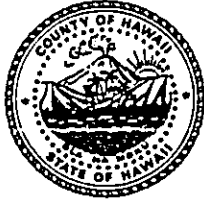


Hawaiian Ocean View
Volunteer Fire Station

Stephen K. Yamashiro
Mayor



RECEIVED
County of Hawaii
OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
50 Wailuku Drive • Hilo, Hawaii 96720-2484
V/TT (808) 961-8379 • FAX (808) 961-8685
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

January 7, 1997

Gary Gill, Director
Office of Environmental Quality Control
235 S. Beretania Street
State Office Tower, Suite 702
Honolulu, Hawaii'i 96813

SUBJECT: Final Environmental Assessment
Hawaiian Ocean View Estates (HOVE)
Volunteer Fire Station Project
TMK: 9-2-31:19

The County of Hawai'i Office of Housing and Community Development (OHCD) has enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the Final Environmental Assessment (EA) for the subject project. All comments received during the 30-day public comment period have been incorporated into this final EA.

Please publish the notice of Finding of No Significant Impact (FONSI) in the January 23, 1997, OEQC Bulletin.

The OHCD greatly appreciates your assistance in this matter. If you have any questions or need additional information, please call Royce Y. Shiroma at 808/961-8379. Thank you.


Edwin S. Taira
Assistant Housing Administrator

Enclosures

xc: Ron Terry, Ph.D., with enclosures
GeoMetrician

4611c.rys



EQUAL HOUSING OPPORTUNITY
"AN EQUAL OPPORTUNITY EMPLOYER" 7

JAN 23 1997

1997-01-23-HI-FEA-Hawaiian Ocean View
Volunteer Fire Station

FILE COPY

ENVIRONMENTAL ASSESSMENT

For Actions That Do Not Require an EIS
Under NEPA or Local Legislation

I. 1. Name of Project: HOVE Volunteer Fire Station
I.D. _____

2. Type of Action: _____ Applicant Agency

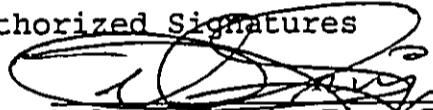
Name of Applicant or Agency:

Hawaii County Fire Department
777 Kilauea, Mall Lane, Room 6
Hilo, Hawaii 96720-4239

3. Approving/Implementing Agency:


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

4. Authorized Signatures



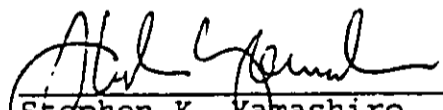
Nelson Tsuji, Fire Chief
Hawaii County Fire Department

01/03/96
Date



Virginia Goldstein, Director
Planning Department

1/6/97
Date



Stephen K. Yamashiro, Mayor
County of Hawaii

1/6/97
Date

5. Environmental Assessment Prepared by:

Ron Terry
HCR 1 Box 9575
Keaau, Hawaii 96749

II. Description of Proposed Action

1. Proposed Activity

Single Activity Aggregation of Activities
 Multi-Year Activity

The Hawaii County Fire Department has been granted \$60,000 in federal funds from the Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development (HUD) to purchase materials and construct a volunteer fire station in the community of Hawaiian Ocean View Estates (HOVE). HOVE, located in the rural district of Ka'u on the Big Island of Hawaii, contains 10,500 acres and some 1,500 residents. The proposed project was developed by the Hawaii County Fire Department in response to a need for upgraded fire protection facilities in this area. The project would pay for materials for a 3,200 sq. ft. structure, which would replace the small garage currently housing the fire equipment, which is located on a small portion of the same parcel. The station would include a garage with two bays, a meeting room, a kitchen, bedroom, office, and several storage areas. Exterior elevated lighting would be shielded to prevent illumination escaping upward or horizontally. Volunteers from the Hawaiian Ocean View Community Association (HOVECA) under the supervision of the HOVE-VFD will provide the labor for the project. A similar HOVE group recently built a community park including a playing field, fence and restroom. The project would begin in March 1997 and be complete by year's end.

2. Project Location

The proposed facility would be located in Hawaiian Ocean View Estates, on Orchid Circle Mauka, across the street from the T-Junction of that street and Ocean View Parkway Roads (Figs. 1-2, in Appendix). The parcel was dedicated by deed to Hawaii County for public purposes when the subdivision was created in 1965. The 1.0-acre site is at latitude and longitude 19° 07.24' N. Lat., 155° 24.87' W. Long.

3. TMK

The project site is on parcel 9-2-31:19 (Fig. 2)¹.
Existing Land Use: Fire Truck Storage, Vacant
Surrounding Uses: Residential, Vacant
Census Tracts: 212

¹ Pre-consultation letters sent to agencies listed an incorrect parcel TMK (9-2-30-54). The response letters sent by these agencies repeat this incorrect TMK. Each agency has been subsequently re-contacted verbally; as their comments were based on knowledge of the existing fire station, no agency found it necessary to revise their comments or determination.

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

1. State of Hawaii, Supplemental Form EA-S-SOH
2. Guam, Supplemental Form EA-S-Guam
3. Northern Mariana Islands Supplemental Form EA-S-NMI
4. Trust Territories of the Pacific Form ES-S-TTPI
5. America Samoa, Supplemental Form ES-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

1. Environmental Finding:

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

2. Agencies/Interested Parties Consulted:

County:

Planning Department
Office of the Mayor
Civil Defense

Department of Public Works
Hawaii County Council
Police Department

State:

Department of Land and Natural Resources
State Historic Preservation Division

Federal:

U.S. Fish and Wildlife Service

Private

Hawaiian Ocean View Estates Community Association
Hawaiian Ocean View Estates Road Maintenance Corporation

3. Alternatives Considered:

The No Action Alternative fails to promote upgrade in volunteer fire service protection service for this community. Alternatively, residents could wait for the County of Hawaii to provide a full fire station, based on the need for service as justified by service area population. However, at least a decade would probably pass before HOVE met a population threshold for consideration, and more time might elapse until funds were

appropriated and station was built. Upgrading volunteer protection will provide service now and is a suitable action given the self-help tradition in HOVE.

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

A Special Permit for use with the State Land Use Agricultural District is required and is being sought concurrently.

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

- (1) Date FONSI/RPOF published in local newspaper: 1/23/97
- (2) Last day for recipient to receive comments: 2/7/97
- (3) Last day for HUD to receive comments: 2/24/97
- (4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals: 1/23/97
- (5) Date HUD released grant conditions: 2/25/97

b. Negative Declaration (Hawaii Only):

- (1) Date Negative Declaration published in OEQC Bulletin: 23 January 1997 (anticipated)
- (2) Date on which 60-day waiting period expires: n/a
- (3) Documentation Attached: ___ Yes _x_ No.

V. IMPACT CATEGORIES

Rating of Environmental Factors:

Rating 1 - Potentially Beneficial Impact.

Rating 2 - No Impact Anticipated.

Rating 3 - Minor Adverse Impact Anticipated.

a. Short Term

b. Long Term

Rating 4 - Adverse Impact Requires Mitigation.

Rating 5 - Adverse Impact Requires Modification to Project/Activity

A. Land Development:

- 1. Conformance with Comprehensive Plans and Zoning; and
- 2. Compatibility and Urban Impact.

The parcel already supports a storage building for a fire truck. It is zoned A-1a (Agriculture 1 acre) by Hawaii County and is located in the State Land Use Agriculture District. All surrounding parcels are zoned and classified identically. The

fire station will require a Special Permit because of its location within the Agricultural District. The Hawaii County Fire Department has filed an application for a Special Permit with the Hawaii County Planning Commission. A hearing is tentatively scheduled for February 1997. The use will fulfill General Plan policies related to providing fire services to rural districts.

Rating: 1 - Potentially Beneficial Impact.
References: Hawaii County General Plan

3. Slope

Slopes on the barely weathered natural 'a'a lava terrain surrounding the project site are 5-15 percent. The project site itself is graded into two terraces. The upper terrace, which is bounded on the sides by sloping driveways, contains the current fire truck storage facility. The lower terrace, which makes up approximately 80 percent of the 1-acre parcel, will house all future facilities. Existing terrain will not impact the proposed project.

Rating: 2 - No Impact Anticipated.
References: Topographic Map (Portion attached as Figure 1)

4. Erosion, and 5. Soil Suitability:

The site is on lava dated between 750 and 1,500 years in age (Lockwood et al 1988). The U.S. Soil Conservation Service (1973) classifies the land as Lava Flows, Pahoehoe, a miscellaneous land type with little soil.

The agricultural utility of soil in Hawaii has been assessed by the U.S. Soil Conservation Service and mapped as part of map series "Agricultural Lands of Importance to the State of Hawaii" (ALISH). The land is not classified as Prime, Unique, or Other Important soil. No adverse impact on agricultural soils or lands would result.

Ratings: 2 - No Impact Anticipated.
References: Soil Conservation Service Soil Survey

6. Hazards and Nuisances, Including Site Safety:

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Hawaiian Ocean View Estates is located in area rated by the U.S. Geological Survey as Lava Flow Hazard Zone 2 (on a scale of ascending risk 9 to 1). Zone 2 includes areas that are on both sides of the southwest rift zone, where many eruptions originate. Such areas have had 20 percent

of their surface covered by lava within the last 200 years. Extensive lava flows from 1907 and 1916 are nearby. As such, there is considerable chance of lava inundation over relatively short time scales (see Heliker 1990). Lava flows constitute an ever-present risk, but one which has been deemed of a level acceptable for residential subdivisions by the State and County.

The entire island of Hawaii is in Zone 3 on a scale of ascending risk 1 to 4 in the Seismic Probability Rating (Furumoto et al 1973:34). Major damage corresponding to a score of 7 or above on the Modified Mercalli Scale is possible. The Fire Station will meet and in some ways exceed Uniform Building Code specifications for Seismic Zone 3. The steel building is rated to withstand winds up to 120 MPH. The design incorporates measures to ensure that it remains operational after even a severe earthquake. For example, the bay doors will be hand operated and will not be subject to power failure. The ingress/egress to the facilities is set back from the fall zone of any trees with potential to topple during high winds or earthquakes, assuring access during such emergencies.

The volunteer fire station is a community facility that will be utilized by those already inhabiting an area at risk from lava inundation, and thus will not unreasonably expose people or property to risk. The Hawaii County and State Civil Defense Agencies coordinate with the Fire Department during volcanic emergencies. The fire station may play a key role in the event of such an emergency.

Rating: 2 - No Impact Anticipated..
References: U.S.G.S. Hazard Map: MF-2193
Uniform Building Code

7. Energy Consumption:

The project will have no impact on energy consumption.

Rating: 2 - No Impact Anticipated..
References: Project Plans

B. Environmental Design and Historic Values:

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

The proposed project involves replacement of an existing fire truck storage facility on a graded lot with a larger fire station. The essential visual character of the area will be maintained.

The project site was inspected by an archaeologist with the State Historic Preservation Division (SHPD) for historic sites. SHPD

has determined that no historic sites are present and that no effects on historic sites would likely occur as a result of the action (see Appendix 1).

Rating: 2 - No Impact Anticipated.
References: Project Plans
Coordination Letter from State Historic
Preservation Officer (attached)

C. Socioeconomic:

1. Demographic/Character Changes:

The project site is located within Hawaiian Ocean View Estates (HOVE), in the Ka'u District of Hawaii County. The 1990 U.S. Census of Population counted 4,438 inhabitants in the Ka'u District (U.S. Census Bureau: STF 1-a CD-ROM). Because of the closure of the major employer, Ka'u Sugar, the district as a whole is not experiencing growth. HOVE, however, continues to grow steadily. The Ka'u economy is largely agricultural, and with the demise of sugar, macadamia nut and cattle are the dominant sectors. Tourism, services, and construction account for a relatively small part of the economy.

Hawaiian Ocean View Estates is a sparsely settled "agricultural" subdivision encompassing 10,500 one-acre lots. Approximately 10 percent of these lots now contain single-family residences.

A genuine community has slowly developed in HOVE over the last three decades, despite the scattered settlement pattern and great distance from jobs or services. In response to requests received by business developers and the community, several lots along the Hawaii Belt Road have been granted Special Permits for commercial activities. More than a dozen businesses, including grocery stores, a gas station, real estate offices, a hair salon and a restaurant have been established. A postal sub-station is also present, but there are no schools, parks, or other government offices.

Hawaiian Ocean View Estates is identified by the U.S. Census Bureau as a Census Designated Place (CDP). Published data from the 1990 Census of Population (1991) provide an objective characterization of the population, although the information is somewhat dated. Table 1 summarizes relevant data.

Table 1
Social Characteristics of Hawaii County, Ka'u and HOVE

Census Characteristic	Hawaii	Ka'u	HOVE
Total Population	120,317	4,438	980
Percent Asian/Pac Islander	60.4%	61.2%	20.2%
Percent Born In State	65.8%	69.1%	26.9%
Percent Over 55 Years	27.1%	31.0%	29.2%
Percent 25-44 Years	32.5%	29.6%	36.8%
Percent Under 18 Years	28.7%	30.3%	23.2%
Percent Occupying Same Home as in 1985	53.1%	49.6%	22.7%
Percent Living in Poverty	14.2%	34.3%	27.1%
Percent Over Age 65 Living in Poverty	9.4%	9.5%	12.9%
Per Capita Median Income	\$13,169	\$10,271	\$13,246

Source: U.S. Census Data, 1990 Census of Population

Hawaiian Ocean View Estates is sometimes thought of as strictly a haven for well-off, retired whites from the mainland. Although that particular demographic is well-represented in the subdivision, there is a far greater variety of inhabitants than the stereotype suggests.

