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**ENVIRONMENTAL  
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STATEMENT**

FINAL

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August 1988

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

Honokohau, North Kona, Hawaii

HI  
203

**FINAL**

**ENVIRONMENTAL  
IMPACT  
STATEMENT**

**August 1988**

Prepared for:  
Isemoto/SJA/Partnership

Prepared by:  
Helber, Hastert & Kimura, Planners

For Submittal to:  
Land Use Commission, State of Hawaii

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

Honokohau, North Kona, Hawaii

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**INTRODUCTION AND SUMMARY**

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**CHAPTER 1**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii

## 1.1 INTRODUCTION

This environmental impact statement (EIS) is prepared pursuant to Chapter 343, HRS and is intended to supplement a petition filed with the Hawaii State Land Use Commission to reclassify the 9.9 acre subject parcel from the State Conservation district to the Urban district. The petition is necessary to permit light industrial activities on the entire 9.9 acre parcel. The EIS presents information required by Chapter 200 of Title 11, Administrative Rules, entitled "Environmental Impact Statement Rules" prepared by the State Department of Health.<sup>(1)</sup>

The EIS is largely based on a previous assessment<sup>(2)</sup> filed with the Land Use Commission (LUC) in support of the proposed action. After a review of the assessment, the LUC issued an EIS preparation notice and instructed the applicant to prepare an EIS for the proposed action. Prior to the petition being submitted to the LUC, the petitioner was granted a Conservation District Use Permit (CDUP) by the State Board of Land and Natural Resources (BLNR) on December 18, 1987 to develop a contracting and trucking baseyard and storage operation on 6.6 acres of the 9.9 acre site (upper two-thirds of the site). A condition of the CDUP was that "within two years from the date of approval of this permit, the applicant shall submit a petition to the LUC to redesignate the parcel to another zoning district more appropriate for the type of use" (Condition No. 10 - full text of conditions provided in Appendix A).

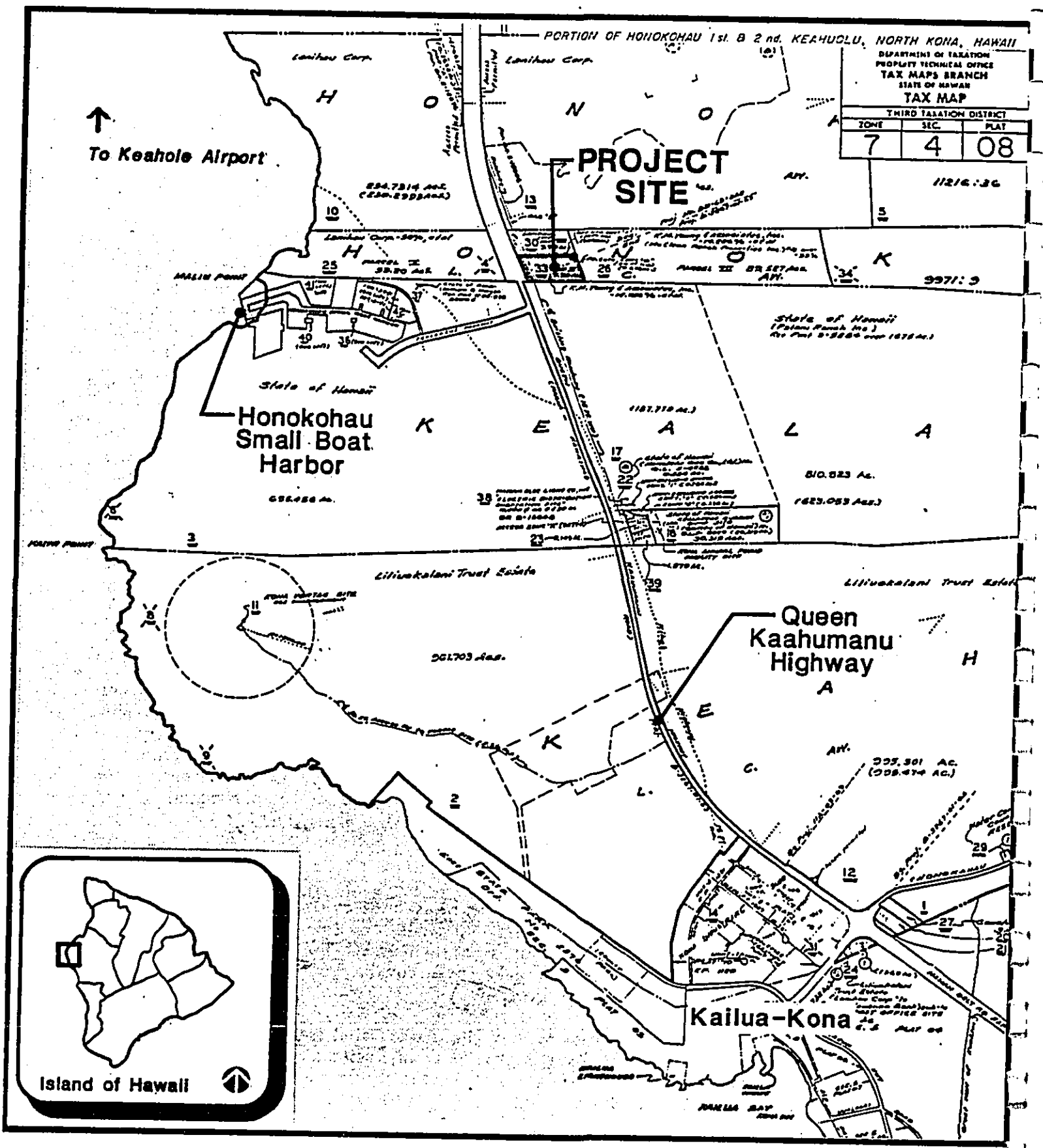
The project site is located approximately three miles north of Kailua-Kona, adjacent to and mauka of the Queen Kaahumanu Highway, directly east of the Honokohau Small Boat Harbor (Figure 1). Related to the uses proposed herein, a utility easement across approximately 300 feet of adjacent State-owned lands will also be required. The project site and adjacent lands mauka of the Queen Kaahumanu Highway lie within the General Subzone of the State Conservation district. Lands makai of the highway in the vicinity of the project are within the Urban district.

## 1.2 DEFINITION OF TERMS

*Project Area:* The project area (also referred to as "project site" and "petition area") consists of the 9.9-acre parcel (TMK 7-4-08:33). A utility easement (approximately 30 feet wide by 300 feet long) across an adjacent parcel (TMK 7-4-08: por. 17) is necessary to service the project area and has been considered in the EIS, however, is not included in the reclassification request.

*Petitioner:* The petitioners are co-owners of the project site: Isemoto Contracting Co., Ltd., a Hawaii Corporation with its principal place of business and mailing address at 648 Piilani Street, Hilo Hawaii 96720; S J A Partnership with its principal place of business at Captain Cook, Hawaii and mailing address of Post Office Box 429,

1. Specifically, Section 11-200-17, "Contents requirements; Draft EIS"
2. Environmental Assessment: Isemoto/SJA/Taylor Subdivision, prepared by Helber, Hastert & Kimura, Planners, November 1987.



Isemoto/SJA/Taylor Subdivision  
**LOCATION MAP**  
Honokohau, North Kona, Hawaii

0' 2000'

**HELBER, HASTERT & KIMURA** PLANNERS  
GROSVENOR CENTER • PFI TOWER • 733 BISHOP STREET • SUITE 2500  
HONOLULU, HAWAII 96813 • TELEPHONE: (808) 545-2055

**Figure: 1**

Captain Cook, Hawaii 96704; and, March E. Taylor, whose residence address is Kailua-Kona, Hawaii and mailing address is 74-5598 Alapa Street, Kailua-Kona, Hawaii, 96740.

*Proposed Action:* The action proposed herein (also referred to as "petition request") contemplates the use of baseyard and service operations. The mauka or upper one-third of the project site will become the construction baseyard for Isemoto Contracting Co., Ltd., a Hawaii general contractor. The middle one-third of the project site will become the baseyard for Kona Transportation Company (Kona Trans), a family-operated West Hawaii trucking, hauling and storage company owned by the partners of SJA Partnership. The makai or seaward one-third of the project site will be occupied by an Auto Service Center to be developed by March E. Taylor, owner of Autobody Hawaii, a West Hawaii auto body repair shop. In order to use the property, 12 KV electrical power and telephone service will have to be brought in from a utility pole located approximately 300 feet south of the project site. The power line will cross a portion of State-owned land (TMK 7-4-08:17) which will require the granting of an easement from the State in favor of the petitioner for utility purposes.

### 1.3 DEVELOPMENT SUMMARY

**Petitioner:** Isemoto Contracting Co., Ltd.  
S J A Partnership  
March E. Taylor  
  
648 Pihani Street  
Hilo, Hawaii 96720

**Consultant for EIS:** Helber, Hastert & Kimura, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

**Property Location:** Directly east of the Honokohau Small Boat Harbor adjacent to the Queen Kaahumanu Highway. Approximately three miles north of Kailua-Kona, North Kona District, Island of Hawaii.

**Tax Map Key:** Zone 7, Section 4, Plat 08, Parcel 33

**Parcel Size:** 9.9 acres

**Proposed Action:** Applicant Action. This EIS has been prepared pursuant to Chapter 343, HRS in support of a petition filed with the Hawaii State Land Use Commission requesting reclassification of a the 9.9 acre parcel from the State Conservation district to the State Urban district.

**Accepting Agency:** Hawaii State Land Use Commission

**Existing Land Use Regulations:** State Land Use District : Conservation (general subzone)  
County General Plan Designation : Conservation (the 1987 proposed General Plan revisions designate the area for Urban Expansion)  
Kona Regional Plan Designation : Open  
County Zoning : Open

**Existing Land Uses:** Site is presently undeveloped. Approximately one-third to one-half of the site has been heavily bulldozed. Majority of the site is covered in rough a'a and pahoehoe lava flows. The top tenth of the project site has been bulldozed as well with rubbish and various construction materials strewn about.



#### 1.4 ALTERNATIVES CONSIDERED

Two alternatives to the proposed action were considered: a no-action alternative and an alternate site alternative. These alternatives were determined to be undesirable because of existing and projected space needs and unique siting requirements of proposed uses (Section 2.2).

#### 1.5 SUMMARY OF PROBABLE IMPACTS

##### *Regional Land Use Pattern*

The region between Kailua-Kona and Keahole Airport bisected by the Queen Kaahumanu Highway is undergoing transition from an undeveloped open space corridor to a wide range of urban uses as a result of significant historic and anticipated growth in the West Hawaii economic base. Major resorts, light industrial subdivisions and planned residential communities have been and will be developed within the corridor. Regional public facility improvements planned for the area include major expansion of the Keahole Airport, a new regional wastewater treatment plant, and the widening of the Queen Kaahumanu Highway. The project site is located near the center of this major growth corridor adjacent to an existing quarrying operation. A notable exception to the projected transition is represented by the proposed development of the Kaloko-Honokohau National Historic Park, located between the Honokohau Small Boat Harbor and the proposed Kohanaiki Resort, west of the project site. The petition request to reclassify the subject site to the Urban district is viewed as being consistent with the emerging development pattern of the region. Mitigative measures proposed herein regarding visual buffering and wastewater/storm drainage systems will minimize potential adverse impacts on surrounding land uses (Section 3.1.4).

##### *Flora and Fauna*

Based on a review of biological surveys conducted in the area of the project site, no endangered animal or plant species appear to inhabit the project site. Because at least half of the site has been bulldozed, leaving only 3 to 4 acres of "virgin" land within the petition area, the proposed action is not expected to adversely impact flora and fauna populations in the area (Section 3.1.5).

##### *Historical and Archaeological Resources*

Based on the Archaeological Reconnaissance Survey conducted by Paul H. Rosendahl, Ph.D., Inc. (full report provided in Appendix B), the identified archaeological sites appear significant solely for their informational content, and their continued physical preservation is no longer required (Section 3.1.6).

##### *Visual/Scenic Resources*

Development of project area could generate adverse visual/scenic impacts to the proposed National Historic Park at nearby Kaloko-Honokohau, to motorist travelling along the Queen Kaahumanu Highway and, to future residents of the proposed Kealakehe Planned Community immediately south of the project site (Section 3.1.9).

### *Traffic*

The proposed action will generate additional vehicular traffic onto the Quarry Road and Queen Kaahumanu Highway. Level of Service (LOS) at the Quarry Road Intersection is presently LOS B. LOS is projected to reach LOS E in 1993. (Section 3.3.1).

### *Water*

Potable water demand for the site is estimated at 1,800 gallons per day for each of the three lots. The water commitment has already been approved by the Red Hill Joint Venture and the Department of Water Supply (Section 3.3.2).

### *Wastewater*

Wastewater generated by the proposed baseyard, storage and service operations at the project site will be minimal and will therefore be provided for by cesspools as necessary, in conformance with applicable state and county regulations. One cesspool per lot, each handling c. 500 gallons/day will be sufficient to handle this waste. At 1,500 gallons per day of sewage waste, it is expected to have minimal impact to ground water contamination (Sections 3.1.10 and 3.1.11).

### *Storm Drainage*

Surface water runoff from the site will be altered slightly. The extent of change will depend upon the amount of paving and other impermeable surfaces that will occur within the project area and the actual configuration of the storm drainage system. The three prospective tenants utilize accepted management practices regarding the use and disposal of industrial wastes. Grease and oil traps will be located in appropriate locations within the individual lots and the contents of the traps will be handled and disposed of in accordance with EPA rules (Section 3.1.11 and 3.1.12).

### *Power/Telecommunications*

12 KV power and telephone lines will need to be extended to the site from a utility pole located approximately 300 feet south of the project site. Alternative utility corridors were analyzed for this purpose and the selected alternative was identified as a diagonal corridor approximately 300 feet in length by thirty feet wide extending across the adjacent State-owned Kealakehe parcel (Section 3.3.3).

## **1.6 SUMMARY OF MITIGATING MEASURES**

### *Visual/Scenic Impacts*

Screening/landscaping treatment along the Queen Kaahumanu Highway frontage and up the southern boundary are proposed to mitigate adverse visual impacts (Section 3.1.9).

### *Traffic Impacts*

The petitioners are proposing to participate in a traffic monitoring study with the State Department of Transportation. When conditions warrant channelization, the

petitioners propose to participate jointly with the State Highways Division when it channelizes the intersection at the Kealakehe Parkway intersection, approximately 800 feet south of the Quarry Road intersection (Section 3.3.1).

**1.7 RELATIONSHIP TO LAND USE PLANS AND POLICIES**

A discussion of the relationship to land use plans and policies is presented in Chapter 4.0. The proposed action is consistent with all relevant public goals, objectives, policies, plans and controls, except for the necessary zoning, subdivision and building permits of the County of Hawaii. These permits and others as may be deemed necessary by the County will be the subject of subsequent applications pending reclassification of the site.

**1.8 NECESSARY PERMITS AND APPROVALS**

The petitioners intend to proceed with change of zone applications and other necessary permits and approvals as may be required by the County of Hawaii pending favorable action of the Land Use Commission regarding the subject petition.

**DESCRIPTION OF PROPOSED ACTION AND  
ALTERNATIVES CONSIDERED**

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**CHAPTER 2**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii

## 2.1 DESCRIPTION OF PROPOSED ACTION

The petitioners desire to develop the site for baseyard and service uses (Figure 2). A brief description of the proposed uses and improvements is presented below.

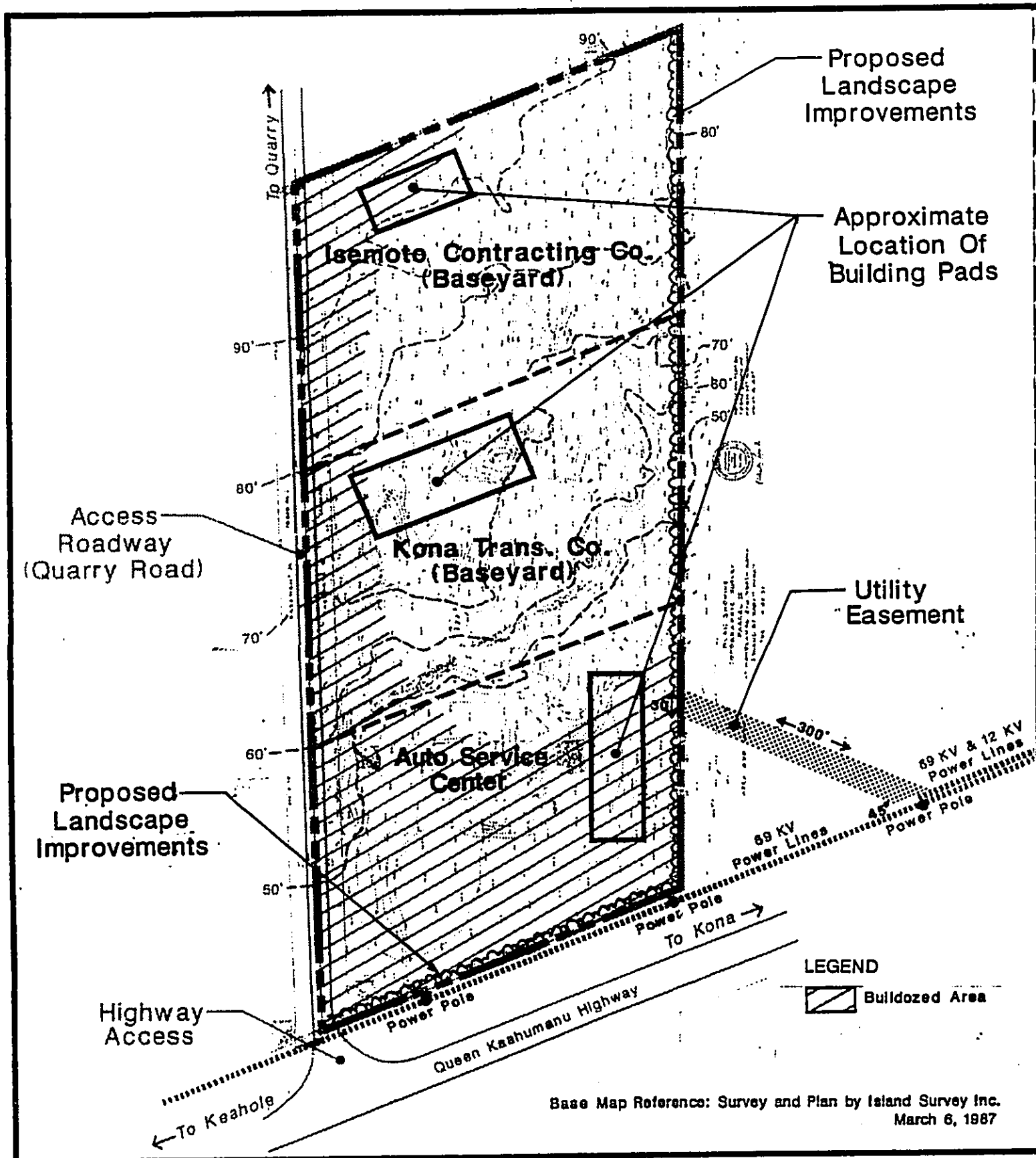
*Isemoto Contracting Company Baseyard.* The upper portion of the property will be improved to become the baseyard and branch headquarters for the Isemoto Contracting Company, Ltd, a general contracting firm. Facilities contemplated for the upper portion include a carpenter shop, equipment shop, open and enclosed storage areas, possible service station area with associated fuel storage and dispensing facilities and administrative offices typical of a general contractor's baseyard operation.

*Kona Transportation Company Baseyard.* The middle portion of the property will become the baseyard for Kona Transportation Company (Kona Trans) engaged in trucking hauling and storage in the Kona area. The development of this site will include a large warehouse (with office) a smaller mechanic/repair shop, fuel storage and dispensing facilities and parking areas for approximately 40 vehicles (consisting of large flatbed trucks, panel vans and trailers).

*Auto Service Center.* A comprehensive automobile service center is proposed for the lower portion of the site fronting the Queen Kaahumanu Highway. The proposed center will be similar to those operated by Sears, Firestone and Goodyear, among others, and will include services such as: automobile tune-ups, wheel balancing, and collision repair. Automotive parts such as batteries, tires, etc. would also be available for use by the service center.

*Utility Easement Across State Lands.* The proposed light industrial uses will require 12 KV electrical power provided by the Hawaii Electric Light Company (HELCO) and telephone service provided by the Hawaiian Telephone Company. A 12 KV transmission line is located approximately 300 feet south of the project site. Two alternative corridors for the utility easement were evaluated: along the State-owned highway right-of-way; and, diagonally across the adjacent Kealakehe parcel.

The Hawaii County Planning Department has recommended that the utility easement utilize the existing Queen Kaahumanu Highway right-of-way (ROW) (See Planning Dept. letter, comment no. 2, p. 8-24), however, the State DOT will not allow additional overhead lines placed along the existing utility poles within the highway ROW. Below grade placement of the utility easement thus remains as the only alternative in utilizing the highway ROW. Because of the substrate conditions and the high relative costs of below grade placement of power and telecommunications systems, the petitioners have determined that below grade placement of the utility easement is not feasible.



**Isemoto/SJA/Taylor Subdivision**  
**SITE DEVELOPMENT PLAN**  
 Honokohau, North Kona, Hawaii



0' 150'

**Figure: 2**

**HELBER, HASTERT & KIMURA** PLANNERS  
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The Board of Land and Natural Resources and the Housing Finance and Development Corporation have indicated their support of granting a diagonal 300 foot by 30 foot easement across the corner of the adjacent Kealakehe parcel (See BLNR Conditions 11 and 12: p. A-2 and HFDC comments: p. 8-13) as an alternative to the highway corridor. HFDC requests "consideration in relocating said easement at the applicant's expense if it presents an inconsistency with and/or a negative impact and encumbrance to the eventual Kealakehe Planned Community" (HFDC letter dated February 1, 1988: p. 8-13). The above grade utility easement across the northwest corner of the Kealakehe site is therefore viewed as the most cost effective, feasible utility corridor.

## 2.2 ALTERNATIVES CONSIDERED

Two alternatives to the proposed action are considered below: a no-action alternative, and, an alternate location alternative. Technically, both alternatives preclude development of the project site and thus a benefit common to both alternatives would be the retention of the site in its natural state for an undetermined period of time.

### 2.2.1 No-Action Alternative

The no-action alternative in this case suggests that the petitioners postpone their move from their existing locations within the Kona Industrial area. The benefits associated with this alternative relate to: the economic "savings" incurred from the deferment of moving expenses, and the postponement of a major investment in plant and equipment associated with a move to a new, undeveloped site.

Detriments for the no-action alternative are many: two of the petitioners (Isemoto and SJA/Kona Trans) are desperately in need of additional contiguous space at their current locations which is not available. Kona Trans is having to maintain their operations at several different Kona locations. Consolidation of operations onto one site will increase the operational efficiency of the operation. Isemoto Contracting is under similar constraints at their Kona Industrial Park location. March Taylor would like to expand his automobile service operation but because of space limitations at his current location (Lilioukalani Industrial Subdivision), he is forced to look elsewhere.

### 2.2.2 Alternate Site Alternative

The petitioners have researched available light industrial space in the Kona area and have determined that development of the project site, as proposed, is the most cost effective alternative. The Kaloko Light Industrial Subdivision, located one mile north of the project site, was one of the sites analyzed by the petitioners for possible occupancy. The major problem with relocating to the Kaloko site was the small lot size (1 acre) and the heavy use of terracing between lots. Petitioners found it extremely undesirable to have to move items between terraced lots; the proposed uses require a single, contiguous site without major grade separations.

### 2.2.3 Alternative Analysis Conclusion

Current and projected space requirements, coupled with unique siting constraints indicate that the only feasible alternative available to the petitioners is the development of the project site.

**DESCRIPTION OF THE AFFECTED ENVIRONMENT,  
PROBABLE IMPACT AND MITIGATING MEASURES**

---

**CHAPTER 3**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii



This chapter describes the affected environment and potential impact that development of the site may generate on the environment.

### 3.1 PHYSICAL ENVIRONMENT

#### 3.1.1 Location

The project area is bounded by Queen Kaahumanu Highway to the west, a paved road ("Quarry Road") providing access to the light industrial uses to the east (mauka), and an undeveloped tract of state land to the south (Figure 3). The site is approximately three miles north of Kailua-Kona, the principal urban center for the West Hawaii region and four miles south of the Keahole Airport, the regional airport.

#### 3.1.2 Topography, Physiography, Hydro-Geology

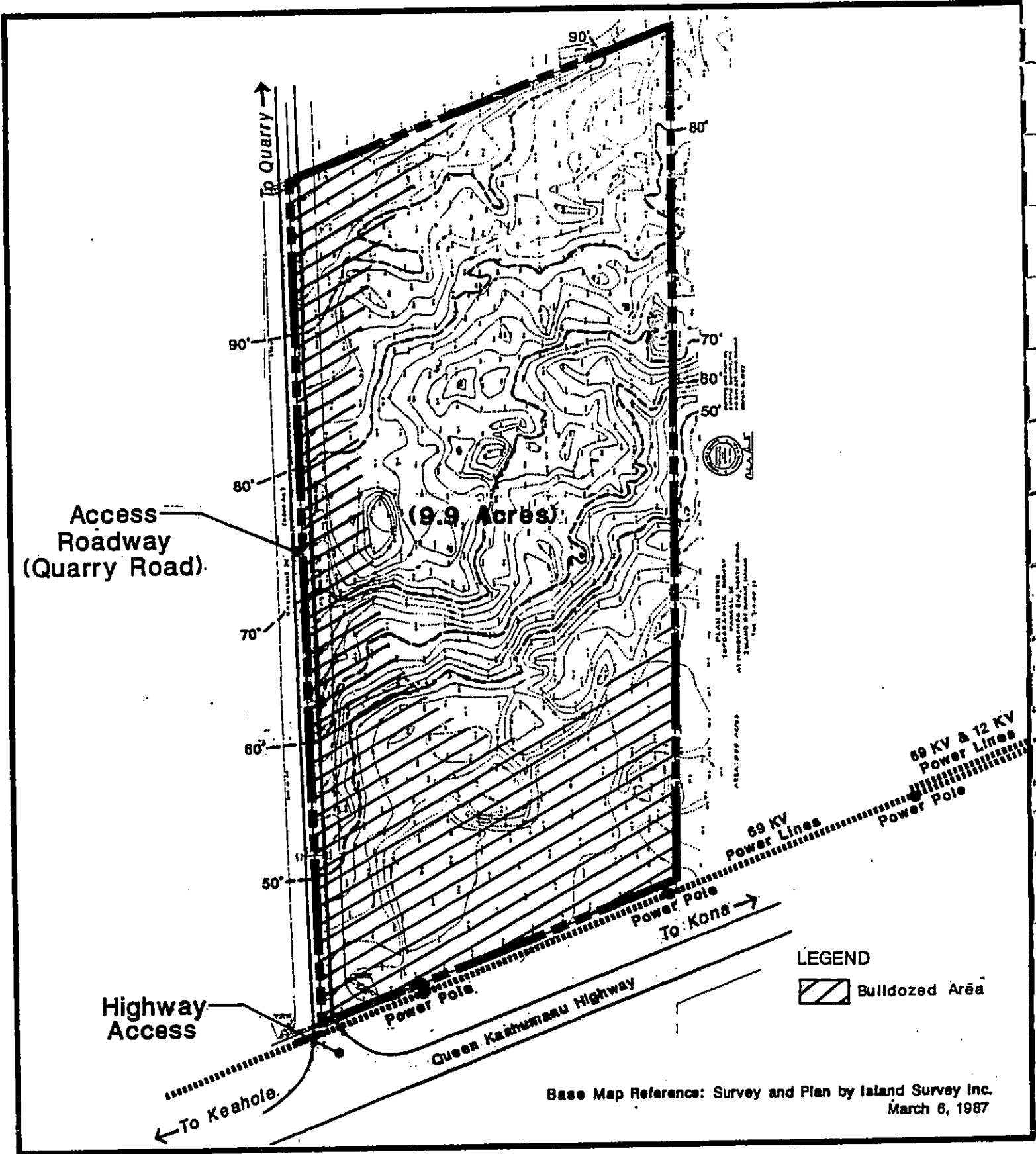
The project area ranges in elevation from approximately 45 feet at the Queen Kaahumanu Highway frontage to 120 feet at the mauka property line. The terrain is an undulating surface of pahoehoe and a'ala lava with little soil development. Average slope is 7.5 percent within a range of 0 to 20 percent (Figure 3). The seaward third of the project site has been mechanically modified, as well as a 30- to 60-foot corridor along the Quarry Road leading to the West Hawaii Concrete facility.

An assessment of hydro-geological conditions and probable impacts has been prepared by Belt Collins & Associates and is included as Appendix E. Existing conditions are summarized below. Probable impacts to ground waters, resulting from the proposed action are addressed in Section 3.1.11.

Knowledge of the groundwater environment is provided by the several drilled wells in the region (No. 3960-01 on Liliuokalani Trust land, No. 4059-01 near Palani Junction, and No. 4360-01 in Kalaoa) and by the existence of anchialine ponds near the shoreline. It is established that groundwater occurs here as a thin lens of brackish water floating on underlying seawater. This configuration is primarily due to the high permeability of the lava rocks and the limited recharge rate of percolating rainfall. Groundwater beneath the subdivision site is likely to have a chloride concentration of 3000 to 5000 milligrams per liter (MGL), an indication that it is comprised of 15 to 25 percent seawater which has been introduced by mixing from below. The Department of Health's Underground Injection Control (UIC) line is located more than a mile further inland as a reflection of the groundwater's relatively high salinity.

#### 3.1.3 Climate

Coastal areas of North Kona have a semi-tropical, semi-arid climate. The average annual temperature is 75 degrees Fahrenheit with an average high of 83 degrees Fahrenheit, and an average low of 67 degrees Fahrenheit. Average annual precipitation in Kailua-Kona is 25 inches. The geographic distribution of



Isemoto/SJA/Taylor Subdivision  
**EXISTING SITE CONDITIONS**  
 Honokohau, North Kona, Hawaii

**Figure: 3**




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precipitation closely resembles the topographic contours: a high rainfall belt lies between the 1,200 and 3,000 foot elevations on the leeward slopes of Hualalai and Mauna Loa, with zones of decreasing annual rainfall at lower elevations near the coast and at higher elevations above the rain-bearing tradewind regimes.

The North Kona coast is largely sheltered from the predominate tradewind system by the land masses of Mauna Loa, Mauna Kea and Hualalai. The prevailing pattern is onshore winds in the morning and early afternoon, often collecting in a cloud bank at higher elevations, then becoming offshore breezes in the late afternoon and evening. Typically wind velocities range between three to 14 knots. Relative humidity is also generally stable year round, daily average ranging from 71 to 77 percent.

