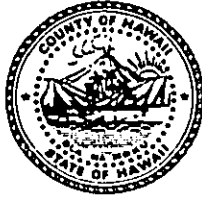


Stephen K. Yamashiro
Mayor



Keaau Community Center
Imp.

William G. Davis
Managing Director
Henry Cho
Deputy Managing Director

County of Hawaii RECEIVED

25 Aupuni Street, Room 215 • Hilo, Hawaii 96720-4252 • (808) 961-8211 • Fax (808) 961-8446
KONA: 75-5706 Kuakini Highway, Suite 103 • Kailua-Kona, Hawaii 96740
(808) 329-5226 • Fax (808) 326-5663

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

March 19, 1997

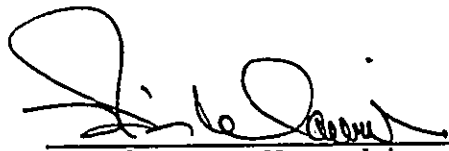
Gary Gill, Director
Office of Environmental Quality Control
220 S. King Street
Honolulu, Hawai'i 96813

SUBJECT: Finding of No Significant Impact (FONSI) for
Proposed Improvements to Kea'au Community Center and
Pili Mua Street
TMK:3rd-1-6-143: 39 (por.), 38 (por.), 18 (por.)

The County of Hawai'i Mayor's Office has reviewed the comment letters received during the thirty-day public comment period which ended on March 10, 1997. We have determined that this project will not have significant environmental effects, and hereby issue a Finding of No Significant Impact. Please publish this notice in the April 8, 1997, edition of the OEQC Environmental Notice.

We have enclosed a completed OEQC Environmental Notice Publication Form and four copies of the final Environmental Assessment.

Please contact George Yoshida of the Hawai'i County Department of Parks and Recreation at 808/961-8379 if you have any questions.


Stephen K. Yamashiro
Mayor, County of Hawai'i

Enclosures

xc: Edwin S. Taira, Office of Housing and Community Development
George Yoshida, Department of Parks and Recreation

4895c.bml.tlw

38

1997-04-08-HI-~~FEA~~-Keaau
Community Center Improvements

APR 8 1997

FILE COPY
COPY

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT**


**KEAAU COMMUNITY CENTER
IMPROVEMENTS**

TMK (3rd): 1-6-143: 39 (por.), 38 (por.), 18 (por.)
Keaau, Puna District, Hawaii Island, State of Hawaii

April 1997

County of Hawaii
25 Aupuni Street
Hilo Hawaii 96720

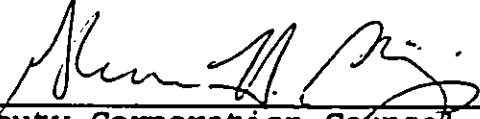
RECOMMEND APPROVAL:



Housing Administrator
Office of Housing and
Community Development

Date: 3/17/97

APPROVED AS TO FORM AND
LEGALITY:



Deputy Corporation Counsel
County of Hawaii

Date: 3-18-97

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
KEAAU COMMUNITY CENTER IMPROVEMENTS**

TMK (3rd):1-6-143: 39 (por.), 38 (por.), 18 (por.)
Keaau, Puna District, Hawaii Island, State of Hawaii

April 1997

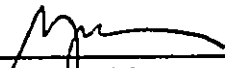
APPLICANT:

Hawaii County Department of Parks and Recreation
25 Aupuni Street
Hilo, Hawaii 96720

CONSULTANT:

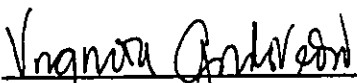
Ron Terry Ph.D.
HCR 9575
Keaau, Hawaii 96749

AUTHORIZED SIGNATURES



George Yoshida, Director
Hawaii County Parks & Recreation
Department

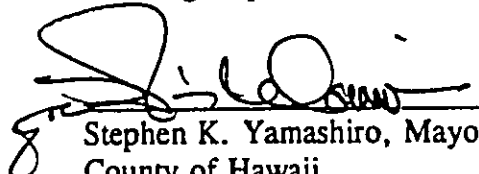
3/17/97
Date



Virginia Goldstein, Director
Planning Department

MAR 17 1997
Date

William G. Davis
Acting Mayor



Stephen K. Yamashiro, Mayor
County of Hawaii

3-18-97
Date

APPROVING AGENCY:

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

CLASS OF ACTION:

Use of County funds and County lands

This document is prepared pursuant to the Hawaii Environmental Protection Act,
Chapter 343, Hawaii Revised Statutes (HRS), and
Title 11, Chapter 200, Hawaii Department of Health Administrative Rules (HAR)

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Short Term Impacts

Construction Impacts and Mitigation: Landclearing and construction activities will produce short-term impacts to noise, air quality, traffic, access and scenery. Air quality concerns are centered on fugitive dust, which can be mitigated through an effective dust control plan that would be implemented by the contractor as part of the grading permit. If deemed necessary by the County of Hawaii, conditions requiring optimum construction scheduling as part of Building and Grading Permits can reduce impacts related to noise and emissions.

Long Term Impacts

Impacts to Vegetation and Mitigation. Some vegetation around the Center will be lost as a result of clearing and construction. Although the vegetation is entirely alien and contains no legally protected species or habitat, several ornamental trees and a patch of warabi fern are present. The parking lot and street designs have been refined to avoid the finest trees and preserve them as landscaping elements.

Other Impacts. No other long-term adverse impacts are expected. The primary result of the project would be a long-term benefit to the recreational facilities for residents in Keaau.

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APPENDIX 3	HAWAII COASTAL ZONE MANAGEMENT PROGRAM CONSISTENCY DETERMINATION
APPENDIX 4	COMMENTS TO DRAFT EA AND RESPONSES

PART 1: ACTION DESCRIPTION

1.1 Project Location

The proposed project is located at the end of Pili Mua Street within the town of Keaau, Puna District, Hawaii County. The site is at 19° 37.4' N. Lat., 155° 02.5' W. Long. (Figs. 1-2). The project straddles three separate parcels that are part of a larger area in TMK 1-6-143 undergoing subdivision and reconsolidation by the owner, W.H. Shipman, Ltd. Parcel 39 is a 2.741 acre parcel, which contains the community center and its grounds but is mostly vacant. After the subdivision, the parcel would be reduced in overall size but would acquire a portion of Parcel 38, where a portion of the proposed parking lot would be relocated. Parcel 18 is a 9 acre parcel, of which 0.150 acres would be subdivided out and dedicated as a County road. The Census Tract is 210.01.

