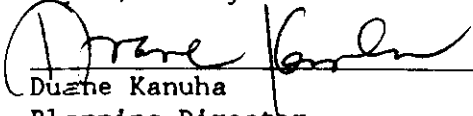
C. Approving/Implementing Agency:

1. Office of the Mayor  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Authorized Signatures:

  
Bernard K. Akana,  
Mayor, County of Hawaii

10.27.89  
Date

  
Duane Kanuha  
Planning Director

10/29/89  
Date

D. Environmental Assessment Prepared By:

Gerald Park, Urban Planner. June, 1989.

II. DESCRIPTION OF PROPOSED ACTION(S)

A. Proposed Activity

Single Activity  
 Aggregation of Activities  
 Multi-Year Activities

B. Proposed Action:

The Office of Housing and Community Development, County of Hawaii and the West Hawaii Housing Foundation jointly propose to construct an elderly housing project on 3.0+ acres of land in the ahupua'a of Kiloa, South Kona District, County, Island, and State of Hawaii.

The Captain Cook Elderly Housing Project features twenty-one apartment units composed of 5 studio and 16 one-bedroom dwellings and a combination office/laundry room. The studio units are approximately 410 square feet in area and the 1-BDR units 540 square feet. The project has a density of 7 units/acre.

The one story structures will be erected on concrete slab foundations, wood framed with masonite exterior siding, and topped by corrugated metal roofing. The buildings are arranged in three clusters with off-street parking placed adjacent to each cluster. Twenty seven (27) parking stalls are provided for residents and guests. The project would be accessed via a 28-foot wide driveway fronting a 60-foot right-of-way interior road. A preliminary site plan is shown in Appendix A.

Water will be drawn from a new system meeting with the approval of the Department of Water Supply, County of Hawaii. This system is to be constructed to Water Department standards as part of the infrastructure needed to service the subdivision of parcel 125.

Cesspools will be used for domestic wastewater disposal in compliance with State and County requirements for individual wastewater systems.

Ample open space and landscaping but not recreation facilities have been provided in the site development plan.

Construction and land acquisition costs are estimated at \$1.5 million and will be funded by the U.S. Department of Housing and urban Development. Construction will commence after all necessary approvals have been received and should be completed within one year of construction start-up.

Monthly rents are estimated to range from \$684 - \$818 for the studio and 1-BDR units respectively. These rents will be subsidized and the net rent to the occupants will average 30% of their net income.

Owned by Kealakekua Ranch, Ltd., the property will be acquired by the County of Hawaii for purposes of constructing the proposed project.

C. Basic Data:

Geographic Area:	Captain Cook, South Kona District, Hawaii
Tax Map Key:	8-2-01: por. 125
Land Area:	3.0+ acres
Landowner:	Kealakekua Ranch, Ltd.
State Land Use:	Urban
Development Plan:	Medium Density
Zoning Map:	Village Commercial (CV-10)

Special Management Area: No  
Existing Land Use: Vacant  
Surrounding Land Use: Residential, Commercial, Agriculture  
Census Tract: 213

III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

- A.  State of Hawaii, Supplemental Form EA-S-SOH
- B.  Guam, Supplemental Form EA-S-Guam
- C.  Northern Mariana Islands Supplemental Form EA-S-NMI
- D.  Trust Territories of the Pacific Islands Form EA-S-TTPI
- E.  American Samoa, Supplemental Form EA-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

A. Environmental Finding

- Finding of No Significant Impact on the Environment (FONSI)
- An Environmental Impact Statement is required.

B. Agencies/Interested Parties Consulted  
(See Appendix B)

C. Alternatives Considered:

No Action

The no action alternative precludes all environmental impacts short and long term, beneficial and adverse described herein. Social and housing goals sought by the project to benefit the elderly would be foregone.

Change in Density

Development at a density higher than what is proposed would not achieve the functional objectives of the project and probably result in overcrowding---an undesirable outcome. A higher density development would reduce monthly rental costs to the benefit of tenants but at the same time place greater demands on public services and facilities. Physical impacts to the site and its occupants would be similar to that described in this Assessment.

A lower density development would have opposite effects. Demands on public services and facilities would be lessened but rental prices may increase beyond the ability of the elderly to pay. Physical impacts to the site and its occupants would be similar to that described in this Assessment.

D. Special Conditions Imposed or Action Taken to Achieve Compliance with HUD or Local Policies and Standards:

None required.

E. Finding of No Significant Impact on the Environment and Request Release of Funds (Combined Notice):

1. Date FONSI/RRUF published in local newspaper: \_\_\_\_\_
2. Last day for recipient to receive comments: \_\_\_\_\_
3. Last day for HUD to receive comments: \_\_\_\_\_
4. Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals: \_\_\_\_\_
5. Date HUD released grant conditions: \_\_\_\_\_

F. Negative Declaration (Hawaii Only):

1. Date Negative Declaration published in OEQC Bulletin: \_\_\_\_\_
2. Date on which 60-day waiting period expires: \_\_\_\_\_
3. Documentation attached:  Yes  No.

V. IMPACT CATEGORIES

Rating of Environmental Factors:

Rating 1 - Potentially Beneficial Impact.

Rating 2 - No Impact Anticipated.

Rating 3 - Minor Adverse Impacts Anticipated.

a. Short Term

b. Long Term

Rating 4 - Adverse Impact Requires Mitigation.

Rating 5 - Adverse Impact Requires Modification to Project/Activity.

A. Land Development:

1. Conformance with Comprehensive Plans and Zoning:

The subject parcel is part of a larger parcel designated as Urban by the State Land Use Commission and zoned Village Commercial - 10,000 square feet (CV-10) by the County of Hawaii. Multi-family dwellings are a permitted use in the CV zoning district.

Rating: 1 - Potentially Beneficial Impact

References: County of Hawaii General Plan  
Planning Department Letter, July 10, 1989

2. Compatibility and Urban Impact:

If proximity to community facilities and services is a measure of sound planning, then the project is well planned. Located in the heart of Captain Cook, the project is within walking distance of commercial areas, medical and dental services, protective services and transportation routes.

On a small scale, the project supports County housing goals by expanding housing stock, providing affordable housing, and making units available to all social and economic groups (in this instance the elderly).

Rating: 1 - Potentially Beneficial Impact

References: Project Plans.  
County of Hawaii General Plan.

3. Slope:

Located on the Kiloa uplands, the property slopes mauka to makai cross slope ranges between 3-4%. Aside from a wide, downhill sloping swale, the property exhibits no unusual topographical or slope conditions.

Rating: 2 - No Impact Anticipated.

References: Topographical Map.

4. Erosion:

Honaunau soils are rapidly permeable and the erosion hazard is slight.

Rating: 2 - No Impact Anticipated.

References: Soil Conservation Service, 1973.  
Field Observation by Gerald Park, 6/19/89.

5. Soil Suitability:

The surface soil layer is underlain by pahoehoe bedrock at depths of 20 to 30 inches. This soil is suitable for low rise, low density building foundations.

Rating: 2 - No Impact Anticipated.

References: Soil Conservation Service, 1973.

6. Hazards and Nuisances, Including Site Safety:

Potentially all of Kona is susceptible to lava inundations from Hualalai and Mauna Loa both of which have been active in historic times.

Seismic risk maps of the Hawaiian Islands place Hawaii in Seismic Risk Zone 3 which are areas prone to major damages from potential earthquake activity.

Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (1988) place the property in Zone X (unshaded) which is defined as "areas determined to be outside 500 year flood plain".

Rating: 2 - No Impact Anticipated.

References: Kona Regional Plan, 1982.  
FIRM, Panel No. 155166 1156C/1157C.

7. Energy Consumption:

Electrical power can and will be supplied by Hawaii Electric Light Company distribution lines along the Hawaii Belt Road. Power will be brought to the site as part of the off-site improvement costs of the larger subdivision of parcel 125.

Rating: 2 - No Impact Anticipated.

References: Project Plans.

B. Environmental Design and Historic Values:

1. Visual Quality - Coherence, Diversity, Compatible Use, and Scale:

The low-rise structures are grouped into three clusters separated by driveways, parking areas, and open space. Ample setbacks from adjoining properties are provided and the project would buffer agricultural lands to the east from commercial activities to the west.