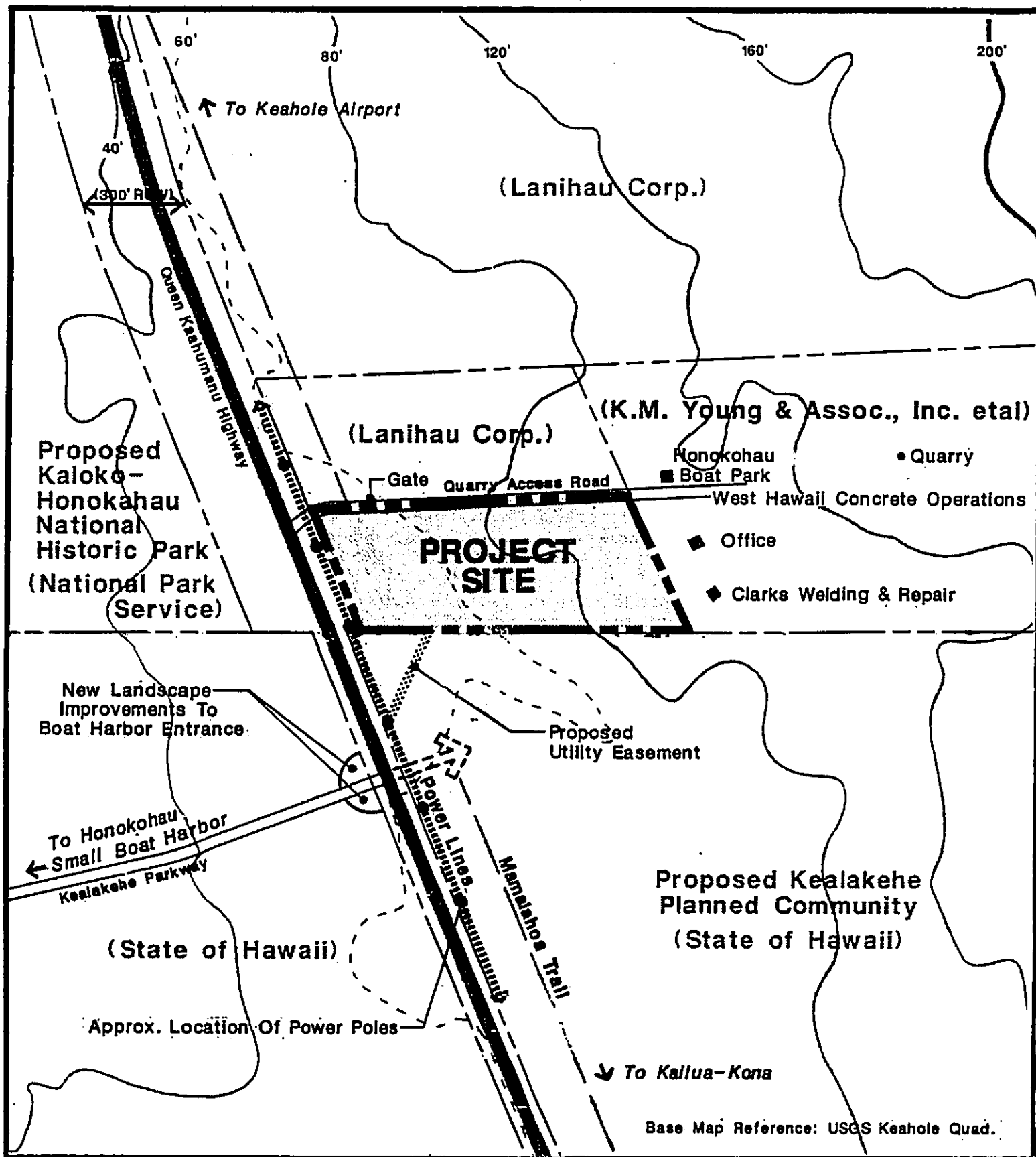
#### 3.1.4 Regional Land Use Pattern

The region between Kailua-Kona and Keahole Airport bisected by the Queen Kaahumanu Highway is undergoing transition from an undeveloped open space corridor to a wide range of urban uses as a result of significant historic and anticipated growth in the West Hawaii economic base. Major resorts, light industrial subdivisions and planned residential communities have been and will be developed within the corridor. Regional public facility improvements planned for the area include major expansion of the Keahole Airport, a new regional wastewater treatment plant, and the widening of the Queen Kaahumanu Highway. The project site is located near the center of this major growth corridor adjacent to an existing quarrying operation. A notable exception to the projected transition is represented by the proposed development of a National Historic Park, located between the Honokohau Small Boat Harbor and the proposed Kohanaiki Resort, west of the project site. A review of surrounding existing and proposed land uses is presented below starting in a westerly direction and moving in a clockwise direction.

**Honokohau Small Boat Harbor.** The Honokohau Small Boat Harbor is located approximately one mile west south west (makai) of the project site on a portion of the State-owned lands of Kealakehe (Figure 4). This is the only protected harbor in the North Kona area and has become a major contributor to the North Kona economic base in terms of revenues generated by the region's famous sport fishing industry. The harbor presently provides slips for 162 boats. Adjacent shore facilities include boat launch ramps and launch/retrieval cranes, boat repair yard and related facilities, fueling dock, administration office, commercial/retail facilities, restrooms and appurtenant surface parking lots. The 1970 master plan for the harbor prepared by Daniel, Mann, Johnson and Mendenhall calls for an ultimate 455 slips to be developed on the 65.5 acre harbor site (25.1 acres of water, 40.4 acres of land).

**Proposed Kaloko-Honokohau National Historic Park (NHP).** The National Park Service (NPS) has recently acquired c. 650-acres of land directly makai and to the northwest of the project site with the intent of developing a National Historic Park. The Park boundaries include the 20-acre Aimakapa Fishpond, a brackish water pond and wetland (located approximately one half mile northwest of the project site) providing habitat for endangered Hawaiian waterbirds, migrant waterfowl and shorebirds. Also within the proposed park boundaries lie the Aiopio Fishtrap and several anchialine ponds near the coastline.

The 1975 Draft EIS for the NHP indicates that the "primary purpose of the park will be the preservation of the Hawaiian culture..." (NPS 1975: p. 1). Estimates of visitor



**Isemoto/ SJA/Taylor Subdivision**  
**VICINITY MAP**  
 Honokohau, North Kona, Hawaii

**Figure: 4**




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capacities made in the EIS identify a daily capacity of 1,500 visitors and a "projected annual visitation" of 500,000 visitors (ibid: p. 6). A tentative description of proposed facilities includes the following: "a parking area for 200 to 250 cars and buses will be constructed adjacent to Queen Kaahumanu Highway... Immediately makai from this will be an orientation structure, and an administrative office totalling 10,000 square feet. The entire area occupied by the parking, orientation structure, and associated roads and walks will be about 5 acres or less..." (ibid).

**Kohanaiki Resort.** A major integrated resort development is proposed for an oceanfront site located two miles to the north of the proposed project. At full-buildout, the 470-acre Kohanaiki Resort will contain three hotels, a marina, golf course, and condominium and residential developments. The developers of the resort have recently received approvals from the State Land Use Commission (reclassification from Conservation to Urban) and the Hawaii County Council (General Plan amendment to Intermediate Resort). Present plans call for construction of major project infrastructure, one or two hotels, the marina, golf course and some condominiums within the next 2-3 years.

**Natural Energy Laboratory of Hawaii/Hawaii Ocean Science and Technology Park (NELH/HOST Park).** The State of Hawaii is operating and developing a major marine-related 869-acre research/light industrial park on lands located immediately south of the Keahole Airport at Keahole Point.

**Keahole Airport.** Located approximately four miles to the north, the Keahole Airport consists of a modern terminal complex and a single 6,500 foot runway. The airport has recently undergone a master plan update program which recommended major expansion plans for the facility including strengthening of the existing runway and lengthening to 11,000 feet as well as extensive new terminal facilities.

**Kaloko Light Industrial Subdivision.** Approximately one mile to the north of the project site is the recently developed Kaloko Light Industrial Subdivision consisting of 194 fee simple lots of one acre minimum size.

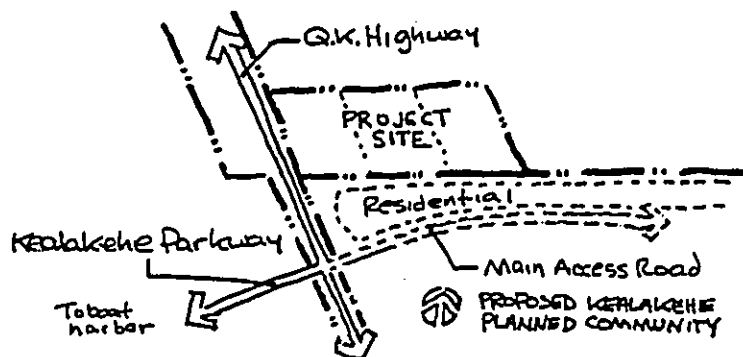
**Lanikai Property.** Lanikai Corporation owns a 630-acre portion of the Honokohau Ahupua'a (fronting Queen Kaahumanu Highway) located to the north of the project site, as well as the 9.9 acre "sister" parcel located immediately to the north of the project site. Both these parcels are presently vacant.

**Adjacent Industrial Operations.** The West Hawaii Concrete quarry, batch plant, hollow-tile manufacturing plant and offices are located adjacent to the project's mauka boundary (Figure 4). A small welding shop and boat storage operation are also present in this area.

**Kealahou Ahupua'a.** The State of Hawaii owns the approximately 1,540 acre parcel referred to as Kealahou immediately south of and adjacent to the project site (c. 700 acres makai and 840 acres mauka of the Queen Kaahumanu Highway). In 1987, the State Housing Finance and Development Corporation (HFDC) began a study to determine the feasibility of developing a major master-planned community on the site. To date, HFDC has not released a report documenting alternative concepts being considered for the site or other information regarding the overall feasibility of developing the site (see HFDC letter p. 8-14). HFDC was not able to provide any

written or graphical information regarding the Kealakehe site for inclusion in this EIS.

For purposes of obtaining information about the project, a meeting was held on April 12, 1988 with HFDC and Hawaii County Planning Department staff and the consultant responsible for conducting the feasibility analyses. A full-size (c. 1"-400"scale) graphic entitled "Alternative Concept One" was presented showing resort, residential, golf course and sewage treatment plant uses located in the makai area and residential/civic uses sited in the mauka area. The plan showed a mauka extension of the Kealakehe Parkway (now serving the Honokohau Small Boat Harbor) providing a major access corridor to the mauka residential area. The extension of this access road forms a narrow c. 200 foot corridor between the access road right-of-way and the proposed 9.9 acre project site. Within this area the plan showed residential land uses (see sketch below).



It was recognized that the concept plan was an extremely preliminary plan established to identify overall project feasibility and that a range of other alternative land use configurations exist which may be more compatible with the proposed light industrial uses. Locations of land uses and circulation elements were still evolving and were subject to change. No development time schedule was presented identifying when development of the aforementioned residential parcel might be expected to proceed.

**Kealakehe Landfill, Police Substation, Amfac Distribution Center and Kona Animal Pound.** A mixture of municipal, light industrial and commercial uses are presently located approximately three-quarters of a mile to the south of the site along the Queen Kaahumanu Highway frontage of the State-owned Kealakehe parcel.

#### *Probable Impact*

As noted, the project site lies in a major urban growth corridor extending from Kailua-Kona north to the Keahole Airport. Proposed amendments to the Hawaii County General Plan recognize this and correspondingly have identified the area in the vicinity of the project site for "Urban Expansion." In the revised April 1987 draft of the General Plan which has been approved before the County Planning Commission and is presently before the County Council for adoption, the project area is designated as "Urban Expansion Area." This designation "allows for a mix of high density, medium density, low density, industrial and/or open designations in areas

where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined." (page XIII-7). The petition request to reclassify the subject site to the Urban district is viewed as being consistent with the overall development pattern of the region. Notwithstanding this, implementation of the proposed action may foreclose other land use options within the project site and in the vicinity.

#### *Mitigative Measures*

If the Kealakehe Planned Community is developed, mitigative measures proposed herein regarding visual buffering and wastewater/storm drainage systems will serve to minimize potential adverse impacts.

#### 3.1.5 Flora and Fauna

Information for this section has been augmented from recent flora and terrestrial faunal surveys conducted in the vicinity of the project site.<sup>(3)</sup> A biological field inspection of the project site was not conducted.

Approximately half of the project site (that area which has not been subjected to mechanical modification) is comprised of one principal vegetation zone: scrub vegetation. This zone consists of a mixture of grass and shrub species with scattered trees of kiawe (*Prosopis pallida*). Ground cover varies from 40 to 60 percent on pahoehoe flows, and only five to ten percent on the rough, clinkery a'a flows.

Fountain grass (*Pennisetum setaceum*) is the most abundant species in the vegetation type area. Locally common are pili grass (*Heteropogon contortus*) and Natal redtop (*Rhynchelytrum repens*), although in some areas the grass cover may be composed equally of the three species. 'Ilima (*Sida fallax*) and 'uhaloa (*Waltheria indica* var. *americana*) are the most commonly encountered shrub. Maiapilo (*Capparis sandwichiana* var. *zoharyi*) may form localized patches in some area. Other species occasionally observed in this vegetation type include partridge pea (*Cassia Lechenaultiana*), indigo (*Indigofera suffruticosa*), noni (*Morinda citrifolia*), Christmas berry (*Schinus terebinthifolius*) and klu (*Acacia farnesiana*).

Kiawe forms small clumps composed of a few trees, eight to twelve feet tall. Shrubs such as 'ilima, indigo, and 'uhaloa may form a dense scrubby layer beneath these trees. Ferns and a few annual species may be found in the cracks and crevices of the pahoehoe lava where it is damper and shadier.

The presence of mammals such as the mongoose (*Herpestes auropunctatus*), house mouse (*Nus musculus domesticus*), black rat (*Rattus rattus*), Polynesian rat (*Rattus exulans hawaiiensis*), and feral cats (*Felis catus*) is possible. Birds surveys conducted in the area have indicated the presence of at least two endangered species of birds. These include the endangered Hawaiian stilt (*Himantopus himantopus knudseni*) which is known to be present in the pond areas along the Kaloko and Honokohau coastline and the Hawaiian owl (*Asio flanneus sandwichensis*), which is known to be present in upland areas such as the project site.

3. Biological Survey prepared for the O'oma II EIS by Char and Associates, June 1986; Flora and Terrestrial Fauna Surveys prepared for the Kohana-iki Resort Community EIS by Char and Associates, June 1986.

*Probable Impact*

None of the above listed plants are included in the U.S. Department of the Interior Fish and Wildlife Service's proposed endangered and threatened species plant list. The majority of the plant species listed are not native to the Hawaiian Islands but have been brought here intentionally or accidentally after western contact. All of the plant species are either abundant or locally common in the area and removal of them would not constitute significant impact to the plant colonies.

Because the site is arid with no bodies of water and few trees, save for the Kiawe scrub, it is not expected that development of the site will impose a significant impact to the endangered bird populations.

3.1.6 Historic/Archaeological Resources

An archaeological reconnaissance survey has been conducted for the project site by Paul H. Rosendahl, Ph.D., Inc. (Appendix B). The findings of the archaeological reconnaissance survey are discussed below.

The archaeological reconnaissance survey identified a total of two sites within the project area. The first site is a complex comprised of a low wall that appears to form an enclosure and two terraces. The site is located within the top half of the project area.

The second site is a terrace located at the top of the bottom half of the project area. The terrace is well faced and incorporates existing outcrop. The feature surface has two pahoehoe slabs and loose boulders and cobbles on the outcrop surface. The area immediately to the north has been bulldozed. No surface artifacts were present. Much of this feature appears to be natural bedrock with some modification. The site is in good condition and does not appear to be an agricultural feature. Its location at the crest of an incline affords a clear view of the coast and the lack of cultural materials may suggest a temporary habitation while clearing feature.

No surviving physical evidence could be found for the Mamalahoa Trail within the extensively bulldozed seaward third of the project area, although its earlier presence is documented on maps (Figure 1) and is present on adjacent properties to the north and south. By letter dated January 8, 1988, Ralston Nagata, State Parks Administrator and Deputy State Historic Preservation Officer, notified the Petitioners that the State has "no preservation concerns since the site is no longer present." The State Board of Land and Natural Resources sold the portion of the Trail crossing the project site in 1973 as a remnant parcel under Land Patent No. S-15,098 and therefore the State of Hawaii no longer maintains any fee interest in the trail right-of-way.

*Probable Impact*

In the opinion of the archaeological consultant, the archaeological remains identified within the project area are, for the most part, of limited significance in terms of potential scientific research value. The identified archaeological sites appears significant solely for their information content, and their continued physical preservation is no longer required. Based on the findings of the reconnaissance survey, no further archaeological work is recommended.



The State Historic Preservation Office formally reviewed the findings of the reconnaissance survey (Document No. 1502E; Summary for Conservation District Use Application, DLNR; dated October 22, 1987), and stated "...that the project will have 'no effect' on significant historic sites within the project area ... no further archaeological work is needed." Notwithstanding this finding, should unidentified subsurface cultural features be encountered during site preparation, site work will be halted immediately and the State Historic Preservation Office will be consulted regarding appropriate mitigative measures (see BLNR Condition No. 4 p. A-2).

### 3.1.7 Air Quality

There are no air quality monitoring stations in the West Hawaii region. Due to the lack of large stationary sources or heavy vehicular traffic in the region, it can be inferred that North Kona presently experiences a high level of air quality (with the exception of periodic volcanic eruptions which significantly impact air quality in the area). Air circulation patterns on the leeward side of the island are self-contained because the area is sheltered from the full impact of the northeast tradewinds. Land-sea breezes dominate the wind regime: east-southeast winds prevail during the early morning and evening hours while west-northwest sea breezes occur during the remainder of the daylight hours.

Quarrying activities at the adjacent quarry generate fugitive dust particles which may, given the appropriate wind conditions, impact the project site. Fugitive dust may also be generated by heavy vehicles entering and leaving quarrying operations and using the quarry access road fronting the project site.

#### *Probable Impact*

**Short Term.** The major sources of air pollutants are increased emissions from construction machinery and fugitive dust emissions from exposed ground, earth moving, and vehicular movement along unpaved roads.

**Long Term.** Long term impacts are principally associated with vehicular emissions and continued fugitive dust emanating from adjacent quarry operations. The proposed light industrial uses are not expected to be significant contributors of vehicular pollutants or fugitive dust emissions.

#### *Mitigative Measures*

Mitigative measures to control short term airborne particulates will be employed during site construction including regular watering and prompt landscaping of disturbed areas.

### 3.1.8 Aural Quality

The present heavy- and light-industrial uses in the project vicinity and vehicular traffic moving along the Queen Kaahumanu Highway and the Quarry Road are the predominant noise sources in the area.

#### *Probable Impact*

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

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Mitigative measures to control short term airborne particulates will be employed during site construction including regular watering and prompt landscaping of disturbed areas.

### 3.1.8 Aural Quality

The present heavy- and light-industrial uses in the project vicinity and vehicular traffic moving along the Queen Kaahumanu Highway and the Quarry Road are the predominant noise sources in the area.

#### *Probable Impact*

Short term noise impacts will occur during the initial construction period, generally associated with clearing, grubbing, grading and building construction activities. The proposed light-industrial land uses are not expected to appreciably affect ambient aural quality.

### 3.1.9 Visual/Scenic Resources

The principal views in the area are available to motorists travelling along the Queen Kaahumanu Highway. From the highway, the landscape is dominated by the black and brown expanse of lava in the foreground with the slopes of Hualalai with scattered residential developments occupying the predominant mauka view. Views towards the coast from the highway corridor are of the rugged lava coastline with the blue expanse of the Pacific Ocean beyond. Driving from the Keahole Airport into Kailua-Kona in the vicinity of the project site, one encounters a number of urban land uses along the roadway corridor, including the Keahole Agricultural Park, The NELH access road entry gate and guard house, the Kaloko Light Industrial Park, the Honokohau Small Boat Harbor entrance (immediately west of the project site), and the Police Substation (under construction), Amfac Distribution Warehouse, Kealakehe Dump and Animal Pound at Kealakehe.

Mauka views in the immediate vicinity of the project site include high voltage power transmission lines, the Quarry Road intersection improvements, roadway signage, commercial signs for the West Hawaii Concrete operation and the Honokohau Boat Park, and piles of bulldozed rubble. The roof lines of structures located adjacent to the mauka boundary of the subject parcel are also visible. Wooden power transmission poles with telephone cable suspended at approximately 20 feet above grade are located within the 300 foot State right-of-way (ROW) and are approximately 75 feet mauka of the roadway pavement edge.

#### *Probable Impact*

The construction of the proposed facilities over the natural lava fields will cause some visual impact, primarily to motorists along the Queen Kaahumanu Highway. The area of highest potential for impact is expected to be adjacent to the Highway, with the potential for impact decreasing with movement upslope due to the increased site distance from the highway, the predominant viewing point. Concern has also been expressed about potential visual impacts to proposed surrounding land uses such as the Kaloko-Honokohau National Historic Park to the west and the proposed Kealakehe Planned Community to the south. Perimeter screening/landscaping improvements as discussed below are proposed to mitigate adverse visual impacts.

#### *Mitigative Measures*

The petitioners recognize the importance of maintaining the visual integrity of the Queen Kaahumanu Highway and other surrounding land uses. Screening/landscaping improvements are proposed along the highway and the southern boundary to sufficiently screen the proposed land uses from passing motorists, the National Historic Park and the adjacent Kealakehe Planned Community. Views into the site across the northern boundary are blocked as a result of local topographic conditions. Because of this, and due to the predominantly industrial nature of the traffic along quarry road, the northern boundary will not require screening treatment. Treatments being examined include the use of berms, fences and/or low walls, and/or

landscaping, including the use of hedges made of plant materials such as Oleander, Bougainvillea, Ironwood or other low maintenance plant types compatible with the existing environment.

#### 3.1.10 Wastewater Treatment and Disposal

Two methods of liquid waste disposal are used in the Kona area: private cesspools and municipal/private treatment plants. The primary method of domestic sewage treatment and disposal continues to involve the use of private cesspools. In addition to private cesspools, two sewage treatment systems are currently operating in the Kona area: the Keauhou Resort system and the Kailua-Kona municipal system.

The Kailua municipal system is one of five municipal systems operated by the County of Hawaii. Plans are currently underway to construct a second, much larger, sewage treatment plant on State owned land adjacent to the southern boundary of Honokohau Boat Harbor, west of the project site.

#### *Probable Impact*

Wastewater discharge for the proposed baseyard, storage and service operations at the project site will be minimal and will therefore be provided for by cesspools as necessary, in conformance with applicable state and county regulations. The consulting engineer, Okahara & Associates, has estimated that a total of 1,500 gallons/day of waste is expected or 500 gallons/day/lot (Engineering Report p. C-2). One cesspool per lot will be sufficient to handle this waste. At 1,500 gallons per day of sewage waste, it is expected to have minimal impact to ground water contamination (see related discussion in Section 3.1.11 "Mitigating Measures" below). All cesspools will be constructed and maintained in accordance with DOH Administrative Rules Chapter 11-57, Private Wastewater Treatment Works and Individual Wastewater Systems. Because the wastewater generated by the individual lots will not exceed 1,000 gallons per day, compliance with Chapter 11-2 (Underground Injection Control) is not required.

#### 3.1.11 Storm Drainage

As discussed previously, the North Kona area is considered dry and arid with light rainfall. Presently there are no established drainage ways or structures located on the project site. The natural drainage system consists of rainfall percolating through the layers of very porous lava to the underground water table some 40 to 100 feet below. There is no recorded flooding in this area. The property is not within the flood plain or coastal high hazard area identified by the Flood Insurance Rate (FIRM) maps.

#### *Probable Impact*

Surface water runoff from the site will be altered slightly. The extent of change will depend upon the amount of paving and other impermeable surfaces that will occur within the project area and the actual configuration of the storm drainage system installed. The three prospective tenants utilize accepted management practices regarding the use and disposal of industrial wastes (see Section 3.1.12). Grease and oil traps will be located in appropriate locations within the individual lots and the contents of the traps will be handled and disposed of in accordance with EPA rules.

### *Mitigating Measures*

The on-site drainage system will consist of catch basins and drywells designed to retain increased storm waters within the site. This is a common drainage disposal system suitable for use throughout the North Kona region. Nearby examples of this disposal methodology include the 240-acre Kaloko Light Industrial Subdivision one mile north of the project site (located directly above the Aimakapa and Kaloko Fish Ponds in the proposed National Historic Park) and the 432-acre Keahole Airport facility (located adjacent to the NELH/HOST Park facilities at Keahole Point).

Drainage runoff at the project site will be bermed or curbed such that additional runoff from each lot will be contained within the lot and collected in catch basins. Drywells will be added under all terminal catch basins as needed in order to enhance percolation and filtration of storm water into the substrata. Specific design and percolation analyses will be completed prior to the siting and installation of final drywell systems. Because the project site is not in a ground water recharge area, there will be minimal impact on ground water resources.

Concern has been raised regarding the potential for storm drain runoff originating from the project site to adversely impact water and wildlife resources associated with the proposed Kaloko-Honokohau National Historic Park particularly Aimakapa Pond (see for example, NPS and USFWS comments, pp. 8-8 and 8-9). The hydro-geologic impact assessment conducted for the proposed action (Appendix E) noted that contaminants introduced into the groundwater at the project site (cesspool/drainage wells) will move down gradient towards the coast. The assessment found that it is unlikely that contaminants will move northwest towards Aimakapa Pond for two major reasons: 1) according to porous media flow theory, a cone of dispersion of 15 to 30 degrees in width characterizes the path of contaminants leaving the site. The width of this cone at the shoreline would not extend as far north as Aimakapa Pond; and, 2) Honokohau Harbor undoubtedly functions as a "point sink" for groundwater discharge, causing flow lines to curve toward the harbor rather than follow a straight path toward the general trend of the shoreline. In other words, it is likely that much of the cesspool and disposal well wastewater would move in a curved path to the west-southwest and discharge into Honokohau Harbor rather than move west toward the undisturbed shoreline.

Another mitigating aspect of groundwater disposal at the subdivision site is that theoretical calculations of the dispersion cone have never been actually verified by field tests in Hawaiian aquifers. Movement of groundwater through lava actually occurs along preferred routes such as cracks, flow interfaces, lava tubes, and other such features. This flow is poorly represented by a dispersion model which assumes flow through a uniform porous media. All available field evidence suggests that the actual dispersion of contaminants will be more narrowly defined than computations indicate. In other words, it is less likely that contaminants from the subdivision will disperse widely enough to appear in Aimakapa Pond.

In summary, the assessment found that:

1. Wastewaters from cesspools and disposal wells of the subdivision will influence the receiving groundwater's chemistry, particularly as a localized increase in the concentration of certain inorganic constituents.

2. The movement of these contaminants will be along prevailing flow paths of the groundwater body toward shoreline discharge.
3. Lateral movement of these contaminants will be more narrowly confined than mathematically predicted by dispersion theory.
4. The relatively minor quantities of wastewater involved, together with the effects of dispersion and dilution, mean that the concentrations of contaminants at the shoreline or in nearshore water features will be low.
5. The location of the subdivision relative to Honokohau Harbor makes the ultimate discharge of the contaminants to the west-southwest most likely, primarily into the harbor itself.
6. It is highly unlikely that any contaminants will flow in a northwest direction and appear in Aimakapa Pond.

#### 3.1.12 Industrial Wastes

The site is presently vacant with no known industrial wastes present.

##### *Probable Impact*

Although none of the prospective operators are identified as "Hazardous Waste Generators" by the EPA, industrial wastes will be generated and collected by the proposed activities. These wastes will be handled and disposed of in accordance with the Resource and Conservation and Recovery Act of 1976 (as amended) and other applicable State and County government regulations. Maintenance work on machinery and equipment will be performed on concrete decks. All environmentally harmful solvents or cleaning solutions used in cleaning mechanical parts or for hand washing purposes will be used in contained areas with concrete floors and will be kept in, and used only in appropriate containers. Any spillage on floors will be wiped clean. Products used beyond useful life will be stored and disposed of in accordance with EPA regulations.

Washing down of equipment will be done on concrete decks. All wash water will be channeled into grease traps where any oil/grease from the wash-down will be trapped. The grease traps will be periodically cleaned and the accumulated oil, together with the accumulated used oil from making oil changes (and stored in drums), will be disposed of in accordance with EPA rules. The carpenter shop associated with the Isemoto Baseyard will, at times, be working with treated lumber which at times will necessitate the re-treatment of cut ends with a brush and a can of wood preservative solution. This minor operation may require only a couple of gallons of the solution and will be applied over a concrete deck, minimizing any potential adverse impacts.

Paints that are not consumed by an auto repair at the proposed Automobile Service Center will be recycled in a government-approved distiller that converts the paint by separating the solids from the solvents. The solvents are recycled and the solids are converted to a substance that is not classified as hazardous waste. Automobile painting will be done in approved chambers for refinishing. Production sanding will

be controlled by a central vacuum system that extracts 95% of dust generated by the repair process.

#### *Mitigating Measures*

The use of grease and oil traps and accepted management practices and procedures will contain industrial wastes generated within the project area for later disposal offsite in accordance with Federal and State regulations.

#### 3.1.13 Fuel Storage and Dispensing Facilities

Both the Isemoto baseyard and the Kona Transportation Trucking and Storage operations anticipate the need for on-site fuel storage and dispensing facilities to meet the needs of their particular operations. Both operations anticipate the need to store approximately 10,000 gallons of diesel oil and 5,000 gallons of gasoline for their respective operations. At this point, it is not certain whether these tanks will be located above or below grade.

#### *Probable Impact*

The fuel storage and dispensing facilities will be designed, located, constructed, operated and maintained in accordance with appropriate federal, state and county regulations to minimize potential adverse impacts.

### **3.2 SOCIAL ENVIRONMENT**

#### 3.2.1 Population

The 1980 U.S. Census reported a resident population of 13,748 persons in the North Kona District of which almost half (44%) resided in the town of Kailua-Kona. Resident population in the North Kona area increased almost three fold (285%) between 1970 and 1980, an increase of approximately 11% per year. These annual rates of growth are significant when compared to the population growth of the County as a whole (3.7%) and the entire State (2.3%) for the same period. Population projections prepared by market analysts for resort projects in the area<sup>(4)</sup> indicate a 1990 resident population of 25,000 persons increasing to 32,500 in 1995. Although this projection acknowledges a slowing of the growth rate experienced during the previous decade (from 11% to approximately 6% annually), the region will continue to be one of the fastest growing areas in the State.

The historic and projected rapid rates of growth have significantly increased demand for light industrial space within the Kona area. In order to maintain levels of service, new light industrial areas must be developed to accommodate the growing population of the West Hawaii Region.

#### *Probable Impact*

The proposed action is seen as responding to increases in population and not contributing to the population growth per se. Since the uses for the project are

4. O'oma II Resort Community Market Study and Highest and Best Use Analysis. Prepared by the Hallstrom Appraisal Group, Inc. for O'oma II Resort Community EIS (Appendix A of the EIS). July 1985.



simply relocations of existing West Hawaii operations, the only direct increases in population would come as a result of any growth in these companies in the years ahead. Therefore, the proposed action will have an insignificant impact on population.

### 3.2.2 Economy

Through the early years of Statehood diversified agriculture formed the economic base of the region. However, the importance of diversified agriculture to the region has been eclipsed by the growth of the visitor industry and associated service related jobs. In 1950, 52% of the employed persons of Kona listed farm laborer, farm manager, or farmer as their primary occupation. By 1980, only 8.2% of the labor force held agriculturally related jobs (Kona Regional Plan, 1983). Today tourism is the primary economic activity of the North Kona District, supplanting agriculture as the number one revenue generating activity. In 1970, there were approximately 1,752 visitor accommodation units in the Kona area, representing 50% of the Big Island Visitor units. By 1980, the Kona area supported a total of 3,774 visitor units, increasing by an average growth of 7% per year. Currently there are approximately 4,990 transient units available in North Kona, comprising well over half of the island's total inventory.

Other local service industries, such as retailing, real estate and financial services, have benefited from the income introduced by the expanding visitor industry. Property values in general have increased significantly over the past decade, the result of the increased demand of capital from the visitor, resident and retiree populations.

Consistent with the changing economic base and growing population of the North Kona District, new service industries such as contracting, moving and automobile services, are expanding to meet added demands for their services.

#### *Probable Impact*

The use of the site for the proposed activities will contribute to the diversification of the economic base and will provide a more central location to serve the needs of the growing local population.

### **3.3 PUBLIC FACILITIES AND SERVICES**

This section describes the existing conditions of public facilities and utilities in the North Kona area, probable impacts related to the proposed action, and, where appropriate, mitigative measures proposed to minimize adverse impacts.