1.2 Background, Purpose and Objectives of Action

The Keaau Community Center provides a vital meeting place for community groups, serves as one of the few public facilities in the area for private weekend parties, and most importantly, houses the senior activities program in Keaau under the Hawaii County Department of Parks and Recreation. The facility currently suffers from a lack of space (especially a large area for floor activities such as dancing), has inadequate parking for large groups, and has insufficient water pressure for fire protection. The proposed project consists of three actions that would jointly improve the facilities, grounds and infrastructure of the Center.

1.3 Project Description

The project involves three components (an "Aggregation of Activities" under federal Housing and Urban Development [HUD] definitions), each with its distinct source of funding and schedule:

The *Keaau Community Center Addition* component involves construction of a one-story, 2,000 sf. addition on the southeast face of the existing Center (Fig. 3). The addition is to be a slab-on-grade, wood frame/metal roof structure. The gabled roof, trim and grooved plywood siding of the addition will match the exterior appearance of the existing structure. This component also includes providing one handicapped accessible parking stall at the front of the building and an accessible route from the stall to the addition. The funding source for the work is a HUD Community Development Block Grant (CDBG). The cost of this component is approximately \$235,000. Construction is scheduled to begin in August 1997 and to end in December 1997. In the future (sufficient funding is not currently available), the Center will be equipped with a State-certified kitchen for food preparation, and a septic system will be installed to replace the current cesspool.