The cluster arrangement "fits" the improvements onto the site thus respecting the natural topography and minimizing the amount of earthwork. The sum total of the development should enhance environmental quality of the area and put vacant land into productive and beneficial use.

Rating: 2 - No Impact Anticipated.

References: Project Plans.

C. Socioeconomic:

1. Demographic/Character Changes:

The project would house a population of between 30-37 elderly persons. Although the units will be made available to the general elderly population, more than likely the majority of occupants would be drawn from the South Kona District. Housing this relatively small elderly population on lands now vacant and devoid of improvements should not have any effect on increasing population in the district although a slight redistribution in the elderly population will take place.

The character of the area is in the process of physical change as the current landowner proposes to subdivide their lands (parcel 125) for residential development, expansion of commercial activities, or other uses. This change(s) too, is consistent with County land use plans for the area.

Rating: 2 - No Impact Anticipated.

References: Kona Regional Plan, Planning Department 1982.

2. Displacement:

No persons, families, or business activity will be displaced by the proposed project.

Rating: 2 - No Impact Anticipated.

References: Project Plans.  
Field Observation by Gerald Park, 6/89.

3. Employment and Income Patterns:

Not Applicable.

D. Community Facilities and Services:

1. Educational Facilities:

Not Applicable.

2. Commercial Facilities:

Kealakekua Ranch Center, a neighborhood shopping center, is located immediately downslope of the property. Merchants therein include a supermarket, medical and professional services, hardware and lumber, apparel, and repair services.

Other commercial activities are available in Captain Cook as well as the communities of Honalo, Kainaliu, and Kealahou to the north.

Rating: 2 - No Impact Anticipated.

References: General Plan of the County of Hawaii.  
Field Observation by Gerald Park, 6/89.

3. Health Care:

Kona Hospital, a State facility, and a private medical clinic are located in Kealahou 3 miles away. Medical and dental care services are offered also by individual practitioners in Captain Cook and Kealahou.

Rating: 2 - No Impact Anticipated.

References: Field Observation by Gerald Park, 6/89.

4. Social Services:

Social services for the elderly are provided and/or coordinated by various State, County, and private organizations.

Rating: 2 - No Impact Anticipated.

References: Office of Aging, County of Hawaii.

5. Solid Waste:

Solid waste collection service is not provided by the County. Residents or commercial collectors haul solid waste to transfer stations or disposal sites. Transfer stations have replaced disposal sites in South Kona and the Station nearest Captain Cook is at Napoopoo less than 1.5 miles away.

Rating: 2 - No Impact Anticipated.

References: Hawaii County General Plan (Draft, 8/87).

6. Waste Water:

South Kona is not served by a municipal sewer system and cesspools are the primary on-site collection/disposal system in use. Soils in the Kona area are highly permeable and cesspools in the region have functioned successfully for many years. There are no plans to sewer the district thus the use of cesspools will continue in compliance with State and County requirements.

Rating: 2 - No Impact Anticipated.

References: Hawaii County General Plan (Draft, 8/87)  
Field Observation by Gerald Park, 6/89.  
Department of Health Letter, July 3, 1989.

7. Storm Water:

The property is not in a designated flood hazard area (see V.A. 6) but the topography of the land and our field observations suggest that stormwater flows over the site onto adjoining lands below. Surface runoff occurs either as sheetflow or is collected in a large swale in the center of the property and conveyed off-site.

The land will be graded to facilitate drainage away from buildings. On-site runoff will be directed into drywells for disposal; off-site runoff will be intercepted and disposed of in the subdivision storm drainage system.

Rating: 2 - No Impact Anticipated.

References: Topographical Map.  
FIRM, 9/88.  
Project Plans.

8. Water Supply:

Water for the project is available from an 8-inch municipal line in Mamalahoa Highway. Off-site water system improvements and adequate service to the project site are required by the Department of Water Supply as part of the proposed subdivision of parcel 125.

Average daily demand is estimated at .009 MGD and can be supplied by the existing transmission system.

Rating: 2 - No Impact Anticipated.

References: Department of Water Supply, Water Master Plan, 1980.

9. Public Safety:

- a. Police.
- b. Fire.
- c. Emergency Medical.

Police and fire protection services are housed in the Captain Cook Civic Center about .3 mile west of the project site. The main police headquarters for Kona was recently relocated from Captain Cook to Kealakehe, North Kona. The Captain Cook facility is presently used as a substation by beat officers assigned to the area. The Countys' Fire Department provides emergency medical and ambulance services from the Captain Cook fire station. Response time for fire and emergency medical services is estimated at less than 1 minute from the Captain Cook Civic Center. Police response time will vary because the Captain Cook facility is not staffed.

Police and fire services are adequate to service the proposed project.

Rating: 2 - No Impact Anticipated.

References: Hawaii County General Plan (Draft, 8/87).  
Field Observation by Gerald Park, 6/89.  
Police Department Letter, July 25, 1989.  
Telephone Communication, Fire Department,  
7/89.

10. Open Space and Recreation:

a. Open Space:

Ample open space for passive activities are provided on the project grounds.

Rating: 1 - Potentially Beneficial Impact.

References: Project Plans.

b. Recreation and Cultural Facilities:

A County operated senior citizens center is located at the Yano complex less than one-half mile west of the project site. The center is an integral part of a community service network in which health education, continuing education, social activities, and opportunities for recreation and leisure serve the needs of the elderly.

Rating: 1 - Potentially Beneficial Impact

References: Telephone Communication, Office of Aging,  
County of Hawaii, 9/89.

11. Transportation:

The Hawaii Belt Road, a two lane, all weather surface roadway links Captain Cook with communities to the north and south. It is one of the major highways in North and South Kona (and all Hawaii County) and the only north/south road in South Kona.

Services for transporting the elderly to and from community resources and facilities are provided on a weekly basis. The priority is for serving community (residents of a housing project for example) rather than individual needs.

Rating: 2 - No Impact Anticipated.

References: Field Observation by Gerald Park, 6/89.  
Telephone Communication, Office of Aging,  
County of Hawaii, 9/89.

E. Natural Features:

1. Water Resources:

South Kona lacks surface sources of water (e.g. streams) and the availability of water is limited to groundwater. The South Kona system is supplied by three wells at Keel, about 3 miles west of the project site. The Keel aquifer produces high quality water with chloride contents of less than 200 ppm. Located 2.3 miles inland of the ocean, the aquifer has a fresh water 'lens' of 5.0 feet.

The Keel Wells have a capacity of 1.58 MG which is well in excess over daily demand which averages 0.496 MGD.

Rating: 2 - No Impact Anticipated.

References: Kona Regional Plan, 1982.

2. Surface Water:

There are no streams, lakes, ponds, marshes, or wetlands within a one-half mile radius of the subject project.

Rating: 2 - No Impact Anticipated.

References: USGS Map.

F. Other Commentary/Discussion:

No rare, threatened, or endangered flora and fauna were observed on the premises.

Rating: 2 - No Impact Anticipated.

References: Field Inspection, 6/89.

Air quality is considered good as there are no industrial activities located in Captain Cook. Air quality may be affected by natural causes principally in the form of volcanic haze or 'vog" from on-going volcanic activity on the eastern half of the island.

Rating: 2 - No Impact Anticipated.

References: Land Use Plans, County of Hawaii  
State Department of Health.

No historic features were observed on the property during a field inspection (archaeological reconnaissance) in June, 1989 (see Appendix C). Should subsurface features be unearthed during construction, State and County historic authorities will be notified and consulted for proper disposition of the finds.

Rating: 2 - No Impact Anticipated.

References: Archaeological Reconnaissance, 6/89.



HISTORIC PROPERTIES: The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 f.r. 1/30/79.

Note: The parcel is eligible for listing on the National Register of Historic Places as part of the Kona Agricultural Field System.

The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on:  consultation with the SIMO;  information checks with the Federal Register;  local authorities and interest groups;  field observation (See Appendix C)

Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on \_\_\_\_\_ (date), documentation attached.

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59.79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number 155166 1156C and not subject to compliance with E.O. 11988. 1157C

The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on \_\_\_\_\_ (date) and is attached.

Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.

Flood insurance required. Policy issued to: \_\_\_\_\_

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by:  field observation;  consultation with the U.S. Corps of Engineers;  Other \_\_\_\_\_.