For example, the proportion of the population over 55 years of age is only slightly higher than the island average and is actually lower than for Ka'u as a whole. A fairly large component of the population is in the 25-to-44 year category - many of whom are working parents. Indeed, the number of children in HOVE is not significantly less than other areas of the County. Furthermore, although census data are not of sufficient resolution to confirm it, it is likely that the ethnic distribution in this age category is more typical of the island as a whole.

Also of interest is the surprisingly high proportion of individuals and families living below the poverty level - almost double the island average. This statistic is quite untypical for areas with a high proportion of Caucasians, which usually indicates wealthy retirees in a resort setting. Another unusual factor concerning the demographics of poverty is the relatively large number of elderly poor.

In the six years that has passed since the 1990 Census, residents report rapid growth in HOVE (Jean Redman, HOVECA President, pers. comm. August 1996). An informal survey conducted by HOVECA members in April 1993 counted over 957 completed dwelling units and 26 under construction. Possibly as many as 90 percent of the homes are inhabited. It is quite possible that current population in HOVE may be double 1990 estimates.

HOVE is an example of the Big Islands's sprawling subdivisions, which were well-suited for speculation but inadequate in infrastructure to serve the needs of the low and middle income families who have come to occupy them. Population growth imposes ever-increasing demands on roads, utilities, parks, and public safety services such as fire protection.

Rating: 2 - No Impact Anticipated
References: Project Plans
U.S. Census of Population Data

2. Displacement; and
3. Employment and Income Patterns:

No displacement will occur as a result of the proposed project. No economic effects are expected.

Rating: 2 - No Impact Anticipated
References: Project Plans
U.S. Census of Population Data

D. Community Facilities and Services:

1. Educational Facilities;
2. Commercial Facilities;
3. Health Care; and
4. Social Services;
5. Solid Waste

No impact on these services would result from the proposed project. No hazardous materials or wastes will be stored or generated.

Rating: 2 - No Impact Anticipated.

6. Waste Water

No municipal sewer system exists in the project area, which is rural. The individual waste water treatment for the fire station is a septic tank in conformance with State Department of Health requirements.

Rating: 2 - No Impact Anticipated.
References: Department of Health Regulations

7. Storm Water

See E1, below.

8. Water Supply

Water for the fire station is derived from catchment and will be stored in a 30,000 gallon water tank. Local water haulers "top off" the tank when necessary in order to ensure maximum water for fire protection. The capacity of the main fire truck is 1,200 gallons, and the mini-pumper holds 250 gallons.

Rating: 2 - No Impact Anticipated.
References:

9. Public Safety;

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

Ka'u is served by a police station in Naalehu, approximately 20 miles from the site. The nearest full fire stations are in Pahala and Captain Cook, both over 25 miles (and 35 minutes) away. These stations have firefighters and Mobile Intensive Care Technicians (MICT) on duty 24 hours a day.

Rating: 2 - No Impact Anticipated.
References: Hawaii County General Plan Facilities
Map

10. Open Space and Recreation;

- a. Open Space
- b. Recreation
- c. Cultural Facilities

The fire station expansion would have no impact on these resources.

Rating: 2 - No Impact Anticipated
References: Hawaii County General Plan Facilities
Map

11. Transportation:

The fire station receives about one call per month. In addition, training sessions take place twice monthly, usually drawing 80 percent of the 16 firefighters. Because many firefighters share households, the actual number of vehicles is usually 4 to 6. The sum of this activity will add negligible traffic to Orchid Circle, which has very little traffic because of the virtual absence of homes or other uses in the area.

Rating: 2 - No Impact Anticipated.
References: None.

E. Natural Features:

1. Storm Water
2. Water Resources
3. Surface Water:

Average annual precipitation on the site is approximately 50 inches per year (Giambelucca et al 1986) with a slight but distinct summer maximum. The 2,000-foot elevation bestows a temperature regime that is cooler by approximately 6 degrees Fahrenheit than adjacent sea level stations. Thus, summer highs average about 80 degrees and winter lows about 60 degrees (UHM-DG 1983).

The area is classified as Flood Zone X, which is defined as areas of minimal or moderate flood hazard, outside the 100-year flood plain (no Map Panel is published for the area, which because of its geology contains almost no flood zones). Runoff rarely if ever occurs on the natural lava substrate.

The extremely permeable substrate on recent lava flows in this part of Ka'u leads to an absence of surface water features such as streams or ponds.

Rating: 2 - No Impact Anticipated.
References: Hawaii County Department of Public Works
FIRM maps and designations.

FINDINGS AND REASONS

1. The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.
2. The proposed project will not curtail the range of beneficial uses of the environment.
3. The proposed project will not conflict with the State's long-term environmental policies.
4. The proposed project will not substantially affect the economic or social welfare of the community or State. It will improve public safety to Ka'u by providing better fire protection.
5. The proposed project does not substantially affect public health in any detrimental way.
6. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
7. The proposed project will not involve a substantial degradation of environmental quality.
8. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist on the project site, other than the possibility of use by the wide-ranging species Hawaiian hawk or 'io (Buteo solitarius), and the 'ope'ape'a or Hawaiian hoary bat. (Lasiurus cinereus semotus). No habitat critical or essential to such species will be affected in any way.
9. The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.
10. The proposed project will not detrimentally affect air or water quality or ambient noise levels.
11. Although the proposed project is located in an zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives. The project will increase the readiness to respond to natural disasters.

For the reasons above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules.

REFERENCES

- Furumoto, A.S., N.N. Nielsen, and W.R. Phillips. 1973. *A Study of Past Earthquakes, Isoseismic Zones of Intensity, and Recommended Zones for Structural Design for Hawaii*. Honolulu: Hawaii Institute of Geophysics.
- Giambelucca, T.W., Nullet, M.A., and T.A. Schroeder. 1986. *Rainfall Atlas of Hawaii*. Honolulu: Hawaii Department of Land and Natural Resources.
- Hawaii County Department of Public Works. 1970. *Storm Drainage Standards*. Hilo.
- Heliker, C. 1990. *Volcanic and Seismic Hazards on the Island of Hawaii*. Washington: U.S. GPO.
- Lockwood, J., et al. 1988. 1988. *Generalized Ages of Surface Lava Flows of Mauna Loa Volcano, Hawaii*. U.S. Geological Survey Misc. Map Series Map I-1908. Washington.
- U.S. Bureau of the Census. 1991. *1990 Census of Population, General Population Characteristics*. 1990 CP-1-13. Washington: GPO.
- U.S. Soil Conservation Service. 1973. *Soil Survey of Island of Hawaii, State of Hawaii*. Washington: U.S.D.A.
- University of Hawaii at Manoa, Dept. of Geography. 1983. *Atlas of Hawaii*. 2nd ed. Honolulu: University of Hawaii Press.

VI. STATUTORY CHECKLIST/HUD STANDARDS:

(SEE ATTACHED SHEET)

OTHER ENVIRONMENTAL CONCERNS NOT ADDRESSED UNDER PARTS V AND VI:

There are no rare, threatened, or endangered species of plants and animals found on the project site. This has been confirmed through field inspection and consultation with the U.S. Fish and Wildlife Service (see coordination letter, Appendix 1)

OTHER POLICIES, STANDARDS OR GUIDELINES USED IN PREPARING ENVIRONMENTAL ANALYSIS:

None.

CUMULATIVE IMPACTS:

None anticipated.

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

- Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.
- Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only)

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

- Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by: a site inspection; an evaluation using HUD Noise Assessment Guidelines; or other acoustical data (_____)
- Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by _____, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

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

- Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.
- Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: included in attached study; mitigative measures will be incorporated into project design.

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

- Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.
- Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b). Documentation attached.

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

- Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.
- Project/activity is subject to provisions of EPA Guidelines; Documentation of evaluation and coordination with EPA attached.

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

- Project/activity is not affected by toxic chemicals or radioactive material based on: site

CORRECTION

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

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

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

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

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

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

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

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

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

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

Other policies, standards or guidelines used in preparing the environmental analysis
SEE ATTACHED SHEET.

Cumulative Impacts: SEE ATTACHED SHEET.

HISTORIC PROPERTIES: The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1949 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

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

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

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

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

The proposed action is located within the 100 year floodplain and compliance with E.O. 11988 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.

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

Flood insurance required. Policy issued to: _____

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

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

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

Flood insurance required. Policy issued to: _____

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

Not applicable to _____ (TT only)

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

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

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

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

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

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

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

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

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

Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at project site.

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

OTHER ENVIRONMENTAL REVIEW REQUIREMENTS

STATE OF HAWAII

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

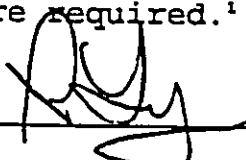
1. Chapter 343 HRS Environmental Impact Statements
2. Act 282, Private Waste Water Treatment Plants, Session Laws of Hawaii, 1985
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
 - a. Chapter 42, Vehicular Noise Control for Oahu
 - b. Chapter 43, Community Noise Control for Oahu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

_____ It has been determined that the proposed action requires compliance with one or more of the above regulations, which includes:

_____.

 x The proposed action is consistent with the regulations listed above and no permits are required.¹

Certified by _____



10/1/96
Date

¹ The Hawaii County Department of Public Works has determined that the project is exempt from the requirements of Chapter 343, HRS (see letter in Appendix 1).

SCREENING CRITERIA FOR CDP-ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP
DESCRIPTION OF PROPOSED ACTION: _____

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

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

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

DETERMINATION

CZM POLICIES

Consistent Ind. Review

 X _____

1. SMA PERMIT

The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: _____ attached, in ERR file.

Proposed action is not subject to an individual consistency review. (References 1, 2)

See note below _____

2. LAND USE DISTRICTS

Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3)

 X _____

3. THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT

Proposed action does not occur in or affect areas containing threatened or endangered and their habitats. (References 4, 5, 6)

 X _____

4. STREAMS

Proposed action will not alter the flow or use of streams.

Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)

 X _____

5. HISTORIC-ARCHEOLOGIC RESOURCES

The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9)

 X _____

6. WETLANDS

The proposed action does not impact or affect a wetland. (References 4, 7)

Note: The project site is located within the State Land Use Agriculture District. Because of the site's existing use as a fire station, the improvements qualify under general approvals and conform with Hawaii State CZM guidelines, as confirmed by conversation with Hawaii CZM official John Nakagawa on 9/27/96. See Appendix 1 for coordination letters with USF&WS/SHPO.

REFERENCES

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

DETERMINATION

Based on the above review it is determined that:

 X The proposed action meets the criteria of the general consistency certification and is consistent with the HCZMP.

_____ The proposed action requires an individual consistency review that will be prepared and submitted to the State DPEDT for their review and concurrence.

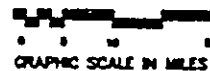
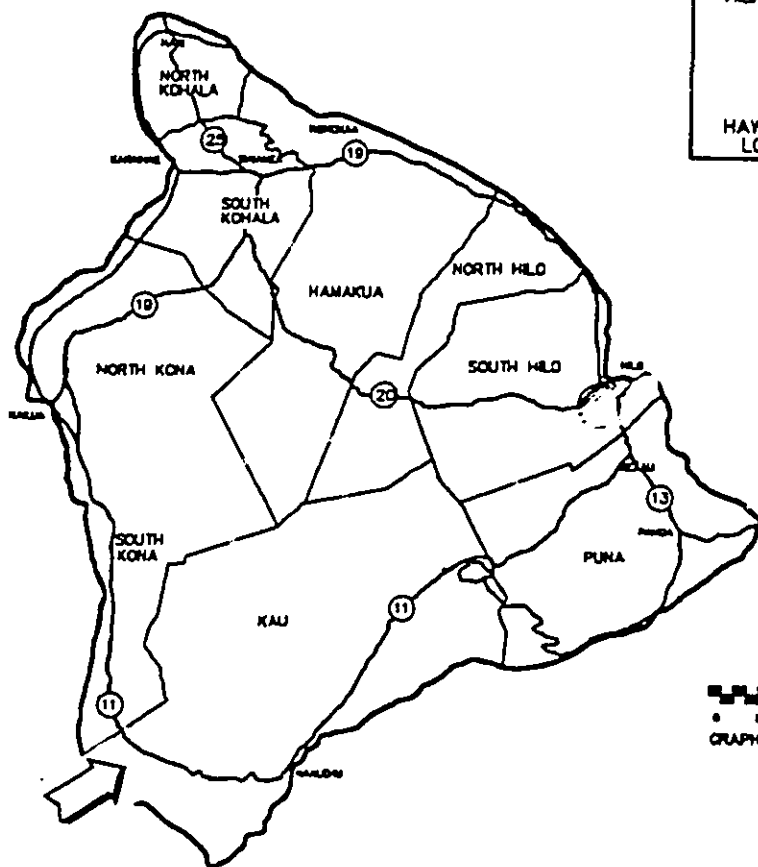
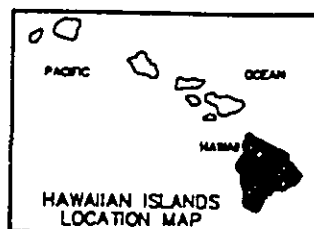
Prepared by:

 Ry Consultant 10/1/96
 Name Title Date

PROJECT MAPS

APPENDIX 1 TO HAWAIIAN OCEAN VIEW
FIRE STATION ENVIRONMENTAL ASSESSMENT

MAP FIGURES
AND AGENCY LETTERS
IN RESPONSE TO PRE-CONSULTATION



PROJECT
LOCATION

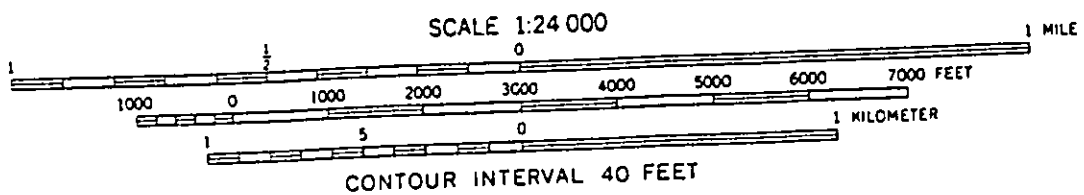
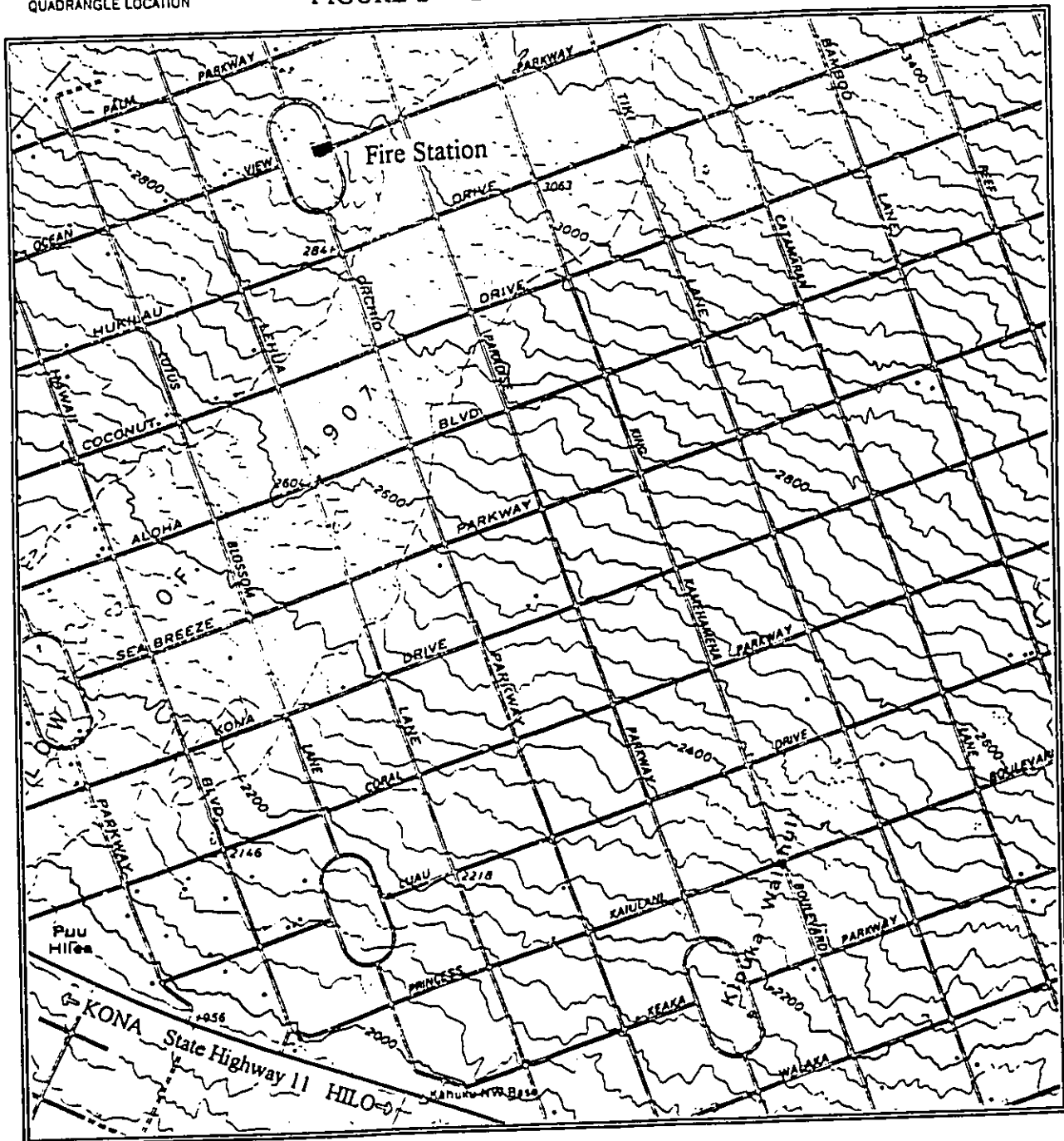
TITLE **PROJECT LOCATION MAP**
COUNTY OF HAWAII, STATE OF HAWAII

FIGURE
1

PROJECT **HAWAIIAN OCEAN VIEW**
VOLUNTEER FIRE STATION

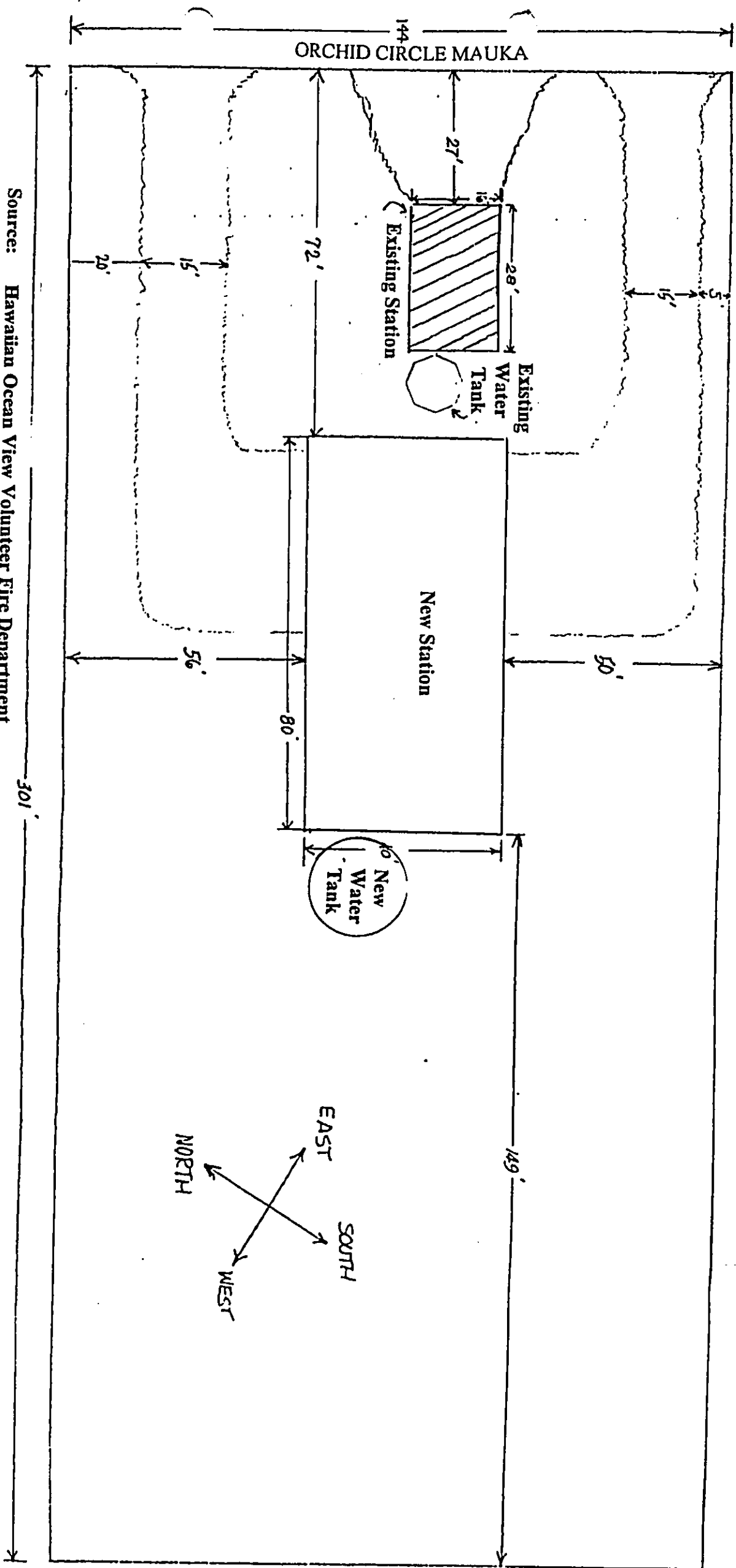


FIGURE 2 DETAILED LOCATION MAP



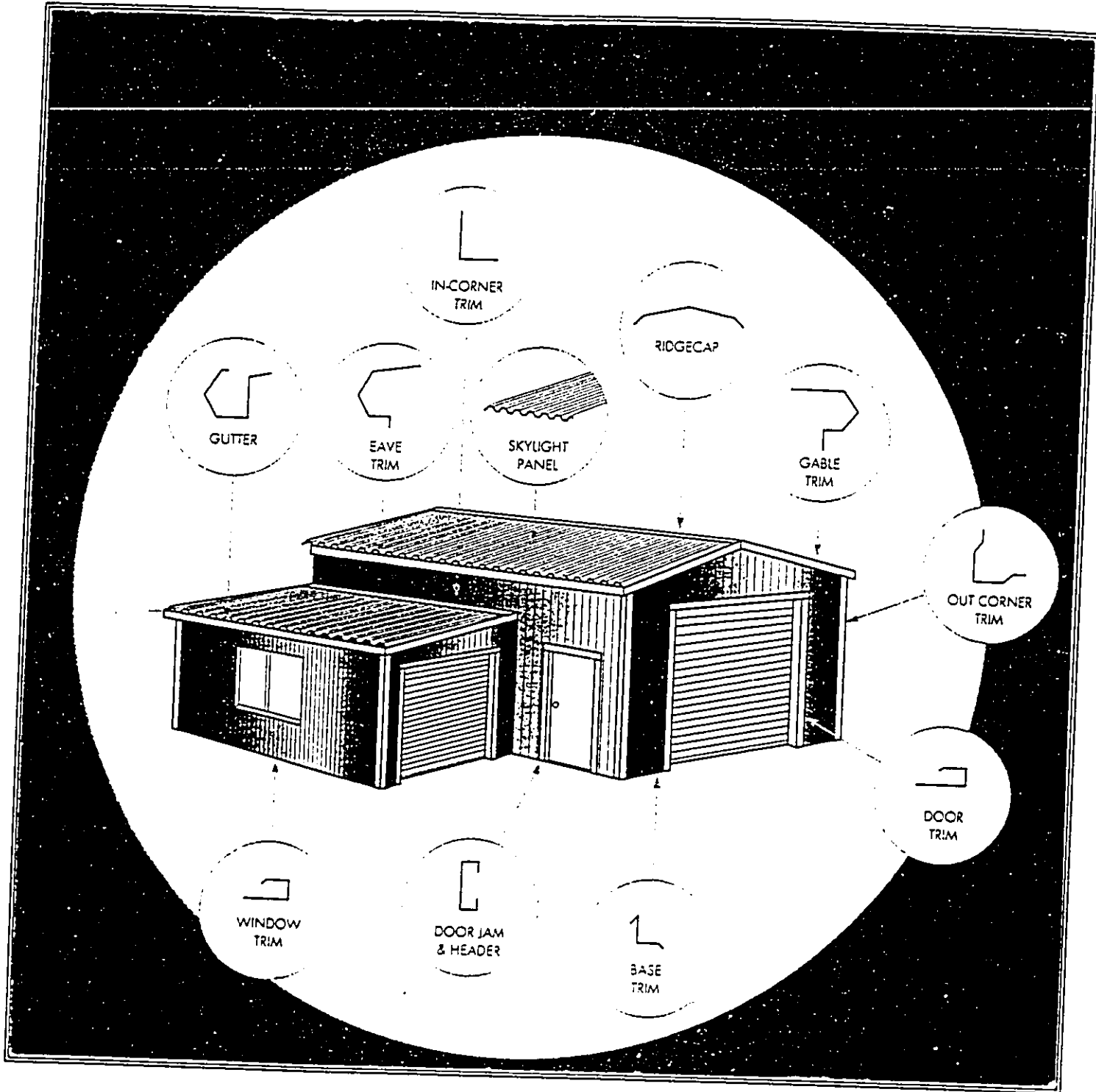
Source: U.S. Geological Survey 1:24,00 Series, *Pohue Bay* (1981)

FIGURE 3 HAWAIIAN OCEAN VIEW VOLUNTEER FIRE STATION SITE PLAN



Source: Hawaiian Ocean View Volunteer Fire Department

FIGURE 4 TYPICAL STEEL BUILDING EXTERIOR



Source: Curoco Corporation Promotional Literature

AGENCY LETTERS OF DETERMINATION (COMMENTS)



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS ECOREGION
300 ALA MOANA BOULEVARD, ROOM 3108
BOX 50088
HONOLULU, HAWAII 96850
PHONE: (808) 541-3441 FAX: (808) 541-3470

SEP 27 1996

In Reply Refer To: KWR

Ron Terry, Ph.D.
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

Dear Dr. Terry:

This responds to your August 24, 1996, letter requesting our comments on any special environmental conditions or impacts related to the construction of a new volunteer fire station in Hawaiian Ocean View Estates on the island of Hawaii. This new fire station will replace the current, smaller fire station, located on the same land parcel. This letter has been prepared under the authority of and in accordance with provisions of the National Environmental Policy Act of 1969 [42 U.S.C. 4321 *et seq.*; 83 Stat. 852], as amended, the Fish and Wildlife Coordination Act of 1934 [16 U.S.C. 661 *et seq.*; 48 Stat. 401], as amended, the Endangered Species Act of 1973 [16 U.S.C. 1531 *et seq.*; 87 Stat. 884], as amended, and other authorities mandating the U.S. Fish and Wildlife Service's (Service) concern for environmental values.