FIGURE 1 GENERAL LOCATION MAP

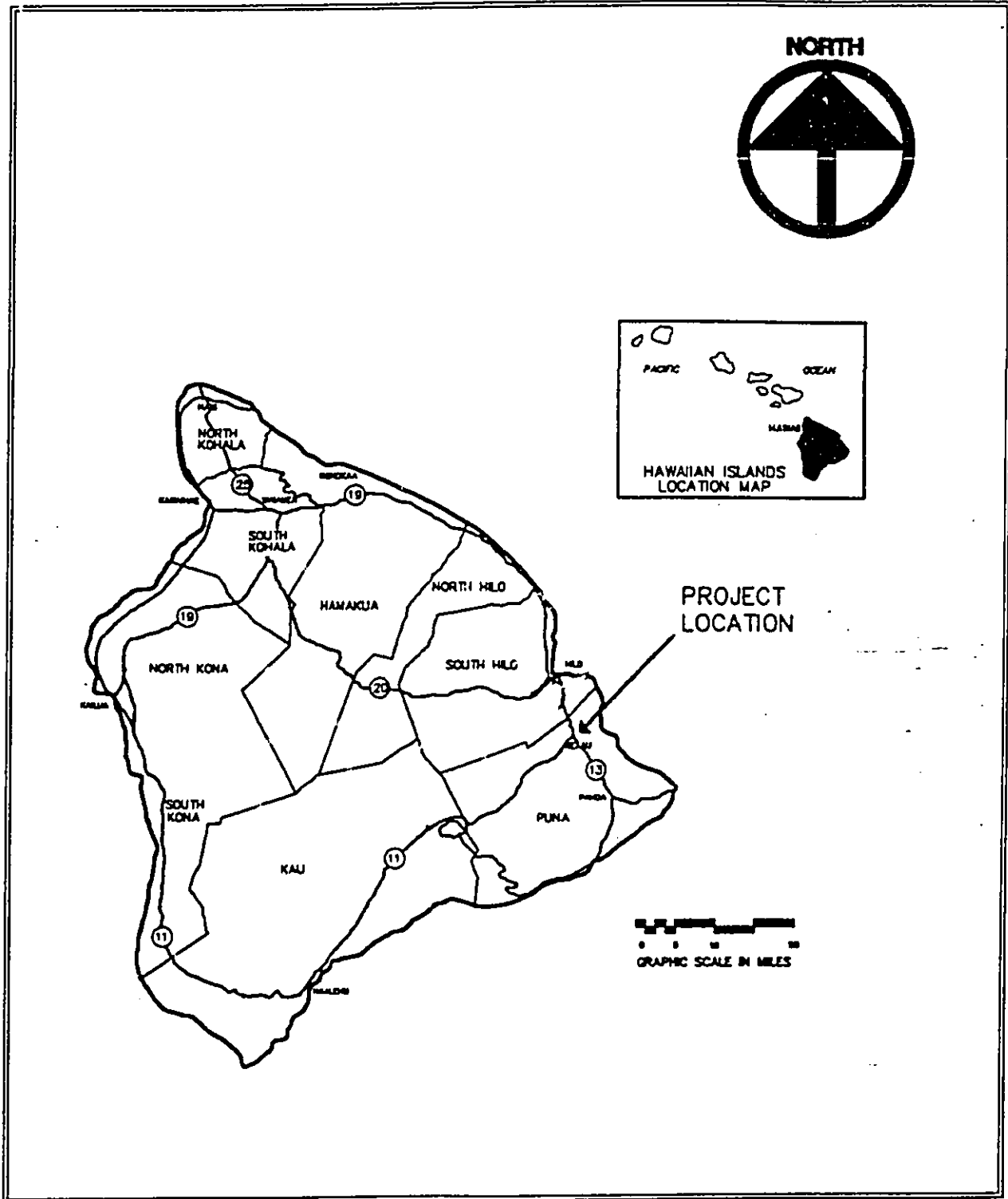
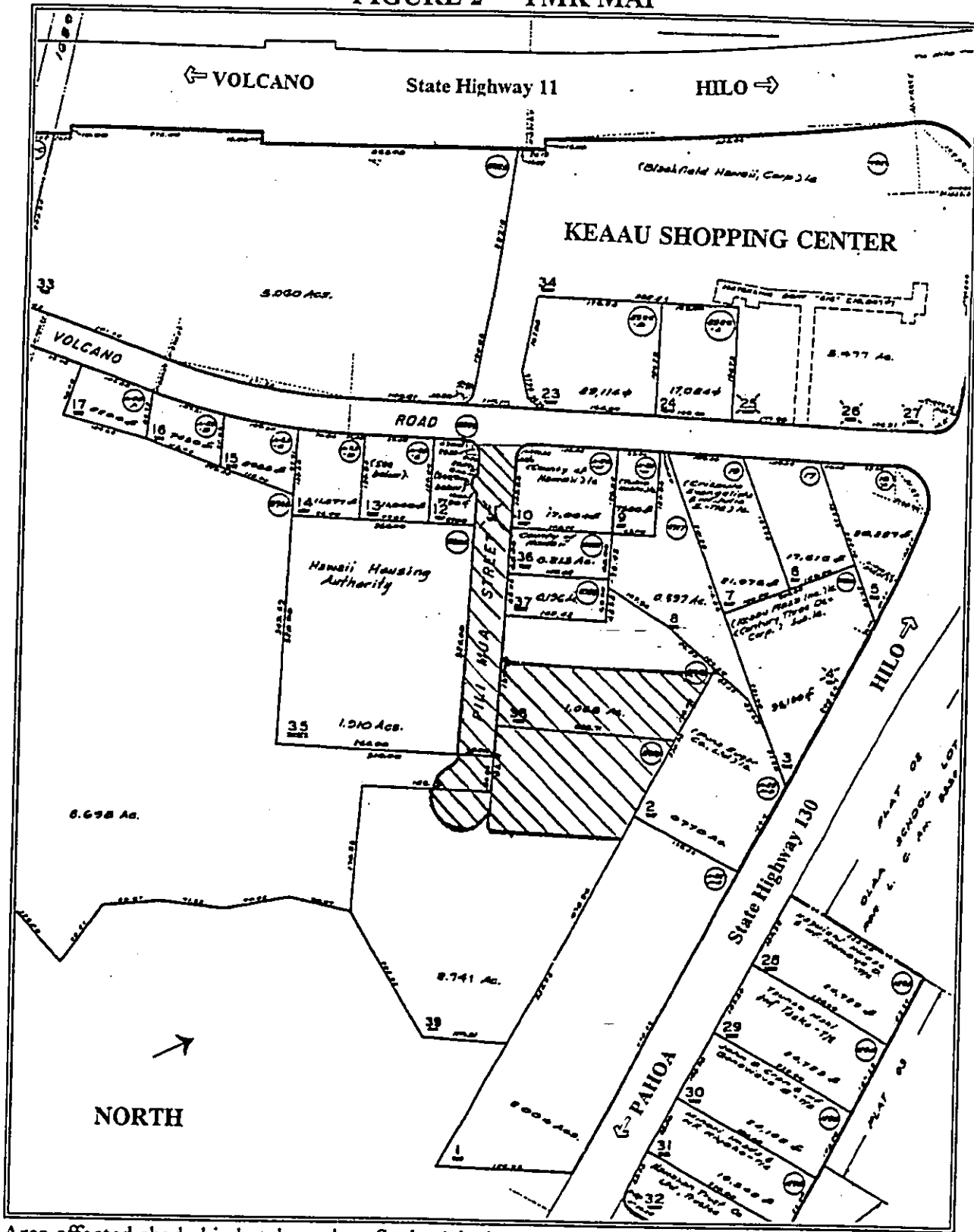
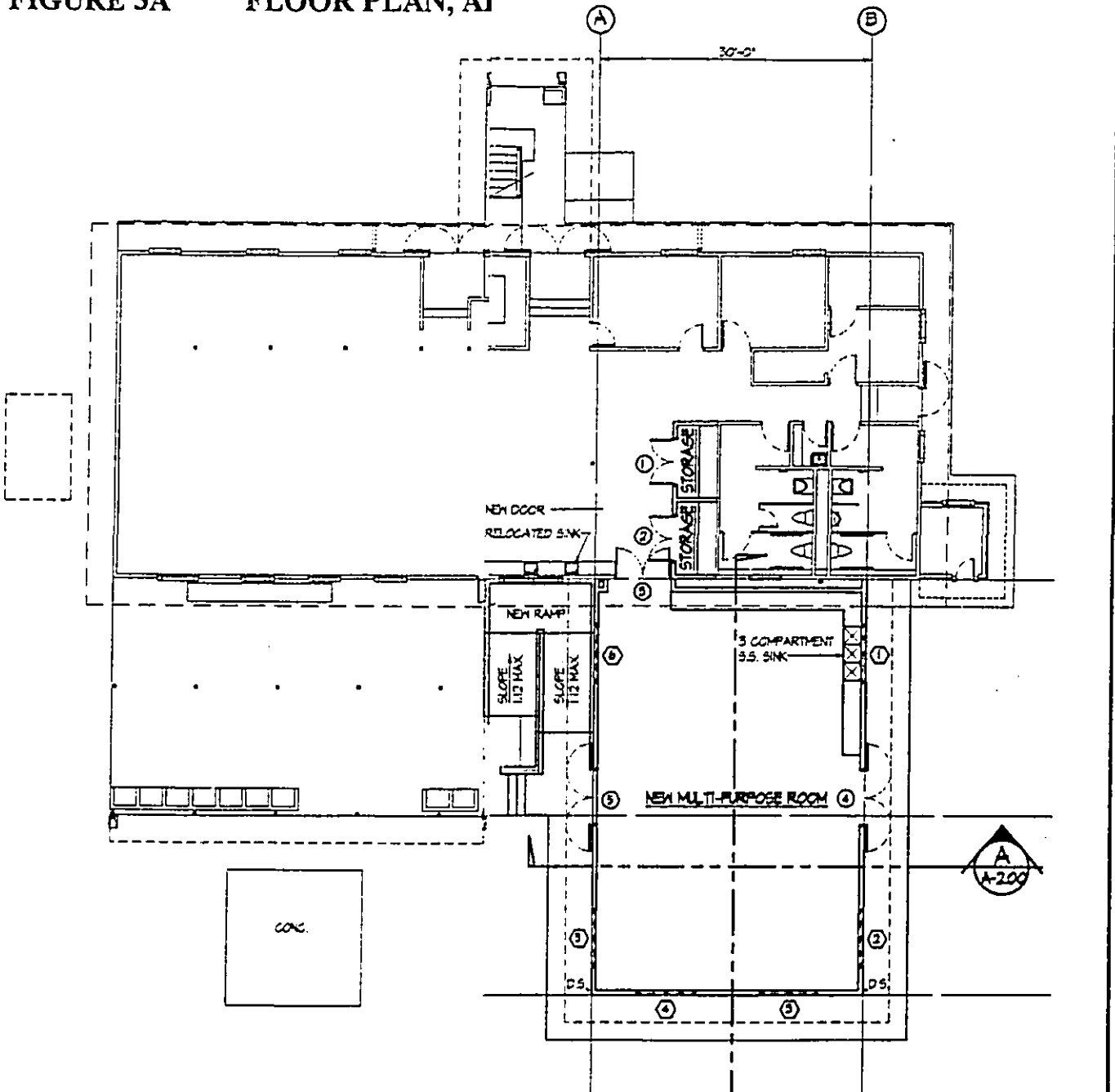