#### 3.3.1 Traffic

The major roadway serving the North Kona area (and the project site) is the Queen Kaahumanu Highway, a two lane, Class I State Highway designed for 70 mph vehicle speed. It is a limited access highway contained within (for the most part) a 300-foot right-of-way (ROW) (near the southern corner of the project site the ROW narrows to 80 feet). Dedicated in 1975, the highway extends 38 miles to connect the towns of Kawaihae and Kailua-Kona and provides a vital transportation link between the growing resort areas of South Kohala and Kailua-Kona.

There are two highway intersections in the vicinity of the project site: the quarry access road (providing access to the project site) and the Kealakehe Parkway (Honokohau Small Boat Harbor access road) (Figure 4). The two intersections are located approximately 800 feet apart on opposite sides of the highway. Both are at-grade "tee" type intersections with stop signs facing traffic entering the highway. The major user of the quarry access road is heavy vehicles entering and leaving the quarry operations.

Historic traffic volumes on Queen Kaahumanu Highway were obtained from the State Highways Division<sup>(5)</sup> and from a recent regional study prepared in 1987 to evaluate the cumulative impact of proposed resort development on West Hawaii transportation corridors.<sup>(6)</sup> State DOT traffic stations are located at the Kealakehe Parkway intersection 800 feet to the south (Station C-8-D) and 3.5 miles north of the project site (Station C-8-M). No traffic counts were available for the quarry access road intersection. The latest traffic counts at the two Queen Kaahumanu Highway stations (1986 for Station C-8-M and 1984 for Station C-8-D) were obtained and indicated that the highway was operating well under its capacity. The 1984 traffic counts at the Kealakehe traffic station indicated a 24-hour volume along the highway in front of the project site of 7,283 vehicles (48% northbound, 52% southbound). Peak hour occurred between 2:15 to 3:15 PM (588 vph, 40% northbound, 60% southbound).

Traffic volumes increased at a rate of 8% per year from 1978 to 1984 in the vicinity of the project site.<sup>(7)</sup> Peak hour at Station C-8-M (1986) occurred between 4:00 and 5:00 PM (675 vph, 40% northbound, 60% southbound), indicating a gradual shift in the peak to later in the afternoon. 1987 traffic volumes in the area were identified in the Ritz Carlton EIS traffic study. The closest station to the project site was located approximately 4 miles to the north, south of Palisades Road. 1987 PM Peak hour volumes at this station were identified as 867 vph (40% northbound, 60% southbound).

Present utilization of the quarry access road intersection is estimated to be low with the principal user being trucks operated by West Hawaii Concrete Company. The concrete company operates 15 to 18 vehicles each making approximately three trips per day. Other users include a small welding shop and a boat storage operation. Existing trip ends along the quarry road are estimated at 150 vehicles per day.

#### *Probable Impact*

The proposed uses will generate additional vehicular traffic onto the Queen Kaahumanu Highway. The general contracting, trucking/hauling, and automobile service uses being proposed will generate approximately 260 trip ends per day. Existing and projected trip ends along the quarry road are therefore estimated at 410 vpd (150 + 260).

A capacity analysis of the Quarry Road/Queen Kaahumanu Intersection was conducted using assumptions stipulated by the State DOT (see DOT comments, p. 8-18) to determine existing and projected service levels. The analysis utilized the

5. Traffic Survey Data, Island of Hawaii, 1984 and 1986, Highways Division, State Department of Transportation.

6. Final EIS for Ritz Carlton Mauna Lani. Belt Collins & Associates, 1987.

7. Compound growth rate calculated from Station C-8-M 1978-1984.

unsignalized intersection capacity analysis methodology presented in the Highway Capacity Manual, Special Report 209, published by the Transportation Research Board. The peak hour of the proposed uses is estimated to occur between 3:30 PM and 4:30 PM.<sup>(8)</sup> Institute of Traffic Engineers (ITE) estimate peak hour of generators at 13.9 percent of daily volume, or 57 vph (0.139 x 410 vpd). In the peak hour (using ITE rates), approximately 20 vehicles would enter the quarry road from the highway and 37 would enter the highway from the quarry road. For purposes of the analysis, peak hour of the generator (3:30 PM to 4:30 PM) is assumed to correspond with the peak hour of the Queen Kaahumanu Highway (4:00 PM to 5:00 PM: using the 1986 estimate from Station C-8-M).

Utilizing the 1987 peak hour volumes along Queen Kaahumanu Highway identified in the Ritz Carlton traffic study, the Quarry Road intersection currently operates at Level of Service (LOS) B. Assuming full development of the project site, the Quarry Road intersection would be operating at LOS C. Level of Service C represents a condition of "average traffic delays" for vehicles entering the highway from Quarry Road. Using the Queen Kaahumanu Highway traffic projections provided in the Ritz Carlton study, the Quarry Road intersection is estimated to reach LOS E in 1993. Level of Service E represents a condition close to (but not in excess of) capacity and is indicative of "very long traffic delays" for vehicles using the intersection.

It should be noted that the Ritz Carlton traffic study projections for movements along the Queen Kaahumanu Highway are viewed to be very optimistic, representative of an upper range of development rather than a reasonable forecast. For example, Quarry Road intersection LOS would be condition D in 1993 if certain methodological changes were made to the calculation of Queen Kaahumanu peak hour volumes as discussed in the Traffic Impact Analysis Report prepared for the Kohanaiki Resort (M&E Pacific, Inc. 1987). In light of the range of traffic projections and the attendant uncertainty of the anticipated date that intersection improvements will be needed, it is recommended that regular monitoring or intersection movements be undertaken.

Ultimately, the Kealahou Parkway intersection (just south of the project site) will require right turn acceleration and deceleration lanes to/from the southbound lanes of the Queen Kaahumanu Highway, separate left and right turn lanes from the quarry road (eastbound) to the Highway, and a separate left turn lane to separate turning traffic from northbound Queen Kaahumanu Highway traffic. These improvements should be coordinated with improvements at the quarry road intersection to minimize conflicting movements.

#### *Mitigating Measures*

Under an agreement with the former owner of the project site (Kenneth M. Young) dated November 4, 1976, the Department of Transportation may require the construction of a channelized intersection if deemed necessary. In recognition of this obligation, the petitioners are proposing to participate in a traffic monitoring study with the State Department of Transportation. When conditions warrant intersection improvements such as channelization (i.e. intersection LOS E), the petitioners propose to participate jointly with the State Highways Division when it channelizes the

8. Trip Generation for Light Industrial Uses. ITE Informational Report, 1982.

intersection at the Kealakehe Parkway intersection, approximately 800 feet south of the Quarry Road intersection.

### 3.3.2 Water Supply

The Hawaii County Department of Water Supply maintains the North Kona water system serving the area between Keahole Airport to the north and Kealekelua to the south. This system is supplied by four wells and a shaft located at Kahaluu, situated between Kailua and Keauhou Bay at the 600 foot level, one to one and a half miles inland from the coast. A 16-inch transmission main runs north along the Queen Kaahumanu Highway decreasing to a 12-inch main between the Honokohau Small Boat Harbor and the project site. The transmission line terminates at a 0.3 million gallon reservoir located directly mauka of the Keahole airport.

#### *Probable Impact*

The consulting engineer, Okahara & Associates, has estimated that a total of 3,000 gallons of water usage per day is anticipated (1,000 gallons/lot/day) (See Engineering Report, Appendix C).

Municipally-supplied potable water is available via the purchase of water rights from the Red Hill Joint Venture.<sup>(7)</sup> The petitioners have purchased sufficient water rights to accommodate the proposed land uses, and with the approval of the Department of Water Supply, intend to hook into the 12-inch water main fronting the project site. By letter dated March 29, 1988 (see p. D-1), the Department of Water Supply has indicated it has "... no objections to allotting three (3) units of water or 1,800 gallons/day for each of the proposed three (3) lots.

### 3.3.3 Electrical Power and Communications

Hawaii Electric and Light Company (HELCO) currently maintains a 69 KV transmission line within a power line corridor paralleling the mauka side of the Queen Kaahumanu Highway (running along the makai boundary of the site). A 12 KV line terminates at a power pole approximately 300 feet south of the project site.

The Hawaiian Telephone Company transmits telephone communications from base exchanges to telephone substations located in service areas. Consumers are then serviced from these substations by land lines. These land lines utilize the electrical power line poles through a joint service agreement between Hawaiian Telephone and HELCO.

#### *Probable Impact*

HELCO has indicated that electrical service can be provided by extending the 12 KV circuit into the project site. This would require the installation of a new power pole within the project area and the acquisition of a 30 foot-wide by 300 foot-long utility easement over the adjacent lands to the south (Figure 4). The State of Hawaii is the landowner of the adjacent parcel which, like the project site, lies within the Conservation district (general subzone). The easement area over which the powerline

9. Personal Communication with Mr. Robert D. Triantos, Esq., attorney for Red Hill Joint Venture. May 20, 1987.

would run has been bulldozed and otherwise modified so that the installation of a new line would not pose any significant environmental hazards. Hawaiian Telephone would also utilize the utility corridor to service the project area (see discussion of alternative utility corridors in Section 2.1).

#### 3.3.4 Police, Fire and Emergency Services

Police protection for the North Kona area is provided by the Hawaii County Police Department operating from its regional headquarters in Captain Cook. The area served by the Captain Cook station extends from the Manuka State Park in South Kona to Anacho'omalu Bay in North Kona. Presently a small substation is maintained in Kailua Kona. Planning is underway to move the regional headquarters to a new 10-acre facility in Kealakehe, approximately one-half mile south of the project area.

The Hawaii County Fire Department provides fire protection services to Big Island residents. Fire stations are located in the Kona area at Captain Cook, Kailua-Kona and Kawaihae. The Kailua-Kona station is located on Palani road above the Queen Kaahumanu Highway intersection, approximately 2.3 miles from the project site (approximate response time of 3 minutes).

Emergency ambulance services are provided by the State Department of Health. Advanced life support ambulance units are located at the Lucy Henriques Medical Center in Waimea, the Kailua-Kona Fire Station and at the Captain Cook Fire Station. The Kona Hospital houses a basic life support ambulance unit. The Kailua-Kona fire station is equipped for offshore emergencies.

#### *Probable Impact*

The development of additional light industrial activities, such as proposed herein will marginally increase demand for police, fire and emergency services. The Police Department anticipates no adverse impacts associated with the redesignation of the subject site (see Police Dept. letter p. 8-29). The Hawaii County Fire Department has noted that fire hydrants "shall be located at 300-foot intervals on quarry road and within 150-feet from building sites (Page 8-28).

#### 3.3.5 Solid Waste Disposal

The County operates 28 solid waste transfer station chutes at 21 locations around the island, including a new Kailua transfer station which opened in 1986. Refuse collected at these stations is transferred to one of the two active land fill sites: Hilo or Kealakehe (located approximately one-half mile south of the project site). Refuse collected by private contractors cannot be deposited at the refuse transfer stations; instead it must be trucked to one of the two landfill sites. Hazardous waste and sludge are not accepted at any of the county landfills.

The Kealakehe landfill, which presently serves the North and South Kona Solid Waste District, is expected to reach capacity in 1990. This landfill would then be closed and a new landfill would be opened at a site as yet to be determined by the County of Hawaii.

*Probable Impact*

Individual users of the property will arrange for collection and disposal of solid waste. The Kealakehe Landfill will be used for disposal until a new disposal facility becomes operational.

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**RELATIONSHIP OF THE PROPOSED PROJECT TO  
EXISTING PUBLIC PLANS, POLICIES AND CONTROLS**

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**CHAPTER 4**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii

This Chapter of the report discusses the relevant State and County land use policies and controls which affect the proposed action.

#### 4.1 HAWAII STATE PLAN

The Hawaii State Plan (Chapter 226, HRS, as amended), represents public consensus regarding expectations for Hawaii's future. First enacted in 1978, the plan establishes a set of goals, objectives and policies which serve as long-range guidelines for the growth and development of the State. As the result of a mandated two-year comprehensive review process, the 1986 Legislature updated the State Plan to reflect changes in public priorities.

A review of the overall themes, goals, objectives, policies and priority guidelines of the recently revised State Plan was made to determine the consistency of the proposed action with the State Plan. The analysis indicates that the proposed action is in conformance with the State Plan.

#### 4.2 STATE FUNCTIONAL PLANS

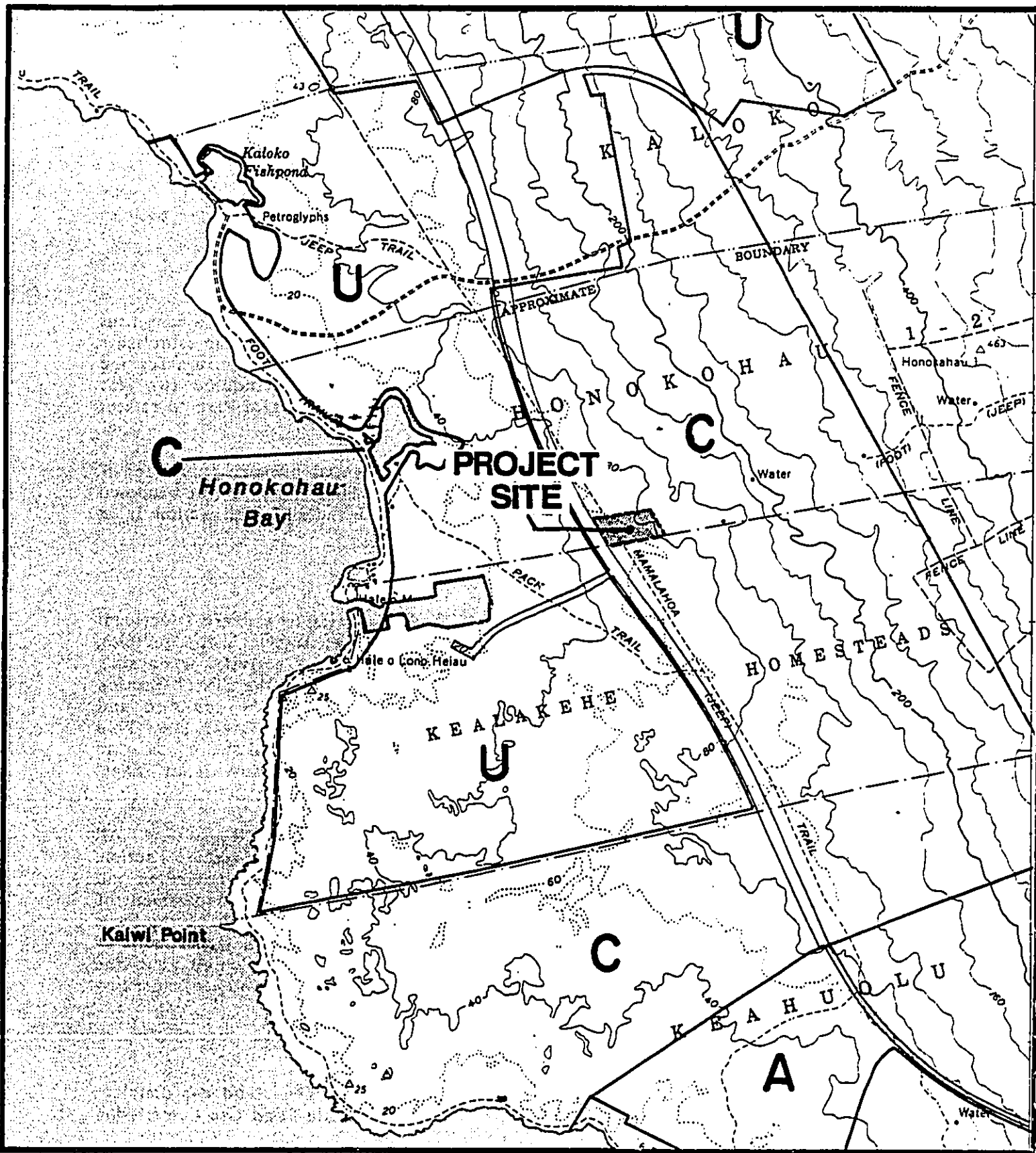
The Hawaii State Plan directs the appropriate State agencies to prepare functional plans for their respective program areas. The plans set forth "... the policies, statewide guidelines, and priorities within a specified field of activity, when such activity is proposed, administered, or funded by any agency of the State" (Section 226-2 (10), HRS). Each functional plan contains objectives to be achieved and policies to be pursued within the specified "functional" areas. The Hawaii State Plan directs that "...County general plans and development plans shall be taken into consideration in the formulation and amendment of the state functional plans" (Section 226-52(a)(por. 3), HRS)

To date, twelve Functional Plans have been adopted by Legislative Resolution. All twelve plans were reviewed to determine consistency with the proposed action. Relevant plans examined included the State Conservation Lands Functional Plan and the State Historic Preservation Functional Plan prepared by the State Department of Land and Natural Resources, the State Health Functional Plan prepared by the State Department of Health, and the State Tourism Plan prepared by the Department of Planning and Economic Development. The review analysis indicated that the proposed action is in general conformance with objectives, policies and implementing actions of the twelve plans.

#### 4.3 STATE LAND USE LAW

All lands within the State have been classified into one of four land use districts: urban, rural, agriculture, and conservation, by the Hawaii State Land Use Commission pursuant to Chapter 205, HRS, the State Land Use Law. The entire 9.9-acre project site lies within the State Conservation district (Figure 5). Urban districts encompass the Kealakhe, Honokohau, Kaloko and Kohana-iki *ahuapua'a* (reclassified from the





**Isemoto/SJA/Taylor Subdivision**  
**STATE LAND USE DISTRICT MAP**

Honokohau, North Kona, Hawaii

**Figure: 5**

**HELBER, HASTERT & KIMURA** PLANNERS  
 GROSVENOR CENTER • PRI TOWER • 733 BISHOP STREET • SUITE 2500  
 HONOLULU, HAWAII 96813 • TELEPHONE: (808) 545-2055

Conservation district to the Urban district in 1986) makai of the Queen Kaahumanu Highway. Conservation lands are located mauka of the Highway to the south and east of the project site. Approximately one mile north of the project site lies the Kaloko Light Industrial Subdivision which was reclassified from the Conservation district to the Urban district in 1985.

The State Land Use Commission has acted on a number of petitions for reclassification to the Urban district in West Hawaii over the past two years. Recent Commission actions in the vicinity of the proposed action include the 470-acre Kohanaiki Resort and the 547-acre HOST Park. The current planning effort of the Housing Finance and Development Corporation (HFDC) towards the development of a planned community at the adjacent 1,500 acre Kealakehe site indicates the State Administration's desire to ultimately urbanize the entire Kealakehe Ahupua'a. As noted in Section 4.4 below, the draft revisions to the Hawaii County General Plan designates the area in the vicinity of the project site for urban expansion.

The State Land Use Commission Rules, adopted October 1986, require that an application for a boundary amendment show that it is "reasonable, not violative of Section 205-2 HRS and consistent with the policies and criteria established pursuant to Sections 205-16, 205-17 and 205A-2, HRS" (Hawaii Land Use Commission Rules, Section 15-15-77). In reviewing petitions for reclassification of district boundaries, the Commission must specifically consider four criteria. The criteria are presented below, in italics, followed by a brief discussion of each criterion.

- (1) *The extent to which the proposed reclassification conforms to the applicable goals, objectives, and policies of the Hawaii State Plan and relates to the applicable priority guidelines of the Hawaii State Plan and the adopted functional plans;"*

*Comment:* As discussed in Section 4.1 and 4.2 of this report, the proposed action is consistent with the goals, objectives and policies of the Hawaii State Plan and the guidelines of the State Functional Plans.

- (2) *"The extent to which the proposed reclassification conforms to the applicable district standards."*

*Comment:* The applicable standards for the Urban District are found in Section 15-15-18 of the Land Use Commission Rules. These are reprinted and discussed below.

"In determining the boundaries for the Urban District, the following standards will be used:

- (1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses;
- (2) It shall take into consideration the following specific factors:
  - A. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;
  - B. Substantiation of economic feasibility by the petitioner;

- C. Proximity to basic services such as sewers, transportation systems, water, sanitation, schools, parks, and police and fire protection; and
  - D. Sufficient reserve areas for urban growth in appropriate locations based on a ten year projection;
- (3) It shall include lands with satisfactory topography and drainage and reasonably free from the danger of floods, tsunami and unstable soil conditions and other adverse environmental effects;
  - (4) In determining urban growth for the next ten years, or in amending the boundary, land contiguous with existing urban areas shall be given more consideration than non-contiguous lands, and particularly when indicated for future urban use on State or County General Plans;
  - (5) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the State and County General Plans;
  - (6) It may include lands which do not conform to the standards in paragraphs (1) to (5):
    - A. When surrounded or adjacent to existing urban development; and
    - B. Only when such lands represent a minor portion of this District;
  - (7) It shall not include lands, the urbanization of which will contribute towards scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services;
  - (8) It may include lands with a general slope of twenty percent or more which do not provide open space amenities or scenic values if the Commission finds that those lands are desirable and suitable for urban purposes and that official design and construction controls are adequate to protect the public's health, welfare and safety, and the public's interests in the aesthetic quality of the landscape."

*Comment:* The petition request meets and exceeds the urban district standards. The project site lies in the path of the major growth corridor between the Keahole Airport and Kailua-Kona. Development of the site will be consistent with the County of Hawaii's draft revisions to the General Plan which has designated the area as "Urban Expansion Area." Lands within the State Urban district lie to the west, makai of the Queen Kaahumanu Highway, and to the north at Kaloko. The majority of the project site is relatively flat and readily adaptable for urban development.

- (3) *"The Impact of the Proposed Reclassification on the Following Areas of Statewide Concern."*
  - A. Preservation or maintenance of important natural systems or habitats;

*Comment:* A review of recent flora and terrestrial faunal surveys in the vicinity of the project site indicate there are no native or endangered species' habitats within the project site (Section 3.1.2). Appropriate drainage and wastewater treatment systems will be developed to minimize potential adverse impacts to the Aimakapa Fish Pond, and important waterbird habitat (Sections 3.3.3, 3.3.5, and 3.3.8.)

B. Maintenance of valued cultural, historical, or natural resources.

*Comment:* The archaeological reconnaissance survey of the site area (Appendix B) noted that the archaeological remains identified within the project area are, for the most part, of limited significance in terms of potential scientific research value. The identified archaeological sites appear significant solely for their information content, and their continued physical preservation is no longer required.

C. Maintenance of other natural resources relevant to Hawaii's economy, including, but not limited to, agricultural resources.

*Comment:* The subject parcel has no known potential for agriculture.

D. Commitment of state funds and resources

*Comment:* No direct State funds or resources are required for the development of the project area.

E. Provision for employment opportunities and economic development.

*Comment:* The development of the site will assist in the economic diversification of the North Kona region.

F. Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups.

*Comment:* No housing is being proposed within the project area.

(4) *In establishing the boundaries of the districts in each county, the Commission shall give consideration to the General Plan of the County in which the land is located.*

*Comment:* As noted in Section 4.4 and elsewhere in this report, the proposed draft revisions to the Hawaii County General Plan have designated the project area as "Urban Expansion Area." This designation allows for a mix of high density, low density, industrial and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined.

4.3.1 Conservation Lands

All uses within the State Conservation district fall under the jurisdiction of the State Department of Land and Natural Resources (DLNR) and are subject to the Administrative Rules of the DLNR providing for land use within the Conservation district pursuant to Section 183-41, HRS, as amended.

The project site currently lies entirely within the General Subzone. The objective of the general subzone is to "... designate open space where specific conservation uses may not be defined, but where urban uses would be premature" (Section 13-2-14 (a), Administrative Rules). The boundaries of the general subzone generally encompass "... lands with topography, soils, climate, or other related environmental factors that may not be normally adaptable or presently needed for urban, rural, or agricultural use; and lands suitable for farming, flower gardening, operation of nurseries or orchards, grazing; including facilities accessory to these uses when said facilities are compatible with the natural physical environment" (Section 13-2-14 (b)(1)(2), Administrative Rules). The petitioner was granted a Conservation District Use Permit (CDUP) by the State Board of Land and Natural Resources (BLNR) on December 18, 1987 to develop a contracting baseyard and storage operation on 6.6 acres of the 9.9 acre site (upper two-thirds of the site). A condition of the CDUP was that "within two years from the date of approval of this permit, the applicant shall submit a petition to the LUC to redesignate the parcel to another zoning district more appropriate for the type of use" (Condition No. 10 - full text of conditions provided in Appendix A).

#### 4.4 COUNTY GENERAL PLAN

The Hawaii County General Plan is the policy document for the long range comprehensive development of the island of Hawaii. The plan contains goals, policies, and standards concerning 13 elements (i.e., economic, energy, natural beauty, transportation, etc.), as well as a series of land use maps referred to as general plan land use pattern allocation guide (LUPAG) maps. LUPAG maps delineate 13 different land use categories throughout the county. The LUPAG map boundaries are not intended to be site specific.

The current LUPAG map designates the project area as "Conservation." In the revised draft of the Hawaii County General Plan (April 1987), which has been approved before the County Planning Commission and is presently before the County Council for adoption, the project area is designated as "Urban Expansion Area." This designation "allows for a mix of high density, medium density, low density, industrial and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined." (page XIII-7)

#### 4.5 COUNTY ZONING

The project site is currently zoned "Conservation" as are most of the lands in the area between Kailua-Kona and the Keahole Airport. The Kaloko Light Industrial Park, located approximately one mile north of the project site, was rezoned to light industrial [ML-1a, Limited Industrial (1-acre lots)].

The petitioner will be requesting a change of zone from the present "Open" zone to the appropriate light industrial zone upon the favorable action of the State Land Use Commission.

4.6 COASTAL ZONE MANAGEMENT/SPECIAL MANAGEMENT AREA RULES

The objectives and policies of the Hawaii Coastal Zone Management (CZM) program are included in the Shoreline Protection Act of 1975 (Chapter 205A-2, Hawaii Revised Statutes, Part 1). All of the island of Hawaii lies within the CZM area except for the forest reserve areas. Relevant CZM objectives and policies pertaining to the proposed action are as follows:

"(b)(5)(A) Provide public or private facilities and improvements important to the State's economy in suitable locations."

*Comment:* The proposed uses will contribute to the diversification of the regional economic base and will provide a more central location to serve the needs of the growing local population.

"(c)(3)(D) Encourage those developments which are not coastal dependant to locate in inland areas."

*Comment:* The project does not require locating in the coastal area. The shortest distance from the project site to the coastline is 3,500 feet.

The project site does not lie within the Special Management Area as defined by the County of Hawaii, and therefore does not require a Special Management Area Use Permit.

4.7 ENVIRONMENTAL IMPACT STATEMENT LAW (CHAPTER 343, HRS)

Pursuant to Act 187, 1987 Legislative Session, actions proposing reclassification of lands within the Conservation district are subject to the provisions of Chapter 343, HRS.

Section 343-5 (c), HRS states that applications proposing actions subject to Chapter 343, HRS "shall prepare an environmental assessment of such proposed action at the earliest practicable time to determine whether an environmental impact statement shall be required." An environmental assessment<sup>(1)</sup> was duly submitted to the State Land Use Commission. After a review of the assessment, the LUC issued an EIS preparation notice and instructed the petitioners to prepare an EIS for the proposed action. This EIS is largely based on the previous assessment.

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1. Environmental Assessment: Isemoto/SJA/Taylor Subdivision, prepared by Helber, Hastert & Kimura, Planners, November 1987.

**IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF  
RESOURCES AND RELATIONSHIP BETWEEN LOCAL SHORT  
USES OF THE ENVIRONMENT AND MAINTENANCE AND  
ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

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**CHAPTER 5**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii

This Chapter summarizes information presented elsewhere in this report in terms of two requirements of the Environmental Impact Statement Rules. Petitioners are required to discuss: 1) the irreversible and irretrievable commitments of resources that would be involved in the proposed action should it be implemented; and, 2) the relationship between local short-term uses of the environment and the maintenance and enhancement of long-term productivity. These statements are discussed below.

#### **5.1 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

Chapter 200 of Title 11, Environmental Impact Statement Rules (11-200-17 (k)) requires the "identification of unavoidable impacts and the extent to which the action makes use of non-renewable resources during phases of the action, or irreversibly curtails the range of potential uses of the environment..."

The construction and long-term operation of the light industrial uses proposed herein will permanently and irretrievably commit money, time and physical resources. The proposed urban uses will displace the open space currently provided by the site (although the perimeter of the site will be landscaped to minimize visual impacts to nearby Kaloko-Honokohau National Historic Park, the adjacent Queen Kaahumanu Highway and the proposed Kealakehe Planned Community planned for development immediately to the south). Development of the proposed action will foreclose alternative land uses including other urban uses. Other unavoidable impacts include increased traffic and increased demand on groundwater resources.

#### **5.2 RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG- TERM PRODUCTIVITY**

Chapter 200 of Title 11, Environmental Impact Statement Rules (11-200-17 (j)) requires a brief discussion of the "extent to which the proposed action involves tradeoffs between short-term losses and long-term losses or vice-versa, and a discussion of the extent to which the proposed action forecloses future options, narrows the range of beneficial uses of the environment, or poses long-term risks to health or safety..."

Short-term tradeoffs related to the proposed action are generally associated with the urbanization process. The project area consists of vacant land, productive only in its ability to provide open space and its potential for alternative future uses. The proposed action will commit the site to a particular urban use (a light industrial subdivision) thereby "narrowing the range of [potential] beneficial uses" and possibly foreclosing future options. The construction and operational phases of development will involve greater environmental impacts than are currently generated by the site (i.e., increased water demand, wastewater, traffic, etc.). The open space currently afforded by the site will be altered by the proposed development.



Long-term losses/tradeoffs relate to policy objectives of Hawaii residents as expressed through their elected representatives. The North Kona region is widely recognized as entering into a major growth period with the proposed development of a number of major destination resorts and the increased accessibility of the region via commercial aircraft utilizing the Keahole Airport. To keep up with this growth and attendant demand for services, suitable areas for support/service industry need to be identified and developed so that present and future residents of the Kona area can share in the economic prosperity associated with a growing urban area.

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**ORGANIZATIONS AND INDIVIDUALS WHO ASSISTED  
IN THE PREPARATION OF THIS EIS**

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**CHAPTER 6**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii

This EIS was prepared for Isemoto/SJA/Taylor Partnership by Helber, Hastert & Kimura, Planners. The following list identifies individuals and organizations who were involved in the preparation of the report and respective contributions.

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Paul H. Rosendahl, Ph.D.	Consulting Archaeologist. Ph.D. in Anthropology.
Tom Nance	Hydrologist. Belt Collins & Associates.

**REFERENCES**

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**CHAPTER 7**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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- Wilson Okamoto & Associates, Inc. Kaloko Light Industrial Subdivision, Final Environmental Impact Statement. July 1981.

**CONSULTED PARTIES AND COMMENTS RECEIVED  
DURING THE PREPARATION OF THE DRAFT EIS**

---

**CHAPTER 8**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

---

Honokohau, North Kona, Hawaii

The notice of availability of the EIS Preparation Notice (EISPN) for the Isemoto/SJA/Taylor Subdivision was published in the OEQC Bulletin by the Office of Environmental Quality Control on January 23, 1988. The 23 agencies and organizations listed below were sent copies of the OEQC notice together with a more detailed project description and a cover letter explaining the process and soliciting comments. A total of 19 agencies/organizations responded to the request for comments and/or requested consulted party status and are identified in the list below with an asterisk (\*). Copies of the correspondence with them are reproduced on the following pages.