A review of our maps and files reveals no known occurrences of federally endangered or threatened species in the project area. In addition, we are aware of no proposed or candidate species of flora and fauna in the area or other environmental impacts related to the proposed project.

Thank you for the opportunity to provide this preliminary information. Provided there are no changes to the scope or location of the project, there's no requirement for the Service to review the Environmental Assessment. If you have any questions, please contact biologist Karen Rosa of this office (phone: 808/541-3441; fax: 808/541-3470).

Sincerely,

Brooks Harper
Field Supervisor-Ecological Services

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
GILBERT COLOMA-AGARAN

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

September 3, 1996

Dr. Ron Terry
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

LOG NO: 17970 ✓
DOC NO: 9608PM26

Dear Dr. Terry:

**SUBJECT: Environmental Assessment for Hawaiian Ocean View
Volunteer Fire Station, Orchid Makai Circle
Kahuku, Kau, Hawaii Island
TMK: 9-2-30: 54**

Thank you for your letter of August 24, 1996 and the opportunity to comment on the proposed new fire station.

There are no known historic sites on the subject parcel and it is unlikely that any exist because the parcel is already developed. Since the new fire station will be constructed on the same parcel as the existing one, we believe that this project will have "no effect" on significant historic sites.

If you have any questions please contact Patrick McCoy (587-0006).

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Police Chief

James S. Correa
Deputy Police Chief

County of Hawaii
POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2702

September 4, 1996

Mr. Ron Terry, Ph.D.
Geo Metrician
HCR 9575
Keaau, HI 96749

Dear Dr. Terry:

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR HAWAIIAN OCEAN VIEW
VOLUNTEER FIRE STATION, ORCHID MAKAI CIRCLE, KA'U,
HAWAII, TMK: 9-2-30:54

This is in response to your request for comments on any special environmental conditions or impacts related to the proposed Hawaiian Ocean View Volunteer Fire Station.

We have no comments concerning special environmental conditions at the site. Regarding the development and its impact on traffic, we are confident that sufficient off-road parking and truck turning space will be considered once plans are finalized.

Please send us a copy of the environmental assessment upon its completion.

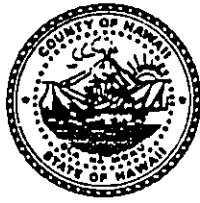
Thank you for the opportunity to comment.

Sincerely

Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

DAK:lk

Stephen K. Yamashiro
Mayor



Donna Fay K. Kiyosaki
Chief Engineer

Jiro A. Sumada
Deputy Chief Engineer

County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252
(808) 961-8321 • Fax (808) 969-7138

August 30, 1996

MR RON TERRY PhD
HCR 9575
KEAAU HAWAII 96749

SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT
Hawaiian Ocean View Volunteer Fire Station
Kahuku, Ka'u, Hawaii
TMK: 9-2-30: 54

We acknowledge receipt of your letter concerning the subject matter, and provide you with our comments as follows:

1. Any building construction shall conform to all requirements of code and statutes of the County of Hawaii.
2. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.
3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
4. The subject property is found within Flood Zone "X", according to the Flood Insurance Rate Map dated September 16, 1988.
5. Wastewater disposal shall meet with the requirements of the DPW, Wastewater Division.
6. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.


HOVE Letter
August 30, 1996
Page 2 of 2

7. Improvements shall be located beyond the future road widening setback established by the Planning Department.
8. Application should be submitted to the Planning Department for their review and comments.
9. Reference property dedication; HOVE to County of Hawaii, File No. 1369, COH Board of Supervisors 7/21/65, Subdivision Folder No. 921-A.

The dedication deed specifies; "SUBJECT, HOWEVER, to the condition that said lands shall be used by the Grantee, or its successors, as neighborhood park and/or playground sites."

10. Orchid Makai Circle, fronting the subject lot, and all other roads within HOVE are private roadways.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.


Galen M. Kuba, Division Chief
Engineering Division

CKY

cc : Planning Department

Stephen K. Yamashiro
Mayor



Richard Wurdeman
Corporation Council

County of Hawaii
OFFICE OF THE CORPORATION CLERK

101 Aupuni Street, Suite 325 • Hilo, Hawaii 96720-4762 • (808) 961-4

* Royce

October 22, 1996

Battalion Chief Lloyd Narimatsu
Fire Department
777 Kilauea Avenue
Mall Lane, Room No. 6
Hilo, Hawaii 96720

Dear B.C. Narimatsu:

Re: Dedication Deed for Real Property Used as Site of
Hawaiian Ocean View Estates Volunteer Fire Station

By dedication deed dated May 4, 1965, Hawaiian Ocean View Estates, a Nevada corporation, dedicated several acres of land to the County of Hawaii for public school and recreational site purposes. One of these dedicated lots, Lot 9, Block 59, which is currently identified by Tax Map Key (3) 9-2-31-19, is the site of the County's volunteer fire station.

You requested that I contact Donald D. Crawford, President of Hawaiian Ocean View Estates, who signed the dedication deed, to request a waiver of the restrictive covenant contained in the dedication deed restricting use of the property only for use as a neighborhood park and/or playground site.

On October 15, 1996, I spoke with Jack B. Crawford, Donald's brother and Secretary-Treasurer of Hawaiian Ocean View Estates, who informed me that the corporation was dissolved in 1966. All assets of the corporation were transferred to other corporations which either went into bankruptcy or are no longer in existence. Mr. Crawford stated that he personally had no objection to the dedicated land being used as the site of a volunteer fire station but that he had no authority to sign a correction deed on behalf of a corporation that was no longer in existence.

Battalion Chief Lloyd Narimatsu
Page 2
October 22, 1996

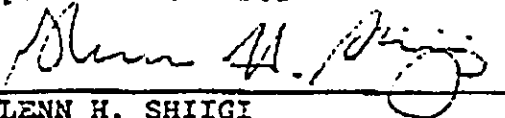
Based on the above-mentioned information, it is my opinion that the County may use the lands dedicated by the Hawaiian Ocean View Estate corporation for municipal purposes other than for public school and recreational site purposes. Since Hawaiian Ocean View Estate no longer exists as a corporate entity, it would be unable to enforce the restrictive covenant contained in its dedication deed to the County. Except as otherwise specifically provided by statute, the general rule is that after the dissolution and termination of the existence of a corporation, no action can be maintained against it, and it has no capacity to sue. 19 Am.Jur.2d §2896.

Therefore, the County does not need to obtain a correction deed or take any other action to remove the restrictive covenant contained in the May 4, 1965 dedication deed and is free to use the dedicated lands for municipal purposes which benefit the Hawaiian Ocean View Estates subdivision.

Please contact me if you have any questions.

Sincerely,

RICHARD D. WURDEMAN
Corporation Counsel

By 
GLENN H. SHIIGI
Deputy Corporation Counsel

GHS:ch
23531

Stephen K. Yamashiro
Mayor



Harry Kim
Administrator
Bruce D. Butts
Assistant Administrator

County of Hawaii

CIVIL DEFENSE AGENCY

920 Ululani Street • Hilo, Hawaii 96720
(808) 935-0031 • Fax (808) 935-6460

August 29, 1996

0353P

Ron Terry, Ph.D.
HCR 9575
Keaau, HI 96749


ENVIRONMENTAL ASSESSMENT FOR HAWAIIAN OCEAN VIEW VOLUNTEER FIRE STATION, ORCHID MAKAI CIRCLE, KAU, HAWAII, TMK: 9-2-30:54

The establishment of a new volunteer fire station at Hawaiian Ocean View Estates (HOVE) is totally welcomed and supported by this agency.

Following points are pointed out for consideration in the design and construction of the station:

1. The site is located in a known earthquake zone. Design and selection must consider effects of an earthquake on the proposed new building and the surrounding area.
 - a. Effects of surrounding trees to ensure egress/ingress is not affected by toppled trees (large unstable ohias).
 - b. Effects of trees on the building itself.
 - c. Design of building should surpass present code to ensure operational status after large quake (ensure doors do not jam, etc).
 - d. Caution on present propane tank, as it is near edge of embankment and not secured.
 - e. Design on utility connection to address earthquake factor.
2. The site is located in a volcanic hazard zone. Egress/ingress design should consider the possible threat of a fast-moving lava flow affecting the site.

This agency would be interested in receiving a copy of the Environmental Assessment (EA).


HARRY KIM, ADMINISTRATOR

dy



LLOYD VAN DE CAR
Councilmember



Phone: 961-8273
Fax: 969-3291

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

September 4, 1996

Geo Metrician
Ron Terry, Ph.D.
HCR 9575
Kea'au, Hawai'i 96749

Subject: Environmental Assessment for Hawaiian Ocean View Volunteer Fire Station,
Orchid Ma Kai Circle, Ka'u, Hawai'i, TMK: 9-2-30:54

Dear Mr. Terry:

Thank you for your letter of August 24, 1996 informing me of your preparing a Draft Environmental Assessment for a new volunteer fire station in Hawaiian Ocean View Estates. On August 23, 1996, I was approved by the Hawai'i County Council to fill the Council seat vacated by Ms. Bonk. As HOVE is in the district that I represent, I am requesting a copy of the EA when it is completed.

I thank you for your time in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd Van De Car", with a long horizontal line extending to the right.

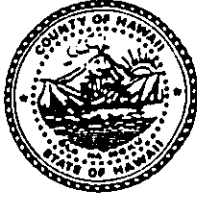
Lloyd Van De Car, Councilman
Hawai'i County Council

LVDC:ls

APPENDIX 2 TO HAWAIIAN OCEAN VIEW
FIRE STATION ENVIRONMENTAL ASSESSMENT

COMMENTS TO DRAFT EA AND RESPONSES

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Police Chief

James S. Correa
Deputy Police Chief

County of Hawaii
POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2702

December 3, 1996

Mr. Ron Terry, Ph.D.
Geo Metrician
HCR 1 Box 9575
Keaau, Hawaii 96749

Dear Dr. Terry:

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR HAWAIIAN OCEAN VIEW
VOLUNTEER FIRE STATION, OCRHID MAKAI CIRCLE, KA'U,
HAWAII, TMK: 9-2-30:54

This is in response to Mr. Edwin S. Taira's letter of November 25, 1996 requesting comments on any environmental conditions or impacts for the final environmental assessment relating to the above-mentioned project.

We have no comments concerning environmental conditions at the site. Regarding the development and its impact on traffic, we are confident that sufficient off-road parking and on-site truck turning space will be considered as plans are being finalized.

Please contact Captain David Kawauchi of the Ka'u Police station at 929-9822 if you have any questions.

Thank you for the opportunity to comment.

Sincerely,

Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

DAK:lk

cc: Mr. Edwin S. Taira, Assistant Housing Administrator



Geo Metrician

Ron Terry, Ph.D.

HCR 9575
Keaau, Hawaii 96749
(808) 982-5831

December 31, 1996

Wayne G. Carvalho, Chief
Hawaii County Police Department
349 Kapiolani Street
Hilo, HI 96720

Dear Chief Carvalho:

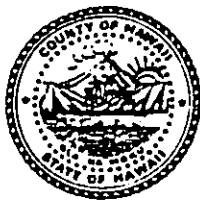
**Subject: Comment to Draft Environmental Assessment for Hawaiian
Ocean View Estates Volunteer Fire Station, Ka'u, Island of
Hawaii, TMK 9-2-31:19**

Thank you for your comment letter dated 3 December 1996 concerning the Draft Environmental Assessment for the subject project. Your comments regarding the off-site parking and turn-around space are correct; the 1-acre parcel will completely accommodate such activities on-site. Please note the correct TMK for the project, which has been listed incorrectly in several early communications that were sent out by the Fire Department, the Office of Housing and Community Development and myself. The EA lists the correct TMK and supplies maps identifying the parcel.