FIGURE 2 TMK MAP

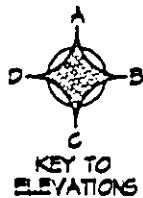


Area affected shaded in hatch marks Scale: 1 inch = 100 feet
 Source: Hawaii County Finance Department, Real Property Tax Division Maps (1-6-143)

FIGURE 3A FLOOR PLAN, A1



EXISTING/DEMO, FIRST FLOOR
SCALE 1/8" = 1'-0"



NOTES:
EXISTING DEMOLITION & NEW
EXTERIOR BUILDING ELEVATIONS
BUILDING SECTIONS SEE SH1



THE SEAL AND FIGURED BY ME
OR JAMES W. LAINGER

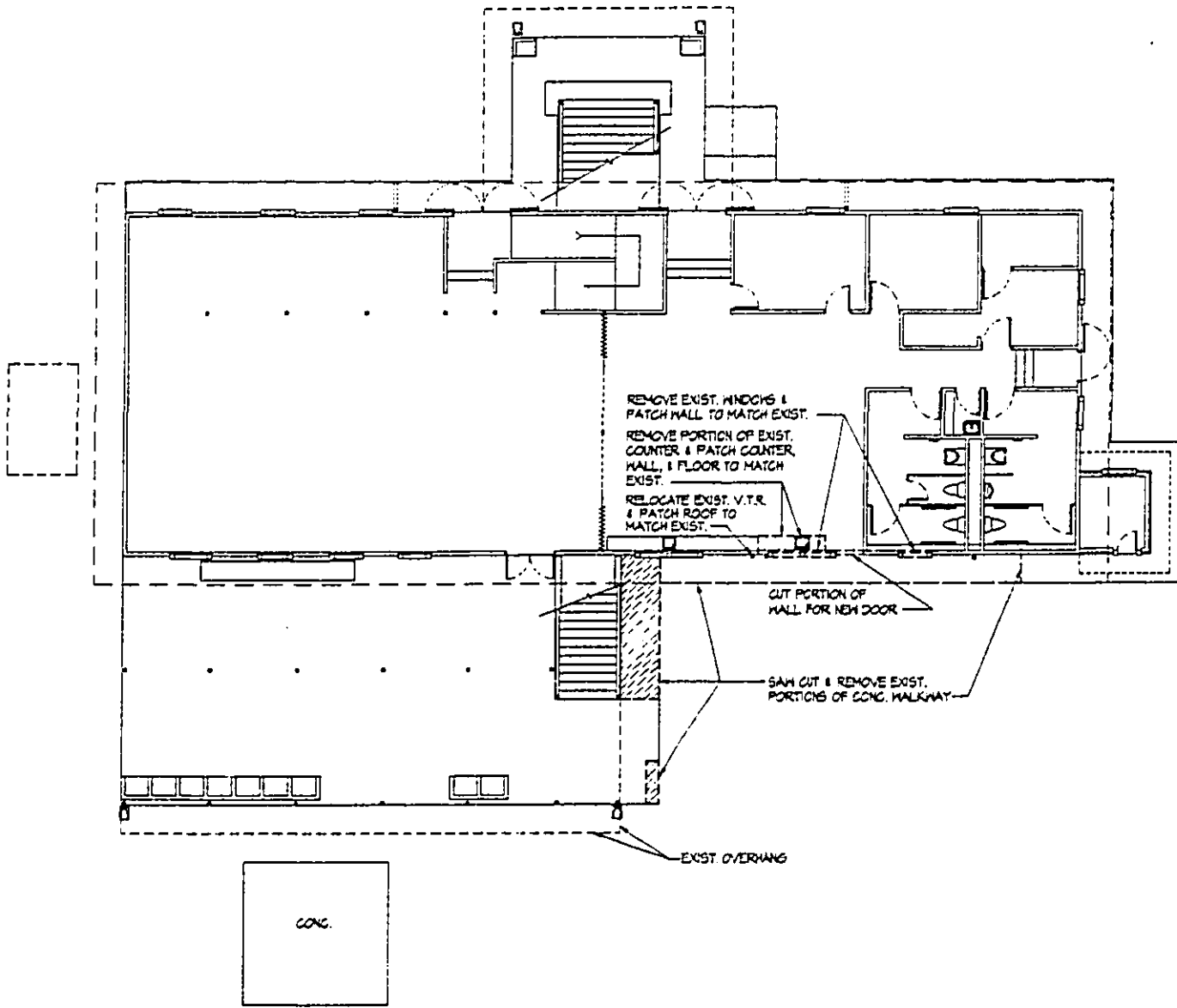
THE SEAL AND FIGURED BY
RONALD H. NAGATA

REVISION	DATE	BY	MADE BY	APPROVED
<p>RONALD H. NAGATA, A.I.A., INC. 280 PONAHAHAWAI STREET SUITE 203 HILO, HAWAII 98720</p> <p>DEPT. OF PUBLIC WORKS COUNTY OF HAWAII DEPT. OF PARKS AND RECREATION HILO, HAWAII</p> <p>KEAAU COMMUNITY CENTER RENOVATION & NEW BUILDINGS</p> <p>***** T.M.K. 0-0-00.00 KEAAU HAWAII ***** *****</p>				
APPROVED BY:				<p>DESIGNED BY: SH1 DRAWN BY: SH1 CHECKED BY: SH1 DATE: 5/24</p>
BUREAU HEAD:				<p>SHEET NO. A-1.00 OF 02 OF 02 SHEETS</p>