**Federal Agencies**

- \* U.S. Department of Agriculture, Soil Conservation Service
- \* U.S. Army Corps of Engineers
- \* U.S. Department of Interior, Fish & Wildlife Service
- \* U.S. Department of Interior, National Park Service

**State Agencies**

- \* Department of Accounting and General Services
- \* Department of Business & Economic Development
- \* Housing Finance and Development Corporation
- \* Department of Education
- \* Department of Health
- \* Department of Land and Natural Resources
- \* Department of Transportation
- Office of State Planning
- Office of Environmental Quality Control
- U.H. Environmental Center

**County Agencies**

- \* Mayor's Office  
The Honorable Dante K. Carpenter, Mayor
- \* County Council  
The Honorable Russell S. Kokubun, Councilman
- \* Department of Parks & Recreation
- \* Department of Planning
- \* Department of Public Works
- \* Department of Water Supply
- Office of Housing & Community Development
- \* Fire Department
- \* Police Department

**Public Utilities**

- Hawaii Electric and Light Company
- \* Hawaiian Telephone Company



465 SOUTH KING STREET, KEOUAKOHA BUILDING, 11th FLOOR, HONOLULU, HAWAII 96813 TELEPHONE (808) 546-0813

# OEOC BULLETIN



JOHN WAIHEE  
GOVERNOR  
MARVIN T. MIURA, Ph.D.  
DIRECTOR

Volume V January 23, 1988 No. 2

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

\*\*\*\*\*  
All Chapter 343, HRS documents submitted for publication in the OEQC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.  
\*\*\*\*\*

### EIS PREPARATION NOTICE

The following proposed action has been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contact. 30 days are allowed for requests to be a consulted party.

**ISEMOTO/SJA/TAYLOR SUBDIVISION,  
HONOKOHAU, NORTH KOHA, HAWAII, Isemoto Contracting Co., Ltd., SJA Partnership, and March E. Taylor/State Land Use Commission**

The applicants are requesting the reclassification of a 9.9 acre parcel of land from the State Conservation district to the Urban district. This action is necessary to permit light industrial activities on the current vacant parcel. The subject parcel (THK: 7-4-08:13) is located approx. 3 miles north of Kailua-Kona, adjacent to and mauka of the Queen Kaahumanu Hwy. directly east of the Honokohau Small Boat Harbor. The action proposed by the applicants contemplates the use of baseyard and service

Contact: Mr. Tom Fee  
Helber, Hastert & Kimura,  
Planners  
733 Bishop St., Suite 2590  
Honolulu, HI 96813

Deadline: February 22, 1988.

data datafile.doc  
January 29, 1988

sa) first last, title  
address

Dear sa) last:

Environmental Impact Statement Preparation Notice  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Koha, Hawaii  
THK 7-4-08: 33

Isemoto Contracting Co. Ltd., SJA Partnership and March E. Taylor (hereinafter referred to as "petitioner") are proposing to subdivide and improve a 9.9 acre parcel of land located approximately 3 miles north of Kailua-Kona, adjacent to and mauka of the Queen Kaahumanu Highway, directly east of the Honokohau Small Boat Harbor on the island of Hawaii. The petitioner proposes to subdivide the property into three equal parcels for baseyard and service operations ("proposed action").

The proposed action requires a petition be filed with the State Land Use Commission to reclassify the parcel from the State Conservation district to the Urban district. The State Land Use Commission has determined that an Environmental Impact Statement (EIS) will be required to support the petition, in accordance with Chapter 343, Hawaii Revised Statutes (HRS). Our firm has been retained to assist the petitioner in this process.

The official EIS preparation notice for the Isemoto/SJA/Taylor Subdivision was published in the January 23, 1988 issue of the Office of Environmental Quality Control (OEQC) Bulletin. A copy of that notice is enclosed. The publication in the OEQC Bulletin begins a 30-day public review period which is scheduled to end on February 22, 1988. We look forward to receiving any comments you may have within this time period.

To aid in your evaluation of potential project-related issues, we have also enclosed a more detailed preparation notice. We would appreciate your assistance in this process by reviewing the enclosed materials and:

- 1) Sending us your written comments or concerns relative to the proposed action; and/or, 2) Identifying an individual within your organization whom we may contact to discuss the project further.

Thank you for your cooperation.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/cl  
Enclosures

HELBER  
HASTERT  
& KIMURA  
Planners  
**HB&K**

Governor  
Center  
PR  
Yousef  
733  
Bishop  
Street  
Suite  
2590  
Honolulu  
Hawaii  
96813  
Telephone  
(808)  
545-2055

Project  
634483  
HEMUKUM  
Fresno  
(808)  
545-2050

Planners  
LARRY E.  
HELBER  
ASLA  
MARV H.  
HASTERT  
AICP  
GLEN I.  
KIMURA

Assoc.  
MURRAY A.  
HEMUKUMA  
AICP  
THOMAS A.  
FEE  
AICP  
KEVIN M.  
WONG  
ASLA

CHAPTER 343, HRS  
 ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISP/N)

ISEMOTO/SJA/TAYLOR SUBDIVISION

Honokohau, North Kona, Hawaii

I. Introduction

This environmental impact statement preparation notice is prepared pursuant to Chapter 343, HRS following a determination by the State Land Use Commission that an environmental impact statement will be required to accompany a petition to be filed with the Commission to reclassify the 9.9 acre subject parcel from the State Conservation district to the Urban district. The petition is necessary to permit light industrial activities on the current vacant parcel.

II. Development Summary

**Petitioner:** Isemoto Contracting Co., Ltd.  
 S J A Partnership  
 March E. Taylor  
 648 Piliwai Street  
 Elio, Hawaii 96720

**Consultant for Environmental Impact Statement:** Huber, Harters & Kimura, Planners  
 733 Bishop Street, Suite 3190  
 Honolulu, Hawaii 96813

**Accepting Agency:** Hawaii State Land Use Commission

**Property Location:** Directly east of the Honokohau Small Boat Harbor on the mauka side of Queen Kaahumanu Highway, approximately three miles north of Kailua-Kona, North Kona District, Island of Hawaii.

**Tax Map Key:** Zone 7, Section 4, Plat 06, Parcel 33

**Parcel Size:** 9.9 acres

**Existing Use:** Vacant

**Proposed Use:** Light Industrial activities

**Existing Land Use Regulations:** State Land Use District : Conservation (general subzone)  
 County General Plan Designation : Open (the 1987 proposed County General Plan revisions designate the area for Urban Expansion)  
 Kona Regional Plan Designation : Open  
 County Zoning : Open

III. Location

The project site is located approximately three miles north of Kailua-Kona, adjacent to and mauka of the Queen Kaahumanu Highway directly east of the Honokohau Small Boat Harbor (Figure 1). Related to the uses proposed herein, a utility easement across approximately 300 feet of adjacent State-owned lands will also be required. The project site and adjacent lands mauka of the Queen Kaahumanu Highway lie within the General Subzone of the State Conservation district. Lands mauka of the highway in the vicinity of the project are within the Urban district.

IV. Existing Conditions

The site is presently undeveloped, although approximately one-third to one-half has been heavily bulldozed. The majority of the site is covered in rough a'a and pahoehoe lava flows. The top tenth of the project site has rubbish and various construction materials strewn about from adjacent industrial activities.

V. Proposed Action

The action proposed by the applicants (also referred to as "petition request") contemplates the use of baseyard and service operations (Figure 2). The mauka or upper one-third of the project site will become the construction baseyard for Isemoto Contracting Co., Ltd., a Hawaii general contractor. The middle one-third of the project site will become the baseyard for Kona Transportation Company (Kona Trans), a family-operated West Hawaii trucking, hauling and storage company owned by the partners of SJA Partnership. The mauka or seaward one-third of the project site will be occupied by an Auto Service Center to be developed by March E. Taylor, owner of Autobody Hawaii, a West Hawaii auto body repair shop. In order to use the property, 12 KV electrical power will have to be brought in from an electrical power pole located approximately 300 feet south of the project site. The power line will cross a portion of State-owned land (TMK 7-4-08:17) which will require the granting of an easement from the State in favor of the petitioner for utility purposes.

VI. Alternatives Considered

Two alternatives to the proposed action were considered: a no-action alternative and an alternate site alternative. These alternatives were determined to be undesirable because of existing and projected space needs and unique siting requirements of proposed uses (Section 2.2).

VII. Summary of Probable Impacts

Flora and Fauna

Based on a review of biological surveys conducted in the area of the project site, no endangered animal or plant species appear to inhabit the project site. Because at least half of the site has been bulldozed, leaving only 3 to 4 acres of "virgin" land within the petition area, the proposed action is not expected to adversely impact flora and fauna populations in the area.

#### Historical and Archaeological Resources

Based on the Archaeological Reconnaissance Survey conducted by Paul H. Rosendahl, Ph.D., Inc., covering the project site, the identified archaeological sites appear significant solely for their informational content, and their continued physical preservation is no longer required.

#### Public Facilities and Services

**Traffic.** The proposed action will generate additional vehicular traffic onto the Queen Kaahumanu Highway. Traffic volume/capacity ratios along the Queen Kaahumanu Highway are presently low, and the additional vehicle trips generated by the proposed uses will not adversely impact current levels of service in the area.

**Water.** Potable water will be secured from the Red Hill Joint Venture with the consent of the Department of Water Supply.

**Power.** A new 12 KV power line easement (approximately 300 feet long by 30 feet wide) will be required from the State of Hawaii to provide power to the project site. The proposed utility easement corridor crosses over an area of pahoehoe and a lava that has been bulldozed.

**Visual/Scenic.** Development of the lower section of the parcel adjacent to the Queen Kaahumanu Highway could adversely impact motorists travelling along the highway. Screening/landscaping treatment along the Queen Kaahumanu Highway frontage and partially up the southern boundary are proposed to mitigate any adverse visual impact.

#### VIII. Agencies To Be Consulted During EIS Preparation

The following agencies and organizations will be consulted during the preparation of the EIS:

##### A. Federal Agencies

1. U.S. Department of Agriculture, Soil Conservation Service
2. U.S. Department of Interior, Fish & Wildlife Service
3. U.S. Army Corps of Engineers
4. National Park Service

##### B. State Agencies

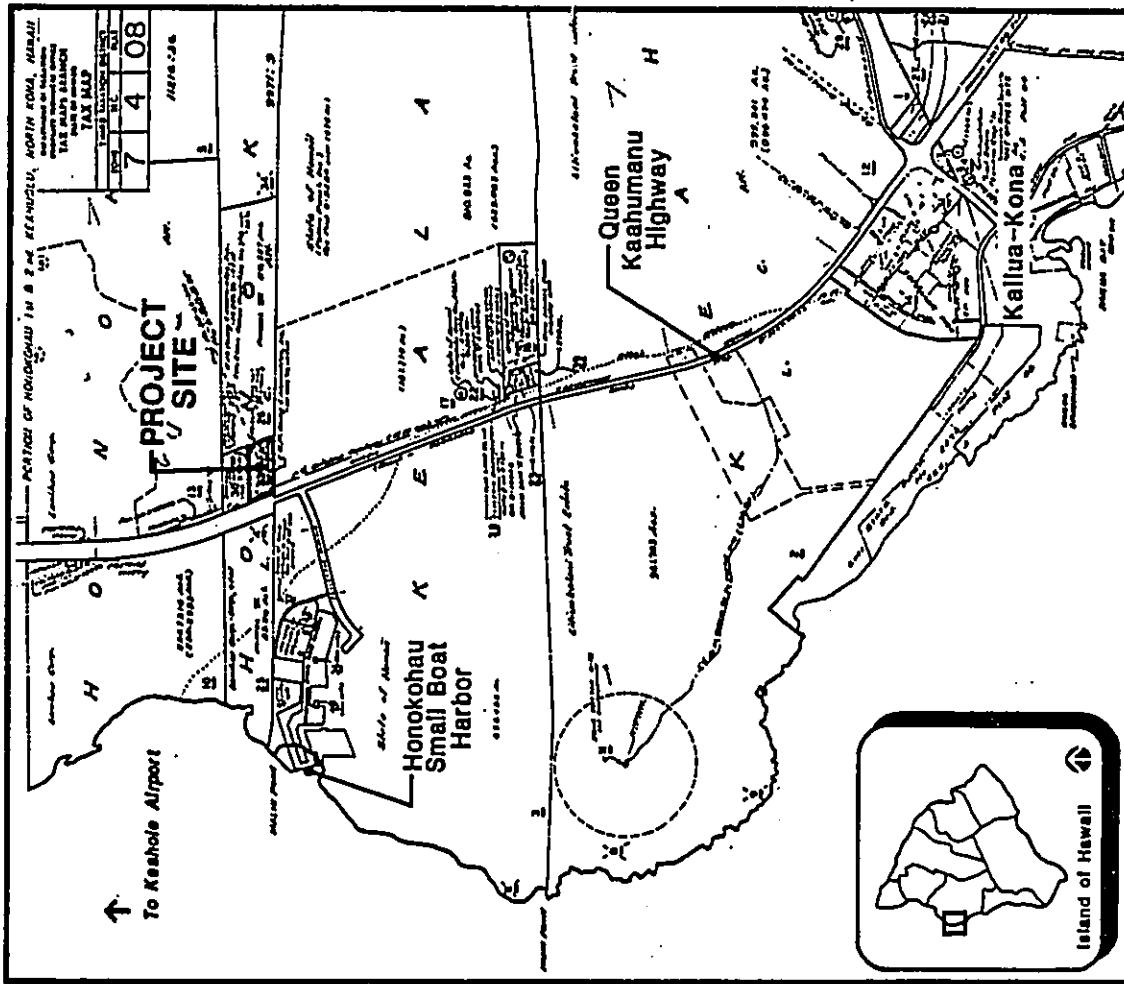
1. Department of Accounting and General Services
2. Department of Business & Economic Development
3. Department of Health
4. Department of Transportation
5. Department of Education
6. Department of Land & Natural Resources
7. Office of State Planning
8. Office of Environmental Quality Control
9. U.H. Environmental Center

##### C. County Agencies

1. Mayor's Office
2. Department of Planning
3. Department of Public Works
4. Department of Water Supply
5. Department of Parks & Recreation
6. Office of Housing & Community Development
7. Police Department
8. Fire Department

##### D. Public Utilities

1. Hawaii Electric Light Company
2. Hawaiian Telephone Company

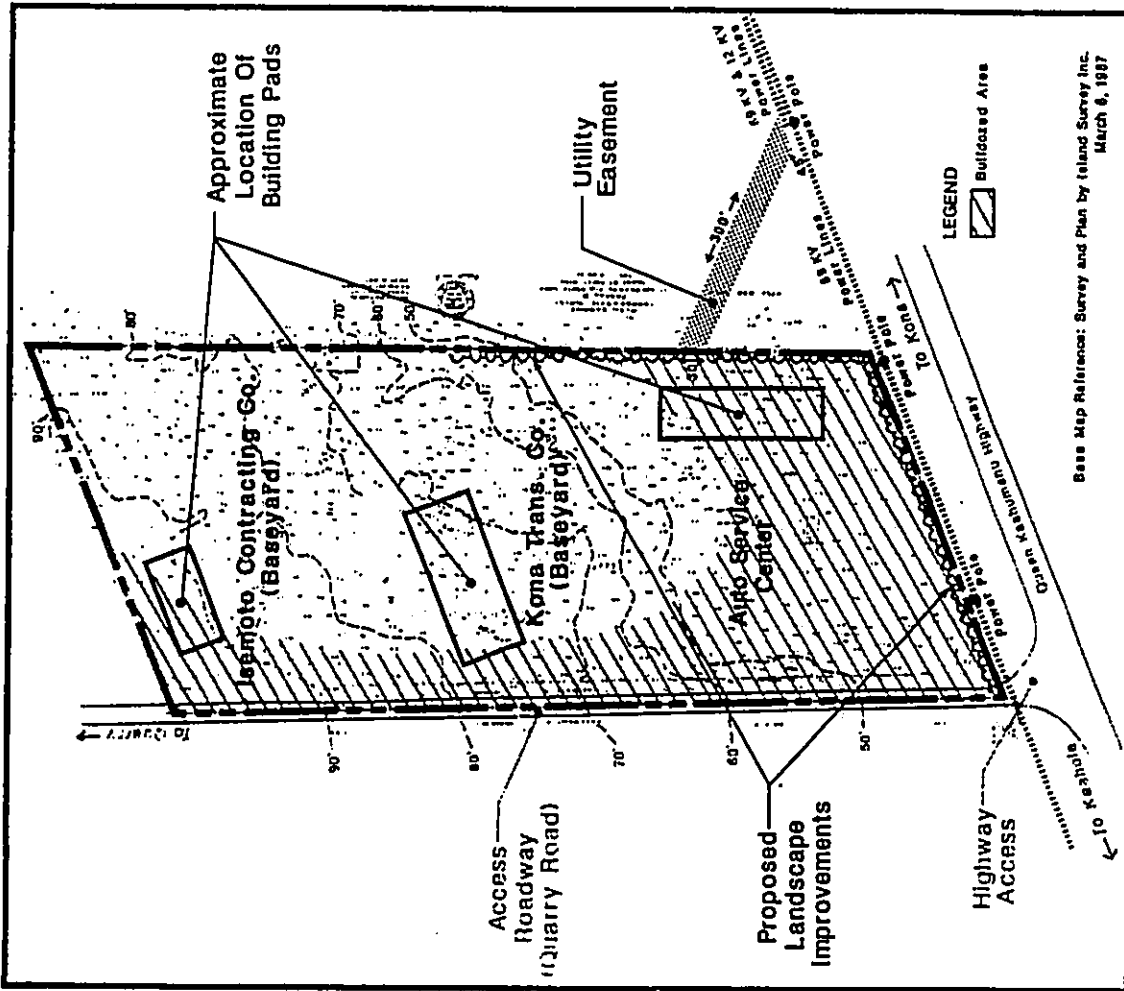


Isemoto/SJA/Taylor Subdivision  
**LOCATION MAP**  
 Honokohau, North Kona, Hawaii

Figure: 1

0 2000'

HELBER, HASTERT & KIMURA  
 SURVEYORS & ENGINEERS  
 2775 KAILUA STREET, SUITE 200  
 KAILUA, HAWAII 96731 • TELEPHONE: 948-5454



Isemoto/SJA/Taylor Subdivision  
**SITE DEVELOPMENT PLAN**  
 Honokohau, North Kona, Hawaii

Figure: 2

0 150'

HELBER, HASTERT & KIMURA  
 SURVEYORS & ENGINEERS  
 2775 KAILUA STREET, SUITE 200  
 KAILUA, HAWAII 96731 • TELEPHONE: 948-5454

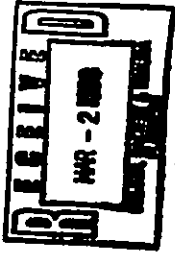
UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

SOIL  
CONSERVATION  
SERVICE

P. O. BOX 50004  
HONOLULU, HAWAII  
96850

February 22, 1988

Thomas A. Yee, AICP Project Planner  
Halber, Hartzel, & Kimura  
Grosvenor Center, FRI Tower  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813




Dear Mr. Yee:

Subject: Environmental Impact Statement Preparation Notice -  
Isamolo/SJA/Taylor Subdivision, Hooakohau, North Kona,  
Hawaii - TMK 7-4-08:33

We have no further comments to offer at this time, but would appreciate the opportunity to review the final EIS on this project.

Sincerely,

  
RICHARD M. DUNCAN  
State Conservationist

March 29, 1988

Mr. Richard N. Duncan, State Conservationist  
U.S. Department of Agriculture  
Soil Conservation Service  
P.O. Box 50004  
Honolulu, Hawaii 96850

Dear Mr. Duncan:


Environmental Impact Statement Preparation Notice (EISP/N)  
Isamolo/SJA/Taylor Subdivision, Hooakohau, North Kona, Hawaii  
TMK 7-4-08:33

Thank you for your letter of February 22, 1988 regarding the EISP/N for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISP/N.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HARTZEL & KIMURA, PLANNERS

  
Thomas A. Yee, AICP  
Project Planner

TAF/el

HELBER  
HARTZEL  
KIMURA  
Planners

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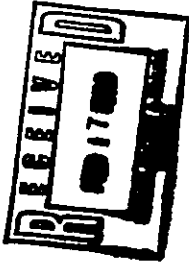
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DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 330  
FT. SHAFTER, HAWAII 96848-5440

REPLY TO  
ATTENTION OF:  
Planning Branch



February 12, 1988

Mr. Thomas A. Fee  
Project Planner  
Helber, Hastert & Kimura, Planners  
733 Bishop Street, Suite 2598  
Honolulu, Hawaii 96813

Dear Mr. Fee:

Thank you for the opportunity to review the Environmental Impact Statement Preparation Notice for the Proposed Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii. The following comments are offered:

- a. A Department of the Army permit is not required for the project.
- b. According to the Flood Insurance Study for Hawaii County, the project parcel is located in zone X (areas outside of the 500-year floodplain).

Sincerely,

*Thomas A. Fee*  
Thomas A. Fee  
Chief, Engineering Division

HELBER  
HASTERT  
& KIMURA  
Planners  
**HB&K**

Governor  
Center

PR

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Bishop

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(808)

845-2065

March 29, 1988

Mr. Kituk Cheung, Chief  
Engineering Division  
Department of the Army  
U.S. Army Engineering District, Honolulu  
Building 230  
Honolulu, Hawaii 96858-5440

Dear Mr. Cheung:

Environmental Impact Statement Preparation Notice (EISPN)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 12, 1988 regarding the EISPN for the referenced project. The information you provided is appreciated and will be included in the Draft EIS.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

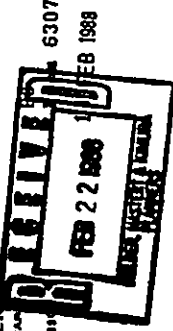
Thomas A. Fee, AICP  
Project Planner

TAF/ci



United States Department of the Interior

FISH AND WILDLIFE SERVICES  
300 ALA MOANA BOULEVARD  
P.O. BOX 50167  
HONOLULU, HAWAII 96850



Mr. Thomas A. Fee  
Heiber, Bastert and Kimura, Planners  
Grovenor Center  
733 Bishop Street  
Suite 2590  
Honolulu, Hawaii 96813

Re: Environmental Impact Statement Preparation Notice for the  
Isemoto/SJA/Taylor Subdivision, Honokohau, Hawaii

Dear Mr. Fee:

We have reviewed the referenced document and offer the following  
comments for your consideration.

Our primary concern with the development of a light industrial  
park at this site is the potential for contamination of  
groundwater that feeds into Almakapa Fishpond. This 20 acre  
breckish water pond and wetland provides habitat for endangered  
Hawaiian waterbirds, migrant waterfowl and shorebirds. We realize  
that the concerns for groundwater contamination affecting coastal  
ponds, anchialine pools and wetlands is a problem endemic to the  
North Kona and South Kohala areas because there is no central  
sewage treatment facilities. The Draft Environmental Impact  
Statement should discuss these concerns for groundwater  
contamination and identify potential mitigation measures.

We appreciate the opportunity to comment.

Sincerely,

Ernest Kosaka, Field Supervisor  
Environmental Services  
Pacific Islands Office

cc: DLNR  
LUC  
DOB



Save Energy and You Serve America!

March 30, 1988

Mr. Ernest Kosaka, Field Supervisor  
Office of Environmental Services  
U.S. Department of the Interior  
Fish and Wildlife Service  
300 Ala Moana Blvd.  
P.O. Box 50167  
Honolulu, Hawaii 96850

Dear Mr. Kosaka:

Environmental Impact Statement Preparation Notice (EISPN)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08; 33

Thank you for your letter of February 18, 1988 regarding the EISPN for the  
referenced project. Your concern regarding the potential for contamination  
of groundwater that feeds into the Almakapa Fishpond is noted and will be  
discussed in the Draft EIS.

For your information, we expect to file the Draft EIS with the State Land  
Use Commission and the Office of Environmental Quality Control (OEQC)  
later next month. Your letter, together with this response, will be published  
as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/c

HELBER  
HASTERT  
& KIMURA  
Planners  
HH&K

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(808)  
845-2050

Thomas  
Kosaka  
HH&K/LW

Facsimile  
(808)  
845-2050

President  
Leroy E.  
HELBER  
ALLA

Mark H.  
HASTERT  
AICP

Oliver T.  
KIMURA

Associates  
Mary J.  
MORIKAWA  
AICP

Thomas A.  
FEE  
AICP

Koshi M.  
YOUNG  
ALLA

11-11-11 11-11-11 11-11-11 11-11-11 11-11-11 11-11-11 11-11-11 11-11-11 11-11-11 11-11-11



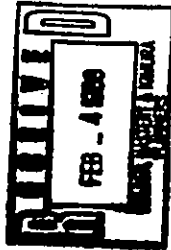
United States Department of the Interior

NATIONAL PARK SERVICE  
PACIFIC AREA OFFICE  
300 Ala Moana Blvd., Box 50185  
Honolulu 96850

IN REPLY REFER TO:

L76(PAAR)

February 2, 1988



Mr. Thomas A. Fee  
Project Planner  
Helber, Hastert, & Kimura  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

We made a cursory review of your project for subdividing a 9.9-acre parcel (Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii). We see no information as to how the petitioners will dispose of both sewage and surface-storm drain runoff.

Hakaj of this proposed development lie the Almakapa Fishpond and Atopio Fishtrap as well as several anchialine ponds, all within the Congressionally authorized boundary of Kaloiko-Honokohau National Historical Park. Almakapa is habitat for two, perhaps three, endangered birds. The anchialine ponds and Atopio Fishtrap are natural habitats which, though unstudied, are expected to have important components. Our casual surveillance convinces us that such developments would greatly affect these fresh water habitats if surface runoff is allowed to flow into the ground or into some lava tube -- worse yet, if sewage is treated in such a manner.

Therefore, before we can rationally comment on this aspect of the proposed development, we need to be able to review mitigation plans for treating this runoff.

Sincerely,

*Bryan Harry*

Bryan Harry  
Director, Pacific Area

March 30, 1988

Mr. Bryan Harry, Director  
National Park Service  
U.S. Department of Interior  
300 Ala Moana Boulevard  
P.O. Box 50165  
Honolulu, Hawaii 96850

Dear Mr. Harry:

Environmental Impact Statement Preparation Notice (EISPN)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 2, 1988 regarding the EISPN for the referenced project. Your concerns regarding potential impacts of sewage and surface storm drain runoff from the proposed subdivision on water resources within the Kaloiko-Honokohau National Historical Park are noted. A discussion of potential impacts and mitigation measures will be presented in the Draft EIS.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
Project Planner

TAF/et

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HASTERT  
& KIMURA  
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845-2060

President

LARRY E.

HELBER

ALLA

MARK H.

HASTERT

ALICE

CHINA T.

KIMURA

Associates

HARRY J.

NSHIGAWA

ALICE

THOMAS A.

LEE

ALICE

MARK M.

YOUNG

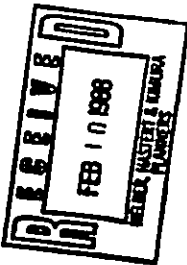
ALICE





STATE OF HAWAII  
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
 DIVISION OF PUBLIC WORKS  
 P. O. BOX 174, HONOLULU, HAWAII 96810

HAROLD S. SHALITA  
 DIRECTOR  
 DEPT. OF PUBLIC WORKS  
 LETTER NO. (P) 1097.8



FEB 8 1988

Mr. Thomas A. Fee  
 Project Planner  
 Helber, Hastert & Kimura, Planners  
 Grosvenor Center  
 733 Bishop Street, Suite 2590  
 Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Environmental Impact Statement Preparation Notice for Isemoto/SJA/Taylor Subdivision Honokohau, North Kona, Hawaii

We have reviewed the subject document and have no comments to offer.

Very truly yours,

*[Signature]*  
 TEUANE TOMINAGA  
 State Public Works Engineer

EH:jk

March 29, 1988

Mr. Teuane Tominaga, State Public Works Engineer  
 State of Hawaii  
 Department of Accounting and General Services  
 P.O. Box 119  
 Honolulu, Hawaii 96810

Dear Mr. Tominaga:

Environmental Impact Statement Preparation Notice (EISPN)  
 Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
 TMK 7-4-08: 33

Thank you for your letter of February 8, 1988 regarding the EISPN for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISPN.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*[Signature]*  
 Thomas A. Fee, AICP  
 Project Planner

TAF/cl

HELBER  
 HASTERT  
 & KIMURA  
 Planners

HH&K

Owner  
 Center  
 PH  
 Room  
 733  
 Bishop  
 Street  
 Suite  
 2590  
 Honolulu  
 Hawaii  
 96813  
 Telephone  
 (808)  
 845-2055  
 Telex  
 834-408  
 HHHKLUW  
 Facsimile  
 (808)  
 845-2050

Principal  
 LOUIE  
 HELBER  
 AIAA  
 MARK H.  
 HASTERT  
 AICP  
 CLARE E.  
 KIMURA  
 Associate  
 MARY L.  
 HIRAKAWA  
 AICP  
 THOMAS A.  
 FEE  
 AICP  
 MARIAM  
 YOUNG  
 AIAA

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**DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT**

KUALAULU BUILDING, 20 SOUTH KING ST., HONOLULU, HAWAII  
MAILING ADDRESS: P.O. BOX 259, HONOLULU, HAWAII TELE: 530-2000

JOHN WAHIEE  
GOVERNOR  
ROGER A. ULVELING  
DIRECTOR  
BARBARA EDM STANTON  
DEPUTY DIRECTOR  
LESLIE S. MATSUBARA  
DEPUTY DIRECTOR

February 3, 1988



Mr. Tom Fee  
Heiber, Haster & Kimura, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

**SUBJECT:** Environmental Impact Statement Preparation Notice  
Isemoto/SJA/Taylor Subdivision  
TRK: 7-4-08: 33  
Honokohau, North Kona, Hawaii  
Proposal to reclassify approximately 9.9 acres from the  
Conservation to the Urban Land Use District

The January 23, 1988 edition of the Office of Environmental Quality Control (OEQC) Bulletin lists the environmental impact statement (EIS) preparation notice for the subject proposed action. The Department of Business and Economic Development (DBED) requests that it be a consulted party in the preparation of the subject EIS. Please address all correspondence to this Department, Attention: Land Use Division.

Thank you.

Sincerely,  
*Roger A. Ulveling*  
Roger A. Ulveling



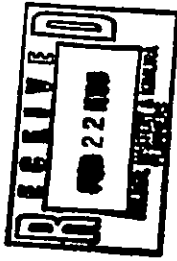
**DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT**

KUALAULU BUILDING, 20 SOUTH KING ST., HONOLULU, HAWAII  
MAILING ADDRESS: P.O. BOX 259, HONOLULU, HAWAII TELE: 530-2000

JOHN WAHIEE  
GOVERNOR  
ROGER A. ULVELING  
DIRECTOR  
BARBARA EDM STANTON  
DEPUTY DIRECTOR  
LESLIE S. MATSUBARA  
DEPUTY DIRECTOR

Ref. No. P-8071

February 12, 1988



Mr. Thomas A. Fee, AICP  
Project Planner  
Heiber, Haster & Kimura, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

**Subject:** Environmental Impact Statement Preparation Notice (EISP) for Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii

We have reviewed the subject proposal and offer the following comment relative to the Hawaii Coastal Zone Management (CZM) Program.

The EISP indicates that an archaeological survey has been conducted for the project site and that historic/archaeological resources have been identified in the area. In a previous review of the proposed project for a Land Use District Boundary Amendment, the petition indicated that a historic site specialist in the Hawaii County Planning Department would be reviewing the survey. It is a CZM objective to protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources. We therefore agreed with the applicant's plans and in addition, recommend that the applicant consult the Department of Land and Natural Resources' State Historic Preservation Office in this matter. We do not have any additional comments to offer at this time.

Thank you for the opportunity to review and comment on this proposal. If you should have any questions regarding this matter, please feel free to contact our Hawaii CZM office at 548-8466.