Sincerely,


Ron Terry

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

November 14, 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Honolulu, HI 96813

Dear Mr. Gill:

Draft Environmental Assessment for the Proposed
Hawaiian Ocean View Estates (HOVE) Volunteer Fire Station
TMK: 9-2-31: 19: Kahuku, Kau, Hawaii

This letter will respond to the submittal of the above-described draft Environmental Assessment (EA) by the Hawaii County Office of Housing and Community Development, which is scheduled for publication in the November 23, 1996, OEQC Bulletin.

We have carefully reviewed the draft EA and have no objections to the information contained therein. As noted within the draft EA, a Special Permit must be secured from the Hawaii County Planning Commission prior to establishing the proposed volunteer fire station on the subject property, which is situated within State Land Use Agricultural District. Furthermore, all plans for construction of the proposed volunteer fire station must secure Final Plan Approval from this office, prior to the issuance of a building permit.

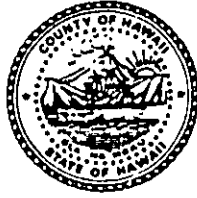
Please contact Daryn Arai of this office should there be any questions.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

DSA:pak
LHOVE01.dsa

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

December 4, 1996

Mr. Ron Terry, Ph.D.
Geo Metrician
HCR 1 Box 9575
Keaau, HI 96749

Dear Mr. Terry:

Draft Environmental Assessment for Construction of a
Volunteer Fire Station at Hawaiian Ocean View Estates
TMK: 9-2-31:19; Hawaiian Ocean View Estates, Kahuku,
Kau, Hawaii

Thank you for your memorandum dated November 25, 1996, providing our office with a copy of the above-described draft environmental assessment for our review and comment.

We have no objections or comments regarding the information contained within the draft environmental assessment.

For your information, the subject property is situated within an area designated as Agricultural by the State Land Use Commission and Agricultural-1 acre (A-1a) by the County Zoning Code. State land use laws require that a Special Permit be obtained from the County Planning Commission to allow the establishment of a volunteer fire station on agriculturally-designated lands. On November 18, 1996, the County of Hawaii Fire Department submitted a Special Permit Application (SPP 96-21) to this office for consideration by the Planning Commission. A public hearing before the Planning Commission is tentatively scheduled sometime in February 1997.

Mr. Ron Terry, Ph.D.
Page 2
December 4, 1996

Thank you for allowing our office the opportunity to comment.
Please contact Daryn Arai of this office should you have any
questions.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

DSA:cmr
F:\WPWIN60\DSA\LFIRE01.DSA

xc w/submittal: West Hawaii Office

xc: OEQC
OHCD
SPP 96-21 (pending)



Geo Metrician

Ron Terry, Ph.D.

HCR 9575
Keaau, Hawaii 96749
(808) 982-5831

December 31, 1996

Virginia Goldstein, Director
Hawaii County Planning Department
25 Aupuni Street
Hilo, HI 96720

Dear Ms Goldstein:

**Subject: Comment to Draft Environmental Assessment for Hawaiian
Ocean View Estates Volunteer Fire Station, Ka'u, Island of
Hawaii, TMK 9-2-31:19**

Thank you for your comment letters dated 14 November and 4 December 1996 concerning the Draft Environmental Assessment for the subject project. The information you supplied concerning the need and schedule for the Special Permit has been added to the Final EA. We will supply you a copy of the Final EA when it is ready.

Sincerely,


Ron Terry

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4188

November 19, 1996

Virginia Goldstein
Hawaii County Mayor's Office
25 Aupuni Street
Hilo, HI 96720

Attention: Royce Shiroma

Dear Ms. Goldstein:

Subject: Draft Environmental Assessment (EA) for Hawaiian Ocean View Estates
Volunteer Fire Station, Ka'u; TMK 9-2-31: 19

In the final EA please include the following:

1. Discuss past and future storage of *hazardous wastes* on site and how environmental degradation will be prevented.
2. The 8/30/96 letter from the Department of Public Works references use of this dedicated land as *park or playground*. How can use as a fire station be justified?
3. A discussion of findings and reasons, according to the *significance criteria* listed in HRS Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination.
4. An *area map* showing project location and proximity to the coast.
5. Is this project in the *shoreline setback*? If so indicate status of the shoreline setback variance permit application.

Virginia Goldstein
November 19, 1996
Page 2

6. Include building *plans or drawings* that show the appearance of the facilities.
7. Indicate estimated project *start and end dates*.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Gill", with a stylized flourish at the end.

GARY GILL

c: Fire Chief Nelson Tsuji
Ron Terry



Geo Metriciar

Ron Terry, Ph.D.

HCR 9575

Keaau, Hawaii 96749

(808) 982-5831

December 31, 1996

Gary Gill, Director
Office of Environmental Quality Control
220 South King St., Fourth Floor
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Comment to Draft Environmental Assessment for Hawaiian Ocean View Estates Volunteer Fire Station, Ka'u, Island of Hawaii, TMK 9-2-31:19

Thank you for your comment letter dated 19 November 1996 concerning the Draft Environmental Assessment for the subject project. A point-by-point set of responses is presented below.

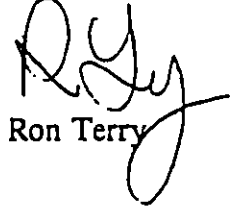
1. *Hazardous Waste.* According to Captain Lloyd Narimatsu, the Hawaii County Fire Department official in charge of Volunteer Fire Services, no hazardous wastes or hazardous materials have been stored on the site in the past, and none will be stored there as part of the proposed project.
2. *Use as a "playground."* An opinion by the Hawaii County Office of the Corporation Counsel holds that the deed restriction is no longer valid. The Hawaiian Ocean View Estates Corporation, the Nevada corporation that dedicated this and several other parcels of land for public school and recreation purposes, was dissolved in 1966. According to the Corporation Counsel (see attached letter of 22 October 1996; this letter will become part of the Appendix in the Final EA):

"Except as otherwise specifically provided by statute, the general rule is that after the dissolution and termination of the existence of a corporation, no action can be maintained against it, and it has no capacity to sue.... Therefore, the County does not need to obtain a correction deed or take any other action to remove the restrictive covenant contained in the May 4, 1965 dedication deed and is free to use the dedicated lands for municipal purposes which benefit the Hawaiian Ocean View Estates subdivision."

3. *Significance criteria.* A discussion of the significance criteria has been added to the Final EA.

4. *Area Map.* An area showing proximity to the coast has been added.
5. *Shoreline setback.* We had assumed that the 2,800 foot elevation of the parcel, which was discussed in part E of the EA and displayed on the topographic map of Figure 1, would obviate any discussion of proximity to the shoreline. In any case, the parcel is approximately 8 miles from the coastline, and not within the shoreline setback or Special Management Area. This fact is made for explicit in the Final EA.
6. *Building Plans or Drawings.* These are not yet available. It is anticipated that several contractors will be asked to submit bids for steel buildings that meet the required specifications. The Final EA will contain a new figure that is a photocopy of a typical steel building, which should closely resemble the final product.
7. *Project Start and End Dates.* The project is expected to commence in March 1997 and be complete no later than the end of 1997. Construction is expected to last from three to four months during this period. This schedule is explicitly listed in the Final EA.

Sincerely,


Ron Terry

DRAFT EA SUBMITTED TO OEQC BULLETIN

OEQC ENVIRONMENTAL NOTICE PUBLICATION FORM

TITLE OF PROJECT: Hawaiian Ocean View Volunteer Fire Station

LOCATION: ISLAND Hawaii DISTRICT Ka'u
TAX MAP KEY: 3rd- 9-2-31:19

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: Agency Applicant

Applicable State of Federal Statute:
 Chapter 343, HRS Chapter 205A, HRS NEPA

Type of Document
 Draft Environmental Assessment (Negative Declaration Antic.) Draft EIS NEPA NOP
 Final Environmental Assessment (Negative Declaration) Final EIS NEPA Draft EIS
 Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable)
 Revised Supplemental Addendum Other (explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR ACCEPTING AUTHORITY: Office of the Mayor, County of Hawaii

ADDRESS: 25 Aupuni Street
Hilo, Hawaii 96720
CONTACT: Virginia Goldstein PHONE: 961-8288

PROPOSING AGENCY OR APPLICANT: County of Hawaii
ADDRESS: 25 Aupuni Street
Hilo HI 96720
CONTACT: Lloyd Narimatsu PHONE: 961-8373

CONSULTANT: Ron Terry, Ph.D.,
ADDRESS: HCR 9575
Keaau, Hawaii 96749
CONTACT: Ron Terry PHONE: 982-5831

COMMENT PERIOD END DATE:

CONDITIONS WHICH TRIGGER THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Use of State or County lands or funds
HRS 343-5(a) (1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a) (5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a) (2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a) (6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a) (3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a) (7) |
| <input type="checkbox"/> Use of Historic Site or District
HRS 343-5(a) (4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a) (8) |

OTHER CONDITIONS:

- Use of Special Management Area (City and County of Honolulu)
 Other*

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The Hawaii County Fire Department has been granted \$60,000 in federal funds from the Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development (HUD) to purchase materials and construct a volunteer fire station in the community of Hawaiian Ocean View Estates (HOVE). HOVE, located in the rural district of Ka'u on the Big Island of Hawaii, contains 10,500 acres and some 1,500 residents. The proposed project was developed in response to a need for upgraded fire protection facilities in this area. The project would pay for materials for a 3,200 sq. ft. structure, which would replace the small garage currently housing the fire equipment, which is located on a small portion of the same parcel. The station would include a garage with two bays, a meeting room, a kitchen, bedroom, office, and several storage areas. Exterior elevated lighting would be shielded to prevent illumination escaping upward or horizontally. Volunteers from the Hawaiian Ocean View Community Association (HOVECA) under the supervision of the HOVE-VFD will provide the labor for the project.

The parcel was dedicated by deed to Hawaii County for public purposes when the subdivision was created in 1965. The parcel has been graded and already supports a storage building for a fire truck. The fire station will require a Special Permit because of its location within the Agricultural District.

DRAFT ENVIRONMENTAL ASSESSMENT
HAWAIIAN OCEAN VIEW VOLUNTEER FIRE STATION

Applicant: Hawaii County Fire Department
777 Kilauea, Mall Lane, Room 6
Hilo, Hawaii 96720-4239

Location: Hawaiian Ocean View Estates, Ka'u,
Island of Hawaii
19° 07.24' N. Lat., 155° 24.87' W. Long.

TMK: (3rd): 9-2-31:19

Approving Agency: Hawaii County Mayors Office
25 Aupuni Street
Hilo HI 96720

Class of Action: Use of County lands and County funds

This document is prepared pursuant to:
the Hawaii Environmental Protection Act, (Chapter 343, Hawaii Revised Statutes (HRS));
Title 11, Chapter 200, Hawaii Department of Health Administrative Rules (HAR);
The National Environmental Policy Act (NEPA) (42 U.S.C. 4332 (2)(c)); and
Federal Rules for Environmental Procedures under RUD (24 CFR Part 59).

I. SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Short Term Impacts

Construction Impacts and Mitigation: Landclearing and construction activities have already occurred on the site, and any further short-term impacts to noise, air quality, traffic, access and scenery will be insubstantial.

Long Term Impacts

Traffic Impacts and Mitigation

The fire station receives about one call per month. In addition, training sessions take place twice monthly, usually drawing 80 percent of the 16 firefighters. Because many firefighters share households, the actual number of vehicles is usually 4 to 6. The sum of this activity will add negligible traffic to Orchid Circle Mauka. No mitigation is proposed.

Noise Impacts and Mitigation

The fire station will generate noise during everyday operation and especially during emergency calls, which will probably occur about monthly. No mitigation is proposed for this very minor impact.

Other Impacts

No other long-term adverse impacts are expected. The primary result of the project would be a long-term increase in fire protection for the Hawaiian Ocean View Estates community and surrounding areas.

II. Description of Proposed Action

1. Proposed Activity

Single Activity Aggregation of Activities
 Multi-Year Activity

The Hawaii County Fire Department has been granted \$60,000 in federal funds from the Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development (HUD) to purchase materials and construct a volunteer fire station in the community of Hawaiian Ocean View Estates (HOVE). HOVE, located in the rural district of Ka'u on the Big Island of Hawaii, contains 10,500 acres and some 1,500 residents. The proposed project was developed by the Hawaii County Fire Department in response to a need for upgraded fire protection facilities in this area. The project would pay for materials for a 3,200 sq. ft. structure, which would replace the small garage currently housing the fire equipment, which is located on a small portion of the same parcel. The station would include a garage with two bays, a meeting room, a kitchen, bedroom, office, and several storage areas. Exterior elevated lighting would be shielded to prevent illumination escaping upward or horizontally. Volunteers from the Hawaiian Ocean View Community Association (HOVECA) under the supervision of the HOVE-VFD will provide the labor for the project. A similar HOVE group recently built a community park including a playing field, fence and restroom.

The parcel was dedicated by deed to Hawaii County for public purposes when the subdivision was created in 1965.

2. Project Location

The proposed facility would be located in Hawaiian Ocean View Estates, on Orchid Circle Mauka, across the street from the T-Junction of that street and Ocean View Parkway Roads (Figs. 1-2, in Appendix). The 1.0-acre site is at latitude and longitude 19° 07.24' N. Lat., 155° 24.87' W. Long.