The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on \_\_\_\_\_ (date) and is attached. If action requires fill, a Department of Army permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.

Flood insurance required. Policy issued to: \_\_\_\_\_

COASTAL ZONE MANAGEMENT: Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

Not applicable to \_\_\_\_\_ (TI only)

The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.

The proposed action will have an impact on the coastal area which required a permit from the \_\_\_\_\_ agency/department. The permit was issued on \_\_\_\_\_ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on:  consultation with U.S. Fish and Wildlife Service (FWS);  consultation with local authority \_\_\_\_\_ (Dept./Agency);  Field Observation.

Formal consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on \_\_\_\_\_ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 (7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981)).

The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by:  review of local land use plans;  consultation with the District Conservationist, SCS, USDA;  Field Observation.

The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on \_\_\_\_\_ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thullier, May 1978 and HUD Form #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m<sup>3</sup> at project site.

Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for \_\_\_\_\_ (pollutant). Analysis and recommendations for clearance is attached.

WATER QUALITY: Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e)(42 U.S.C. 300h-303(e)).

Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.

Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GIURA. Their recommendation for clearance is attached. (Activities on Guam only)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by:  a site inspection;  an evaluation using HUD Noise Assessment Guidelines; or  other acoustical data ( \_\_\_\_\_ )

Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by \_\_\_\_\_, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.

Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are:  included in attached study;  mitigative measures will be incorporated into project design.

CLEARZONES AT AIRPORTS: 24 CFR Part 51 Subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.

Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b).  
Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6987); 40 CFR Part 250.43-1.

Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

Project/activity is subject to provisions of EPA Guidelines;  Documentation of evaluation and coordination with EPA attached.

TOXIC CHEMICALS & RADIOACTIVE WASTES: HUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials.

Project/activity is not affected by toxic chemicals or radioactive material based on;  site inspection;  information check with local Health Dept.;  other source  
\_\_\_\_\_.

Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted.  Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached,  Yes,  No.

Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cumulative Impacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SCREENING CRITERIA FOR COBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP

DESCRIPTION OF PROPOSED ACTION: Captain Cook Elderly Housing Project

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

CZM POLICIES

Consistent Ind. Review

- |                |  |
|----------------|--|
| <u>X</u> _____ | 1. <u>SMA PERMIT</u><br>The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: _____ attached, _____ in ERR file.<br><br>Proposed action is not subject to an individual consistency review. (References 1, 2) |
| <u>X</u> _____ | 2. <u>LAND USE DISTRICTS</u><br>Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3)   |
| <u>X</u> _____ | 3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u><br>Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)  |
| <u>X</u> _____ | 4. <u>STREAMS</u><br>Proposed action will not alter the flow or use of streams.<br><br>Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)   |
| <u>X</u> _____ | 5. <u>HISTORIC/ARCHEOLOGIC RESOURCES</u><br>The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9) (See Appendix C)  |
| <u>X</u> _____ | 6. <u>WETLANDS</u><br>The proposed action does not impact or affect a wetland. (References 4, 7)   |

REFERENCES

- |  |  |
|--|--|
| 1. County Planning Department              | 6. The Nature Conservancy of Hawaii                        |
| 2. Section 205A-22, Chapter 205A HRS       | 7. U.S. Corps of Engineers                                 |
| 3. State Land Use Commission               | 8. State Historic Preservation Officer                     |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service          |  |

DETERMINATION

Based on the above review it is determined that:

- X The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.
- \_\_\_\_\_ The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

Prepared by: Ulward Park Environmental Manager July 24, 1989  
Name Title Date

# Certification of Environmental Review Requirements

## State of Hawaii

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii's environmental regulations and standards.

1. Chapter 343 HRS Environmental Impact Statements
2. Act 282, Private Waste Water Treatment Plants, Session Laws of Hawaii, 1985
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
  - a. Chapter 42, Vehicular Noise Control for Oahu
  - b. Chapter 43, Community Noise Control for Oahu
  - c. Chapter 54, Water Quality Standards
  - d. Chapter 55, Water Pollution Control
  - e. Chapter 59, Ambient Air Quality Standards
  - f. Chapter 60, Air Pollution Control
  - g. Chapter 200, Environmental Impact Statement Rules

It has been determined that the proposed action requires compliance with one or more of the above regulations which include \_\_\_\_\_  
Appropriate permits for clearance on the above regulations were obtained on \_\_\_\_\_ (Date).

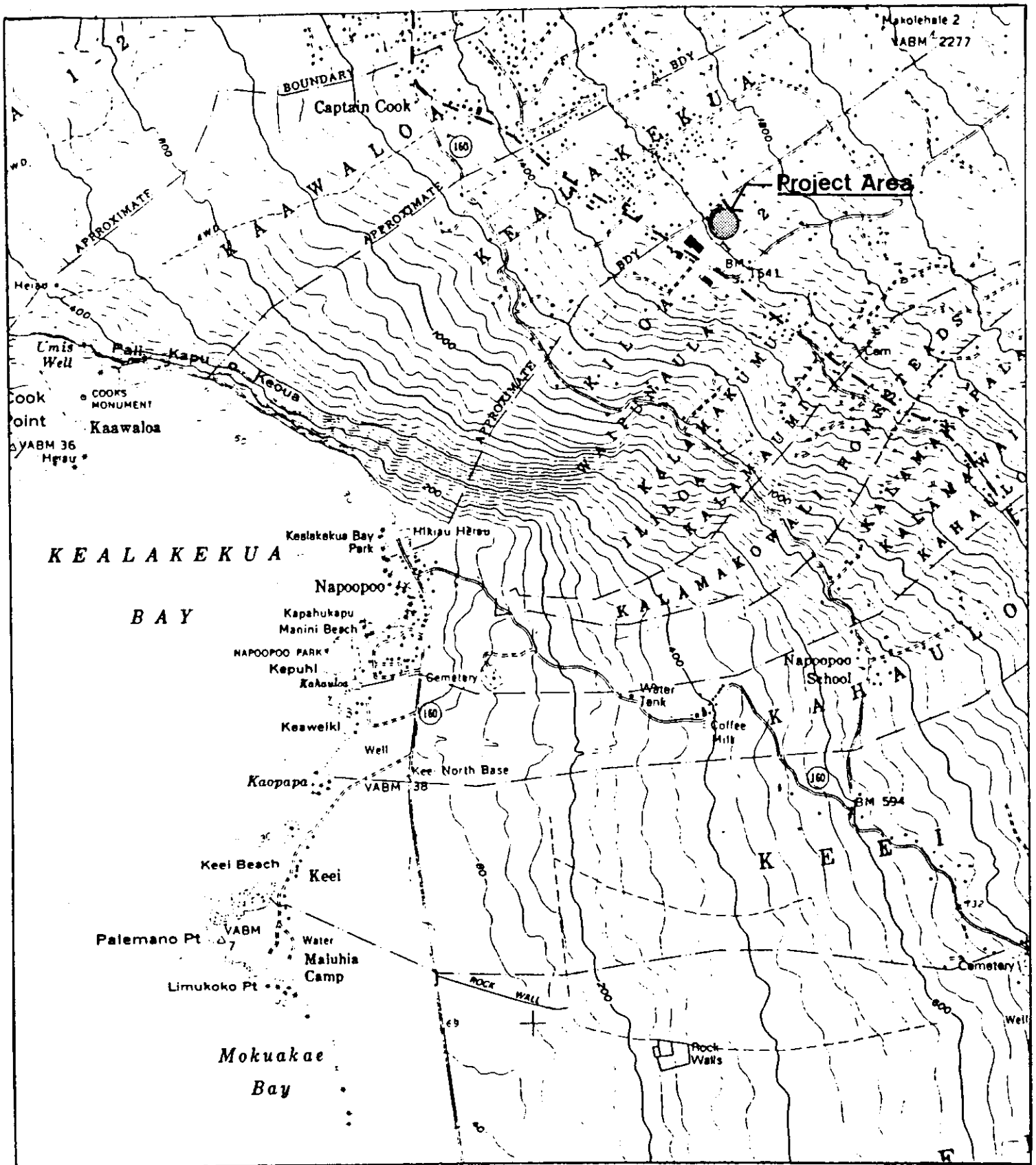
The proposed action is consistent with the regulations listed above and no permits are required.