CORRECTION

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

FIGURE 3A FLOOR PLAN, ADDITION

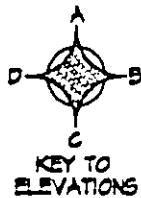


EXISTING/DEMO. FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

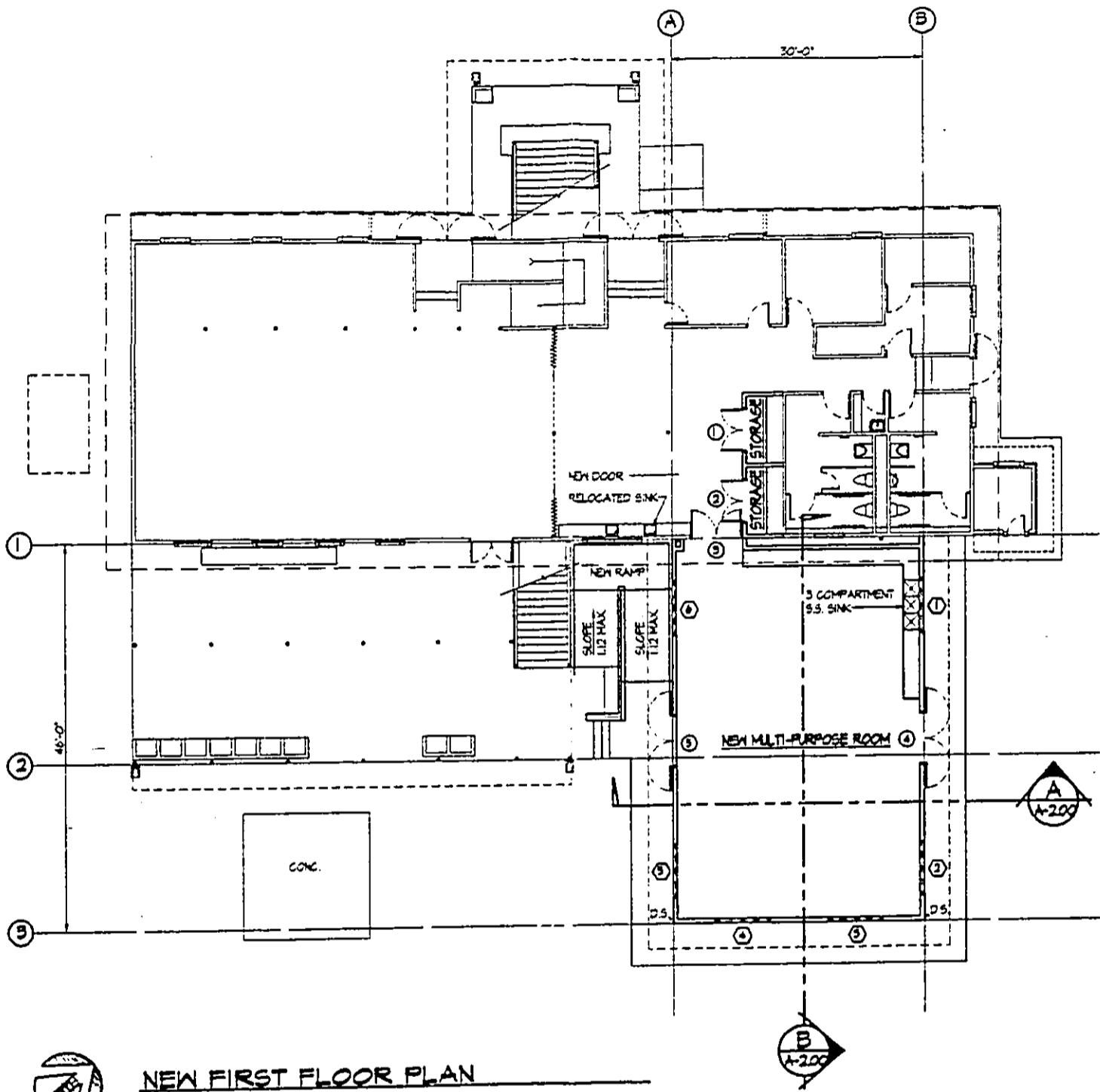


NEW
SCALE



NOTES:
 EXISTING DEMOLITION & NEW FLOOR PLAN SEE SHY. A-1.00
 EXTERIOR BUILDING ELEVATIONS SEE SHY. A-2.00
 BUILDING SECTIONS SEE SHY. A-3.00

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NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

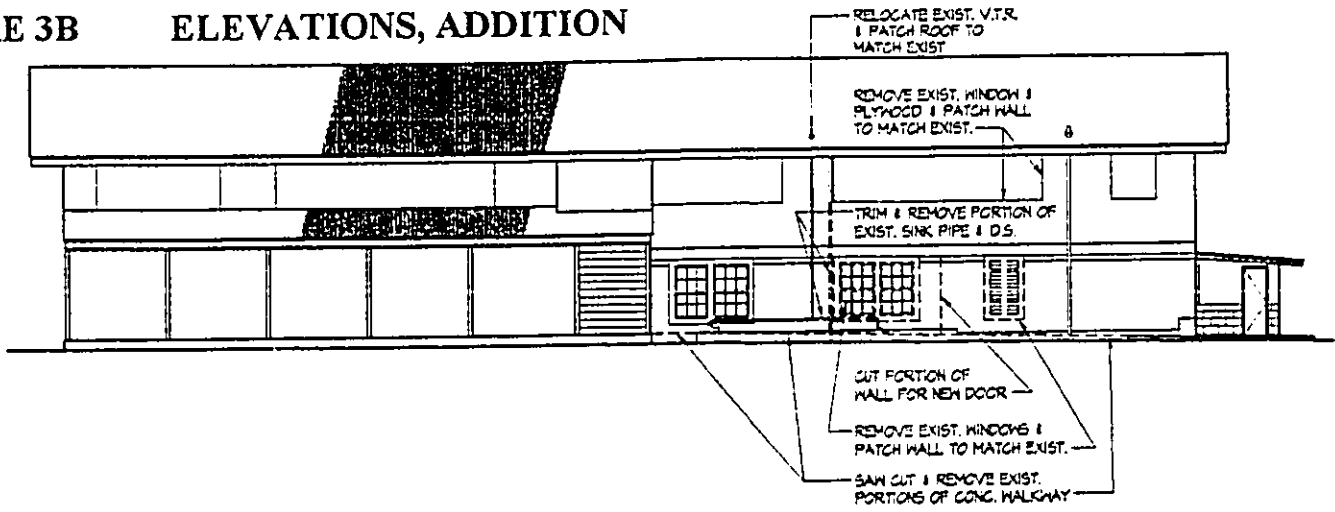


THE STATE HAS REVIEWED THIS PLAN AND APPROVES IT FOR THE PURPOSES OF THE BUILDING CODE.