3. TMK

The project site is on parcel 9-2-31:19 (Fig. 2)¹.
Existing Land Use: Fire Truck Storage, Vacant
Surrounding Uses: Residential, Vacant
Census Tracts: 212

¹ Pre-consultation letters sent to agencies listed an incorrect parcel TMK (9-2-30-54). The response letters sent by these agencies repeat this incorrect TMK. Each agency has been subsequently re-contacted verbally; as their comments were based on knowledge of the existing fire station, no agency found it necessary to revise their comments or determination.

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

1. State of Hawaii, Supplemental Form EA-S-SOH
2. Guam, Supplemental Form EA-S-Guam
3. Northern Mariana Islands Supplemental Form EA-S-NMI
4. Trust Territories of the Pacific Form ES-S-TTPI
5. American Samoa, Supplemental Form ES-S-ASG

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

1. Environmental Finding:

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

2. Agencies/Interested Parties Consulted:

County:

Planning Department
Office of the Mayor
Civil Defense

Department of Public Works
Hawaii County Council
Police Department

State:

Department of Land and Natural Resources
State Historic Preservation Division

Federal:

U.S. Fish and Wildlife Service

Private

Hawaiian Ocean View Estates Community Association
Hawaiian Ocean View Estates Road Maintenance Corporation

3. Alternatives Considered:

The No Action Alternative fails to promote upgrade in volunteer fire service protection service for this community. Alternatively, residents could wait for the County of Hawaii to provide a full fire station, based on the need for service as justified by service area population. However, at least a decade would probably pass before HOVE met a population threshold for consideration, and more time might elapse until funds were

appropriated and station was built. Upgrading volunteer protection will provide service now and is a suitable action given the self-help tradition in HOVE.

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

A Special Permit for use with the State Land Use Agricultural District is required and is being sought concurrently.

5. a. Finding of No Significant Impact on the Environmental and Request Release of Funds (Combined Notice):

- (1) Date FONSI/RPOF published in local newspaper: _____
- (2) Last day for recipient to receive comments: _____
- (3) Last day for HUD to receive comments: _____
- (4) Date FONSI transmitted to Federal, State, or Local government agencies or interested groups or individuals: _____
- (5) Date HUD released grant conditions: _____

b. Negative Declaration (Hawaii Only):

- (1) Date Negative Declaration published in OEQC Bulletin: Not applicable (See below). 11/23/96
- (2) Date on which 60-day waiting period expires: 01/07/97
- (3) Documentation Attached: Yes No.

State Draft Environmental Assessment is being prepared concurrently.

V. IMPACT CATEGORIES

Rating of Environmental Factors:

Rating 1 - Potentially Beneficial Impact.

Rating 2 - No Impact Anticipated.

Rating 3 - Minor Adverse Impact Anticipated.

a. Short Term

b. Long Term

Rating 4 - Adverse Impact Requires Mitigation.

Rating 5 - Adverse Impact Requires Modification to Project/Activity

A. Land Development:

1. Conformance with Comprehensive Plans and Zoning; and
2. Compatibility and Urban Impact.

The parcel already supports a storage building for a fire truck. It is zoned A-1a (Agriculture 1 acre) by Hawaii County and is

located in the State Land Use Agriculture District. All surrounding parcels are zoned and classified identically. The fire station will require a Special Permit because of its location within the Agricultural District. The Hawaii County Fire Department is currently filing an application for a Special Permit with the Hawaii County Planning Commission. The use will fulfill General Plan policies related to providing fire services to rural districts.

Rating: 1 - Potentially Beneficial Impact.
References: Hawaii County General Plan

3. Slope

Slopes on the barely weathered natural 'a'a lava terrain surrounding the project site are 5-15 percent. The project site itself is graded into two terraces. The upper terrace, which is bounded on the sides by sloping driveways, contains the current fire truck storage facility. The lower terrace, which makes up approximately 80 percent of the 1-acre parcel, will house all future facilities. Existing terrain will not impact the proposed project.

Rating: 2 - No Impact Anticipated.
References: Topographic Map (Portion attached as Figure 1)

4. Erosion, and 5. Soil Suitability:

The site is on lava dated between 750 and 1,500 years in age (Lockwood et al 1988). The U.S. Soil Conservation Service (1973) classifies the land as Lava Flows, Pahoehoe, a miscellaneous land type with little soil.

The agricultural utility of soil in Hawaii has been assessed by the U.S. Soil Conservation Service and mapped as part of map series "Agricultural Lands of Importance to the State of Hawaii" (ALISH). The land is not classified as Prime, Unique, or Other Important soil. No adverse impact on agricultural soils or lands would result.

Ratings: 2 - No Impact Anticipated.
References: Soil Conservation Service Soil Survey

6. Hazards and Nuisances, Including Site Safety:

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Hawaiian Ocean View Estates is located in area rated by the U.S. Geological Survey as Lava Flow Hazard Zone 2 (on a scale of ascending risk 9 to 1). Zone 2

includes areas that are on both sides of the southwest rift zone, where many eruptions originate. Such areas have had 20 percent of their surface covered by lava within the last 200 years. Extensive lava flows from 1907 and 1916 are nearby. As such, there is considerable chance of lava inundation over relatively short time scales (see Heliker 1990). Lava flows constitute an ever-present risk, but one which has been deemed of a level acceptable for residential subdivisions by the State and County.

The entire island of Hawaii is in Zone 3 on a scale of ascending risk 1 to 4 in the Seismic Probability Rating (Furumoto et al 1973:34). Major damage corresponding to a score of 7 or above on the Modified Mercalli Scale is possible. The Fire Station will meet and in some ways exceed Uniform Building Code specifications for Seismic Zone 3. The steel building is rated to withstand winds up to 120 MPH. The design incorporates measures to ensure that it remains operational after even a severe earthquake. For example, the bay doors will be hand operated and will not be subject to power failure. The ingress/egress to the facilities is set back from the fall zone of any trees with potential to topple during high winds or earthquakes, assuring access during such emergencies.

The volunteer fire station is a community facility that will be utilized by those already inhabiting an area at risk from lava inundation, and thus will not unreasonably expose people or property to risk. The Hawaii County and State Civil Defense Agencies coordinate with the Fire Department during volcanic emergencies. The fire station may play a key role in the event of such an emergency.

Rating: 2 - No Impact Anticipated..
References: U.S.G.S. Hazard Map: MF-2193
Uniform Building Code

7. Energy Consumption:

The project will have no impact on energy consumption.

Rating: 2 - No Impact Anticipated.
References: Project Plans

B. Environmental Design and Historic Values:

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

The proposed project involves replacement of an existing fire truck storage facility on a graded lot with a larger fire station. The essential visual character of the area will be maintained.

The project site was inspected by an archaeologist with the State Historic Preservation Division (SHPD) for historic sites. SHPD has determined that no historic sites are present and that no effects on historic sites would likely occur as a result of the action (see Appendix 1).

Rating: 2 - No Impact Anticipated.
References: Project Plans
Coordination Letter from State Historic Preservation Officer (attached)

C. Socioeconomic:

1. Demographic/Character Changes:

The project site is located within Hawaiian Ocean View Estates (HOVE), in the Ka'u District of Hawaii County. The 1990 U.S. Census of Population counted 4,438 inhabitants in the Ka'u District (U.S. Census Bureau: STF 1-a CD-ROM). Because of the closure of the major employer, Ka'u Sugar, the district as a whole is not experiencing growth. HOVE, however, continues to grow steadily. The Ka'u economy is largely agricultural, and with the demise of sugar, macadamia nut and cattle are the dominant sectors. Tourism, services, and construction account for a relatively small part of the economy.

Hawaiian Ocean View Estates is a sparsely settled "agricultural" subdivision encompassing 10,500 one-acre lots. Approximately 10 percent of these lots now contain single-family residences.

A genuine community has slowly developed in HOVE over the last three decades, despite the scattered settlement pattern and great distance from jobs or services. In response to requests received by business developers and the community, several lots along the Hawaii Belt Road have been granted Special Permits for commercial activities. More than a dozen businesses, including grocery stores, a gas station, real estate offices, a hair salon and a restaurant have been established. A postal sub-station is also present, but there are no schools, parks, or other government offices.

Hawaiian Ocean View Estates is identified by the U.S. Census Bureau as a Census Designated Place (CDP). Published data from the 1990 Census of Population (1991) provide an objective characterization of the population, although the information is somewhat dated. Table 1 summarizes relevant data.

Table 1
Social Characteristics of Hawaii County, Ka'u and HOVE

Census Characteristic	Hawaii	Ka'u	HOVE
Total Population	120,317	4,438	980
Percent Asian/Pac Islander	60.4%	61.2%	20.2%
Percent Born In State	65.8%	69.1%	26.9%
Percent Over 55 Years	27.1%	31.0%	29.2%
Percent 25-44 Years	32.5%	29.6%	36.8%
Percent Under 18 Years	28.7%	30.3%	23.2%
Percent Occupying Same Home as in 1985	53.1%	49.6%	22.7%
Percent Living in Poverty	14.2%	34.3%	27.1%
Percent Over Age 65 Living in Poverty	9.4%	9.5%	12.9%
Per Capita Median Income	\$13,169	\$10,271	\$13,246

Source: U.S. Census Data, 1990 Census of Population

Hawaiian Ocean View Estates is sometimes thought of as strictly a haven for well-off, retired whites from the mainland. Although that particular demographic is well-represented in the subdivision, there is a far greater variety of inhabitants than the stereotype suggests.

For example, the proportion of the population over 55 years of age is only slightly higher than the island average and is actually lower than for Ka'u as a whole. A fairly large component of the population is in the 25-to-44 year category - many of whom are working parents. Indeed, the number of children in HOVE is not significantly less than other areas of the County. Furthermore, although census data are not of sufficient resolution to confirm it, it is likely that the ethnic distribution in this age category is more typical of the island as a whole.

Also of interest is the surprisingly high proportion of individuals and families living below the poverty level - almost double the island average. This statistic is quite untypical for areas with a high proportion of Caucasians, which usually indicates wealthy retirees in a resort setting. Another unusual factor concerning the demographics of poverty is the relatively large number of elderly poor.

In the six years that has passed since the 1990 Census, residents report rapid growth in HOVE (Jean Redman, HOVECA President, pers. comm. August 1996). An informal survey conducted by HOVECA members in April 1993 counted over 957 completed dwelling units and 26 under construction. Possibly as many as 90 percent of the homes are inhabited. It is quite possible that current population in HOVE may be double 1990 estimates.

HOVE is an example of the Big Islands's sprawling subdivisions, which were well-suited for speculation but inadequate in infrastructure to serve the needs of the low and middle income families who have come to occupy them. Population growth imposes ever-increasing demands on roads, utilities, parks, and public safety services such as fire protection.

Rating: 2 - No Impact Anticipated
References: Project Plans
U.S. Census of Population Data

2. Displacement; and
3. Employment and Income Patterns:

No displacement will occur as a result of the proposed project. No economic effects are expected.

Rating: 2 - No Impact Anticipated
References: Project Plans
U.S. Census of Population Data

D. Community Facilities and Services:

1. Educational Facilities;
2. Commercial Facilities;
3. Health Care; and
4. Social Services;
5. Solid Waste

No impact on these services would result from the proposed project.

Rating: 2 - No Impact Anticipated.

6. Waste Water

No municipal sewer system exists in the project area, which is rural. The individual waste water treatment for the fire station is a septic tank in conformance with State Department of Health requirements.

Rating: 2 - No Impact Anticipated.
References: Department of Health Regulations

7. Storm Water

See E1, below.

8. Water Supply

Water for the fire station is derived from catchment and will be stored in a newly installed 30,000 gallon water tank. Local water haulers "top off" the tank when necessary in order to ensure maximum water for fire protection. The capacity of the main fire truck is 1,200 gallons, and the mini-pumper holds 250 gallons.

Rating: 2 - No Impact Anticipated.

References:

9. Public Safety;
- a. Police
 - b. Fire
 - c. Emergency Medical

Ka'u is served by a police station in Naalehu, approximately 20 miles from the site. The nearest full fire stations are in Pahala and Captain Cook, both over 25 miles (and 35 minutes) away. These stations have firefighters and Mobile Intensive Care Technicians (MICT) on duty 24 hours a day.

Rating: 2 - No Impact Anticipated.

References: Hawaii County General Plan Facilities Map

10. Open Space and Recreation;
- a. Open Space
 - b. Recreation
 - c. Cultural Facilities

The fire station expansion would have no impact on these resources.

Rating: 2 - No Impact Anticipated

References: Hawaii County General Plan Facilities Map

11. Transportation:

The fire station receives about one call per month. In addition, training sessions take place twice monthly, usually drawing 80 percent of the 16 firefighters. Because many firefighters share households, the actual number of vehicles is usually 4 to 6. The sum of this activity will add negligible traffic to Orchid

Circle, which has very little traffic because of low density of homes or other uses in the area.

Rating: 2 - No Impact Anticipated.
References: None.