Certified By: *Harold Paul*  
Name/Title

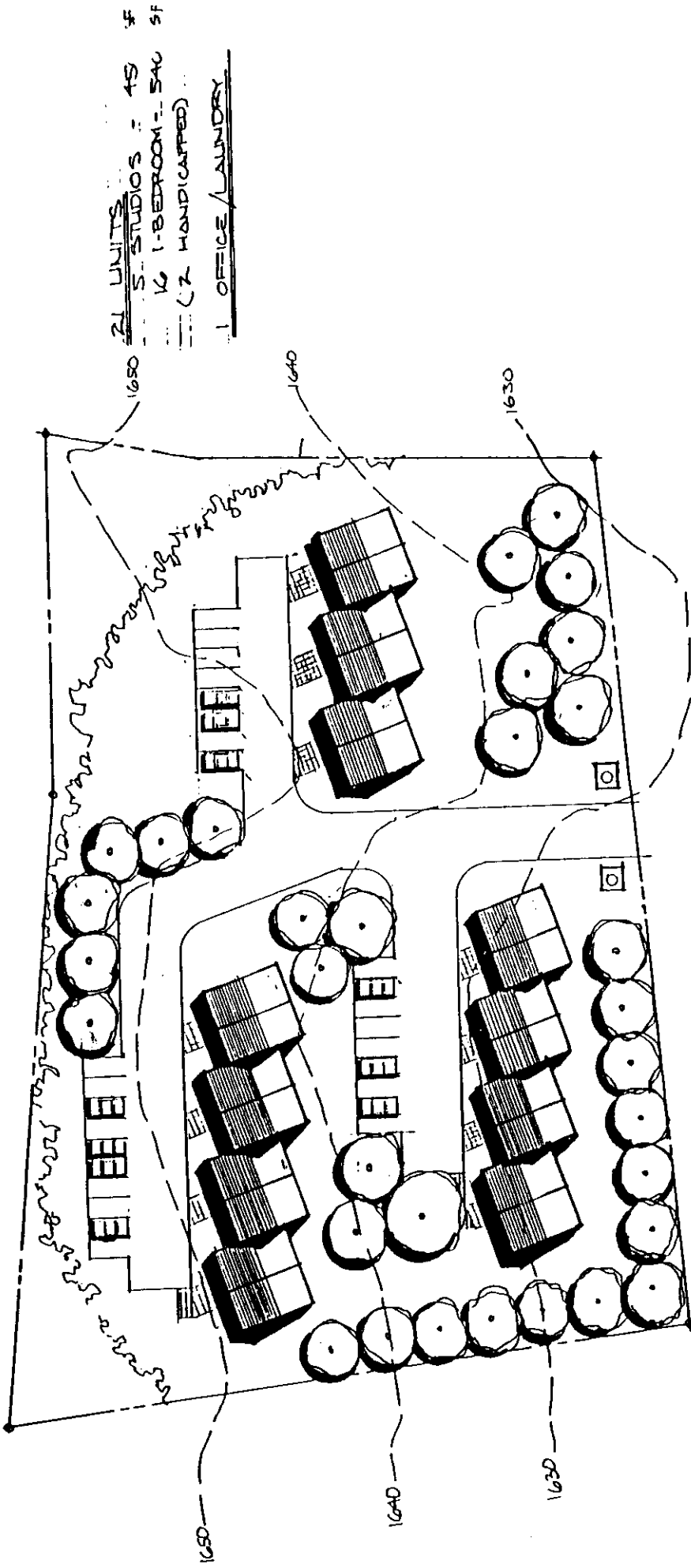
*July 24, 1989*  
Date

APPENDIX A

LOCATION MAP AND SITE PLAN



U.S.G.S. Map Honaunau Quad Showing Project Area



- 21 UNITS
- 5 STUDIOS - 45 SF
- 16 1-BEDROOM - 540 SF
- (2 HANDICAPPED)
- 1 OFFICE / LAUNDRY



**KONA SENIOR HOUSING**  
 DESIGN PARTNERS INC. 88062  
 5-18-89

50 FT.

APPENDIX B

AGENCIES/INTERESTED PARTIES CONSULTED

U.S. Government

Warren M.H. Lee, State Conservationist, U.S. Department of Agriculture

State of Hawaii

Harold Matsuura, Chief Sanitarian, Department of Health  
William W. Paty, Chairman, Department of Land and Natural Resources

County of Hawaii

Tom Bello, Fire Chief, Fire Department  
Duane Kanuha, Planning Director, Planning Department  
Hugh Ono, Chief Engineer, Department of Public Works  
H. William Sewake, Manager, Department of Water Supply

Other

William E. Cowell, Chairman, Kona Soil and Water Conservation District

June 27, 1989

Duane Kanuha, Planning Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

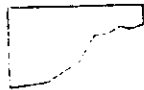
Dear Mr. Kanuha:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

Any information you can furnish us concerning applicable land use controls for the site and immediate environs and the relationship of the proposed use to these controls will aid us in our assignment.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you or your staff have any questions.



Sincerely,

GERALD PARK urban planner

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

urban planning

policy analysis / environmental studies



## Planning Department

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

**Bernard K. Akana**  
Mayor

**Duane Kanuha**  
Director

**William L. Moore**  
Deputy Director

**RECEIVED**  
7/13/89

July 10, 1989

Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, HI 96814

Dear Mr. Park:

Zoning Inquiry  
Proposed Elderly Housing  
TMK: 8-2-01:125 (portion)

This is in response to your letter regarding the above-referenced parcel.

The subject parcel is located within an area designated as Urban (U) by the State Land Use Commission and zoned Village Commercial - 10,000 square feet (CV-10) by the County.

Zoning code regulations applicable to the subject parcel are as follows:

1. Minimum front or rear yard setbacks - 15 feet;
2. Minimum side yard setbacks - None, except by Plan Approval;
3. Maximum height limit - 30 feet;
4. Maximum density of 1,250 square feet of land area per rentable or dwelling unit; and
5. Plan Approval is required for all structures and uses within CV districts.

Please be informed that the subject parcel was granted tentative subdivision approval on April 11, 1989. Final subdivision approval shall be granted provided that all the conditions as stated in the letter of tentative approval have been met. No building permit application will be approved until final subdivision approval has been granted for the subject parcel.

Should you have any further questions, please feel free to contact this office.

Sincerely,

DUANE KANUHA  
Planning Director

DSA:syw

June 27, 1989

Hugh Ono, Chief Engineer  
Department of Public Works  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Ono:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We would appreciate any information you can furnish us concerning roads and sewers in the area, adequacy of same to accommodate the proposed project, and an indication of potential impacts this project would have on said facilities.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you or your staff have any questions.

Sincerely,

GERALD PARK urban planner

GERALD PARK URBAN PLANNER

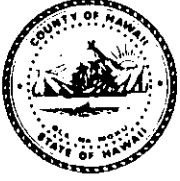
Gerald Park

Attachment

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

urban planning

policy analysis / environmental studies



## Department of Public Works

25 Aupuni Street, Rm. 202 • Hilo, Hawaii 96720 • (808) 961-8321 • Fax (808) 969-7138

**Bernard K. Akana**  
Mayor

**Hugh Y. Ono**  
Chief Engineer

**Bruce C. McClure**  
Deputy Chief Engineer

July 19, 1989

**RECEIVED**  
7/22/89

MR GERALD PARK  
1245 YOUNG STREET  
SUITE 201  
HONOLULU HI 96814

SUBJECT: INFORMATION REQUEST TMK: 8-2-1: por. 135

We are in receipt of your June 27, 1989 letter requesting information on the subject parcel. Our records indicate that the property is involved in a subdivision action for which tentative approval has been granted by the Planning Department.

Attached is a copy of the tentative approval letter which lists the conditions that must be met prior to granting final approval. As you can see there are substantial requirements pertaining to roadway and drainage improvements. These requirements are necessary to adequately serve the proposed subdivision. The elderly housing project is apparently planned for one of the parcels.

You may want to contact the Department of Water Supply regarding their service in the area. There is no system of sewers in the vicinity.

Should you wish to discuss any of the conditions in more detail, please contact Mr. Larry Capellas at 961-8327 and refer to Subdivision No. 89-13.