Sincerely,  
*Roger A. Ulveling*  
Roger A. Ulveling

March 30, 1988

Mr. Roger Ulveling, Director  
Department of Business and Economic Development  
State of Hawaii  
250 S. King Street  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Ulveling:

Environmental Impact Statement Preparation Notice (EISPN)  
Lumoto/SJA/Taylor Subdivision, Honoakaha, North Kona, Hawaii  
TME 7-4-08: 33

Thank you for your letters of February 3, 1988 and February 12, 1988 regarding the EISPN for the referenced project.

We are aware of your agency's comments to the Board of Land and Natural Resources concerning the CDUA and to the Land Use Commission regarding the pending petition to reclassify the subject parcel into the State Urban district. Please be advised that all relevant issues and concerns raised in those comments will be discussed in the Draft EIS. Also, please note that we have been unable to obtain a copy of the feasibility study prepared for the proposed Kealahou Planned Community. We would greatly appreciate it if your office could assist in making one available for our review.

Your comment regarding consultation with the State Historic Preservation Office is noted. For your information, the Office formally reviewed the findings of the archaeological reconnaissance survey (Document No. 1502E; Summary for Conservation District Use Application, DLNR; dated October 22, 1987), and stated "... that the project will have 'no effect' on significant historic sites within the project area ... no further archaeological work is needed." Notwithstanding this finding, be assured that should unidentified subsurface cultural features be encountered during site preparation, site work will be halted immediately and the State Historic Preservation Office will be consulted regarding appropriate mitigative measures.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBERT, HARTBERT & KIMURA, PLANNERS



Thomas A. Fec, AICP  
Project Planner

TAF/cj

HELBERT  
HARTBERT  
& KIMURA  
PLANNERS  
HI-H&K

Overseer  
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P.O.  
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723  
Bishop  
Breed

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Honolulu

Hawaii  
96813

Telephone  
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840-3008

Telex  
834488  
HH-H&K-UM

Resubmits  
P.O.  
840-3000

President  
LARRY E.  
HELBERT  
AIAA

Mark H.  
HARTBERT  
AICP

Oliver T.  
KIMURA

Assistant  
Nancy L.  
HONOKAWA  
AICP

Thomas A.  
FEC  
AICP

Keith M.  
YOUNG  
AIAA

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1614

CEA



STATE OF HAWAII  
Department of Business and Economic Development  
Housing Finance and Development Corporation  
P. O. BOX 17887  
HONOLULU, HAWAII 96817

JOSEPH K. CORANT  
EXECUTIVE DIRECTOR

IN REPLY REFER  
88:02V/437



STATE OF HAWAII  
Department of Business and Economic Development  
Housing Finance and Development Corporation  
P. O. BOX 17887  
HONOLULU, HAWAII 96817

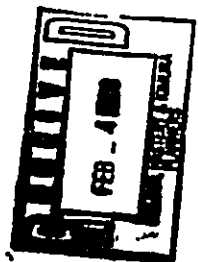
John Welles  
EXECUTIVE DIRECTOR

RECEIVED  
OCT 16 8:16 AM '87

RECEIVED  
OCT 16 AM 10:16 '87

RUSSELL N. FUKUMOTO  
EXECUTIVE DIRECTOR

IN REPLY REFER  
TO:



February 1, 1988

Mr. Tom Fee  
Herbert, Hantert &  
Kimura, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

SUBJECT: OEQC Bulletin; January 23, 1988  
Isamoto/SJA/Taylor

Enclosed is the Housing Finance and Development Corporation's (HFDC) October 8, 1987 comments to the applicant's Conservation District Use Application. To iterate our expressed concerns, HFDC does not oppose the granting of the easement at this time but requests consideration in relocating said easement at the applicant's expense if it presents an inconsistency with and/or a negative impact and encumbrance to the eventual Kealahou Planned Community. Further, HFDC desires to be consulted in the preparation of the project's EIS.

If there are any questions, please contact the undersigned at 848-3272.

Sincerely,  
*Carleton Ching*  
CARLETON CHING  
Project Coordinator

cc: OHCD  
Belt Collins

The Housing Finance and Development Corporation received your September 30, 1987 notice regarding the subject CDUA.

As you know, HFDC is planning a master planned community on Kealahou State Lands identified as T.M.K. 7-4-08:3 & 17. This community is proposed to be comprised of residential, commercial, recreational, government facilities, and resort areas. Recently, your Board granted HFDC a Right of Entry to allow us to initiate the feasibility studies which is the first stage of our master planning process.

The easement requested by the CDUA applicant does not appear to be significant and HFDC does not oppose the granting of the easement at this time. However, HFDC respectfully requests consideration in relocating said easement at the applicant's expense if it presents an inconsistency with and/or a negative impact and encumbrance to the eventual Master Plan.

Your continued support, interest and assistance in providing affordable housing to needy families of Hawaii are greatly appreciated.

Should you have any questions regarding the above, please call Carleton Ching, Project Coordinator at 848-3272.

*Russell N. Fukumoto*  
RUSSELL N. FUKUMOTO  
Acting Executive Director

MEMORANDUM

October 8, 1987

TO: Mr. William Paty, Chairman  
Board of Land and Natural Resources

FROM: Russell N. Fukumoto  
Acting Executive Director

SUBJECT: CONSERVATION DISTRICT USE APPLICATION (CDUA) -  
FILE NO.: HA-8/26/87-2056/DOCUMENT NO: 1337E  
TRK: (3)-7-4-8: PARCELS 17 & 33 AT HONOKOHAU/  
KEALAKEHE, NORTH KONA, HAWAII

HELPER  
HASTERT  
& KIMURA  
Planners  
**H&K**

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Center

PO  
Box

733

Bishop  
Street

Suite

2590

Honolulu

Hawaii

96813

Telephone

845-3005

Telex

92340

FAX/TELEX

Number

845-3005

845-3005

President

LEWIS

HELPER

ALLA

Director

HELPER

ALLA

Charles I.

KIMURA

Assistant

Thomas A.

FEEL

ALCA

Carleton Ching

YALMO

ASLA

March 29, 1988

Mr. Carleton Ching, Project Coordinator  
Department of Business and Economic Development  
Housing Finance and Development Corporation  
State of Hawaii  
P.O. Box 17907  
Honolulu, Hawaii 96817

Dear Mr. Ching:

Environmental Impact Statement Preparation Notice (EISP/N)  
Isimoto/SJA/Taylor Subdivision, Hasekohan, North Kona, Hawaii  
TMK 7-4-08-33

Thank you for your letter of February 1, 1988 regarding the EISP/N for the referenced project. We acknowledge your position relative to the proposed utility easement. The applicants are looking forward to cooperating with your agency to assure that the proposed easement will not present an inconsistency with and/or a negative impact and encumbrance to the eventual Kealahou Planned Community.

With regard to the proposed Kealahou Planned Community, we have been unable to secure a copy of the feasibility study for the project and would appreciate your assistance in obtaining one for our review.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELPER, HASTERT & KIMURA, PLANNERS

  
Thomas A. Fee, AICP  
Project Planner

TAF/cl



STATE OF HAWAII  
Department of Business and Economic Development  
Housing Finance and Development Corporation  
P. O. BOX 17907  
HONOLULU HAWAII 96817

JANE WILKINSON  
SECRETARY

JOSEPH K. CURRANT  
EXECUTIVE DIRECTOR

MR. CARLETON CHING

TO:

April 6, 1988

88:DEV/1533

Mr. Thomas A. Fee, CIP  
Project Planner  
Helber Hastert & Kimura  
Grosvenor Center  
733 Bishop Street  
Suite 2590  
Honolulu, Hawaii 96813

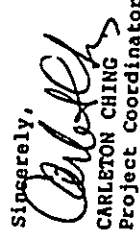
Dear Mr. Fee:

Subject: KEALAKEHE PLANNED COMMUNITY;  
CONCEPT FEASIBILITY STUDY

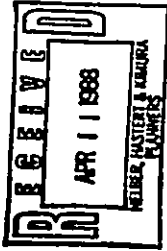
The Housing Finance and Development Corporation (HFDC) has received your letter of March 29, 1988 requesting a copy of the Kealahou Feasibility Study.

Please be advised that the study is not formally completed, and accepted by HFDC. Therefore, it is not being publicly disseminated at this time. However, HFDC and our feasibility consultant, Belt Collins and Associates are willing and available to meet with you and your client to discuss the concepts being considered at Kealahou.

If there are any questions, please feel free to contact me at 848-3272.

Sincerely,  
  
CARLETON CHING  
Project Coordinator

cc: Belt Collins & Associates - Tom Papandrew.



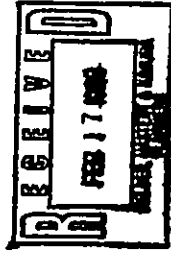
JOHN HENRIE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P. O. BOX 2360  
HONOLULU, HAWAII 96804

Office of the Superintendent

February 9, 1988



Mr. Thomas A. Fee, AICP  
Project Planner  
HR&K  
Grosvenor Center, PRI Tower  
733 Bishop Street  
Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

SUBJECT: EIS Preparation Notice  
Isomoto/SJA Taylor Subdivision

Our review of the EIS preparation notice indicates that the proposed light industrial development will not have any negative effects on our area schools.

Thank you for the opportunity to comment.

Sincerely,  
*Charles T. Toguchi*  
Charles T. Toguchi  
Superintendent

CTT:jl

cc E. Imai, OBS  
A. Carson, Hawaii Dist.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

CHARLES T. TOGUCHI  
SUPERINTENDENT

HELBER  
HASTERT  
KIMURA  
Planners  
**HR&K**

Director  
Center  
PRI  
Tower  
733  
Bishop  
Street  
Suite  
2590  
Honolulu  
Hawaii  
96813  
Telephone  
808  
545-3066  
Telex  
634408  
HR&K  
Honolulu  
96813  
President  
Larry E.  
HELBER  
AICP  
Mark H.  
HASTERT  
AICP  
Charles T.  
TOGUCHI  
Superintendent  
Alicia  
Marilyn L.  
MORIMOTO  
AICP  
Thomas A.  
FEE  
AICP  
Kathleen M.  
YOUNG  
AICP

March 29, 1988

Mr. Charles T. Toguchi, Superintendent  
Department of Education  
State of Hawaii  
P.O. Box 2360  
Honolulu, Hawaii 96804

Dear Mr. Toguchi:

Environmental Impact Statement Preparation Notice (EISPN)  
Isomoto/SJA/Taylor Subdivision, Honolulu, North Keolu, Hawaii.  
TMK 7-4-08: 33

Thank you for your letter of February 9, 1988 regarding the EISPN for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISPN.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

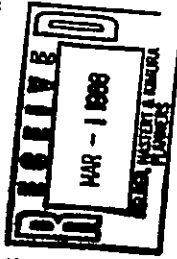
*Thomas A. Fee*  
Thomas A. Fee, AICP  
Project Planner  
TAF/cl



STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 3378  
HONOLULU, HAWAII 96801

February 22, 1988



in reply, please refer to  
ENCLOSURE

Mr. Thomas A. Fee, AICP  
Project Planner  
Helber, Haster & Kimura  
733 Bishop St., Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

Subject: Environmental Impact Statement Preparation Notice (EISPN) for  
Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii

Thank you for allowing us to review and comment on the subject EISPN. We provide  
the following comments:

Air Pollution

The environmental assessment for the amendment request does not address the  
fugitive dust that may impact the proposed project site from the adjacent, existing  
concrete and quarry activities. In addition, fugitive dust may be generated by the heavy  
vehicles entering and leaving the quarry operations and using the quarry access road which  
is the northern boundary of the proposed project site.

Water Pollution

The assessment indicated that wastewater disposal would be provided by cesspools.  
Should wastewater flows exceed 1,000 gallons per day, the facilities will be required to  
comply with Chapter 11-23 (Underground Injection Control).

Sincerely,

*Bruce S. Anderson*  
BRUCE S. ANDERSON, Ph.D.  
Deputy Director for  
Environmental Health

cc: DHSA, Hawaii

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

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

March 29, 1988

Dr. Bruce S. Anderson, Deputy Director  
Department of Health  
State of Hawaii  
P.O. Box 3378  
Honolulu, Hawaii 96801

Dear Dr. Anderson:

Environmental Impact Statement Preparation Notice (EISPN)  
Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
THK 7-408: 33

Thank you for your letter of February 22, 1988 regarding the EISPN for the  
referenced project. Your comments concerning the potential for air and  
water pollution impacts are noted and will be discussed in the Draft EIS.

For your information, we expect to file the Draft EIS with the State Land  
Use Commission and the Office of Environmental Quality Control (OEQC)  
later next month. Your letter, together with this response, will be published  
as part of the Draft EIS.

Sincerely,

HELBER, HASTER & KIMURA, PLANNERS

*Thomas A. Fee*  
Thomas A. Fee, AICP  
Project Planner

TAF/cl

HELBER  
HASTER  
&  
KIMURA  
PLANNERS

HH&K

Owner

Client

733 Bishop

Street

Suite

2590

Honolulu

Hawaii

96813

Project

Number

THK 7-408

33

Helber

Haster

Kimura

Planners

645-3050

Project

Number

THK 7-408

33

Helber

Haster

Kimura

Planners

645-3050

Project

Number

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Planners

645-3050

Project

Number

THK 7-408

33

Helber

Haster

Kimura

Planners

645-3050

Project

Number

THK 7-408

33

Helber

Haster

Kimura

ZONE MAPS  
DIVISION OF LAND



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 931  
HONOLULU, HAWAII 96808

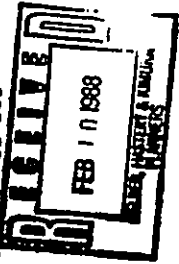
FEB -8 1988

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

LINNET S. LANDGRAF  
SECRET

PLANNING DEVELOPMENT  
PROGRAMS  
ANALYTIC RESOURCES  
CONSTRUCTION AND  
COMMERCIAL AFFAIRS  
RESOURCES DEVELOPMENT  
CONTRACTS  
CONSTRUCTION AND MAINTENANCE  
LAND AND NATURAL RESOURCES  
STATE PLANS  
WATER AND LAND DEVELOPMENT

Doc. No.: 2665E  
File No.: 88-365



Mr. Thomas A. Fee, Project Planner  
Helber, Haster and Kimura  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Subject: Isemoto/SJA/Taylor Subdivision;  
Honokohau, North Kona

Dear Mr. Fee,

As you may be aware, a Conservation District Use Application (HA-2056) for this proposal was approved on December 18, 1987. This file is open for public review at our Office of Conservation and Environmental Affairs. Our concerns were addressed during the CDUA review. We have no concerns or comments to offer on your Environmental Impact Statement Preparation Notice.

00-17

HELBER  
HASTER  
& KIMURA  
Planners  
HH&K

Government  
Center  
P.O.  
Box  
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Bishop  
Street  
Honolulu,  
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96813  
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808-548-2065  
Telex  
CJLH  
HAWAIIAN  
POSTAL  
SERVICE  
548-3010

Planners  
Larry E.  
HELBER  
ALLA  
Michael  
HASTER  
ALLA  
Chen I.  
KIMURA  
Assistant  
Henry I.  
HEBER-KAWA  
ALLA  
Thomas A.  
FEE  
ALLA  
Michael  
YOUNG  
ALLA

March 29, 1988

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

Dear Mr. Paty:

Environmental Impact Statement Preparation Notice (EISP/N)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-01: 33

Thank you for your letter of February 8, 1988 regarding the EISP/N for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISP/N.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTER & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/cl



JOHN MARKEE  
DIRECTOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
1555 KALANOAULI DRIVE  
HONOLULU, HAWAII 96813

February 26, 1988

Mr. Thomas A. Fee, AICP, Project Planner  
Helber, Hestert & Kimura  
Grosvenor Center, PFI Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

ENVIRONMENTAL IMPACT STATEMENT  
PREPARATION NOTICE (EISP/N)  
ISENOTO/SJA/TAYLOR SUBDIVISION  
HONOKOHAU, NORTH KOHA, HAWAII

We have the following comments on the subject EISP/N:

1. A channelized intersection should be constructed if the Level of Service of Queen Kaahumanu Highway is "g" per the traffic study for the proposed Mits-Carlton Mauna Lani development, May 1987.
2. The traffic analysis should utilize the 1986 traffic counts for peak hour determinations.
3. To mitigate visual impacts, all new power lines fronting and leading to the development should be placed underground.
4. All work required within the State highway rights-of-way must be submitted to the Highways Division for approval. In addition, the applicant should bear all costs for improvements.

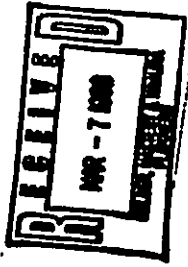
Mr. Thomas Fee  
Page 2

STP 8.2660

DIRECTOR  
EDWARD Y. HIRATA

COMPTROLLER  
JOHN M. LUCASIA  
RONALD M. HIRANO  
DANNY HOOKS

MINISTRY REF ID:  
STP 8.2650



5. In order to have transportation infrastructure improvements implemented in a timely manner, we will be assessing developer impact fees or other means to have developers fund the highway improvements necessitated by the impacts of their development.

Thank you for this opportunity to provide comments.

Very truly yours,

Edward Y. Hirata  
Director of Transportation

March 29, 1988

Mr. Edward Y. Hirata, Director  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Hirata:

Environmental Impact Statement Preparation Notice (EISPN)  
Isewote/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 26, 1988 regarding the EISPN for the referenced project. Your comments are noted and, where appropriate, will be addressed within the Draft EIS.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS



Thomas A. Fee, AICP  
Project Planner

TAF/cl

HELBER  
HASTERT  
& KIMURA  
Planners  
**HH&K**

Overseas  
Center

1711

Tower

723

Stoop

Street

2500

Waikiki

Honolulu

Hawaii

96813

Telephone

808-548-3000

Facsimile

808-548-3000

Principals

Larry E.

Helber

ALLA

Mark N.

Hastert

ALLA

Glenn Y.

Kimura

Associates

Mark L.

Kimura

ALLA

Thomas A.

Fee

ALLA

Mark H.

Young

ALLA



Office of the Mayor

Dante K. Carpenter  
Mayor

February 16, 1988

Mr. Thomas A. Fee, AICP  
Helber, Hastert & Kimura, Planners  
Grovenor Center, PRI Tower  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813

Dear Mr. Fee:

EIS Preparation Notice  
Iscamoto/SJA/Taylor Subdivision  
Tax Map Key 7-4-08:33

This is to acknowledge receipt of the Environmental Impact State Preparation Notice (EISPN) for the above-subject subdivision. Thank you for the opportunity to review the proposal. I have no comments to offer on the EISPN at this time.

Please be advised that other County agencies are also reviewing the EISPN and will be responding directly to you.

Me Ke Aloha Puaehana,

DANTE K. CARPENTER  
Mayor

AK:eeb

cc: Planning Department

County of Hawaii • 25 August Street • Hilo, Hawaii 96720

HELBER  
HASTERT  
& KIMURA  
Planners



Grovenor  
Center  
PRI  
Tower  
733  
Bishop  
Street  
S.A.H.  
2590  
Honolulu  
Hawaii  
96813  
Telephone  
808-943-3065  
808-943-3065  
Telex  
634448  
HMKKUM  
Facsimile  
808-943-3060  
845-3060  
People  
Larry E.  
HELBER  
ALEA  
Marti H.  
HASTERT  
AICP  
Derm T.  
KIMURA  
Associates  
Nancy L.  
MORIKAWA  
AICP  
Thomas A.  
FEE  
AICP  
Kwan M.  
YOUNG  
ALEA

March 30, 1988

Honorable Dante K. Carpenter, Mayor  
Office of the Mayor  
County of Hawaii  
25 August Street  
Hilo, Hawaii 96720

Dear Mayor Carpenter:

Environmental Impact Statement Preparation Notice (EISPN)  
Iscamoto/SJA/Taylor Subdivision, Hasekohan, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 16, 1988 regarding the EISPN for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISPN.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/el

RUSSELLS KOKUBUN  
Councilman



**COUNTY COUNCIL**

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

February 19, 1988

Mr. Tom Fee  
Helber, Hastert & Kimura, Planners  
733 Bishop St., Suite 2590  
Honolulu, Hawaii 96813

Dear Mr. Fee:

I am writing in reference to the Environmental Impact Statement which your office is preparing for Iemoto/SJA/Taylor, for their proposed light industrial park in Kona, Hawaii, TMK: 7-4-08:33.

The State, in cooperation with the County, is planning to develop the adjacent State-owned parcel, TMK: 7-4-08:17, for the purpose of constructing affordable single family dwellings and resort development. This proposal has been referred to as the Kealahou Planned Community.

In view of this pending plan, I am requesting that the EIS evaluate the impact that a nearly 10-acre industrial park, which will house, among other businesses, a construction baseyard, a trucking baseyard and an auto body repair shop, will have on adjacent residential and resort development.

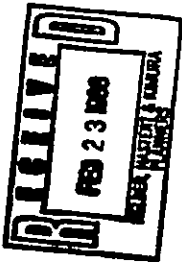
I am also requesting to be a consulted party.

Thank you for your assistance.

Sincerely,

*Russell S. Kokubun*

Russell S. Kokubun  
COUNCILMAN



HELBER  
HASTERT  
& KIMURA  
Planners  
**H&K**

Greenwich  
Center  
P.O.  
Box  
733  
Bishop  
Street  
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Hawaii  
96813

Telephone  
(808)  
645-2065

Telex  
634468  
H&K:UW

Facsimile  
(808)  
645-2060

Principal  
LARRY  
HELBER  
ASLA

Mark  
HASTERT  
AICP

Oliver I  
KIMURA

Assistant  
Mary A.  
MORIKAWA  
AICP

Thomas A.  
FEE  
AICP

Keith M.  
YOUNG  
ASLA

March 29, 1988

Mr. Russell S. Kokubun, Councilman  
County Council  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Kokubun:

Environmental Impact Statement Preparation Notice (EISP/N)  
Iemoto/SJA/Taylor Subdivision, Hilo/Kohala, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 19, 1988 regarding the EISP/N for the referenced project. Your concern about potential impacts of the proposed industrial subdivision on the Kealahou Planned Community is noted. To date, we have been unable to secure a copy of the Kealahou Master Plan and would appreciate your assistance in obtaining a copy.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
Project Planner

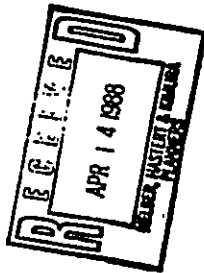
TAF/ci

RUSSELLS KOKUBUN  
COUNCILMAN



COUNTY COUNCIL

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



April 11, 1988

Mr. Thomas A. Fee, AICP  
Project Planner  
Helber, Hasterl & Kimura, Planners  
733 Bishop Street - Suite 2590  
Honolulu, HI 96813

Dear Mr. Fee,

I am writing in reference to your letter of March 29, 1988, requesting assistance in obtaining a copy of the Kealakehe Master Plan. The master plan is not complete as of this date; however, I am sure that Joe Conant, Executive Director of the Housing Finance and Development Corporation (HFDC) would be willing to answer any specific questions you may have regarding the Kealakehe project. The HFDC is preparing the master plan.

Mr. Conant's phone number is 848-3230.

Sincerely,

*Russell S. Kokubun*

Russell S. Kokubun  
COUNCILMAN

Dennis K. Carpenter  
Mayor

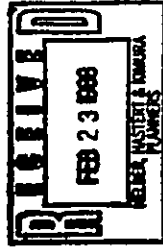
Ronald Thaxta  
Managing Director



DEPARTMENT OF PARKS & RECREATION  
COUNTY OF HAWAII

Patricia G. Engelhard  
Director

Ronald Okamura  
Deputy Director



February 22, 1988

Mr. Thomas A. Fee, AICP  
Helber, Hastert & Kimura, Planners  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813

RE: Isemoto/SJA/Taylor Subdivision EIS Preparation Notice  
THK: 7-4-08:33

Dear Mr. Fee:

We have reviewed the EIS Preparation Notice and have no adverse comments to offer.

Thank you for the opportunity to review the report.

Sincerely,  
*Patricia Engelhard*

Patricia Engelhard  
Director

PE:GM:a

March 29, 1988

Ms. Patricia Engelhard, Director  
Department of Parks and Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Ms. Engelhard:

Environmental Impact Statement Preparation Notice (EISPN)  
Isemoto/SJA/Taylor Subdivision, Hoanokehu, North Kona, Hawaii  
TMK 7-4-08:33

Thank you for your letter of February 22, 1988 regarding the EISPN for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISPN.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*  
Thomas A. Fee, AICP  
Project Planner

TAF/cl

HELBER  
HASTERT  
& KIMURA  
Planners  
H-H&K

Executive  
Office  
P.O. Box  
733  
Bishop  
Street  
Suite  
2590  
Honolulu  
Hawaii  
96813  
Telephone  
808/  
645-3055  
Telex  
834448  
H-H&K UH  
Facsimile  
808/  
645-3050

Partners  
Henry I.  
HASTERT  
AICP  
Thomas A.  
FEE  
AICP  
Ronald M.  
YOUNG  
AICP



COUNTY OF HAWAII

PLANNING DEPARTMENT

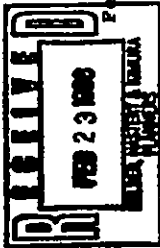
28 ALUPOI STREET • HIGLO, HAWAII 96720  
PHONE 831-6285

DANTE E. CARPENTER  
Mayor

ALBERT LONO LYMAN  
Deputy Director

TIM LUT-KWAN  
Deputy Director

February 22, 1988



Mr. Thomas A. Fee, AICP  
Helber, Hastert & Kimura  
Governor Center, FRI Tower  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813

Dear Mr. Fee:

EIS Preparation Notice  
Iseacoto/EJA/Taylor Subdivision  
Tax Map Key 7-4-08133

Thank you for the opportunity to review the above subject preparation notice for the proposed subdivision. We offer the following comments:

1. The subject area is situated within the General Plan "Conservation" designation rather than "Open."
2. In reference to a CDOA approved by the Department of Land and Natural Resources on December 18, 1987, Condition No. 11 states "The applicant pursue a powerline alignment along the DOT right-of-way as the first preference and use the alignment across TMK: 7-4-8:17 as an alternative alignment." The proposed 12KV power line should follow the proposed HILCO's plans and utilize the Queen Ka'ahumanu right-of-way instead of encumbering a utility easement over state land.
3. We note from the tax maps and a subdivision map (approved in 1978) that the King's Highway/Mamalahoa Trail traversed the subject property and ran parallel to the Queen Ka'ahumanu Highway. Although the archaeological report indicates that no physical evidence of the trail exists, the Department of Land and Natural Resources should be contacted in order to determine whether the State has any ownership claims in fee of said historic right-of-way. Further, the DEIS should address the ownership status of the King's Highway/Mamalahoa Trail.

Mr. Thomas A. Fee, AICP  
February 22, 1988  
Page 2

4. The DEIS should discuss the impacts to the proposed Kealahou Master Plan development on the adjacent property. It should also address the possible direct or indirect impacts to the Kaloko-Honokohau National Historical Park.

Should you have any questions on these comments, please feel free to contact our office.

Sincerely,

ALBERT LONO LYMAN  
Planning Director

AK:aeB

cc: Mayor

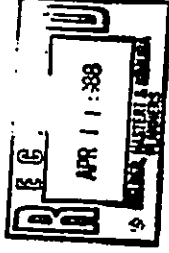


PLANNING DEPARTMENT

24 ALUANI STREET • HILO, HAWAII 96720  
808 941-6266

COUNTY OF HAWAII

DANTE L. CARPENTER  
Mayor  
ALBERT LONO LYMAN  
Director  
TIM LUKKAWAN  
Deputy Director



April 7, 1988

Mr. Thomas A. Fee, AICP  
Project Planner  
Helber, Hastert & Kimura, Planners  
Grovenor Center, PRI Tower  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813

Dear Mr. Fee:

Environmental Impact Statement Preparation Notice (EISPN)  
Iseoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
Tax Map Key 7-4-08:33

This is in response to your letter dated March 29, 1988, requesting our assistance in obtaining a copy of the Kealahou Master Plan. Since the master planning for this land is under the direction of the Housing Finance and Development Corporation (HFDC), it would be appropriate for you to contact that agency for a copy of any planning documents that you may wish to review.

If you should have any further questions concerning this matter, please contact us again.

Sincerely,

*A. Lyman*  
ALBERT LONO LYMAN  
Planning Director

KK:lv

cc: Housing Finance & Development Corporation (Carlton Ching)  
Office of Housing & Community Development

March 29, 1988

Mr. Albert Lono Lyman, Director  
Planning Department  
County of Hawaii  
25 Auahi Street  
Hilo, Hawaii 96720

Dear Mr. Lyman:

Environmental Impact Statement Preparation Notice (EISPN)  
Iseoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 22, 1988 regarding the EISPN for the referenced project. Your correction and comments are noted, and, where appropriate, will be discussed within the Draft EIS.

To date we have been unable to secure a copy of the Kealahou Master Plan and would appreciate your assistance in obtaining a copy so that we may substantively respond to concerns regarding potential impacts of the proposed subdivision on the Kealahou project.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*THA*  
Thomas A. Fee, AICP  
Project Planner

TAF/ci

HELBER  
HASTERT  
& KIMURA  
Planners  
H-H-K

Owner

County

PVE

Tower

733

Bishop

Street

Hilo

96720

Telephone

808

945-3005

Telex

524488

INTERNET

Postoffice

808

945-3000

Principal

LARRY E.

HELBER

ALLA

ARTHUR H.

HASTERT

ALLA

CHERRY L.

KIMURA

Assistant

MARCO A.

HEBERGONIA

ALLA

THOMAS A.

LEE

ALLA

YOSHIOKI

YOSHIOKI

ALLA



COPY

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

28 AUPUNI STREET • HONOLOULU, HAWAII 96813



January 15, 1988

Mr. Roger A. Ulveling, Director  
Department of Business and Economic Development  
State of Hawaii  
P. O. Box 7359  
Honolulu, HI 96804

STATE LAND USE BOUNDARY AMENDMENT (A07-018)  
ISEMOTO CONTRACTING CO., LTD.; SJA PARTNERSHIP; AND MARCH E. TAYLOR  
INDUSTRIAL USES  
TAX MAP KEY 7-4-08:33

We have reviewed the subject request.

In Section 3.3.2, page 17, of the environmental assessment, the usage factor of 2,000 gal/acre/day average day demand is listed. For your information this figure in our Water System Standards, Volume 1, 1985, has been revised to 4,000 gal/acre/day for industrial use. Based on this average figure, the anticipated maximum daily demand for this development is 50,000 gallons per day. For your information, the applicant has obtained an assignment of rights to a water commitment of 5,000 gallons per day which is much less than the anticipated usage; however, industrial use varies considerably depending on the type of development that occurs in the industrial area.

Should the applicant wish to submit his anticipated water usage by the type of activities in the industrial area, he may do so. This should be done by a registered engineer and submitted for our review and approval. If no demand figures are submitted, we should use the demand figures in the Standards.

*H. William Swake*  
H. William Swake  
Manager

cc - Ms. Sandra Pechter-Schutte  
Planning Department

... Water brings progress...

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

28 AUPUNI STREET • HONOLOULU, HAWAII 96813



February 5, 1988

Mr. Thomas A. Fee, AICP  
HSEK  
Grosvenor Center  
PRT Tower 733 Bishop Street, Suite 2590  
Honolulu, HI 96813

STATE LAND USE BOUNDARY AMENDMENT  
ISEMOTO/SJA/TAYLOR INDUSTRIAL SUBDIVISION  
TAX MAP KEY 7-4-08:33  
FILE BA-7-005-0046

Attached for your information is a copy of our letter dated January 15, 1988 to Mr. Roger A. Ulveling, Director, of the State Department of Business and Economic Development.

The letter is self-explanatory, however, should there be any questions, please do not hesitate to contact us.