E. Natural Features:

1. Storm Water
2. Water Resources
3. Surface Water:

Average annual precipitation on the site is approximately 50 inches per year (Giambelucca et al 1986) with a slight but distinct summer maximum. The 2,000-foot elevation bestows a temperature regime that is cooler by approximately 6 degrees Fahrenheit than adjacent sea level stations. Thus, summer highs average about 80 degrees and winter lows about 60 degrees (UHM-DG 1983).

The area is classified as Flood Zone X, which is defined as areas of minimal or moderate flood hazard, outside the 100-year flood plain (no Map Panel is published for the area, which because of its geology contains almost no flood zones). Runoff rarely if ever occurs on the natural lava substrate.

The extremely permeable substrate on recent lava flows in this part of Ka'u leads to an absence of surface water features such as streams or ponds.

Rating: 2 - No Impact Anticipated.
References: Hawaii County Department of Public Works
FIRM maps and designations.

REFERENCES

Furumoto, A.S., N.N. Nielsen, and W.R. Phillips. 1973. *A Study of Past Earthquakes, Isoseismic Zones of Intensity, and Recommended Zones for Structural Design for Hawaii*. Honolulu: Hawaii Institute of Geophysics.

Giambelucca, T.W., Nullet, M.A., and T.A. Schroeder. 1986. *Rainfall Atlas of Hawaii*. Honolulu: Hawaii Department of Land and Natural Resources.

Hawaii County Department of Public Works. 1970. *Storm Drainage Standards*. Hilo.

Heliker, C. 1990. *Volcanic and Seismic Hazards on the Island of Hawaii*. Washington: U.S. GPO.

Lockwood, J., et al. 1988. 1988. *Generalized Ages of Surface Lava Flows of Mauna Loa Volcano, Hawaii*. U.S. Geological Survey Misc. Map Series Map I-1908. Washington.

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U.S. Soil Conservation Service. 1973. *Soil Survey of Island of Hawaii, State of Hawaii*. Washington: U.S.D.A.

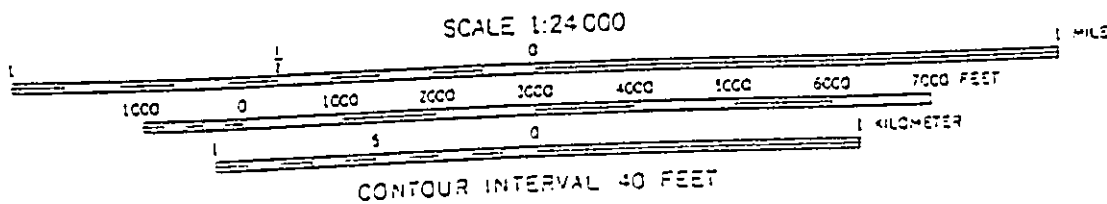
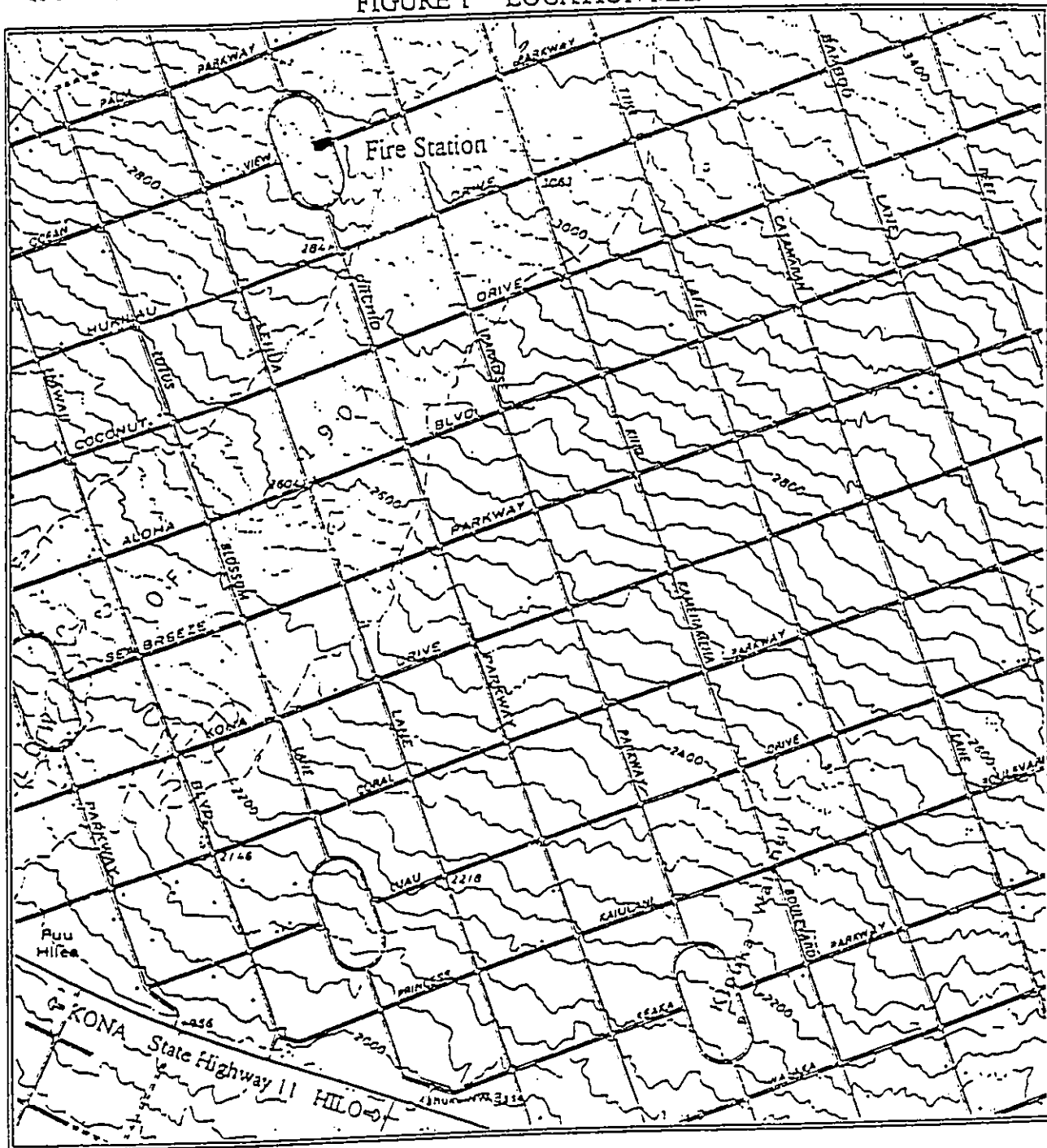
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APPENDIX TO HAWAIIAN OCEAN VIEW
FIRE STATION ENVIRONMENTAL ASSESSMENT

MAP FIGURES AND
AGENCY LETTERS

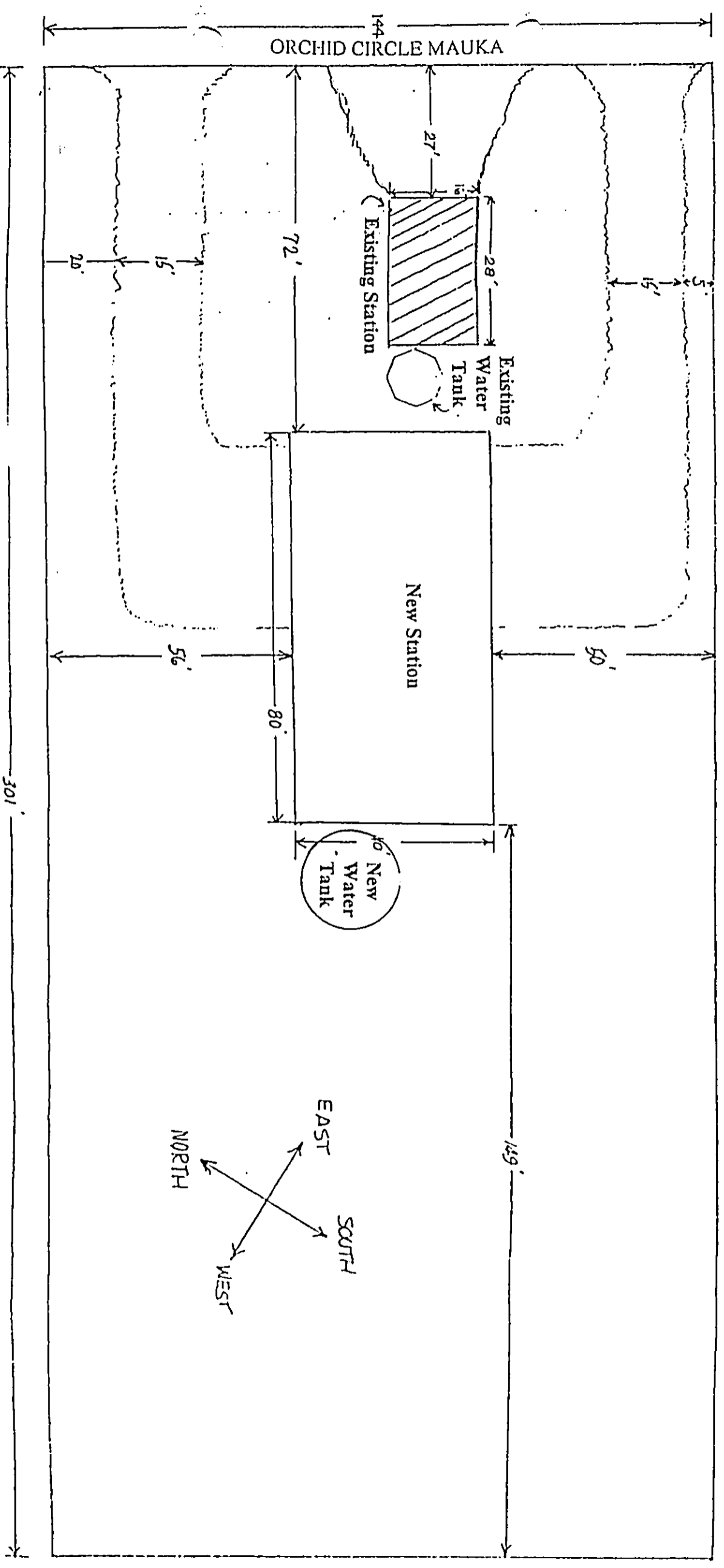
HAWAIIAN ISLANDS
HAWAII
QUADRANGLE LOCATION

FIGURE 1 LOCATION MAP



Source: U S Geological Survey 1:24,00 Series, *Pohue Bay* (1981)

FIGURE 2 HAWAIIAN OCEAN VIEW VOLUNTEER FIRE STATION SITE PLAN



Source: Hawaiian Ocean View Volunteer Fire Department

301'



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS ECOREGION
300 ALA MOANA BOULEVARD, ROOM 3108
BOX 50088
HONOLULU, HAWAII 96850
PHONE: (808) 541-3441 FAX: (808) 541-3470

SEP 27 1996

In Reply Refer To: KWR

Ron Terry, Ph.D.
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

Dear Dr. Terry:

This responds to your August 24, 1996, letter requesting our comments on any special environmental conditions or impacts related to the construction of a new volunteer fire station in Hawaiian Ocean View Estates on the island of Hawaii. This new fire station will replace the current, smaller fire station, located on the same land parcel. This letter has been prepared under the authority of and in accordance with provisions of the National Environmental Policy Act of 1969 [42 U.S.C. 4321 *et seq.*; 83 Stat. 852], as amended, the Fish and Wildlife Coordination Act of 1934 [16 U.S.C. 661 *et seq.*; 48 Stat. 401], as amended, the Endangered Species Act of 1973 [16 U.S.C. 1531 *et seq.*; 87 Stat. 884], as amended, and other authorities mandating the U.S. Fish and Wildlife Service's (Service) concern for environmental values.

A review of our maps and files reveals no known occurrences of federally endangered or threatened species in the project area. In addition, we are aware of no proposed or candidate species of flora and fauna in the area or other environmental impacts related to the proposed project.

Thank you for the opportunity to provide this preliminary information. Provided there are no changes to the scope or location of the project, there's no requirement for the Service to review the Environmental Assessment. If you have any questions, please contact biologist Karen Rosa of this office (phone: 808/541-3441; fax: 808/541-3470).

Sincerely,

Brooks Harper
Field Supervisor-Ecological Services

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
GILBERT COLOMA-ACARAN

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

September 3, 1996

Dr. Ron Terry
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

LOG NO: 17970 ✓
DOC NO: 9608PM26

Dear Dr. Terry:

SUBJECT: Environmental Assessment for Hawaiian Ocean View
Volunteer Fire Station, Orchid Makai Circle
Kahuku, Kau, Hawaii Island
TMK: 9-2-30: 54

Thank you for your letter of August 24, 1996 and the opportunity to comment on the proposed new fire station.

There are no known historic sites on the subject parcel and it is unlikely that any exist because the parcel is already developed. Since the new fire station will be constructed on the same parcel as the existing one, we believe that this project will have "no effect" on significant historic sites.

If you have any questions please contact Patrick McCoy (587-0006).