  
ROBERT K. YANABU, Division Chief  
Engineering Division

LEC:jjs

Attachment

June 27, 1989

Victor V. Vierra, Police Chief  
Police Department  
County of Hawaii  
349 Kapiolani Street  
Hilo, Hawaii 96720

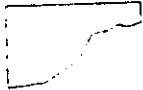
Dear Chief Vierra:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We would appreciate any information you can furnish us concerning police facilities and services in the area, manpower, and an indication of potential impacts this project would have on police service in the Kona District.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you or your staff have any questions.



Sincerely,

GERALD PARK, urban planner

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

urban planning

policy analysis / environmental studies



## Police Department

349 Kapiolani Street • Hilo, Hawaii 96720 • (808) 961-2244 • Fax (808) 961-2702

Bernard K. Akana  
Mayor  
Victor V. Vierra  
Chief of Police  
Wayne G. Carvalho  
Deputy Chief of Police

RECEIVED  
8/1/89

July 25, 1989

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

This is in response to your letter of June 27, 1989, regarding the proposed elderly housing project mauka of the Kealakekua Ranch Center and your request for information of police facilities, manpower, etc., in the immediate area.

As you are probably aware, we recently moved our main police headquarters in the Kona district from Captain Cook to Kealakehe, South Kona.

The Captain Cook facility is presently being utilized as a substation by beat officers assigned to the area. It is not staffed with police officers nor is related police business being conducted at the facility.

At this time two police beats are manned in the North Kona area 24 hours a day. This will be increased to three in August 1989.

Further, community organizations and concerned citizens in North Kona have publicly voiced their concerns for additional police services and their desire to have their own police facility separate from South Kona. We would support this proposal only if adequate funding and personnel are made available.

In closing, I would like to add that we do not foresee any adverse impact with this project at this time.

Sincerely,

  
VICTOR V. VIERRA  
CHIEF OF POLICE

FCDeM:sk

cc: Kona Police

June 28, 1989

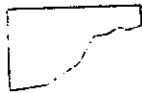
H. William Sewake  
Department of Water Supply  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Sewake:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We would appreciate any information you can furnish us concerning existing water facilities and sources in the area, adequacy of same to accommodate the proposed project, and an indication of potential impacts this project would have on said facilities.



A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you or your staff have any questions.

GERALD PARK, urban planner

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

urban planning

policy analysis / environmental studies

June 28, 1989

Robert Punihaole, President  
Kona Soil and Water Conservation District  
P.O. Box 2262  
Kealahou, Hawaii 96750

Dear Mr. Punihaole:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealahou Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kilauea Road to the north. The County of Hawaii will acquire the property from Kealahou Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We believe that this project may be of interest to the Kona Soil and Water Conservation District. Any information that you can furnish us will aid in our assignment.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you have any questions.

Sincerely,



GERALD PARK urban planner

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

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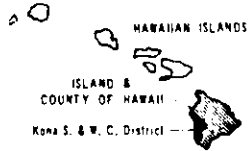


Kona

# Soil and Water Conservation District

P.O. Box 2338 - Kealahou, Hawaii 96750  
2262

RECEIVED  
8/25/89



August 22, 1989

Gerald Park  
1245 Young Street  
Suite 201  
Honolulu, HI 96814

RE: Captain Cook Elderly Housing Project

Dear Mr. Park:

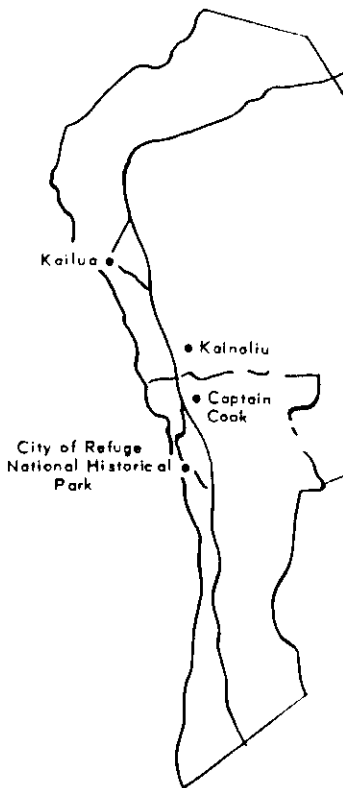
Thank you for allowing the Kona Soil and Water Conservation District Board of Directors to review your proposed elderly housing project, in Captain Cook. The Board sees no potential problems with this project.

If the Board can be of any further assistance, please feel free to inquire.

Sincerely,

William E. Cowell,  
Chairman, Kona SWCD

WEC/lc



June 28, 1989

Warren M.H. Lee, State Conservationist  
U.S. Department of Agriculture  
Soil Conservation Service  
Prince Kuhio Federal Building  
P.O. Box 50004  
Honolulu, Hawaii 96850

Dear Mr. Lee:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We believe that this project may be of interest to the SCS. Any information that you can furnish us will aid in our assignment.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you or your staff have any questions.

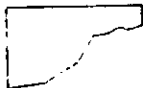
Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

Attachment



GERALD PARK urban planner

policy analysis / environmental studies

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

urban planning

June 28, 1989

Harold Matsuura, Chief Sanitarian  
Department of Health  
State of Hawaii  
75 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Matsuura:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

Cesspools will be used for domestic wastewater disposal and we would appreciate your comments concerning this method of disposal. Any information that you can furnish us will aid in our assignment.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you have any questions.



Sincerely,

GERALD PARK urban planner

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

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JOHN WAIHEE  
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 916  
HILO, HAWAII 96721-0916

July 3, 1989

Gerald Park  
Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Subject: 21 Unit Elderly Housing Project  
Capt. Cook, South Kona, Hawaii  
TMK: 8-2-01:por 125

An Individual Wastewater System serving commonly owned residential units may receive a total of less than 800 gallons per day of wastewater. A studio or a one-bedroom apartment would generate two-hundred gallons per day of wastewater. Four of these commonly owned units may be serviced by an individual wastewater system.

If individual wastewater systems are to be used, each dwelling unit would need a land area of 5,000 sq. ft. The 3.0 acre project site would support a total of 25 dwelling units.

The current Administrative Rules, Title 11, Chapter 62, Wastewater Systems allow the use of cesspools. The Department of Health is revising these rules. Until the revised rules are adopted, Chapter 62 is the official guideline. If there is need to discuss the content of my letter, please call Ph. 961-7275.

A handwritten signature in cursive script, reading "Harold Matsuura".

HAROLD MATSUURA  
Chief Sanitarian, Hawaii District

June 28, 1989

William W. Paty, Chairman  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Chairman Paty:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We would appreciate any information you can furnish us regarding historical features being recorded on the property or in nearby locations. Any information that you furnish us will aid in our assignment.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you have any questions.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

Attachment



GERALD PARK, urban planner

1245  
young street  
suite 201  
honolulu, hi 96814  
tel. (808)  
533-0018

urban planning

policy analysis / environmental studies

June 27, 1989

Francis Smith, Fire Chief  
Fire Department  
County of Hawaii  
466 Kinoole Street  
Hilo, Hawaii 96720

Dear Chief Smith:

We are preparing an Environmental Assessment for a 21-unit elderly housing project to be located in Captain Cook, South Kona, Hawaii. The 3.0 acre project site is located immediately mauka of the Kealakekua Ranch Center and bears tax map key 8-2-01: por. 125 (a location map is attached). The project is a joint effort between the County of Hawaii and the West Hawaii Housing Foundation.

Project plans have yet to be finalized but five (5) studio and 16 1-BDR apartment units are planned. One additional unit would serve as an office/managers residence. The site would be accessed off Kiloa Road to the north. The County of Hawaii will acquire the property from Kealakekua Ranch and lease it to the Kona Housing Corporation, a non-profit housing corporation. The cost of the project is estimated at \$1.2 million and will be funded in part by the U.S. Department of Housing and Urban Development. A preliminary site plan is attached for your perusal.

We would appreciate any information you can furnish us concerning fire facilities and services in the area, manpower, and an indication of potential impacts this project would have on fire service in the Kona District.

A response by July 20, 1989 would be appreciated. Please do not hesitate to call me at 533-0018 should you or your staff have any questions.