DESIGNED BY: RONALD H. NAGATA

REVISION	DATE	BY	APPROVED
RONALD H. NAGATA, A.I.A., INC. 280 PONAHAHAI STREET SUITE 203 HILO, HAWAII 96720			
DEPT. OF PUBLIC WORKS		COUNTY OF HAWAII	
DEPT. OF PARKS AND RECREATION		HILO, HAWAII	
KEAAU COMMUNITY CENTER RENOVATION & NEW BUILDING			
*****		*****	
T.M.K. 0-0-00 00		KEAAU HAWAII	
*****		*****	
APPROVED BY:		DESIGNED BY: RONALD H. NAGATA CHECKED BY: RONALD H. NAGATA SCALE: 1/8" = 1'-0"	
BUREAU HEAD:		SHEET NO: A-1.00 OF 30 OF 30 SHEETS	

FIGURE 3B ELEVATIONS, ADDITION

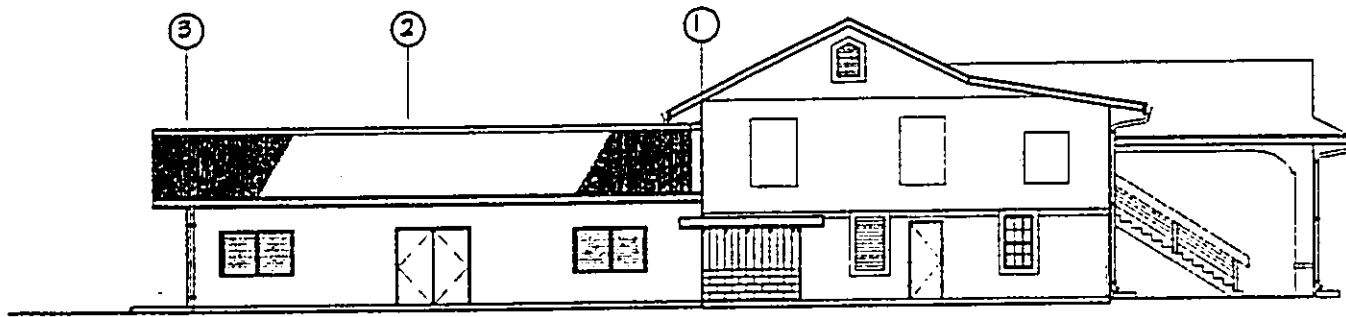


REAR ELEVATION - DEMOLITION (EXIST. BUILDING)

SCALE: 1/8" = 1'-0"

REAR ELEV

SCALE: 1/8" = 1'-0"

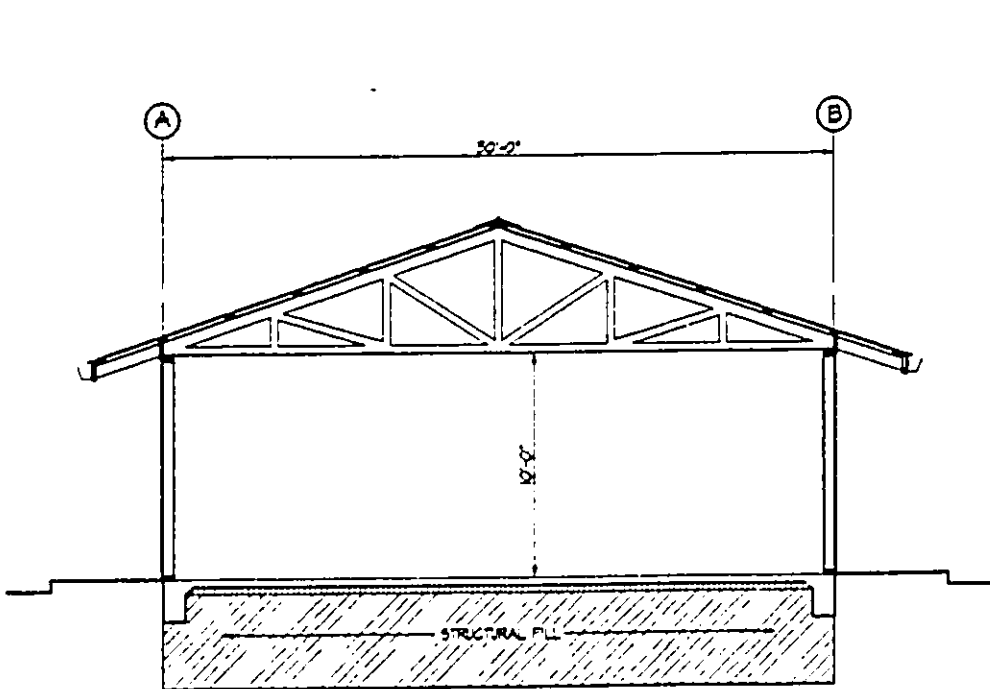


LEFT ELEVATION - NEW / EXIST. BUILDING

SCALE: 1/8" = 1'-0"