*H. William Swake*  
H. William Swake  
Manager

QA

Attach.

... Water brings progress...

March 29, 1988

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

Dear Mr. Sewake:

Environmental Impact Statement Preparation Notice (EISP/N)  
Lemote/SJA/Taylor Subdivides, Heaekohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of February 5, 1988 regarding the EISP/N for the referenced project. Your comments concerning water usage factors and anticipated water usage rates are noted. Our consulting engineer is currently reviewing water requirements for the project. His findings will be discussed in the Draft EIS.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*[Signature]*  
Thomas A. Fee, AICP  
Project Planner

TAF/el

HELBER  
HASTERT  
& KIMURA  
Planners  
**HH&K**

Owner  
County  
P.O.  
Box  
733  
Hilo  
Hawaii  
96720  
Telephone  
808  
944-3066  
Telex  
63446  
HH&K LW  
Honolulu  
808  
543-3060  
President  
Larry E.  
Helber  
A.I.C.P.  
Mark H.  
Hastert  
A.I.C.P.  
Glenn T.  
Kimura  
Assistant  
Mary L.  
Hastert  
A.I.C.P.  
Thomas A.  
Fee  
A.I.C.P.  
Kathleen  
Young  
A.I.C.P.





**POLICE DEPARTMENT**  
 COUNTY OF HAWAII  
 349 KAPIOLANI STREET  
 HILO, HAWAII 96720

OUR REFERENCE  
 YOUR REFERENCE

February 10, 1988



**GUY A. PAUL**  
 CHIEF OF POLICE  
**WAYNE G. CARYLAKO**  
 DEPUTY CHIEF

**HELBERT**  
**HASTERT**  
**KIMURA**  
 PARTNERS  
**HB&K**

Governor  
 Center  
 P.O.  
 Tower  
 733  
 Bishop  
 Street  
 Honolulu  
 Hawaii  
 96813  
 Telephone  
 808  
 548-5055  
 Telex  
 834488  
 HB&K LW  
 Honolulu  
 Hawaii  
 96813  
 548-5050  
 Honolulu  
 Hawaii  
 96813  
 Larry E.  
 HELBERT  
 AILA  
 Mark H.  
 HASTERT  
 AICP  
 Glenn I.  
 KIMURA  
 Honolulu  
 Hawaii  
 96813  
 Thomas A.  
 FEE  
 AICP  
 Honolulu  
 Hawaii  
 96813

Mr. Thomas A. Fee, AICP  
 Project Planner  
 Helber, Hastert & Kimura, Planners  
 Grosvener Center, PBI Tower  
 733 Bishop Street, Suite 2590  
 Honolulu, Hawaii 96813

RE: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE  
 ISEMOTO/SJA/TAYLOR SUBDIVISION, HONOKOHAU, M. KONA  
 TMK: 7-4-08:33

The above application has been reviewed and from the police standpoint, we foresee no adverse effect from the requested land use.

Thank you for the opportunity to comment on this application.

*Guy A. Paul*  
**GUY A. PAUL**  
 CHIEF OF POLICE

cc: Kona Police

March 29, 1988

Mr. Guy A. Paul, Chief of Police  
 Hawaii County Police Department  
 349 Kapiolani Street  
 Hilo, Hawaii 96720

Dear Mr. Paul:

Environmental Impact Statement Preparation Notice (EISP/N)  
 Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
 TMK 7-4-08: 33

Thank you for your letter of February 10, 1988 regarding the EISP/N for the referenced project. Although you have no comments at this time concerning the project, we appreciate the time you and your staff spent reviewing the EISP/N.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBERT, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
 Project Planner

TAF/el

February 3, 1988

Helber, Hastert & Kimura, Planners  
Grosvenor Center  
733 Bishop Street Suite 2590  
Honolulu, Hawaii 96813

Attn: Thomas A. Fee

Gentlemen:

Subject: Environmental Impact Statement for Isemoto/SJA/Taylor  
Subdivision, Honokohau, North Kona, Hawaii THK 7-4-08:33

Thank you for including Hawaiian Telephone Company to participate in reviewing the Environmental Impact Statement for the above development. We have reviewed the document and we requests to be included in the power line easement (approximately 300 feet long by 30 feet wide) to provide telephone service to the project site.

Should you have any questions, please call me at 935-9459 or Rodney Kelli at 935-9595.

Sincerely,

*Kenneth Tanaka*  
Kenneth Tanaka  
Supervising Engineer

cc: R. Fujitani  
R. Kelli

HELBER  
HASTERT  
& KIMURA  
Planners  
**HH&K**

Grosvenor  
Center

PO  
Box

733

Bishop  
Street

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Hawaii

96813

Telephone  
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Telex  
542268

HH&KLUW

Facsimile  
(808)

545-3050

Principals

Larry E.  
HELBER

ASLA

Maia H.  
HASTERT

AICP

Glenn I.  
KIMURA

Associates

Mark J.  
HUSKAWA

AICP

Thomas A.  
FEE

AICP

Kevin M.  
YOUNG

ASLA

March 29, 1988

Mr. Kenneth Tanaka, Supervising Engineer  
Hawaiian Telephone Company  
P.O. Box 4249  
Hilo, Hawaii 96720

Dear Mr. Tanaka:

Environmental Impact Statement Preparation Notice (EISPN)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
THK 7-4-08: 33

Thank you for your letter of February 3, 1988 regarding the EISPN for the referenced project. Your request to be included in the power line easement is noted.

For your information, we expect to file the Draft EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) later next month. Your letter, together with this response, will be published as part of the Draft EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
Project Planner

TAF/cl

**COMMENTS RECEIVED DURING  
THE PREPARATION OF THE FINAL EIS**

---

**CHAPTER 9**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

---

Honokohau, North Kona, Hawaii

Sixty (60) copies of the Draft Environmental Impact Statement (DEIS) were delivered to the Office of Environmental Quality Control (OEQC) on May 5, 1988. Notice of the DEIS was published in the May 8, 1988 issue of the OEQC Bulletin. Copies of the report were then distributed to interested public agencies, organizations and individuals listed below). An additional sixteen (16) copies of the DEIS were delivered to the State Land Use Commission, the "accepting agency".

As of July 29, 1988, a total of 16 comments had been received (identified with an asterisk below. All comments were responded to and both comments and responses are reprinted on the following pages.

**Agencies, Organizations and Individuals Submitting Comments to the Draft Environmental Impact Statement:**

"\*" Indicates agencies or individuals sending written responses to the DEIS (Agency comments and appropriate responses attached).

**Federal Agencies**

- \* U.S. Department of Agriculture, Soil Conservation Service
- \* U.S. Army Corps of Engineers  
Army-DAFE (Facilities Eng.-USASCH)
- U.S. Department of Interior
  - \* Fish & Wildlife Service
  - \* National Park Service
- \* U.S. Navy

**State Agencies**

- \* Department of Accounting and General Services
- Department of Agriculture
- \* Department of Business and Economic Development/Office of State Planning
- \* Energy Office
- \* Housing Finance and Development Corporation
- Library
- \* Department of Defense
- Department of Education
- \* Department of Health
- Department of Land and Natural Resources
  - \* State Parks Administrator
- Department of Social Services and Housing
- \* Department of Transportation
- Office of Environmental Quality Control
- State Archives

**University of Hawaii**

- \* Environmental Center
- Water Resources Research Center

**County of Hawaii**

- \* Department of Parks and Recreation
- Department of Planning
- Department of Public Works
- Department of Research and Development
- \* Department of Water Supply
- University of Hawaii - Hilo Campus Library

**News Media**

Honolulu Star-Bulletin  
Honolulu Advertiser  
Sun Press  
Hawaii Tribune Herald  
West Hawaii Today - Kona

**Non-Governmental Agencies**

American Lung Association  
Office of Hawaiian Affairs  
Hawaiian Electric Company

**Libraries**

*Regional*

U.H. Hamilton Library, Hawaiian Collection  
Legislative Reference Bureau  
State Main Library

*Hawaii County*

Bond Memorial (Kohala) Library  
Halualoa Library  
Honokaa Library  
Kailua-Kona Library  
Keaau Community-School Library  
Kealakekua Library  
Laupahoehoe Community-School  
Mountain View Community-School Library  
Pahala Community-School Library  
Pahoa Community-School Library  
Thelma Parker Memorial Library/Waimea Area Library



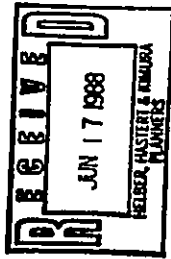
UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

SOIL  
CONSERVATION  
SERVICE

P. O. BOX 50004  
HONOLULU, HAWAII  
96850

June 13, 1988

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, HI 96813



Dear Ms. Ueda:

Subject: Draft Environmental Impact Statement (DEIS) -  
Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, HI

We have no comments to offer at this time, however, we would appreciate the opportunity to review the final EIS.

Sincerely,

*Young J. Schich, Acting*

RICHARD H. DUNCAN  
State Conservationist

cc:

Mr. Thomas A. Fee, Project Planner, Helber, Hastert & Kimura, Planners,  
733 Bishop Street, Suite 2590, Honolulu, HI 96813

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THOMAS A.

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July 7, 1988

Mr. Richard N. Duncan, State Conservationist  
U.S. Department of Agriculture  
Soil Conservation Service  
P.O. Box 50004  
Honolulu, Hawaii 96850

Dear Mr. Duncan:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
TMK 7-4-08, 33

Thank you for your letter of June 17, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/cl

cc: Esther Ueda, Land Use Commission



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
PT. SHAPTER, HAWAII 96858-5440

REPLY TO  
ATTENTION OF

Planning Branch

June 2, 1988

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS) for the Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii. Our comments on the Environmental Impact Statement Preparation Notice for this project (letter dated February 12, 1988) have been incorporated into the DEIS. We have no additional comments.

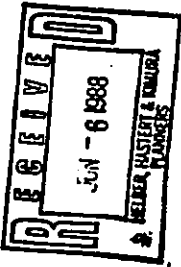
Sincerely,

*Chuan S. Jye*

Risuk Cheung  
Chief, Engineering Division

Copy furnished:

Mr. Thomas A. Fee, Project Planner  
Helber, Hastert & Kimura, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813



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Thomas A.

HEBER

AICP

Kevin M.

YOUNG

ASLA

July 7, 1988

Mr. Risuk Cheung, Chief  
Engineering Division  
Department of the Army  
U.S. Army Engineering District, Honolulu  
Building 230  
Honolulu, Hawaii 96858-5440

Dear Mr. Cheung:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of June 2, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission

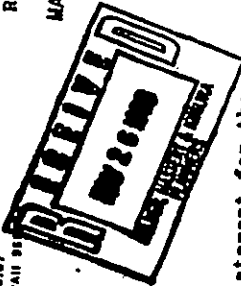


United States Department of the Interior

FISH AND WILDLIFE SERVICE  
300 ALA MOANA BOULEVARD  
P.O. BOX 20187  
HONOLULU, HAWAII 96813

ES  
Room 6307

MAY 25 1988



Ms. Esther Ueda  
Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Re: Draft Environmental Impact Statement for the  
Isemoto/SJA/Taylor Subdivision, North Kona, Hawaii

Dear Ms. Ueda:

We have reviewed the referenced Draft Environmental Impact Statement and offer the following comments for your consideration.

Our primary concern with the development of a light industrial facility at this site is the potential for contamination of groundwater that feeds into Aikakapa Fishpond and surrounding anchialine ponds. While the amount of sewage being discharged into cesspools from this project is relatively small, the cumulative effect on groundwater quality from existing and future light industrial facilities in this area and from surrounding residential developments may be significant. In anticipation of future urbanization in this area and the need to protect coastal resources and water quality, we recommend that a regional plan that addresses groundwater contamination and sewage treatment be prepared. This sewage treatment plan should be prepared prior to further urbanization of this coastline.

We appreciate this opportunity to comment.

Sincerely yours,

Ernest Kosaka, Field Supervisor  
Office of Environmental Services  
Pacific Islands Office

cc: Mr. Thomas Fee



Save Energy and You Serve America!

July 7, 1988

Mr. Ernest Kosaka, Field Supervisor  
Office of Environmental Services  
U.S. Department of the Interior  
Fish and Wildlife Service  
300 Ala Moana Blvd.  
P.O. Box 50167  
Honolulu, Hawaii 96850

Dear Mr. Kosaka:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of May 25, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Each of your comments are summarized below followed by our responses.

Concern over the potential for contamination of groundwater that feeds into Aima Kapa Fishpond and surrounding anchialine ponds.

A discussion of potential adverse impacts of proposed wastewater and storm drainage disposal methods is presented in Section 3.1.10-Wastewater Treatment and Disposal and Section 3.1.11-Storm Drainage. In summary, the EIS concludes that cesspools and dry wells are: (1) accepted means of wastewater and stormwater disposal (provided they are designed, constructed, operated, and maintained in accordance with state and county regulations); (2) extensively used as accepted disposal methods in the North Kona area; and, (3) will provide sufficient mitigation to prevent any adverse impacts to downstream land uses, including "water and wildlife resources associated with the proposed Kaloko-Honokohau National Historic Park."

Recommendations for the preparation of a regional plan that addresses groundwater contamination and sewage treatment.

As noted in Section 3.1.10, the County of Hawaii is presently planning to construct a new regional waste water treatment plant on state-owned lands in Kealahou, adjacent to the southern boundary of the Honokohau Small Boat Harbor. The proposed treatment plant site is located approximately one mile downlope from the project site. The applicant concurs with your assessment regarding the need for a regional wastewater treatment system to prevent adverse environmental impacts associated with the significant growth proposed for the Kailua-Kaohole corridor over the next two decades.

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AUCP

Assistant  
Thomas A.  
FEE

Assistant  
Kevin M.  
YOUNG  
AKLA

We hope our responses have adequately addressed your concerns. For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS



Thomas A. Fee, AICP  
Project Planner

TAF/cl

cc: Esther Ueda, Land Use Commission

U.S. GOVERNMENT PRINTING OFFICE: 1965 O 285-100



United States Department of the Interior

NATIONAL PARK SERVICE  
PACIFIC AREA OFFICE  
300 Ala Moana Blvd., Box 50165  
Room 6305  
Honolulu, Hawaii 96850

IN REPLY, REFER TO  
L76(PAAR)

July 11, 1988

Mr. Thomas A. Fee  
Project Planner  
Helber, Hastert, & Kimura  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813



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Helber-Kimura

A.I.C.P.

Thomas A.  
Fee

A.I.C.P.

Kenneth  
Young

A.S.I.A.

July 29, 1988

Mr. Bryan Harry  
Director, Pacific Area  
U.S. Department of the Interior  
National Park Service  
300 Ala Moana Boulevard  
Box 50165  
Room 6305  
Honolulu, Hawaii 96850

Dear Mr. Harry:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of July 11, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Each of your comments is summarized below followed by our response.

Ground water effluents from the proposed development could affect water quality of Aimagapa Pond.

An assessment of hydro-geological impacts of the proposed action has now been completed and is included in the Final EIS as Appendix E (Belt Collins & Associates, July 26, 1988). The assessment notes that it is unlikely for wastewater generated from the project site to move northwest toward Aimagapa Pond. A significant conclusion of the assessment notes "The relatively minor quantities of wastewater involved, together with the effects of dispersion and dilution, mean that the concentrations of contaminants at the shoreline or in nearshore water features will be low. The DEIS' conclusion that the contaminants will not result in a significant chemical or biological impact is justified."

What is the basis that you state that cesspool effluent will have minimal impact on ground water contamination -- especially considering the volume of other effluents already being discharged into this place's ground water?

The statement that "cesspool effluent will have minimal impact on ground water contamination" is pulled verbatim from the Okahara & Associates, Inc. engineering report attached as Appendix C in the EIS. This conclusion is further supported by the findings presented in the hydro-geological assessment referred to above.

Dear Mr. Fee:  
My further comments on water and sewage effluents on the Isemoto/SJA/Taylor Subdivision are as follows:

Page 1-4

Paragraph 3, Flora and Fauna: Aimagapa Pond, just makai of the proposed development, is a major breeding area and year-round habitat of the endangered Hawaiian coot and Hawaiian stilt. The endangered Hawaiian duck, Koloa, occasionally uses the pond. Ground water effluents from this proposed development could affect water quality of this endangered species' habitat.

Page 1-5

Paragraph 3: What is the basis that you state that cesspool effluent will have minimal impact on ground water contamination -- especially considering the volume of other effluents already being discharged into this place's ground water?

Pages 3-10 and 3-11

Portions of paragraph 3.1.10, Wastewater Treatment and Disposal, and paragraph 3.1.11, Storm Drainage, state that the proposal will have no impact on ground water. The basis for this seems to be that the volumes meet the County Code and/or other developments in the area are using similar techniques. Merely because the County allows this or that others are doing the same does not assure that the proposal will not pollute ground water affecting nearby anchialine ponds or endangered bird habitats.

Rather, adding more effluents to an environment already suspected of being impacted may suggest that an additional sewage treatment facility north of Kailua-Kona is sorely needed. At least there is no basis to state that this additional effluent is without effect.

Very sincerely,

Bryan Harry  
Director, Pacific Area

Portions of paragraph 3.1.10, Wastewater Treatment and Disposal and paragraph 3.1.11, Storm Drainage, state that the proposal will have no impact on ground water. The basis for this seems to be that the volumes meet the County Code and/or other developments in the area are using similar technology. Merely because the County allows this or that others are doing the same does not assure that the proposal will not pollute ground water affecting nearby subsurface ponds or endangered bird habitats.

Rather, adding more effluents to an environment already suspected of being impacted may suggest that an additional sewage treatment facility north of Kailua-Kona is sorely needed. At least there is no basis to state that this additional effluent is without effect.

We concur with your assessment of the need for an additional sewage treatment facility north in Kailua-Kona. As noted in Section 3.1.10 of the EIS, plans are currently underway to construct a treatment plant on State-owned lands at Kealahou - west of the project site. The statement in Section 3.1.11 "Because the project site is not in a ground water recharge area, there will be no impact on ground water resources" has been changed with the word "minimal" substituted for the word "no". The reference to Department of Health regulations concerning cesspools and to the other developments in the area utilizing cesspools was merely to note that the disposal technology is 1) regulated by government agencies, and 2) routinely used throughout the North Kona District.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS



Thomas A. Fee, AICP  
Project Planner

TAF/el

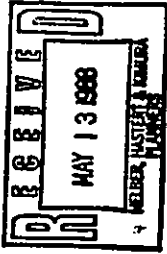
cc: Esther Ueda, Land Use Commission

[REDACTED]



DEPARTMENT OF THE NAVY  
 COMMANDER  
 NAVAL BASE PEARL HARBOR  
 BOX 110  
 PEARL HARBOR, HAWAII 96860-3020

IN REPLY REFER TO:  
 5090 (24B)  
 Ser H58/1188



Hs. Esther Ueda, Executive Officer  
 Land Use Commission  
 335 Merchant Street, Room 104  
 Honolulu, HI 96813

Dear Hs. Ueda:

**DRAFT ENVIRONMENTAL IMPACT STATEMENT  
 ISEMOTO/SJA/TAYLOR SUBDIVISION**

The Draft Environmental Impact Statement for the Isemoto/SJA/Taylor Subdivision has been reviewed and we have no comments to offer. Since we have no further use for the EIS, it is being returned to the Office of Environmental Quality Control.

Thank you for the opportunity to review the Draft.

Sincerely,

*W.K. Liu*

Enclosure

Copy to:  
 Mr. Thomas A. Fee, Project Planner  
 Helber, Hastert & Kimura, Planners  
 733 Bishop Street, Suite 2590  
 Honolulu, Hawaii 96813

Office of Environmental Quality Control

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AICP

Kath M.  
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ASLA

REPRODUCED AT GOVERNMENT EXPENSE

July 7, 1988

Mr. W.K. Liu,  
 c/o Commander  
 Department of the Navy  
 Naval Base Pearl Harbor  
 Box 110  
 Pearl Harbor, Hawaii 96860-3020

Dear Mr. Liu:

Draft Environmental Impact Statement (DEIS)  
 Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
 TMK 7-4-08: 33

Thank you for your letter of May 12, 1988 (ref. 5090(24B) Ser. N58/1188) regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
 Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission





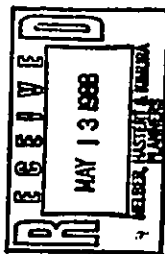
# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
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LEGIBILITY  
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IMMEDIATELY FOLLOWING



DEPARTMENT OF THE NAVY  
 COMMANDER  
 NAVAL BASE PEARL HARBOR  
 BOX 110  
 PEARL HARBOR, HAWAII 96860-5020

IN REPLY REFER TO:  
 5090 (24B)  
 Ser NSB/1188



Ms. Esther Ueda, Executive Officer  
 Land Use Commission  
 335 Merchant Street, Room 104  
 Honolulu, HI 96813

Dear Ms. Ueda:

DRAFT ENVIRONMENTAL IMPACT STATEMENT  
 ISEMOTO/SJA/TAYLOR SUBDIVISION

The Draft Environmental Impact Statement for the Isemoto/SJA/Taylor

Subdivision has been reviewed and we have no comments to offer. Since we have no further use for the EIS, it is being returned to the Office of Environmental Quality Control.

Thank you for the opportunity to review the Draft.

Sincerely,

*W.A. Fee*

Enclosure

Copy to:  
 Mr. Thomas A. Fee, Project Planner  
 Helber, Hastert & Kimura, Planners  
 733 Bishop Street, Suite 2590  
 Honolulu, Hawaii 96813

Office of Environmental Quality Control

July 7, 1988

Mr. W.K. Liu,  
 c/o Commander  
 Department of the Navy  
 Naval Base Pearl Harbor  
 Box 110  
 Pearl Harbor, Hawaii 96860-5020

Dear Mr. Liu:

Draft Environmental Impact Statement (DEIS)  
 Isemoto/SJA/Taylor Subdivision, Hoanokohau, North Kona, Hawaii  
 TMK 17-4-08: 33

Thank you for your letter of May 12, 1988 (ref. 5090(24B) Ser. NSB/1188) regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*W.A. Fee*  
 Thomas A. Fee, AICP  
 Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission

HELBER  
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& KIMURA  
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Ms. Esther Ueda  
Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Subject: Draft Environmental Impact Statement  
for the Isemoto/SJA/Taylor Subdivision

We have reviewed the subject document and have no  
comments to offer.

Very truly yours,

*Thomas A. Fee*  
THOMAS A. FEE  
State Public Works Engineer

CI:jk  
cc: Mr. Thomas A. Fee

July 7, 1988

Mr. Teusac Tomingga, State Public Works Engineer  
Department of Accounting  
and General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Tomingga:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Hoakohoa, North Kona, Hawaii  
TMK 7-4-08; 33

Thank you for your letter of May 13, 1988 regarding the DEIS for the  
referenced project. We appreciate the time you and your staff spent  
reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land  
Use Commission and the Office of Environmental Quality Control (OEQC) in  
July. Your letter, together with this response, will be published as part of  
the Final EIS.

Sincerely,

HELPER, HARTERT & KIMURA, PLANNERS

*Thomas A. Fee*  
Thomas A. Fee, AICP  
Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission

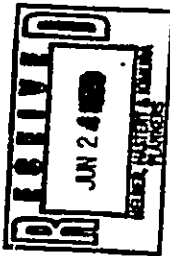
JOHN WAIHEE  
GOVERNOR  
ROGER A. ULVELING  
DIRECTOR  
BARBARA KIM STANTON  
ADMINISTRATIVE ASSISTANT  
LESLIE S. MATSUDA  
DEPUTY DIRECTOR

DEPARTMENT OF BUSINESS  
AND ECONOMIC DEVELOPMENT

KAAHAKULU BUILDING, 20 SOUTH KING ST., HONOLULU, HAWAII  
MAILING ADDRESS: P.O. BOX 228, HONOLULU, HAWAII 96810 TELE: 535-1000



June 23, 1988



MEMORANDUM

TO: Ms. Esther Ueda, Executive Officer  
State Land Use Commission

FROM: Roger A. Ulveling, Director

SUBJECT: Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision  
Docket No. A87-618  
Honokohau, North Kona, Hawaii

Thank you for the opportunity to review the subject DEIS. We have the following comments to offer:

1. Relationship to Land Use Plans, Policies and Controls - The following comments pertain to Section 11-200-17(h) of the Environmental Impact Statement Rules, which states in part that "the draft EIS shall contain a statement of the relationship of the proposed action to land use plans, policies and controls for the affected area."
  - a. The DEIS includes a section on the regional land use pattern, which lists the existing and proposed land uses of the surrounding area, and states that "the region between Kailua-Kona and Keahole Airport bisected by the Queen Kaahumanu Highway is undergoing transition from an undeveloped open space corridor to a wide range of urban uses." It concludes that the reclassification request is "viewed as being consistent with the overall development pattern of the region." While the corridor extending from Kailua-Kona to Keahole Airport will be experiencing major urban growth, it does not necessarily justify committing the land use of the petition area to light industrial and the specific land uses as proposed by the developer. The DEIS should provide a statement justifying this land use commitment.
  - b. The DEIS describes the Housing Finance and Development Corporation's (HFDC) plans for the proposed Kealahou planned community as "extremely preliminary," and that "a range of other alternative land use configurations exist which may be more compatible with the proposed light industrial uses." This section, however, does not include the consideration that a commitment of the petition area to

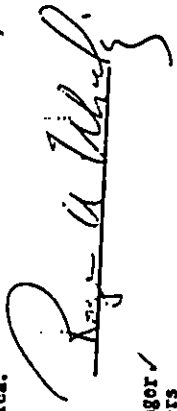
Ms. Ueda  
Page 2  
June 23, 1988

light industrial uses would curtail the land use options which are available to HFDC in the design of the Kealahou planned community. The Final EIS should explore the impacts of the proposed project on the Kealahou planned community under different development scenarios being discussed.

- c. Since the proposed action makes vulnerable the other Conservation District lands in the vicinity to Urban reclassification, the cumulative impacts of urbanization (particularly of light industrial uses) on the Conservation District should be addressed in the Final EIS.
  - d. As a standard in determining the boundaries for the Urban District, Section 15-15-18(7) of the Land Use Commission Rules states that, "it shall not include lands, the urbanization of which will contribute toward scattered spot urban development..." The Final EIS should address the apparent incompatibility between this standard and the proposed action.
2. Secondary Impacts of the Proposed Action - The following comments pertain to Section 11-200-17(1) of the Environmental Impact Statement Rules, which states in part that the secondary effects of proposed actions and related projects "may be equally important as, or more important than, primary effects, and shall be thoroughly discussed to fully describe the probable impact of the proposed action on the environment."
  - a. Implementation of the proposed action may trigger the establishment of other industrial uses in the vicinity, and foreclose other options between Kailua-Kona and Keahole Airport. The Final EIS should address the cumulative effect of this potential development.Section 11-200-17(1) also states that "if the proposed action constitutes a direct or indirect source of pollution as prescribed by any governmental agency, necessary data shall be incorporated in the draft EIS." This reference pertains to the potential adverse effects of the proposed action on the Kaloko-Ihokohau National Historic Park, situated immediately downslope of the petition area.

Ms. Ueda  
Page 3  
June 23, 1988

b. Although the DEIS touches upon the storm drainage system and industrial waste use and disposal, sufficient information is not provided to refute the possibility of coastal ponds and coastal waters being contaminated by industrial pollutants. The Final EIS should provide information on the hydrogeologic features of the petition area, and explain how the proposed mitigation measures will prevent contamination of the environmentally sensitive areas immediately downslope of the petition area.



cc: Mr. Thomas A. Fee, Project Manager  
Helber, Hastert & Kimura Planners

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July 7, 1988

Mr. Roger Ulveling, Director  
Department of Business and Economic Development  
State of Hawaii  
250 S. King Street  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Ulveling:

Draft Environmental Impact Statement (DEIS)  
Iremoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of June 23, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Each of your comments are summarized below followed by our responses.

(1) Relationship to Land Use Plans, Policies and Controls

a. The EIS should provide a statement justifying the commitment of the petition area to light industrial and the specific land uses as proposed by the developer.

Section 11-200-17(b) of the EIS rules requires that a discussion of "how the proposed action may conform or conflict with objectives and specific terms of approved or proposed land use plans, policies and controls, if any, for the affected area." Section 4.0 of the EIS reviews the consistency of the proposed action with the Hawaii State Plan, State Functional Plans, State Land Use Law, County General Plan, County Zoning, and the CZM/SMA Rules. The EIS notes that the proposed action is in general conformance with the Hawaii State Plan and the State Functional Plans. The EIS presents information which shows that the proposed action is "reasonable, not violative of the State Land Use Law (Section 205-2 HRS) and consistent with the policies and criteria established pursuant to Sections 205-16, 205-17 and 205A-2 HRS." The EIS notes that although the proposed action is not presently in conformance with the County General Plan Land Use Pattern Allocation Guide Map (LUPAG), revisions to the Plan (approved by the Planning Commission), will permit development of the site for the proposed uses. The EIS notes that the petitioner will be requesting a change of zone from "conservation" to the appropriate light industrial zoning, pending favorable action of the State Land Use Commission. The EIS notes that the proposed action is in conformance with CZM objectives and policies and that the entire project area lies outside the SMA.

As noted in Section 2.2-Alternatives Considered, the petitioners have researched available light industrial space in the Kona area and have determined that the development of the project site, as proposed, is the most

effective alternative to meeting their specific siting requirements. Viable alternative sites are not available.

- b. The EIS does not include the consideration that a commitment of the petition area to light industrial uses would curtail the land use options which are available to HFDC in the design of the Kealahoe Planned Community.

The development of the project site for light industrial purposes will curtail the range of land use options available for the Kealahoe Planned Community. However, the magnitude of this impact is deemed to be minimal for the following reasons: 1) planning is always conducted in a dynamic environment. Assumptions, projections, market conditions, social needs, technical and financial considerations are in constant flux. Planners must be prepared to accommodate changes in these parameters. Actual master planning for the Kealahoe Planned Community has not yet begun thus it would be impossible to "explore the impacts of the proposed project on the Kealahoe project under different development scenarios begin discussed"; 2) Mitigation measures proposed in the EIS and subsequent conditions imposed during the zoning, subdivision and building phases will minimize potentially adverse impacts generated by the proposed action; and, 3) longer term possibilities exist for redeveloping the project site to what may be perceived as "more compatible" land use.

- c. The cumulative impacts of urbanization (particularly of light industrial uses) on the Conservation District should be addressed in the Final EIS.

The cumulative impacts of urbanization are addressed in Section 3.1.4-Regional Land Use Pattern. The EIS notes that both the State and County have identified the area between Kailua-Kona and the Keahole Airport as "a major urban growth corridor." Section 4.3-State Land Use Law, provides supporting information to show that the proposed application for boundary amendment is "reasonable, not violative of Section 205-2 HRS and consistent with the policies and criteria established pursuant to Sections 205-16, 205-17 and 205A-2, HRS." Moreover, Section 205-16, 205-17 and 205A-2, HRS. Moreover, Sections 4.3.1 notes that the State Board of Land and Natural Resources (administrator of all uses within the State Conservation District) has already approved the development of the construction base yard and trucking/hauling/storage facilities, subject to certain conditions.

- d. The Final EIS should address the apparent incompatibility between the urban district standard relating to the undesirability of urbanizing lands which "will contribute towards scattered spot urban development . . ." and the proposed action.

The full standard reads: "It shall not include lands the urbanization of which will contribute towards scattered spot urban investment, necessitating unreasonable investment in public infrastructure or support services." The proposed action does not represent scattered spot urban development for at least two reasons: 1) a review of the existing State Land Use District

Boundary Map (Figure 5) identifies the project area as lying adjacent to a large existing urban district (albeit separated by the Queen Kaahumanu Highway) extending from Kealahoe to the Keahole Airport, with the exception of a relatively small parcel at Ooma. Moreover, in light of county plans for the area (i.e., the proposed "Keahole to Kailua Development Plan") and State plans for the Kealahoe Planned Community, it is clear that most of the Conservation and Agriculture Zoned lands between Kailua and Keahole will be urbanized over the next couple of decades; and, 2) the proposed action privately funded and requires no public investment in infrastructure or support services.