Sincerely,

GERALD PARK, urban planner

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

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533-0018

urban planning

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APPENDIX C

ARCHAEOLOGICAL RECONNAISSANCE REPORT



DEPUTIES

LIBERT K. LANDGRAF  
MANABU TAGOMORI  
RUSSELL N. FUKUMOTO

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

October 4, 1989

Mr. Gerald Park  
1245 Young Street  
Honolulu, Hawaii 96814

Dear Mr. Park:

SUBJECT: Historic Preservation Review  
Kiloa, South Kona, Hawaii  
TMK: 8-2-1: part 125

On September 20, 1989, Dr. Hammatt submitted a copy of his firm's archaeological survey report for our review (Hammatt 1989. Archaeological Reconnaissance of a 3-Acre Parcel in Captain Cook, Kiloa, Hawaii Island.).

Based on our review of the report, we believe that the project area was adequately surveyed and that no historic sites are present. Thus, the proposed project should have "no effect" on historic sites. HUD can use this letter as evidence of National Historic Preservation Act compliance.

Sincerely yours,

  
RALSTON H. NAGATA  
State Parks Administrator and Deputy  
State Historic Preservation Officer

cc: Dr. Hal Hammatt, Cultural Surveys Hawaii

**ARCHAEOLOGICAL RECONNAISSANCE  
OF A 3-ACRE PARCEL  
IN CAPTAIN COOK, KILOA, HAWAII ISLAND**

by

Hallett H. Hammatt, Ph.D.

prepared for

Gerald Park, Urban Planner

Cultural Surveys Hawaii  
September, 1989

## ABSTRACT

An archaeological reconnaissance was performed on a 3-acre parcel in Kiloa, South Kona for a planned elderly housing project. The project area (TMK 8-2-01: por 125) is located at the 1650 foot elevation above the present Kealakekua Ranch Center. The project area is within the upland zone of traditional Hawaiian dryland agriculture as described in early narratives. This complex of walls, mounds, trails, etc. was designated as the Kona Field System by Newman, who used Kealakekua as a type locality. The subject property lies within the southern portion of the Kona Field System (State Site 50-10-37-6601). The Kona Field System was declared eligible for the National Register of Historic Places in 1977. None of these ancient features survive in the project area which has been cleared of rocks and extensively modified for coffee and avocado growing. A recently demolished house stood on the southwest corner of the property which was lived in within the last 10 years. The property shows no surface or subsurface archaeological potential and its development will have no impact on archaeological resources. If unanticipated finds are uncovered during grading the State Historic Preservation Office should be contacted immediately.

## ACKNOWLEDGEMENTS

Mr. Gerald Park accompanied the author on the reconnaissance in July of 1989 and provided maps and other useful information. Mr. Charles Okino of the State Survey Office provided useful historic maps of the area. Historic background and source material was obtained from Dr. Ross Cordy's excellent 1985 Summary of Land Use in Kealahou. Typing was performed by Dr. Vicki Creed of WindWord Processing, Maunawili.

## TABLE OF CONTENTS

ABSTRACT .....	i
ACKNOWLEDGEMENTS .....	ii
LIST OF FIGURES .....	iv
I. INTRODUCTION .....	1
II. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND .....	6
III. SUMMARY OF RESULTS .....	11
IV. RECOMMENDATIONS .....	15
V. REFERENCES CITED .....	16

LIST OF FIGURES

Figure 1	Map of State of Hawai'i .....	2
Figure 2	Hawai'i Island General Location Map .....	2
Figure 3	U.S.G.S. Map Honaunau Quad Showing Project Area (shaded) .....	3
Figure 4	Project Area, Topographic Map Showing Features Mentioned .....	4
Figure 5	Kealakekua Map circa 1891 Showing Kiloa (Portion of Map Reg. No. 1281) .....	9
Figure 6	Remains of Demolished House at Southwest Corner of Property, View South .....	12
Figure 7	Modern Garden Terraces Behind House, View <u>Mauka</u>	12
Figure 8	General View of Center of Project Area, View North .....	13
Figure 9	Modern Terracing Around Macadamia Nut Trees	13

## I. INTRODUCTION

This archaeological reconnaissance was conducted by the author and Mr. Gerald Park on July 15, 1989. The subject parcel (3 acres) is within the ahupua'a of Kiloa and is located directly mauka of the Kealakekua Ranch Center on the edge of the town of Captain Cook (TMK 8-1-01:por. 125) (Figs 1-4). The reconnaissance consisted of a walk-through inspection of the study area to locate any archaeological or historical features and to examine the ground surface for evidence of buried cultural deposits or former site remnants. The visibility of the ground surface was excellent as the tree cover has left bare shaded ground and the terrain is relatively devoid of dense vegetation.

### Description of the Property

The study area is accessed along a paved roadway which extends mauka to existing agricultural residences along the north side of the Kealakekua Ranch Center. A dirt road leads along the makai boundary of the property to a demolished house site.

The north side of the parcel is bounded by a paved road right-of-way, the east side borders the makai edge of existing agricultural residences and coffee groves. The south side is marked by a heavily overgrown fence line and the west (makai) side is the dirt entry road to the former residence.

The parcel is situated between 1,620 and 1,660 feet elevation and consists of evenly sloped land except for a shallow soil filled drainage running through the center. The land shows long-