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Police Chief

James S. Correa
Deputy Police Chief

County of Hawaii
POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2702

September 4, 1996

Mr. Ron Terry, Ph.D.
Geo Metrician
HCR 9575
Keaau, HI 96749

Dear Dr. Terry:

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR HAWAIIAN OCEAN VIEW
VOLUNTEER FIRE STATION, ORCHID MAKAI CIRCLE, KA'U,
HAWAII, TMK: 9-2-30:54

This is in response to your request for comments on any special environmental conditions or impacts related to the proposed Hawaiian Ocean View Volunteer Fire Station.

We have no comments concerning special environmental conditions at the site. Regarding the development and its impact on traffic, we are confident that sufficient off-road parking and truck turning space will be considered once plans are finalized.

Please send us a copy of the environmental assessment upon its completion.

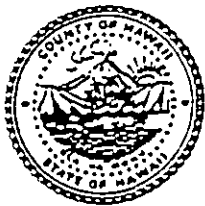
Thank you for the opportunity to comment.

Sincerely

Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

DAK:lk

Stephen K. Yamashiro
Mayor



Donna Fay K. Kiyosaki
Chief Engineer

Jiro A. Sumada
Deputy Chief Engineer

County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 August Street, Room 202 • Hilo, Hawaii 96720-4152
(808) 961-8321 • Fax (808) 969-7138

August 30, 1996

MR RON TERRY PhD
HCR 9575
KEAAU HAWAII 96749

SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT
Hawaiian Ocean View Volunteer Fire Station
Kahuku, Ka'u, Hawaii
TMK: 9-2-30: 54

We acknowledge receipt of your letter concerning the subject matter, and provide you with our comments as follows:

1. Any building construction shall conform to all requirements of code and statutes of the County of Hawaii.
2. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.
3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
4. The subject property is found within Flood Zone "X", according to the Flood Insurance Rate Map dated September 16, 1988.
5. Wastewater disposal shall meet with the requirements of the DPW, Wastewater Division.
6. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

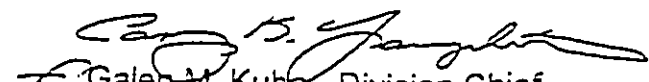
HOVE Letter
August 30, 1996
Page 2 of 2

7. Improvements shall be located beyond the future road widening setback established by the Planning Department.
8. Application should be submitted to the Planning Department for their review and comments.
9. Reference property dedication; HOVE to County of Hawaii, File No. 1369, COH Board of Supervisors 7/21/65, Subdivision Folder No. 921-A.

The dedication deed specifies; "SUBJECT, HOWEVER, to the condition that said lands shall be used by the Grantee, or its successors, as neighborhood park and/or playground sites."

10. Orchid Makai Circle, fronting the subject lot, and all other roads within HOVE are private roadways.

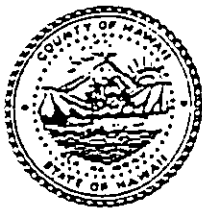
Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.


Galen M. Kuba, Division Chief
Engineering Division

CKY

cc : Planning Department

Stephen K. Yamashiro
Mayor



Harry Kim
Administrator
Bruce D. Butts
Assistant Administrator

County of Hawaii
CIVIL DEFENSE AGENCY
920 Ululani Street • Hilo, Hawaii 96720
(808) 935-2031 • Fax (808) 935-6460

August 29, 1996

0353P

Ron Terry, Ph.D.
HCR 9575
Keaau, HI 96749

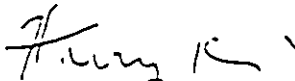
ENVIRONMENTAL ASSESSMENT FOR HAWAIIAN OCEAN VIEW VOLUNTEER
FIRE STATION, ORCHID MAKAI CIRCLE, KAU, HAWAII, TMK: 9-2-30:54

The establishment of a new volunteer fire station at Hawaiian Ocean View Estates (HOVE) is totally welcomed and supported by this agency.

Following points are pointed out for consideration in the design and construction of the station:

1. The site is located in a known earthquake zone. Design and selection must consider effects of an earthquake on the proposed new building and the surrounding area.
 - a. Effects of surrounding trees to ensure egress/ingress is not affected by toppled trees (large unstable ohias).
 - b. Effects of trees on the building itself.
 - c. Design of building should surpass present code to ensure operational status after large quake (ensure doors do not jam, etc).
 - d. Caution on present propane tank, as it is near edge of embankment and not secured.
 - e. Design on utility connection to address earthquake factor.
2. The site is located in a volcanic hazard zone. Egress/ingress design should consider the possible threat of a fast-moving lava flow affecting the site.

This agency would be interested in receiving a copy of the Environmental Assessment (EA).


HARRY KIM, ADMINISTRATOR

dy



LLOYD VAN DE CAR
Councilmember



Phone: 961-3273
Fax: 969-3291

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

September 4, 1996

Geo Metrician
Ron Terry, Ph.D.
HCR 9575
Kea'au, Hawai'i 96749

Subject: Environmental Assessment for Hawaiian Ocean View Volunteer Fire Station,
Orchid Ma Kai Circle, Ka'u, Hawai'i, TMK: 9-2-30:54

Dear Mr. Terry:

Thank you for your letter of August 24, 1996 informing me of your preparing a Draft Environmental Assessment for a new volunteer fire station in Hawaiian Ocean View Estates. On August 23, 1996, I was approved by the Hawai'i County Council to fill the Council seat vacated by Ms. Bonk. As HOVE is in the district that I represent, I am requesting a copy of the EA when it is completed.

I thank you for your time in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd Van De Car".

Lloyd Van De Car, Councilman
Hawai'i County Council

LVDC:ls

The Environmental Notice

A SEMI-MONTHLY BULLETIN OF THE OFFICE OF ENVIRONMENTAL QUALITY CONTROL

NOVEMBER 23, 1996

Draft "EIR" for Hawaii Kai

The draft "Environmental Impact Report" compiled by Hawaii Kai developers to support a settlement of law suits with the City has been published and circulated for review. The document describes the developers' plans for more than 1,700 new homes, a hotel, commercial development and a golf course from Kuapa Pond to Makapu'u Point. The land developers hope that the City Council will give the OK to this massive development plan in return for dropping pending litigation and transferring ownership of 30 acres near Sandy Beach to the City.

"EIR" Does Not Follow State Law

Both the developer and City lawyers claim that they need not follow the State Environmental Impact law (HRS Chapter 343) and thus they have prepared an "EIR" instead of an EIS. Jane Howell, Deputy Corporation Counsel for the City stated in a letter to the OEQC "This Environmental Impact Report (EIR) process is not regulated under Chapter 343, HRS, nor is it covered by the content and processing guidelines described under Title 11, Chapter 200, of the State Department of Health's

Attention Pesticide Users

The State Department of Agriculture is coordinating the proper collection and disposal of unwanted pesticides. DOA is conducting a survey to identify waste and surplus pesticides, and their potential users. The eleven most wanted pesticides are: Paraquat, DDT, Aldrin, Dieldrin, Chlordane, 2,4,5-T, Silvex, DBCP, EDB, DD, and Phosdrin. If you possess any of these unwanted chemicals please fill out a survey. Call DOA at the following numbers for more information.

Oahu - 973-9401. Maui - 871-5460.
Hilo - 933-4446. Captain Cook - 323-2608. Kauai - 241-3413.

Administrative Rules." Howell went on to say that the EIR would "be processed in a manner generally mirroring the normal environmental review process."

Public's Rights Avoided

State law and the EIS rules clearly lay out the rights and responsibilities of both the developer and the public. Under the law the public has a right to comment on a Draft Environmental Impact Statement and the developer has the responsibility to respond. Under the law, a developer must disclose the impacts of a project under clear criteria set forth in the rules. The public has the power to sue in court if an EIS is flawed in content or if proper procedures were not followed. The developers and the City are avoiding these well established rights and responsibilities by refusing to follow the law.

The OEQC will not process the "EIR" as if it were a real environmental review under the law. This article in no way provides the kind of notice that a bonafide Draft Environmental Impact Statement requires. The public may contact the City Corporation Counsel for more information.

OEQC is Moving

As we go to press with this issue, our office is stacked high with cardboard boxes and file cabinets. We are moving and taking 25 years of environmental documents with us. Our library of EISes and EAs will be out of order until the first week in December. Our new home will be the State Office Tower, 235 S. Beretania St., Room 702 Honolulu, Hawaii 96813-2437. We will be in the space used by the House of Representatives as a chamber during the Capitol renovations. We will let you know if we find our new office is haunted. In the meantime please send mail to the new address. Phone numbers remain the same.



BENJAMIN J. CAYETANO
GOVERNOR

OFFICE OF
ENVIRONMENTAL
QUALITY CONTROL
GARY GILL
DIRECTOR

The Environmental Notice
reviews the environmental impacts of
projects proposed in Hawaii

Other Resources available at OEQC . . .

- *Guidebook for Hawaii's Environmental Review Process*
- *Environmental Impact Study Resource Library*
- *Environmental Education Database*
- *Environmental Council Annual Reports*
- *Rules and Policies*
- *"How to Plant a Native Hawaiian Garden"*

OEQC

220 SOUTH KING STREET
CENTRAL PACIFIC PLAZA,
SUITE 400
HONOLULU, HI 96813

Tel. (808) 586-4185
Fax. (808) 586-4186

Molokai & Lanai: 1-800-468-4044 ext 04185
Kauai: 224-3141 ext. 04185
Maui: 964-2400 ext. 04185
Hawaii: 974-4000 ext. 04185

Draft Environmental Assessments



(1) Hawaiian Ocean View Volunteer Fire Station

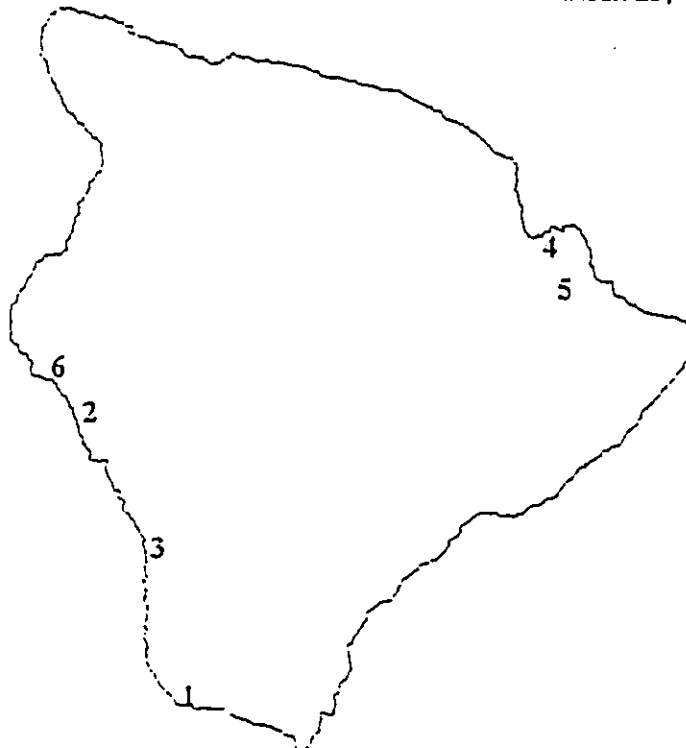
District: Kau
TMK: 9-2-31:19
Applicant: County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720
Contact: Lloyd Narimatsu (961-8373)

Accepting Authority: County of Hawaii, Office of the Mayor
25 Aupuni Street
Hilo, Hawaii 96720
Contact: Virginia Goldstein (961-8288)

Consultant: Ron Terry, Ph.D. (982-5831)
HCR 9575
Keaau, Hawaii 96749

Public Comment
Deadline: December 23, 1996
Status: DEA First Notice, pending public comment. Address comments to the applicant with copies to the accepting authority, the consultant and OEQC.

The Hawaii County Fire Department has been granted \$60,000 in federal funds from the Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development (HUD) to purchase materials and construct a volunteer fire station in the community of Hawaiian Ocean View Estates (HOVE). HOVE, located in the rural district of Kau on the island of Hawaii, contains 10,500 acres and some 1,500 residents. The proposed project was developed in response to a need for upgraded fire protection facilities in this area. The project would pay for materials for a 3,200 sq. ft. structure, which would replace the small garage currently housing the fire equipment, which is located on a small portion of the same parcel. The situation would include a garage with two bays, a meeting room, a kitchen, bedroom, office, and several storage areas. Exterior elevated lighting would be shielded to prevent illumination escaping upward or horizontally. Volunteers from the Hawaiian Ocean View Community Association (HOVECA) under the supervision of the HOVE-VFD will provide the labor for the project.



The parcel was dedicated by deed to Hawaii County for public purposes when the subdivision was created in 1965. The parcel has been graded and already supports a storage building for a fire truck. The fire station will require a Special Permit because of its location within the Agricultural District.



(2) Keauhou Fire Station

District: North Kona
TMK: 7-8-007-053
Applicant: County of Hawaii, Planning Department
25 Aupuni Street
Hilo, Hawaii 96720
Contact: Norman Olesen (961-8565)

Accepting Authority: County of Hawaii, Planning Department
25 Aupuni Street
Hilo, Hawaii 96720
Contact: Norman Olesen (961-8565)

Consultant: Ron Terry, Ph.D. (982-5831)
HCR 9575
Keaau, Hawaii 96749

Public Comment
Deadline: December 23, 1996