(2) Secondary impacts of the proposed development

- a. Implementation of the proposed action may trigger the establishment of other industrial uses in the vicinity, and foreclose other options between Kailua-Kona and Keahole Airport. The Final EIS should address the cumulative effect of this potential development.

It is certainly conceivable that the proposed action may influence the overall land use pattern of the area. However, state and county land use controls are in place to assure that the overall development pattern evolves in a timely and environmentally responsible manner, in synchronization with supporting infrastructure improvements. The cumulative effect of the proposed action is therefore heavily influenced by prevailing government land use policies and controls. Notwithstanding this, Section 3.1.4 of the EIS (Regional Land Use - Probable Impact) has been amended to include reference to the cumulative impact on regional land use.

- b. The Final EIS should provide information on the hydrogeologic features of the petition area, and explain how the proposed mitigation measures will prevent contamination of the environmentally sensitive areas immediately downslope of the petition area.

The EIS has been revised to include a discussion of the hydrogeologic features of the petition area and environs. Sections 3.1.10, 3.1.11 and 3.1.12 of the EIS describe the mitigation measures being proposed to deal with wastewater, storm drainage and industrial wastes generated within the project site. As noted in the EIS, the proposed improvements (cesspools, dry wells, grease traps, etc.) will be designed, constructed and maintained in accordance with State and county regulations. Additional information regarding the design and function of the cesspools and dry wells has been provided in Sections 3.1.10 and 3.1.11.

We hope our responses have adequately addressed your concerns. For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS



Thomas A. Fee, AICP  
Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission

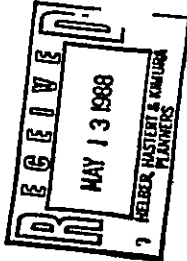




DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT

0312x

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ROBERT A. LUTZ  
DEPUTY GOVERNOR  
BARBARA DEAN  
DIRECTOR  
DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT  
LESLIE S. HAYASHIBARA  
DEPUTY DIRECTOR



May 11, 1988

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Subject: Draft Environmental Impact Statement for the  
Isemoto/SJA/Taylor Subdivision.

Thank you for the opportunity to review the Draft EIS. We have  
no comments to offer at this time.

Sincerely,

*Maurice H. Kaya*  
MAURICE H. KAYA  
Energy Program Administrator

HHK/nk  
cc: Mr. Thomas A. Fec

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July 7, 1988

Mr. Maurice H. Kaya, Energy Program Administrator  
Energy Division  
Department of Business and Economic Development  
State of Hawaii  
335 Merchant Street, Room 110  
Honolulu, Hawaii 96813

Dear Mr. Kaya:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of May 11, 1988 regarding the DEIS for the  
referenced project. We appreciate the time you and your staff spent  
reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land  
Use Commission and the Office of Environmental Quality Control (OEQC) in  
July. Your letter, together with this response, will be published as part of  
the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fec*  
Thomas A. Fec, ALCP  
Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission





JOHN WILSON  
DIRECTOR

STATE OF HAWAII  
Department of Business and Economic Development  
Housing Finance and Development Corporation

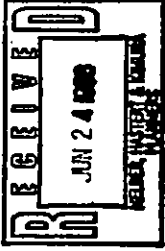
P. O. BOX 17942  
HONOLULU, HAWAII 96817

Joseph K. Conant  
Executive Director

BY HAND DELIVER

TO:

88:PLNG/2745JT



June 16, 1988

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Re: Draft Environmental Impact Statement (EIS)  
for the Iseoto/SJA/Taylor Subdivision

We have reviewed the subject EIS and offer the following comments:

We have recently completed the feasibility study for our proposed Kealakehe Planned Community and will be proceeding with the master planning of the project. Conceptually, the majority of the residential units will be located on the parcel mauka of the Queen Kaahumanu Highway. As such, we believe that the proposed light industrial use next to our proposed residential uses are incompatible.

We are also very concerned about the on-site fuel storage and dispensing facilities which are planned for the Iseoto baseyard and the Kona Transportation operations. We believe that these storage and dispensing facilities will have an adverse impact on the health and safety of the residents in the planned Kealakehe Residential Community.

Ms. Esther Ueda, Executive Officer  
June 16, 1988  
Page 2

Therefore, we believe that if the proposed uses are granted, mitigative measures should be implemented to address the effects on noise, dust, visual, air, health and safety that may be generated by the light industrial uses being proposed. Also, we wish to reiterate our concerns regarding the easement which we expressed in our letter of October 8, 1987 to the Department of Land and Natural Resources. A copy of this letter is attached for your reference.

Thank you for the opportunity to comment. If you have any questions, please contact Mr. Carleton Ching, Development Project Coordinator for the Kealakehe Planned Community, at 848-3272.

Sincerely,

JOSEPH K. CONANT  
Executive Director

Attachment

cc: Mr. Thomas A. Fee, Project Planner  
Heiber, Rastert & Kinura, Planners  
Mr. Carleton Ching, HFDC

July 7, 1988

Mr. Joseph K. Conant, Executive Director  
Department of Business and Economic Development  
Housing Finance and Development Corporation  
State of Hawaii  
P.O. Box 17907  
Honolulu, Hawaii 96817

Dear Mr. Conant:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honolulu, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of June 16, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Each of your comments are summarized below followed by our responses.

The proposed light industrial use next to our proposed residential uses are incompatible.

Light industrial uses and residential uses are not necessarily incompatible per se. Sufficient precautions regarding setbacks and buffering are contained within the County Zoning, subdivision and building codes to mitigate adverse impacts between the two types of uses. It should be noted that immediately to the east (mauka) of the project site (and also adjacent to the Kealahou Planned Community) lies an active quarrying and concrete batching operation, typically characterized as a heavy industrial activity.

The development of the site for light industrial uses at the present time does not necessarily foreclose options to redevelop the site for other urban uses at a later date, provided, all relevant government regulations are met. At the present time, the applicant has determined that the highest and best use of the site is for light industrial uses as proposed in the EIS. Two of the applicants have an immediate need to develop and occupy the site and are in the process of doing so under conditions imposed by the Board of Land and Natural Resources. Some years hence, given significant changes in land use and value within the project environs, the highest and best use of the site may change to one which is viewed by the HFDC as being more compatible with its proposed development.

Health and safety impacts of on-site fuel storage and dispensing.

The fuel storage and dispensing facilities described in Section 3.1.13 of the EIS are typical facilities used by similar land uses located in other light industrial subdivisions. Adequate precautions in the design, siting, construction, operation and maintenance of these facilities will be made to

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MEMORANDUM

October 8, 1987

TO: Mr. William Paty, Chairman  
Board of Land and Natural Resources

FROM: Russell N. Fukumoto  
Acting Executive Director

SUBJECT: CONSERVATION DISTRICT USE APPLICATION (CDUA) -  
FILE NO.: BA-8/26/87-2056/DOCUMENT NO: 1337E  
TMK: (3)-7-4-8: PARCELS 17 & 33 AT HONOKOHAU/  
KEALAKEHE, NORTH KONA, HAWAII

The Housing Finance and Development Corporation received your September 30, 1987 notice regarding the subject CDUA.

As you know, HFDC is planning a master planned community on Kealahou State Lands identified as T.M.K. 7-4-08:3 & 17. This community is proposed to be comprised of residential, commercial, recreational, government facilities, and resort areas. Recently, your Board granted HFDC a Right of Entry to allow us to initiate the feasibility studies which is the first stage of our master planning process.

The easement requested by the CDUA applicant does not appear to be significant and HFDC does not oppose the granting of the easement at this time. However, HFDC respectfully request consideration in relocation said easement at the applicants expense if it presents an inconsistency with and/or a negative impact and encumbrance to the eventual Master Plan.

Your continued support, interest and assistance in providing affordable housing to needy families of Hawaii are greatly appreciated.

Should you have any questions regarding the above, please call Carleton Ching, Project Coordinator at 848-3272.

ORIGINAL SIGNED

RUSSELL N. FUKUMOTO  
Acting Executive Director

minimize potential adverse impacts to surrounding land uses.

Concerns regarding the proposed utility easement.

Section 3.3.3. Electrical Power and Communications has been amended by noting your specific concerns regarding the proposed easement corridor. The following sentence was added: "HFDC respectfully requests consideration in relocating the utility easement at the applicant's expense if it presents an inconsistency with and/or a negative impact and encumbrance to the eventual Kesakche Master Plan."

We hope our responses have adequately addressed your concerns. For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS



Thomas A. Fee, AICP  
Project Planner

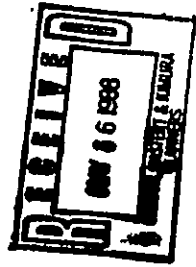
TAF/el

cc: Esther Ueda, Land Use Commission

U.S. DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
SALT LAKE CITY, UTAH 84143

STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
ATTENTION: THE ADJUTANT GENERAL  
3949 DIAMOND HEAD ROAD, HONOLULU, HAWAII 96816

May 13, 1988



Engineering Office

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Draft Environmental Impact Statement  
for the Isomoto/SJA Taylor Subdivision  
Honokohau, North Kona, Hawaii

Thank you for providing us the opportunity to review the above subject project.

We have no comments to offer at this time regarding this project.

Yours truly,



Jerry M. Matsuda  
Major, Hawaii Air  
National Guard  
Contr & Engr Officer

cc: Mr. Thomas A. Fee, Helber, Hastert,  
& Kimura, Planners

July 7, 1988

Mr. Jerry M. Matsuda, Major, Hawaii Air National Guard  
Contr and Engr Officer  
Department of Defense  
State of Hawaii  
Office of the Adjutant General  
3949 Diamond Head Road  
Honolulu, Hawaii 96816

Dear Mr. Matsuda:

Draft Environmental Impact Statement (DEIS)  
Isomoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TNK 7-4-08: 33

Thank you for your letter of May 13, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/el

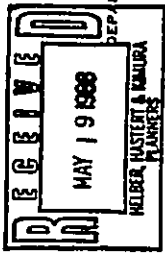
cc: Esther Ueda, Land Use Commission

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JOHN WALKER  
DIRECTOR OF PLANNING



WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

LIMBERT L. LANGRISH  
SECRETARY

AGRICULTURE DEVELOPMENT  
PROGRAMS  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RECREATION  
INDUSTRIES DEVELOPMENT  
PLANNING AND RESEARCH  
LAND MANAGEMENT  
STATE PLANNING  
WATER AND LAND DEVELOPMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

May 17, 1988

MEMORANDUM

**TO:** Ms. Esther Ueda, Executive Officer, Land Use Commission  
**FROM:** Ralston H. Nagata, State Parks Administrator  
**SUBJECT:** Review of Draft EIS — Isemoto/SJA/Taylor Subdivision  
Honokohau, North Kona, Hawaii  
THK: 7-4-8: 33

Thank you for submitting this Draft EIS for our review.

HISTORIC SITES AND RECREATION SECTION CONCERNS:

We have reviewed this project in several contexts over the last year and have no further concerns.

The key point, as noted in the Draft EIS (p. 3-8), is that no significant historic sites are within the project area. Two historic sites were found during the survey, but since adequate and reasonable amounts of their information were recovered during the survey, these sites are considered "no longer significant" by our office.

We were also concerned with possible visual and water runoff impacts of this project on the Kaloko-Honokohau National Historic Park. Landscaping and wastewater treatment and disposal system should be coordinated with the National Park Service.

cc: Tom Fee (Helber, Hastert & Kimura Planners)

RALSTON H. NAGATA

July 7, 1988

Mr. Ralston H. Nagata, State Parks Administrator  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Nagata:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
THK 7-4-88: 33

Thank you for your letter of May 17, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Each of your comments are summarized below followed by our responses.

**Concerns over possible visual and water runoff impacts on the Kaloko Honokohau National Historic Park.**

A discussion of potential adverse impacts to visual/scenic resources is presented in Section 3.1.9 of the EIS. As noted, "The petitioners recognize the importance of maintaining the visual integrity of the Queen Kaahumanu Highway and other surrounding land uses." To mitigate potentially adverse visual impacts, the petitioners are proposing to construct screening/landscaping improvements along the highway frontage and the southern boundary "to sufficiently screen the proposed land uses from passing motorists, the National Historic Park, and the adjacent Kealahou Planned Community."

As noted in Section 3.1.1, the on-site storm drainage system will consist of a series of catch basins and dry wells, designed to retain increased storm waters on-site. This is a common drainage disposal system widely used throughout the North Kona area.

Landscaping and wastewater treatment and disposal system should be coordinated with the National Park Service.

The applicant will design, construct and maintain landscaping and wastewater disposal systems in accordance with state and county regulations. The applicant will consult with the National Park Service during the design phase of these improvements to assure coordination between the proposed National Historic Park and the proposed action.

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ALICE

Kevin M.  
YOUNG

ALBA

We hope our responses have adequately addressed your concerns. For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS



Thomas A. Fee, AICP  
Project Planner

TAF/el

cc: Esther Ueda, Land Use Commission

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JOHN WASE  
CONSULTANT



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

July 1, 1988



EDWARD Y. HIRATA  
DIRECTOR  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

REPLY REFER TO:  
STP 8.2959

LAND USE COMMISSION  
NO. 15-88  
JUL 8 1 02 PM '88

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Draft Environmental Impact Statement (EIS)  
Isemoto/SJA/Taylor Subdivision  
Honokohau, North Kona, Hawaii

We offer the following comments on the draft EIS for the Isemoto/SJA/Taylor Subdivision proposal:

1. To mitigate visual impacts, all existing and new power lines fronting the property and leading to the development should be placed underground.
2. The developer should periodically monitor the traffic at the highway access to the property to determine if any highway improvements will be necessary. A submitted written confirmation from the developer to perform the monitoring is required.
3. All plans for work within the State highway right-of-way must be submitted to our Highways Division for approval. The applicant shall bear all costs for improvements.

Thank you for this opportunity to provide comments.

Very truly yours,

*Edward Y. Hirata*  
Edward Y. Hirata  
Director of Transportation

July 15, 1988

Mr. Edward Y. Hirata, Director  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Hirata:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of July 1, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Each of your comments is summarized below followed by our responses.

1. To mitigate visual impacts, all existing and new power lines fronting and leading to the development should be placed underground.  
Section 3.3.3 of the EIS describes the existing 69kv power lines fronting the property and the need for a new 12kv line to service the site. In order to minimize visual impacts along the Highway corridor, the applicant is proposing to use a diagonal 300 foot by 30 foot easement across the corner of the adjacent Kealakehe parcel to bring in overhead power and telephone lines, subject to conditions imposed by the DLNR and HFDC (discussed in the EIS). The applicant does not intend to alter the existing 69kv power line fronting the site.
2. The developer should periodically monitor the traffic at the highway access to the property to determine if any highway improvements will be necessary. A submitted written confirmation from the developer to perform the monitoring is required.

As noted in the Section 3.3.1 of the EIS, the applicant will periodically monitor the traffic at the highway access to the property to determine if any highway improvements will be necessary. The applicant will coordinate development of the proposed action with the DOT Highways Division Planning staff.

HELBER  
HALBERT  
& KIMURA  
PLANNERS

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& KIMURA

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Thomas A.  
FEE  
ALCP  
Keith M.  
YOUNG  
ASLA

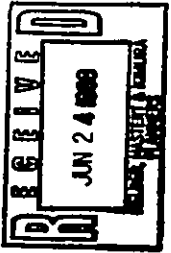






# University of Hawaii at Manoa

Environmental Center  
Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (HNL) 948-7361



HELBER  
HASTERT  
& KIMURA  
Planners  
**HH&K**

June 23, 1988  
RE:0499

Ms. Esther Ueda  
Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Draft Environmental Impact Statement  
(Honokohau Base Yard) Isemoto/SJA/Taylor Subdivision  
Honokohau, North Kona, Hawaii

The proposed project involves the use of a parcel for a construction and transportation baseyard facility and an auto service center near Honokohau, North Kona, Hawaii. The Environmental Center has briefly examined this document with the assistance of Michael Graves, Anthropology; and Belinda Telly, Environmental Center. The document appears to adequately address the concerns and impact likely to be experienced with the proposed project. We suggest that traffic safety issues are of paramount concern and that the suggested need for turning lanes should be considered concurrently with project development. We appreciate the opportunity to comment on this document.

Yours truly,

Jaquelin Miller  
Associate Environmental Coordinator

cc: OEQC  
L. Stephen Lau  
Michael Graves  
Stephen Armann  
Belinda Telly  
Thomas A. Fee, Project Planner  
Helber, Hastert, & Kimura, Planners

Office of Water Resources Research Center  
AN EQUAL OPPORTUNITY EMPLOYER

July 7, 1988

Ms. Jacqueline Miller, Associate Environmental Coordinator  
Environmental Center  
University of Hawaii at Manoa  
State of Hawaii  
Crawford 317  
2550 Campus Road  
Honolulu, Hawaii 96822

Dear Ms. Miller:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of June 23, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS. Your comment is summarized below followed by our response.

Suggested need for turning lanes should be considered concurrently with project development.

As noted in Section 3.3.1. of the EIS, the present configuration of the Quarry Road/Queen Kaahumanu Highway intersection is projected to exceed capacity c. 1994, given current projections of vehicular flow volumes along the highway, land uses in the vicinity of the proposed action, and projections for the proposed action. Accordingly, additional turning lanes will be required before 1994 to assure continued levels of service to motorists.

We hope our response has adequately addressed your concern. For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

Thomas A. Fee, AICP  
Project Planner

TAF/cl

cc: Esther Ueda, Land Use Commission

Daniel K. Carpenter  
Mayor

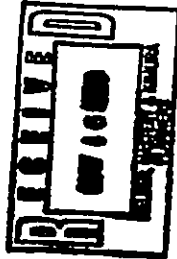
Ronald Ibarra  
Managing Director



DEPARTMENT OF PARKS & RECREATION  
COUNTY OF HAWAII

Patricia G. Engelhard  
Director

Ronald Ohamura  
Deputy Director



May 12, 1988

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, HI 96813

RE: Isemoto/SJA/Taylor Subdivision  
Honokohau, N. Kona, Hawaii - THK: 7-4-08:33  
Draft EIS

Dear Ms. Ueda:

We have no comments or objections to offer on the Draft EIS.  
Thank you for the opportunity to review the document.

Sincerely,

*Patricia Engelhard*  
Patricia Engelhard  
Director

PE:GH:ai

enc (report being returned)

cc: Thomas Fee

July 7, 1988

Ms. Patricia Engelhard, Director  
Department of Parks and Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Ms. Engelhard:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
THK 7-4-08:33

Thank you for your letter of May 12, 1988 regarding the DEIS for the  
referenced project. We appreciate the time you and your staff spent  
reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land  
Use Commission and the Office of Environmental Quality Control (OEQC) in  
July. Your letter, together with this response, will be published as part of  
the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*  
Thomas A. Fee, AICP  
Project Planner

TAF/cl

cc: Esther Ueda, Land Use Commission

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NISHIKAWA  
AICP  
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FEE  
AICP  
Kevin M.  
YOUNG  
ALLA



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII  
58 AUPUNI STREET • HILO, HAWAII 96720

COPY

May 16, 1988

Ms. Esther Ueda, Executive Officer  
Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, HI 96813

DRAFT ENVIRONMENTAL IMPACT STATEMENT  
ISEMOTO/SJA/TAYLOR SUBDIVISION

We have no additional comments to the subject document.

*William Sewake*  
Mr. William Sewake  
Manager

QA

cc - Mr. Thomas A. Fee

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KIMURA

Associates  
NANCY L.  
HICKMAN  
ALEX

THOMAS A.  
FEE  
ALEX

KATHI M.  
YOUNG  
ALEX

July 7, 1988

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

Dear Mr. Sewake:

Draft Environmental Impact Statement (DEIS)  
Isemoto/SJA/Taylor Subdivision, Honokohau, North Kona, Hawaii  
TMK 7-4-08: 33

Thank you for your letter of May 16, 1988 regarding the DEIS for the referenced project. We appreciate the time you and your staff spent reviewing the DEIS.

For your information, we intend to file the Final EIS with the State Land Use Commission and the Office of Environmental Quality Control (OEQC) in July. Your letter, together with this response, will be published as part of the Final EIS.

Sincerely,

HELBER, HASTERT & KIMURA, PLANNERS

*Thomas A. Fee*

Thomas A. Fee, AICP  
Project Planner

TAF/ci

cc: Esther Ueda, Land Use Commission

... Water brings progress...

**CONSERVATION DISTRICT USE PERMIT CONDITIONS**

**DECEMBER 23, 1987**

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**APPENDIX A**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

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Honokohau, North Kona, Hawaii



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

LIBERT K. LANDGRAF  
DEPUTY

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

DEC 13 1987

FILE NO.: HA-8/26/87-2056  
180-Day Exp. Date: 2/22/88  
DOCUMENT NO.: 2269E

Ms. Sandra Pechter Schutte  
Roehrig, Roehrig, Wilson,  
Hara & Schutte  
101 Aupuni St., Suite 124  
Hilo, Hawaii 96720

Dear Ms. Schutte:

Conservation District Use Application  
for a Contracting/Trucking Baseyard  
and Utility Easement at  
North Kona, Hawaii

We are pleased to inform you that your Conservation District Use Application for a contracting/trucking baseyard and utility easement at North Kona, Hawaii was approved on December 18, 1987 subject to the following conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules and regulations of the Federal, State and County governments, and applicable parts of Section 13-2-21, Administrative Rules, as amended;
2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury and death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit;
3. Since this approval is for use of conservation lands only, the applicant shall obtain appropriate authorization through the Division of Land Management, State Department of Land and Natural Resources for the occupancy of State lands;

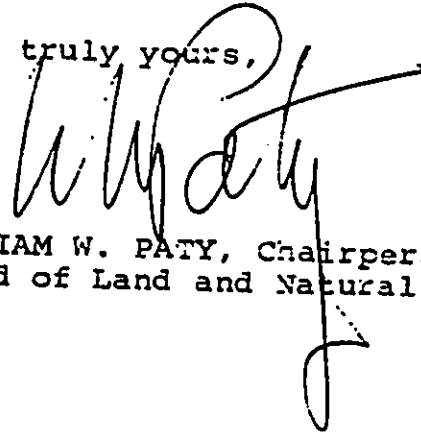
4. If any unanticipated sites or remains of historic or prehistoric interest (such as shell, bone or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered during construction, the applicant shall stop work and contact the Historic Preservation Office at 548-7460 or 548-6408 immediately;
5. The applicant shall comply with all applicable Public Health Regulations;
6. Before proceeding with any work authorized by the Board, the applicant shall submit four (4) copies of the construction plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not infer approval required of other agencies. Compliance with Condition 1 remains the responsibility of the applicant;
7. Any work or construction to be done on the land shall be initiated within one (1) year of the approval of such use, and all work and construction must be completed within three (3) years of the approval of such use;
8. The applicant must submit a contingency plan to handle fuel spoils and waste oil disposal; the plan must also state the precautionary measures to be taken in the facility;
9. Within 2 years from the date of approval of this permit, the applicant shall submit a petition to the Land Use Commission to redesignate the parcel to another zoning district more appropriate for the type of use;
10. The applicant submit a landscaping plan, accepted by the County of Hawaii and National Park Service, for our approval prior to construction;
11. The applicant pursue a powerline alignment along the DOT right-of-way as the first preference and use the alignment across TMK: 7-4-8: 17 as an alternative alignment;
12. The applicant relocate the powerline alignment at their expense if it conflicts with the Master Plan being developed by the Housing Finance and Development Corporation; and

13. Other terms and conditions as prescribed by the Chairperson.

Please acknowledge receipt of this permit with the above noted conditions in the space provided below. Please sign two copies. Retain one and return the other.

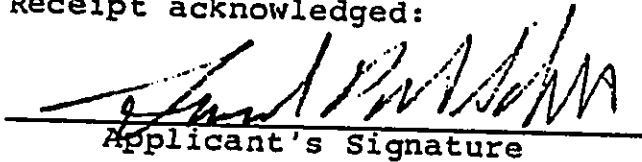
Should you have questions on any of these conditions, please feel free to contact our Office of Conservation and Environmental Affairs staff at 548-7837.

Very truly yours,



WILLIAM W. PATY, Chairperson  
Board of Land and Natural Resources

Receipt acknowledged:

  
Applicant's Signature

cc: Hawaii County Board Member  
Hawaii District Land Agent  
Hawaii County Planning Dept.  
DOH/OEQC/EC/DBED/OHA



**ARCHAEOLOGICAL RECONNAISSANCE SURVEY**  
**PAUL H. ROSENDAHL, PH.D., INC. APRIL 27, 1987**

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**APPENDIX B**

**ISEMOTO/SJA/TAYLOR**  
**SUBDIVISION**

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Honokohau, North Kona, Hawaii

PAUL H. ROSENDAHL, Ph.D., Inc.  
Consulting Archaeologist

Report 315-102987

Oct. 30, 1987

Mr. Roland Higashi  
Hawaii Environmental Land Planning, Inc.  
714 Kanoelehua Avenue  
Hilo, Hawaii 96720

Subject: Archaeological Reconnaissance Survey  
Honokohau Parcel IX  
Land of Honokohau 2nd, North Kona District,  
Island of Hawaii (TMK:3-7-4-08:33)

Dear Mr. Higashi:

On Monday, April 20, 1987, an archaeological reconnaissance survey of the above subject parcel was conducted at your request. The basic purpose of the archaeological reconnaissance survey was to identify--to discover and locate on available maps--sites or features of possible archaeological significance. A reconnaissance survey is simply a pedestrian, or walk-through, survey--extensive rather than intensive in scope--conducted to determine the presence or absence of archaeological resources within a specified project area. A reconnaissance survey indicates both the general nature and variety of archaeological remains present, and the general distribution and density of such remains; it permits a preliminary evaluation of the archaeological resources, and facilitates formulation of realistic recommendations and estimates for such further archaeological work that might be necessary or appropriate. Such further work could include intensive survey--detailed recording of sites and features, and selected test excavations; and possibly subsequent mitigation--data recovery research excavations, interpretive planning and development, and/or preservation of sites and features with significant scientific research, interpretive, and/or cultural values.

The archaeological reconnaissance survey was carried out in conjunction with a State Land Use Boundary Amendment Petition. The objectives of the survey were three-fold: (a) to determine the presence or absence of previously unidentified sites; (b) to assess the potential significance of all identified sites; and (c) to recommend further archaeological work that might be necessary or appropriate. Reconnaissance field work was conducted by PHRI Supervisory Archaeologist Margaret L.K. Rosendahl and PHRI Archaeological Field Assistants Robert Noah and Clifford Kama. Approximately 15 labor-hours were expended in carrying out the field work. The present letter report constitutes the final report on the reconnaissance field work.

The project area consists of 9.9 acres in the Land of Honokohau 2nd, North Kona District, Island of Hawaii (TMK:3-7-4-08:33). Identified as Parcel IX, the project area is comprised of a portion of R.P. 6855, L.C.A. 9971, Apana '9 to William Pitt Leleiohoku (Certificate of Boundaries No.27) and a portion of Grant 5-15098 to Lanihau Corporation, a Hawaii Corporation. William Pitt Leleiohoku was the husband of Nahienaena, sister of Liholiho (King Kamehameha II) and Kauikeaouli (King Kamehameha III).

305 Mohouli Street • Hilo, Hawaii 96720 • (808) 969-1763 or 966-8038

The project area is bounded to the southwest by Queen Kaahumanu Highway, to the northwest by a paved road, to the northeast by the West Hawaii Concrete facility, and to the southeast by an undeveloped parcel (Figures 1 and 2, at end). The project area ranges in elevation from approximately 60 to 120 ft above sea level. The terrain in the project area is an undulating surface of pahoehoe and aa with little soil development. Average annual rainfall in the general vicinity of the project area is c. 30 inches (Armstrong 1983).

Vegetation in the project area varies from moderate to heavy, and consists primarily of the introduced exotics koa-haole (Leucaena leucocephala [Lam.] de Wit) and kiawe (Prosopis pallida [Humb. and Bonpl. ex Willd.]), and various grasses and weeds. Approximately one-third of the project area--the seaward third--and a 10-20 m corridor along the paved road leading to the West Hawaii Concrete facility, has been mechanically modified.

Previous archaeological work on Parcel IX appears to be limited to a survey of the parcel's seaward portion as part of the Kailua-Kawaihae Road (Queen Kaahumanu Highway) reconnaissance survey (Ching 1971, Ching and Rosendahl 1968). During this survey, one site, T-1, was plotted within the project area. The location of T-1 roughly correlates with Site 10643 identified during the present survey. No additional information is available on Site T-1.

Though no surviving physical evidence could be found for the Mamalahoa Trail within the seaward third of the project area, its earlier presence is documented on maps (USGS Quad Map, 1:24,000; Keahole Point, Hawaii; 1959), and it is physically present on the adjacent property to the south. This known historic trail/road crosses the seaward portion of the adjacent parcel and runs parallel to the Queen Kaahumanu Highway. The trail averages 2.0 m in width and is constructed of locally available lava rock. It is described by Apple (1965) as a "Type B" trail, and as a belt road by Pukui, Elbert, and Mookini (1974:144).

Archaeological work conducted previously within the immediate general vicinity of the present project area includes Ching and Rosendahl (1968), Ching (1971), Cluff (1971), Emory and Soehren (1971), Reinecke (Ms.), Renger (1970), Soehren (1976), and Stokes (Ms.). Much of the work focused on the coastal area, with the exception of the previously mentioned corridor studies (Ching and Rosendahl [1968] and Ching [1971]). The other exception is the reconnaissance survey by Soehren (1976) of the parcel adjacent and north of the present survey area. Soehren described three archaeological sites: the Mamalahoa Trail (T-1); "a rough, tumbled down cairn about three feet high and six feet square" (T-2) (1976); and "an irregular, low stone wall...generally less than two feet high and wide" (T-3) (1976). No further work was recommended for this parcel (Soehren 1976).

Another study needs to be briefly mentioned. The Spirit of Ka-loko Hono-ko-hau (Honokohau Study Advisory Commission, National Park Service

1974) proposed the establishment of a 1300 acre cultural park, Kaloko, Honokohau National Park, to be located seaward of the Queen Kaahumanu Highway and to include the Land of Kaloko and Honokohau. General information on historical and cultural significance of this area is provided in the above referenced study.

The present PHRI reconnaissance survey consisted of 100% coverage ground reconnaissance of the entire project area. The project was covered by a series of pedestrian sweeps paralleling the inland boundary, with distances between crew members varying from 5.0 to 10.0 m, depending upon density of vegetation cover and local terrain. The approximate locations of all newly identified sites were plotted on a project area map (1"=200' scale; prepared by Island Survey, Inc.). Each site was marked in the field with pink flagging tape bearing the site number, date, and the letters "PHRI". All newly identified sites were assigned temporary field numbers prefixed with "T-", beginning with T-101. Permanent Hawaii Register of Historic Places (HRHP) site numbers were subsequently assigned by the Department of Land and Natural Resources-Historic Sites Section (DLNR-HSS).

The archaeological reconnaissance survey identified a total of two sites (Figure 2, at end), of which one (T-102) may possibly be the previously identified Site T-1 (Ching and Rosendahl 1968, and Ching 1971). As no written description is available for this site, only their general locational information is being used for this correlation.