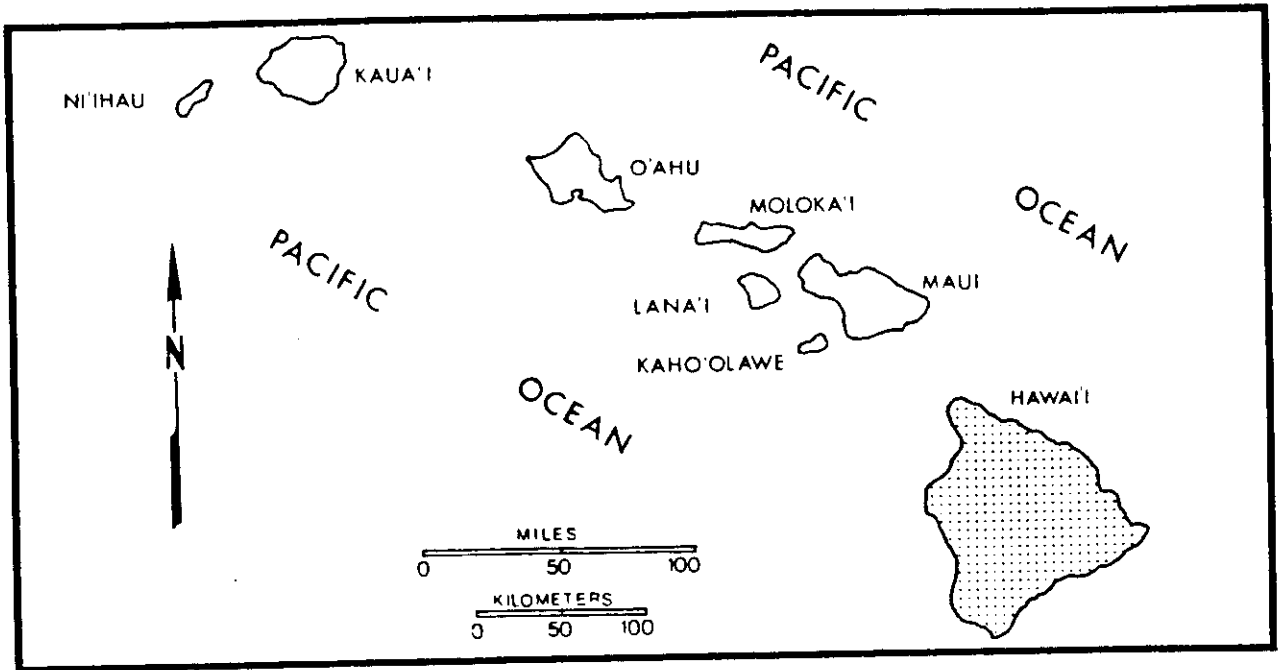


FIGURE 1  
State of Hawaii

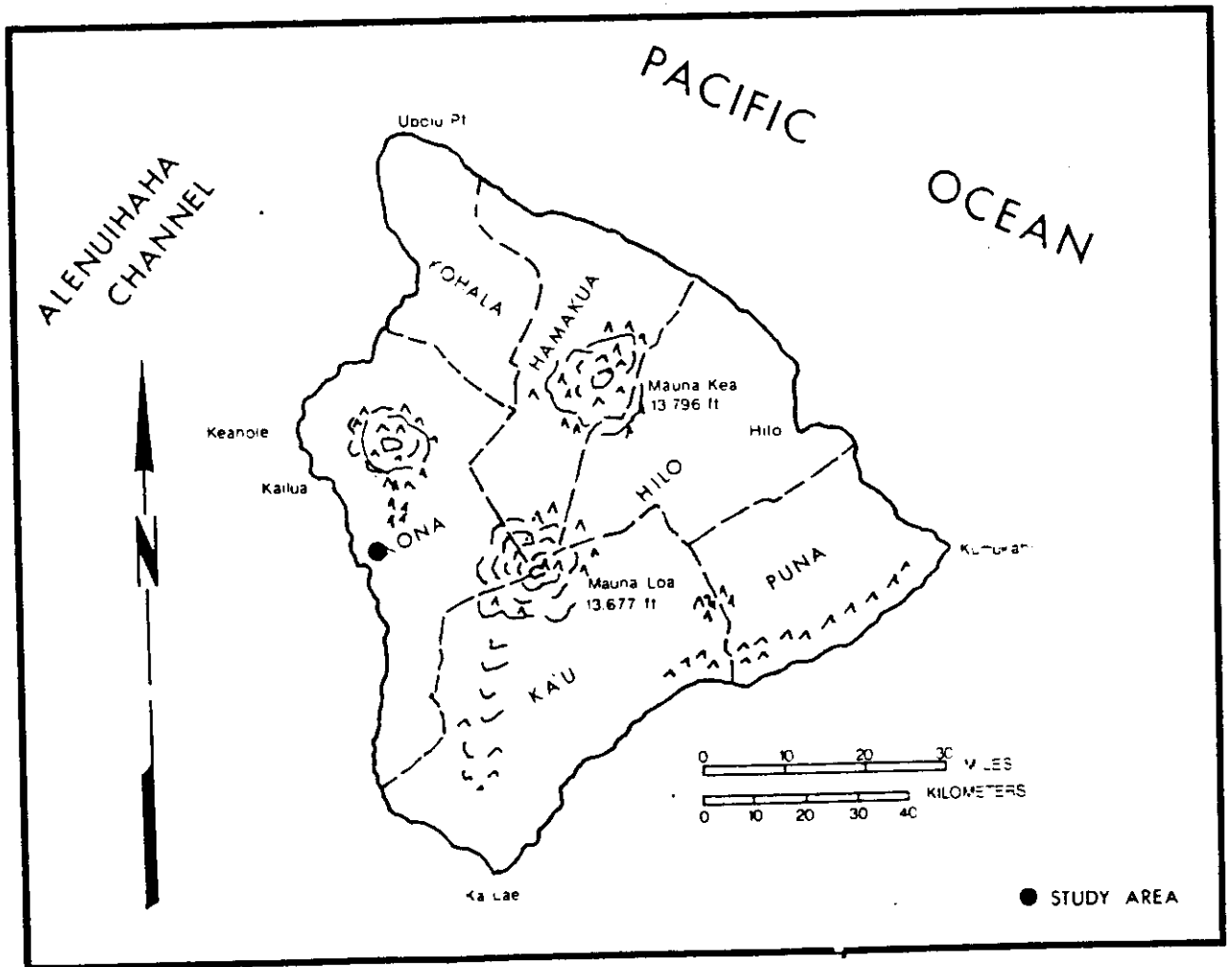


FIGURE 2  
General Location Map, Hawaii Island



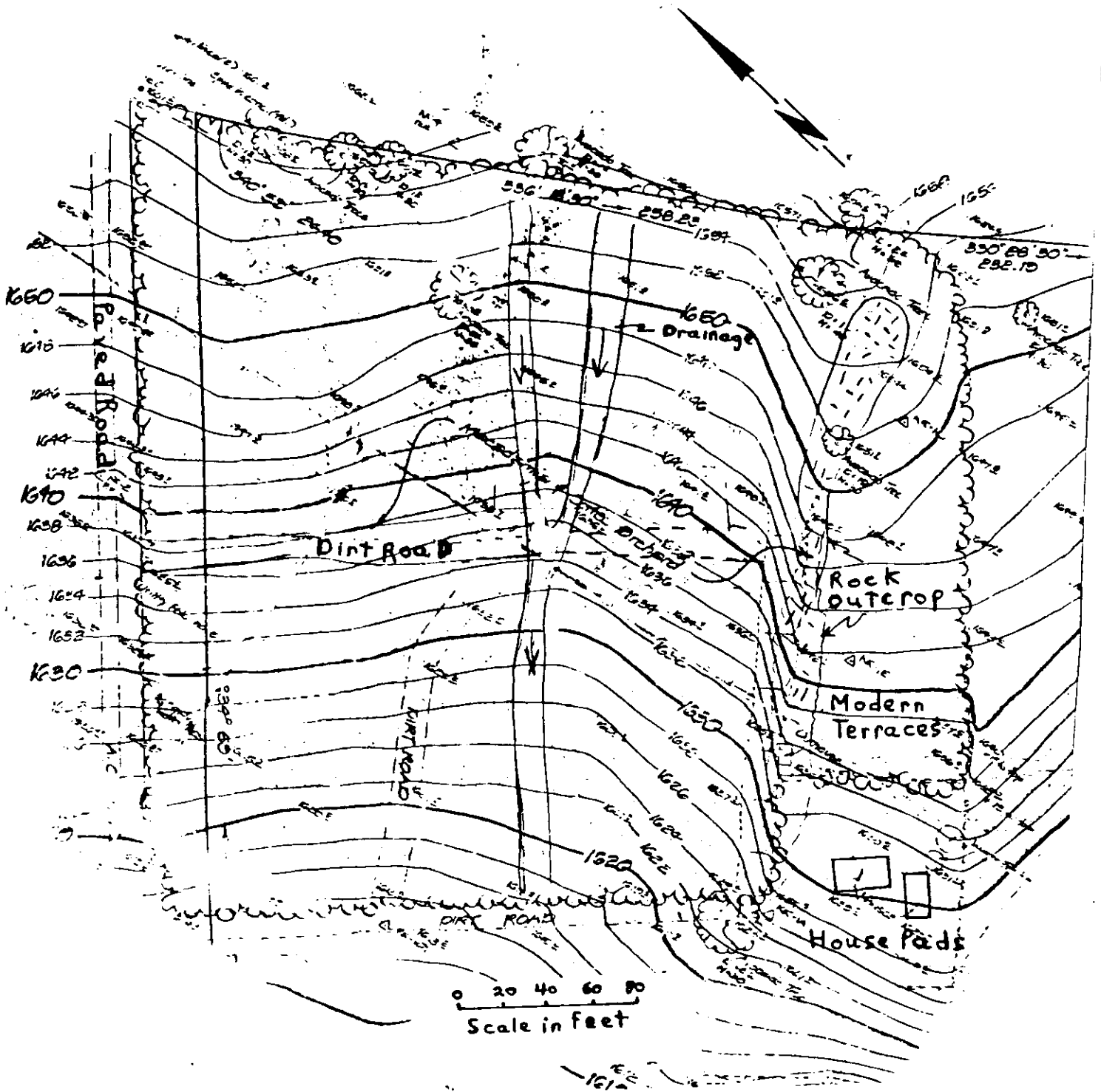


Figure 4 Project Area, Topographic Map Showing Features Mentioned

term use for agriculture. There are coffee trees, mature macadamia nut, avocado and Pomelo trees, as well as a few bananas. Although the trees show recent neglect the land was used for commercial agriculture within the last few years. The abandoned and demolished house stood at the southwest corner of the property, as shown by abandoned rusted cars, piled modern junk and concrete house pads. The only building still standing is the outhouse on the uphill side of the concrete pads.

A dirt farm road runs north-south through the center of the property and the land shows extensive modern modification for tree crop agriculture.