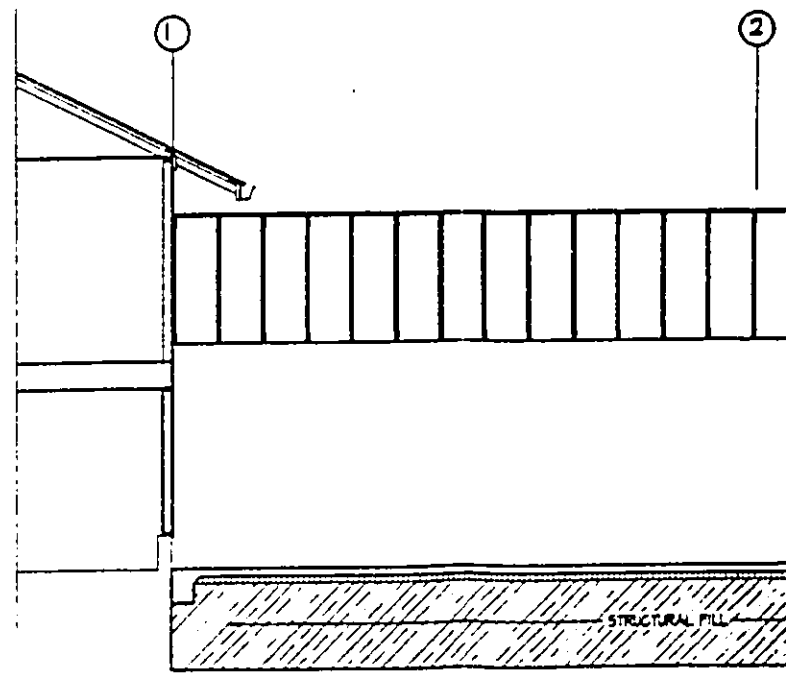
RIGHT EL

SCALE: 1/8" = 1'-0"



A TYPICAL BUILDING SECTION

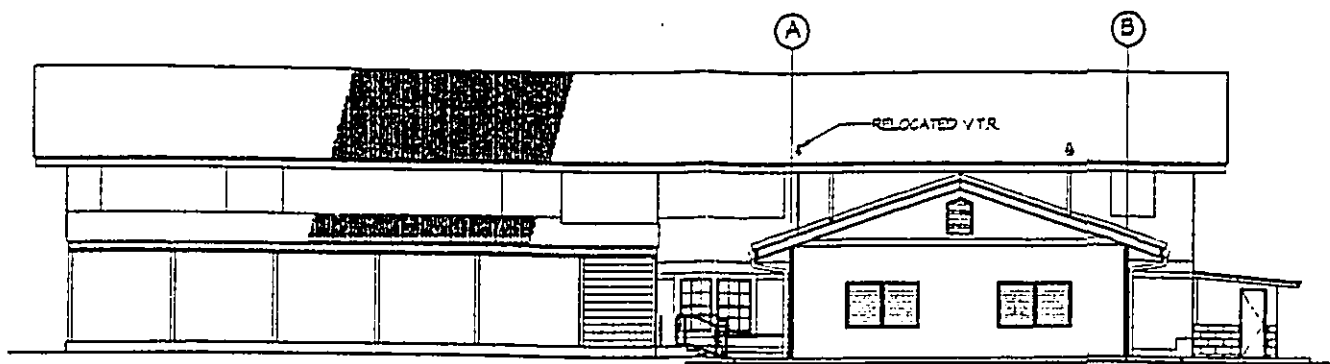
A-200 SCALE: 1/4" = 1'-0"



B LONGITUDINAL BUILDING SECTION

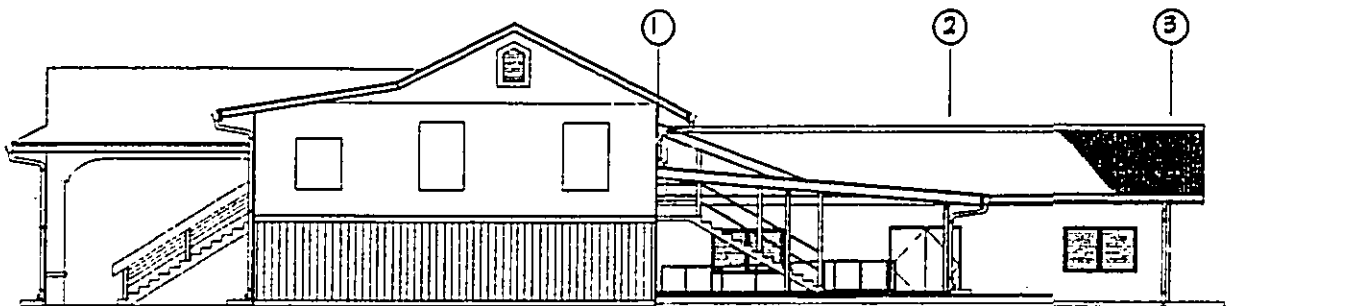
B-200 SCALE: 1/4" = 1'-0"

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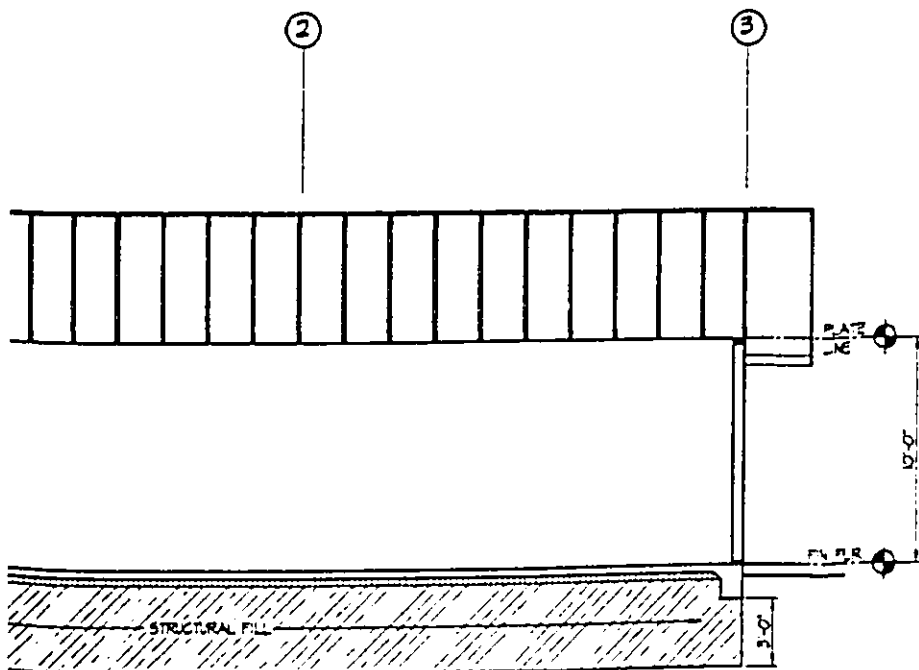
REAR ELEVATION - NEW / EXIST. BUILDING