Site 10642\* (T-101) (Figure 3, at end) is a complex comprised of a low wall that appears to form an enclosure and two terraces. The wall measures 0.7 to 1.0 m in height and 0.6 to 0.8 m in width, and is constructed of small boulders and cobbles. Portions of the wall are standing and other areas incorporate existing bedrock to form a retaining wall. The area enclosed by the wall measures approximately 45 by 24 m, with the long axis oriented upslope. The wall defines the enclosed area along the inland, south, and seaward limits. The area to the north has been bulldozed. The wall is similar in description to Soehren's wall, (T-3), on the adjacent parcel to the north (1976), and may at one time been part of that feature. The only definite modification within the wall is a low terrace measuring approximately 2.0 m on a side and 35 cm high. It is constructed of boulders, one course high on a fairly level pahoehoe outcrop. Additional loose rock is present on the low outcrops. Very little soil development is present in the area, and it appears to be mostly koa-haole debris. No cultural material was seen. The remaining feature is a terrace constructed seaward of the wall, and it measures approximately 5.5 m on a side and 40 to 60 cm high. It is constructed of small boulders and cobbles which define a level soil area. A bulldozer swath truncated the seaward portion of the terrace. This site may be a

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\*Hawaii Register of Historic Places (HRHP) site designation system: all four- or five-digit site numbers prefixed by 50-10-27- (50=State of Hawaii, 10=Island of Hawaii, 27=USGS 7.5' series quad map ["Keahole Point, Hawaii"]).

low garden enclosure. The absence of cultural materials, its poor to fair construction, and shallow soil pockets suggest limited agricultural use.

Site 10643 (T-102) (Figure 4, at end) is a terrace measuring approximately 5.0 by 2.5 m and 1.3 m high. It is well faced and incorporates existing outcrop. The feature surface has two pahoehoe slabs and loose boulders and cobbles on the outcrop surface. The area immediately to the north has been bulldozed. No surface artifacts or midden were present. Much of this feature appears to be natural bedrock with some modification. The site is in good condition and does not appear to be an agricultural feature. Its location at the crest of an incline affords a clear view of the coast and the lack of cultural materials may suggest a temporary habitation or clearing feature.

To facilitate state and county review of these evaluations and recommendations, general significance assessments and recommended general treatments for Sites 10642 and 10643 are summarized in Table 1. These significance assessments are based on the National Register criteria for evaluation, outlined in the Code of Federal Regulations (36 CFR Part 60). The Hawaii State DLNR-HSS uses these criteria for evaluating site significance. Sites determined to be potentially significant for information content fall under Criterion D, which defines significant resources as ones which "have yielded, or may be likely to yield, information important in prehistory or history" (36 CFR Sec. 60.4). Sites potentially significant as representative examples of site types are evaluated under Criterion C, which defines significant resources as those which "embody the distinctive characteristics of a type, period, or method of construction...or that represent a significant and distinguishable entity whose components may lack individual distinction" (36 CFR Sec. 60.4).

Sites with potential cultural significance are evaluated under guidelines prepared by the Advisory Council on Historic Preservation (ACHP) entitled "Guidelines for Consideration of Traditional Cultural Values in Historic Preservation Review" (ACHP 1985). The guidelines define cultural value as "...the contribution made by an historic property to an ongoing society or cultural system. A traditional cultural value is a cultural value that has historical depth" (1985:1). The guidelines further specify that "[a] property need not have been in consistent use since antiquity by a cultural system in order to have traditional cultural value" (1985:7).

Based on the findings of the reconnaissance survey, Sites 10642 and 10643 appear to be, for the most part, significant solely for potential information content. The present project has recovered from both sites information adequate and sufficient to warrant recommending that no additional archaeological field work is necessary.

In order to facilitate future client management decisions regarding site treatments, sites are further evaluated on terms of three value modes which are derived from the previously mentioned state and federal

Table 1.

**SUMMARY OF GENERAL SIGNIFICANCE ASSESSMENTS  
AND RECOMMENDED GENERAL TREATMENTS  
HONOKOHAIU PARCEL IX**

Site or Feature No.	Significance Category				Recommended Treatment			
	A	X	B	C	FDC	NFW	PID	PAI
10642	-	+	-	-	-	+	-	-
10643	-	+	-	-	-	+	-	-

**General Significance Categories:**

- A=Important for information content, further data collection necessary (PHRI=research value);  
 X=Important for information content, no further data collection necessary (PHRI=research value, SHPO=not significant);  
 B=Excellent example of site type at local, region, island, State, or National level (PHRI=interpretive value); and  
 C=Culturally significant (PHRI=cultural value).

**Recommended General Treatments:**

- FDC=Further data collection necessary (intensive survey and testing, and possibly subsequent data recovery/mitigation excavations);  
 NFW=No further work of any kind necessary, sufficient data collected, archaeological clearance recommended, no preservation potential (possible inclusion into landscaping suggested for consideration);  
 PID=Preservation with some level of interpretive development recommended (including appropriate related data recovery work); and  
 PAI=Preservation "as is," with no further work (and possible inclusion into landscaping), or minimal further data collection necessary.

evaluation criteria. The archaeological sites are evaluated in terms of potential scientific research, interpretive, and/or cultural values. Research value refers to the potential of archaeological resources for producing information useful in the understanding of culture history, past lifeways, and cultural processes at the local, regional, and interregional levels of organization. Interpretive value refers to the potential of archaeological resources for public education and recreation. Cultural value refers to the potential of archaeological resources to preserve and promote cultural and ethnic identity and values. Based on the findings of the reconnaissance survey, Sites 10642 and 10643 appear to be of limited research, interpretive, and cultural values.

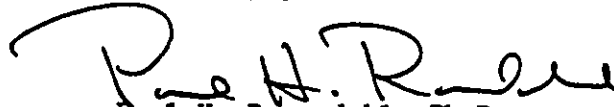
Upon completion of field work, survey findings and preliminary conclusions--including tentative evaluations and recommendations, were discussed (April 25, 1987) with Ms. Virginia Goldstein, staff planner and historic sites specialist in the Hawaii County Planning Department. Ms. Goldstein concurred with the tentative evaluations and recommendations, and will formally review the work upon submittal of the final report. Based on the findings of the reconnaissance survey, no further archaeological work is recommended.

The findings were also discussed with Dr. Ross Cordy, chief archaeologist in the Department of Land and Natural Resources-Historic Sites Section (DLNR-HSS) (August 26, 1987). The DLNR-HSS formally reviewed the findings (Document No: 1502E; Summary for Conservation District Use Application, DLNR; dated 22 October 1987), and stated "...that the project will have 'no effect' on significant historic sites within the project area...as the EA states, no further archaeological work is needed."

The evaluations and recommendations presented in this report have been made on the basis of the surface reconnaissance survey. There is always the possibility, however remote, that previously unidentified subsurface cultural features might be encountered in the course of subsequent development activities. In such a situation, archaeological consultation should be sought immediately.

If you have any questions concerning our reconnaissance survey, or if we can be of any further service, please contact me at our Hilo office (969-1763).

Sincerely yours,

  
Paul H. Rosendahl, Ph.D.  
President and Principal  
Archaeologist

MLKR/PHR

Attached: Figures 1-4

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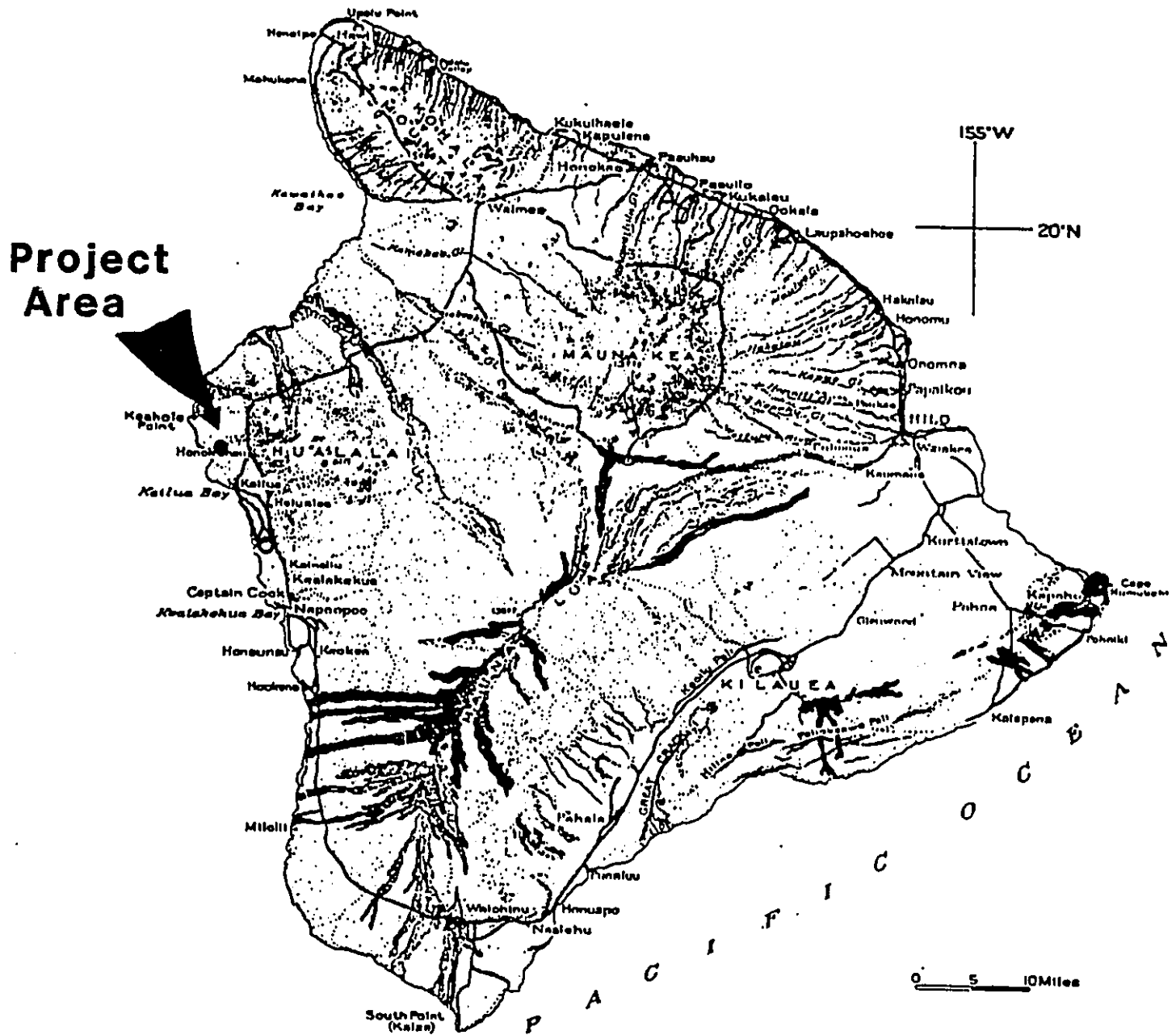


Figure 1. PROJECT LOCATION MAP

Archaeological Reconnaissance Survey  
 Honokohau Parcel IX  
 Land of Honokohau 2nd, North Kona District  
 Island of Hawaii (TMK:3-7-4-08:33)

PHRI Project 87-315      April 1987

(Map taken from Macdonald and Abbott 1970:288.)

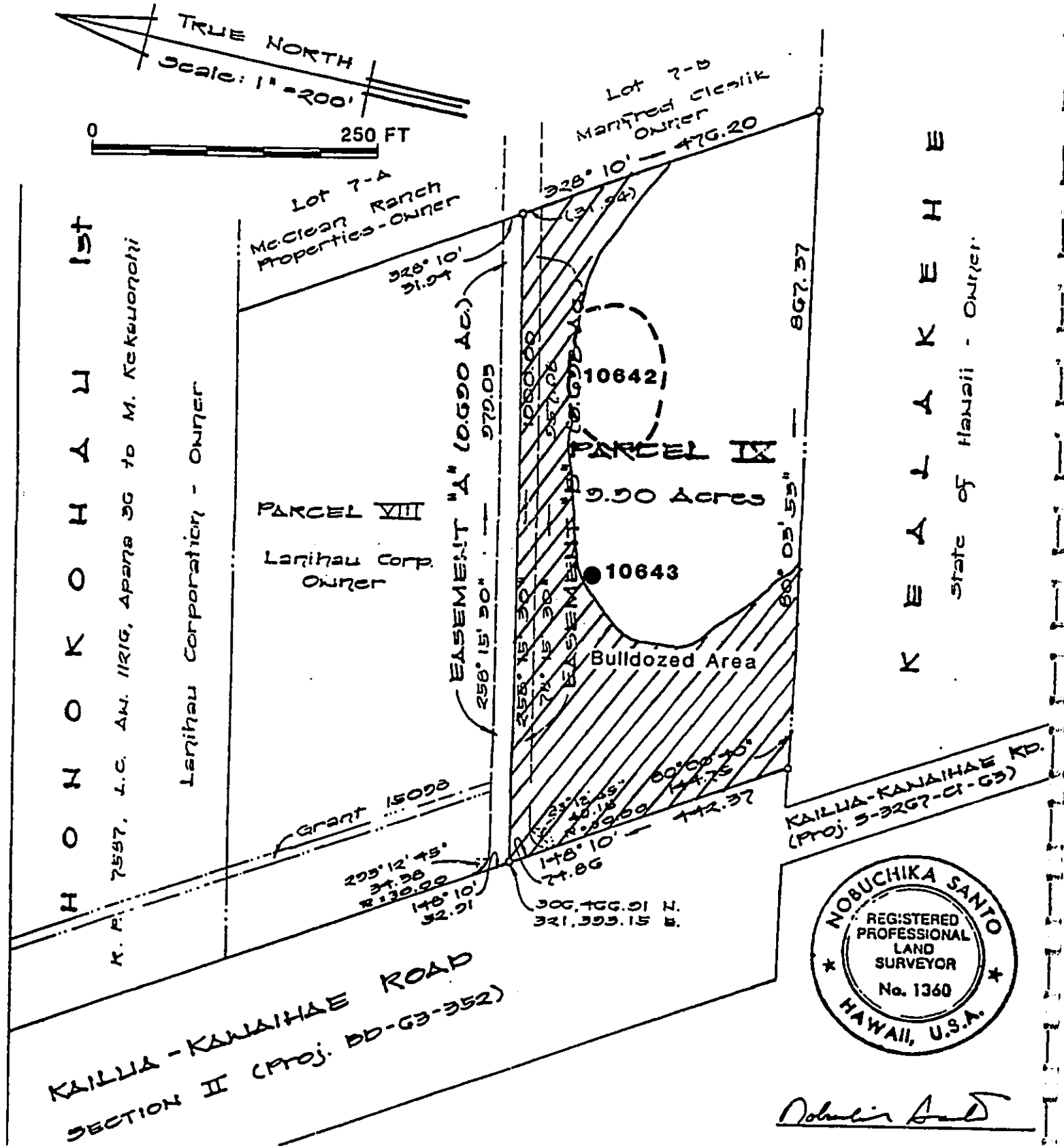


FIGURE 2. Project Area and Site Location Map

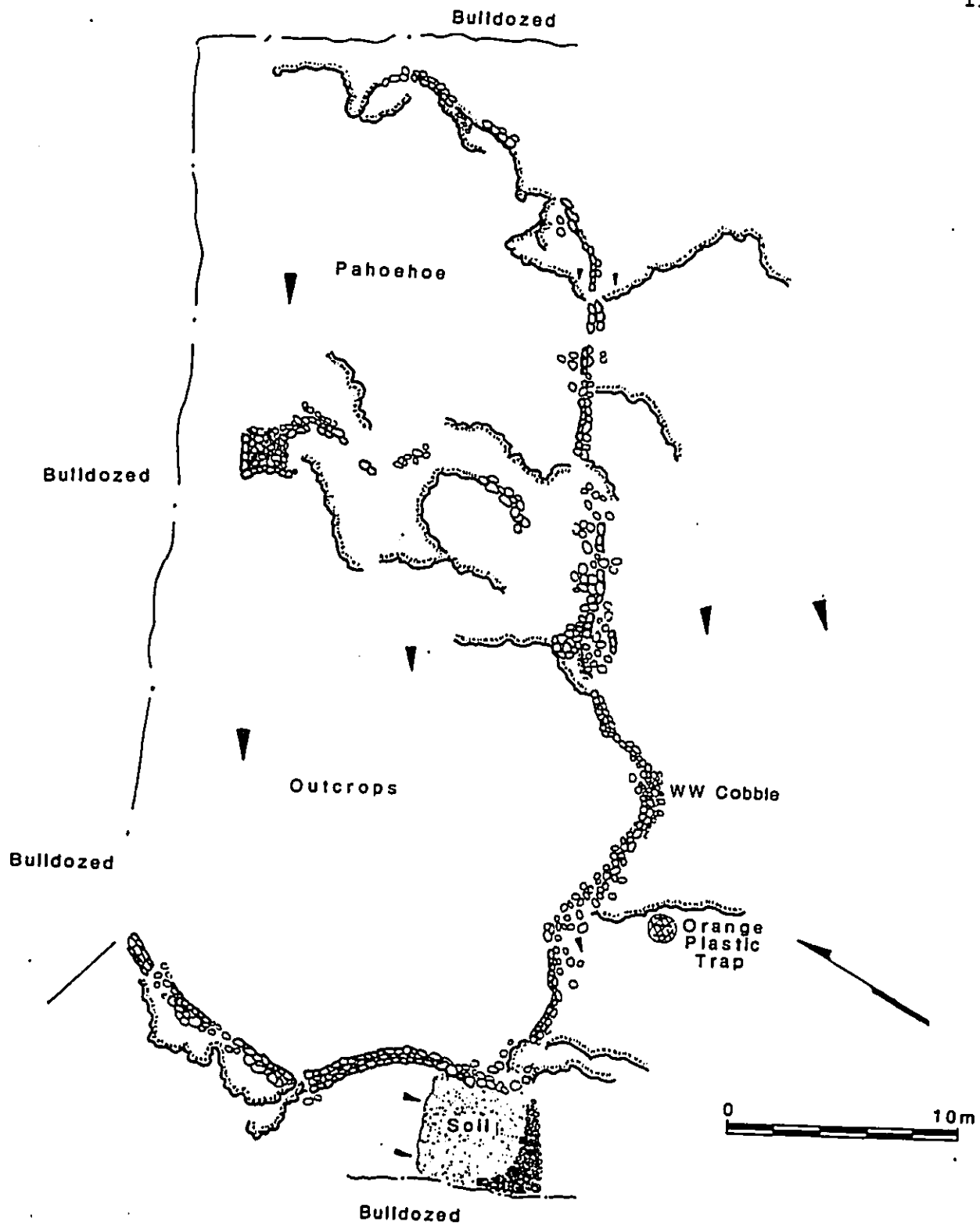


FIGURE 3. Site 10642

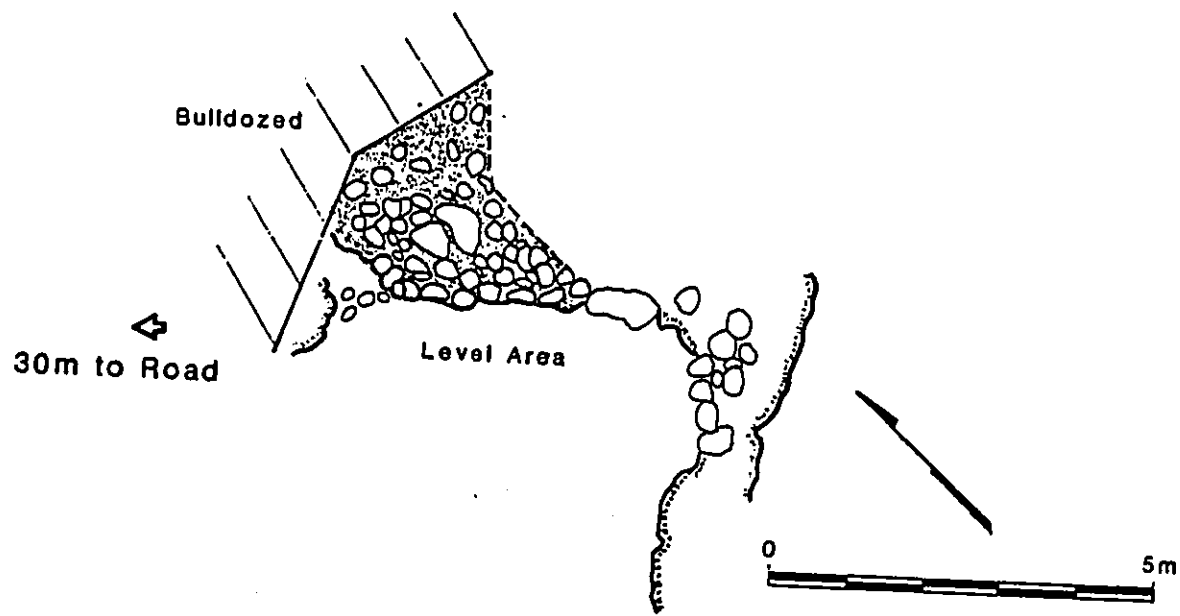


FIGURE 4. Site 10643

ENGINEERING REPORT. OKAHARA & ASSOCIATES, INC.

**APPENDIX C**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

Honokohau, North Kona, Hawaii

**OKAHARA & ASSOCIATES INC.**  
200 Kohola Street  
HILO, HAWAII 96720  
(808) 961-5527

JOB ISEMOTO/SJA/TAYLOR SUBDIVISION

SHEET NO. 88-11 OF \_\_\_\_\_

CALCULATED BY M. NISHIDA DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

WATER USAGE

Based upon the operations and activities proposed, it is estimated that a total of 3000 gallons per day of water usage is anticipated. Based upon this total, approximately 1000 gallons per lot per day of water usage is expected.

CESSPOOLS

It is estimated that approximately 30 working men will be at the site at full development. At 50 gallons per person/day, a total of 1500 gallons/day of waste is expected or 500 gallons/day per lot. One cesspool per lot will be sufficient to handle this waste. At 1500 gallons per day of sewage waste, it is expected to have minimal impact to ground water contamination.

DRAINAGE

Drainage runoffs shall be bermed or curbed such that each lot drainage runoff shall not enter the makai lot and collected in drywells. Each lot shall have its own drywells.

WATER USAGE

3 LOTS 10 MEN @ EACH LOT

50 gallons/PER WORKER/day

3 LOTS X 10 MEN/LOT X 50 gallons/PER WORKER/day = 1500 gallons/day

VEHICLE WASH

10 VEHICLES/day X 100 gallons/VEHICLE = 1000 gallons

SERVICE VEHICLES

10 VEHICLES X 10 gallons/VEHICLE = 100 gallons

MISCELLANEOUS USAGE

WATERING PLANTS

400 gallons/day

TOTAL 3000 gallons

EACH LOT USAGE 3000 gallons/3 = 1000 gallons/day

CRISPPOOLS

3 LOTS 10 MEN @ EACH LOT

30 MEN X 50 gallons/day = 1500 gallons TOTAL

EACH Lot WILL dispose 1500 gallons/3 = 500 gallons/day

DRAINAGE

DRAINAGE RUNOFFS SHALL BE BERNED OR CURBED SUCH THAT EACH LOTS DRAINAGE RUNOFF SHALL NOT ENTER THE MAKAI LOT AND COLLECTED IN DRYWELLS. EACH LOT SHALL HAVE ITS OWN DRYWELL.



DEPARTMENT OF WATER SUPPLY LETTER. MARCH 29, 1988

**APPENDIX D**

**ISEMOTO/SJA/TAYLOR  
SUBDIVISION**

Honokohau, North Kona, Hawaii



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720

March 29, 1988

Ms. Sandra P. Schutte  
101 Aupuni Street, Suite 124  
Hilo, HI 96720

STATE LAND USE BOUNDARY AMENDMENT  
ISEMOTO/SJA/TAYLOR INDUSTRIAL SUBDIVISION  
TAX MAP KEY 7-4-08:33  
FILE BA-7-005-0046

We have reviewed the water usage figures prepared by your consultant, Okahara & Associates, Inc. Based on the figures, we have no objections to allotting three (3) units of water or 1800 gallons per day for each of the proposed three (3) lots. We understand that the proposed industrial operations will not require higher water demands.

*H. William Sewake*  
H. William Sewake  
Manager

QA

*... Water brings progress...*

**HYDRO-GEOLOGIC IMPACT ASSESSMENT**  
**BELT COLLINS & ASSOCIATES JULY 26, 1988**

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**APPENDIX E**

**ISEMOTO/SJA/TAYLOR**  
**SUBDIVISION**

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Honokohau, North Kona, Hawaii

BELT COLLINS  
& ASSOCIATES

Engineering • Planning  
Landscape Architecture

680 Ala Moana Blvd., Suite 200, Honolulu, Hawaii 96813

Phone: (808) 521-5361, Telex: BELTH 7430474, Fax: (808) 538-7819  
Hawaii • Singapore • Australia • Hong Kong • Saipan

July 26, 1988  
88-1317

Mr. Tom Fee  
Helber, Hastert & Kimura  
Grosvenor Center, PRI Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Tom:

Hydro-Geologic Impacts of the  
Proposed Isemoto/SJA/Taylor Subdivision

This letter responds to your request to evaluate the hydro-geologic impacts of the proposed three-lot industrial subdivision which would be located along Queen Kaahumanu Highway in North Kona. A draft environmental impact statement (DEIS) dated May 1988 states in a general way that impacts to surface runoff and groundwater conditions will be relatively minimal. Comment letters from the State Department of Business and Economic Development, the U.S. Fish and Wildlife Service, and the National Park Service have questioned this and asked for additional information.

Two aspects of the project appear to be of particular concern: sanitary sewage, estimated at 500 gallons per day for each of three lots, will be disposed of in cesspools; and the drainage system will utilize onsite injection wells. Wastewater from these systems will ultimately enter the underlying groundwater and then move laterally toward the shoreline. The DEIS points out that the quantities of water involved are small and that all improvements will be constructed according to prevailing design standards. On this basis, it concludes that the effects will be minimal. Comments from the three agencies state that sufficient information has not been provided to draw that conclusion, particularly in view of the cumulative impact of this project in conjunction with other development in the area. Aimakapa Fishpond, an anchialine pond within the proposed Kaloko-Honokohau National Historical Park, is identified as a particular concern. It is cited as a major breeding and habitat area for several endangered bird species which might be adversely affected by groundwater contamination.

It should be stated at the outset that these different views of the project's potential impact cannot be clearly resolved. The state of our knowledge is a limitation. No one can accurately predict what changes to groundwater chemistry will occur and no one can conclusively establish what the significance of such changes will be. What I can offer is a brief explanation of the groundwater environment as it is known, provide some information as to the movement of contaminants from the disposal wells and in the underlying aquifer, and point out several features which will tend to mitigate the potential effects of this particular project.

Groundwater Conditions in the Vicinity of the Isemoto/SJA/Taylor Subdivision

Knowledge of the groundwater environment is provided by the several drilled wells in the region (No. 3960-01 on Liliuokalani Trust land, No. 4059-01 near Palani Junction, and No. 4360-01 in Kalaoa) and by the existence of anchialine ponds near the shoreline. It is established that groundwater occurs here as a thin lens of brackish water floating on underlying seawater. This configuration is primarily due to the high permeability of the lava rocks and the limited recharge rate of percolating rainfall. Groundwater beneath the subdivision site is likely to have a chloride concentration of 3000 to 5000 milligrams per liter (MGL), an indication that it is comprised of 15 to 25 percent seawater which has been introduced by mixing from below. The Department of Health's Underground Injection Control (UIC) line is located more than a mile further inland as a reflection of the groundwater's relatively high salinity.

The brackish groundwater is continuously moving toward its discharge point all along the shoreline. This movement creates the turnover rate in the nearshore anchialine ponds such as Aimakapa. Undeniably, if contaminants are introduced into the groundwater directly upgradient from the ponds, it is likely that they will pass into the ponds.

Movement of Contaminants Introduced of Cesspools and Disposal Wells

Two processes of significance occur at cesspools and disposal wells. One of these is the chemical and biological degradation of dissolved and particulate organic matter into inorganic constituents and the other is the physical filtering and adsorption of suspended material. Together with the grease and oil traps which will be installed in conjunction with the disposal well system, it is reasonable to conclude that most contaminants in the liquid moving from the cesspools and disposal wells into the groundwater body will be as inorganic constituents in solution. For example, the concentrations of nitrogen and phosphorous in the 1500 gallons liquid from the three cesspools is likely to be in the range of 25 to 40 and 10 to 20 MGL, respectively. This is substantially higher than the "natural" levels in the groundwater which are in the range of 0.5 to 5 MGL for nitrogen and 0.0 to 0.1 MGL for phosphorous. Concentrations in washdown and surface runoff discharged in disposal wells, although more difficult to reasonably quantify, will also be substantially higher than in the receiving groundwater.

On a theoretical basis, dilution by mixing and dispersion of contaminants can be calculated by porous media flow theory. However, these calculations require the quantity of groundwater flow and the permeability coefficient of the lava, neither of which are known with any accuracy. Typically, such calculations will produce a cone of dispersion of 15 to 30 degrees in width moving away from the source. Such a cone from the subdivision site would suggest the dispersion of contaminants over a width of 1500 to 3000 feet by the time these contaminants reach the shoreline. Such dispersion, together with the dilution of the 1500 gallons of cesspool effluent within the flow of groundwater, would result in an increase of 0.015 to 0.15 MGL nitrogen over the natural background level and somewhat less of an increase in phosphorous. Significantly, the width of this cone at the shoreline would not extend as far north to include Aimakapa Pond. According to such a theoretical calculation, all of the introduced contaminants would be discharged into coastal waters south of the pond.

Mitigating Features of the Proposed Subdivision Site

The discussion so far has not included the influence of Honokohau Harbor. This excavated feature brings the shoreline inland to within 2200 feet southwest of the subdivision site. The harbor undoubtedly functions as a "point sink" for groundwater discharge, causing flow lines to curve toward the harbor rather than follow a straight path toward the general trend of the shoreline. In other words, it is likely that much of the cesspool and disposal well wastewaters would move in a curved path to the west-southwest and discharge into Honokohau Harbor rather than move west toward the undisturbed shoreline. This makes it even less likely for the wastewater to move northwest toward Aimakapa Pond.

Another mitigating aspect of groundwater disposal at the subdivision site is that theoretical calculations of the dispersion cone have never been actually verified by field tests in Hawaiian aquifers. Movement of groundwater through lava actually occurs along preferred routes such as cracks, flow interfaces, lava tubes, and other such features. This flow is poorly represented by a dispersion model which assumes flow through a uniform porous media. All available field evidence suggests that the actual dispersion of contaminants will be more narrowly defined than computations indicate. In other words, it is even less likely that contaminants from the subdivision will disperse widely enough to appear in Aimakapa Pond.

All of the foregoing should not be construed as invalidating the general concerns of the agencies commenting on the DEIS, particularly in view of the cumulative contributions of existing and future development. Rather, the information presented simply makes the following points for this particular project:

1. Wastewaters from cesspools and disposal wells of the subdivision will influence the receiving groundwater's chemistry, particularly as a localized increase in the concentration of certain inorganic constituents.
2. The movement of these contaminants will be along prevailing flow paths of the groundwater body toward shoreline discharge.
3. Lateral movement of these contaminants will be more narrowly confined than mathematically predicted by dispersion theory.
4. The relatively minor quantities of wastewater involved, together with the effects of dispersion and dilution, mean that the concentrations of contaminants at the shoreline or in nearshore water features will be low. The DEIS' conclusion that the contaminants will not result in a significant chemical or biological impact is justified.
5. The location of the subdivision relative to Honokohau Harbor makes the ultimate discharge of the contaminants to the west-southwest most likely, primarily into the harbor itself.

Mr. Tom Fee  
July 26, 1988 - 88-1317  
Page four

6. It is highly unlikely that any contaminants will flow in a northwest direction and appear in Almakapa Pond.

Sincerely,

*Tom Nance*

Tom Nance

TN:lt