## II. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### Historical Setting

The ahupua'a of Kiloa is a traditional Hawaiian land unit which stretches from the coast of the south end of Kealakekua Bay (Napoopoo) to the forested uplands on the western slopes of Mauna Loa. Bordering to the north is the larger ahupua'a of Kealakekua which encompasses the major portion of Kealakekua Bay. Cordy (1985) provides a succinct summary of early history and land use in the area.

According to early accounts of Cook's Expedition (Beaglehole 1967) (Menzies 1920) most of the inhabitants lived in scattered clusters of houses along the coast. The inland areas were intensively developed into zones of dryland agriculture according to elevation and moisture regimes. This dryland agricultural region on the lower slopes of Hualalai and Mauna Loa has been referred to by modern studies as the Kona Field System (Newman 1972; 1974) which stretched from above Kailua to the regions south of Kealakekua Bay and was first recognized archaeologically by the dense network of field boundary walls which appeared on aerial photographs of land mauka of Kealakekua Bay. Newman suggested that different crops were grown at varying elevations and this zonation of growing was certainly observed by the early 18th Century western visitors. These zones as presented by Newman are:

0-500 feet	sweet potatoes, and wauke in rocky areas
500-1,000	breadfruit, sweet potatoes, wauke
1,000-2,500	sweet potatoes and taro in walled fields,

bananas in the upper part  
2,500-3,000 bananas and taro up to the forest zone.

There was probably significant variation in the planting patterns depending on local microenvironments including soil characteristics, rainfall and topography. For example, taro may have been grown seasonally at low elevations.

Although the settlements were clearly concentrated along the coast, the early observers who traveled inland found a few houses on the upper slopes (Beaglehole 1967). In general, the Kealakekua region was well-populated in the late prehistoric period. Cook's surgeon estimated 360-370 individual houses along the shoreline (Ibid. 1967).

During Cook's stay in Kealakekua Bay King Kanaliopu'u stayed at Koawaloa on the north side of the Bay. During later times he occasionally resided south of Hikiau Heiau within the makai portion of Kiloa.

In the Great Mahele period of the 1850s-1950 the Hawaiian population had declined dramatically. The population of South Kona was virtually cut in half between 1830 and 1960 (5,751 to 2,683) (Schmitt 1977) due to diseases and out migration. Although there were land claims in mauka agricultural areas, it appears that most of the people even those claiming mauka land still resided along the coast.

Compared to the adjacent ahupua'a of Ka'awaloa and Kalama, Kiloa ahupua'a had very few land claimants. Only three awards were given of .3, .5 and .54 acres. Although these awards were

not researched, they are assumed to be house sites on the basis of their small size.

The majority of the makai portion of Kiloa was granted to Preston Cumings (Grant 867). These lands included Kiloa land, as well as Waipunaula. The adjacent ahupua'a to the south (See Kealakekua Map, ca 1891, Reg. No. 1281) (Fig. 5).

Traditional subsistence agriculture was gradually replaced by coffee and ranching in the second half of the 19th Century. The first coffee plantings were made as early as 1853 in rocky land behind Kealakekua Bay (Kelly 1983:83). It is probable that the general area of the town of Captain Cook, including the present project area, has been coffee land for over 100 years. The 1,600 feet elevation is ideally suited for the crop. The larger plantations, as well as the small growers undoubtedly took over the ancient field systems and adapted them to a new use. In many cases, the small field boundaries and rock piles were left intact. In other areas, the rocks were cleared to allow greater access. Today, the Kona coffee growing industry is comprised of small farms where single families live and work on the land.

### **Archaeological Setting**

Most of the archaeological research in the Kealakekua area has focused on the coastal region. Cordy, in his report on archaeological data recovery of Kalamakapala, provides a summary of other research in the area (Cordy 1985:19-21).



Although there has been no previous research in mauka portions of Kiloa, work in adjacent ahupua'a shows some surviving traditional agricultural features (walls, etc.) at 1,000 feet elevation and lower, but many parcels are reported as grubbed for ranching or other agriculture (See Cordy 1985:14 for summary and references).

Cordy's research in Kalamakapala ahupua'a is perhaps the most relevant to this project. His study area was within the Kealakekua Bay Historical District between 300-500 feet elevation. He found a series of walls, trails, enclosures and mounds, some of which were considered to be remnants of prehistoric use. Although some prehistoric materials were recovered many of the features appear to have seen heavy historic era use (Cordy 1985).

Archaeologists will continue to encounter remnants of the once-extensive traditional field system which was the agricultural support for prehistoric and early historic Kealakekua. Although it was once a continuous and widespread complex as described in early narratives, extensive land modification has taken place in the last 75-100 years for ranching and modern coffee growing.

The project area is outside the Kealakekua Historic District (50-10-47-7000) which as drawn in Cordy (1985:2) extends above the Bay area to around 1,000 feet elevation. However, the Kona Field System as drawn by Newman (1974) extends mauka to and above 1,600 feet elevation and the project area is included within this complex.

### III. SUMMARY OF RESULTS

No archaeological sites or site remnants were located on the surface of the property and there were no indications of the presence of subsurface materials. The present condition and use of the property is described as follows:

In the southwest corner of the study area at the end of a dirt entry road forming the makai boundary are the remains of a demolished, recently abandoned house (Fig. 6). Lumber and metal roofing are piled atop two concrete foundation pads. Directly mauka of the pads are modern terrace walls of a former family garden (Fig. 7) and an outhouse. Nearby are 2 abandoned cars - a Nash Rambler and a Toyota sedan with 1981 registration. The house was wired for electricity and water was drawn from the paved mauka/makai road.

The remainder of the property is vegetated with coffee, macadamia nut and avocado trees. The ground surface is virtually free of grass and weeds (Fig. 8). There are modern rock terraces around the bases of the macadamia nut trees (Fig. 9) and an a'a outcrop running mauka/makai through the southern side of the property shows rock piling from long-term clearing. There are other discontinuous low terraces for coffee plantings but these are modern in appearance. An abandoned military truck formerly used for farm hauling was found in the center of the property adjacent to a dirt entry road.

Recent bulldozing has taken place most probably for the soil engineering tests. The churned soil and cuts in the center of



Figure 6 Remains of Demolished House at Southwest Corner of Property, View South



Figure 7 Modern Garden Terraces Behind House, View Mauka



Figure 8 General View of Center of Project Area, View North



Figure 9 Modern Terracing Around Macadamia Nut Trees

the property were examined for evidence of buried cultural material but none was observed. The soil profile shows a thick loamy A-horizon, ideal agricultural soil.

#### IV. RECOMMENDATIONS

Although the subject property lies within the boundaries of the Kona Field System (State Site 50-10-37-6601) whatever former archaeological remains (if any) were on this property have been destroyed by long-term use for modern coffee and avocado growing. Land clearing throughout the property is evident and there has been long-term modern use. Further archaeological investigation is not justified. Development of the property for elderly housing will have no impact on archaeological resources. If, however, unanticipated discoveries are made during grading, the State Historic Preservation Office should be notified.

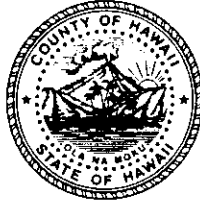
## V. REFERENCES CITED

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RUSSELL S. KOKUBUN  
Chairman & Presiding Officer

MERLE K. LAI  
Vice-Chairwoman



COUNTY COUNCIL

County of Hawaii  
Hawaii County Building  
25 Aupuni Street  
Hilo, Hawaii 96720

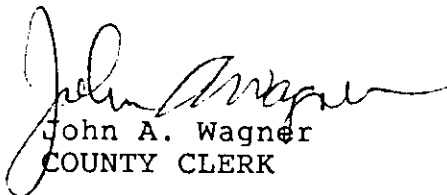
TAKASHI DOMINGO  
HELENE H. HALE  
LORRAINE R. INOUE  
ROBERT H. MAKUAKANE  
HARRY S. RUDDLE  
SPENCER K. SCHUTTE  
STEPHEN K. YAMASHIRO

December 21, 1989

Kealakekua Ranch Ltd.

(Note: Housing Agency forwarded this resolution to  
Kealakekua Ranch Ltd. with a map.)

Enclosed is a copy of Resolution 120-89 which was adopted by  
the Council of the County of Hawaii on December 20, 1989.

  
John A. Wagner  
COUNTY CLERK

Encls.