SCALE: 1/8" = 1'-0"

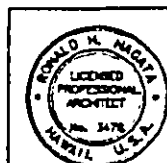


RIGHT ELEVATION - NEW / EXIST. BUILDING

SCALE: 1/8" = 1'-0"



BUILDING SECTION



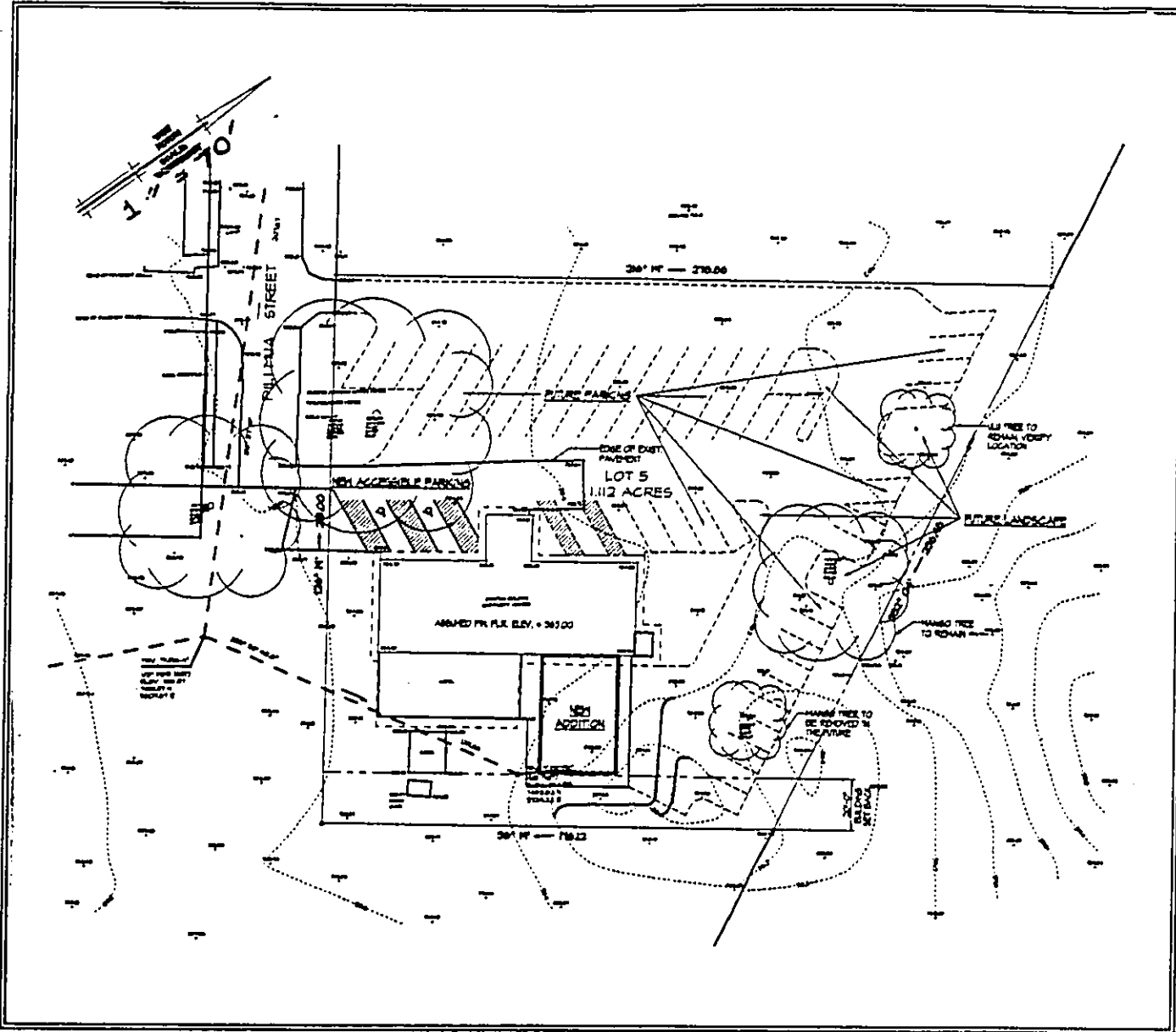
THIS SEAL WAS PREPARED BY ME
ON 3/22/00 BY RONALD H. NAGATA

REVISION	DATE	BRIEF	MADE BY	APPROVED
RONALD H. NAGATA, A.I.A., INC. 280 PONAHAHAWAI STREET SUITE 203 HILLO, HAWAII 96720				
DEPT. OF PUBLIC WORKS			COUNTY OF HAWAII	
DEPT. OF PARKS AND RECREATION			HILLO, HAWAII	
KEAAU COMMUNITY CENTER RENOVATION & NEW BUILDING				
*****		*****		*****
TMX 0-0-00 00		*****		*****
*****		*****		*****
APPROVED BY:				CHECKED BY: R/HN DRAWN BY: R/HN REVISION BY: R/HN
BUREAU HEAD				SHEET NO. A-2.00 OF 00 OF 00 SHEETS

A new *Parking Lot* occupying roughly half an acre and accommodating 40-45 full-sized parking spaces is the second component (Fig. 4). This parking lot would be constructed on the northwest and northeast edges of the property, on land now occupied by lawn and a secondary growth of weedy trees. The lot would have landscaped islands and would be lighted. A landscape buffer strip of 10-foot minimum width would occupy the margin of the lot adjacent to the property boundary. The buffer would be composed of existing vegetation, where suitable, with additional ornamental plants. The existing parking lot - which currently borders the Community Center on the northwest - would have the pavement removed and would be replaced by lawn and shrubbery. The overall appearance of the grounds, despite the removal of lawn and other vegetation, would be improved. The cost, funding source and schedule for this component have not yet been determined. The lot would comply with the requirements of the Americans with Disabilities Act (ADA).

The Pili Mua Street Extension and Water Line is the third component. This \$160,000 project, funded under a separate HUD-CDBG grant, is intended to improve the road and water infrastructure of properties taking access from Pili Mua Street (Fig. 5). In particular, the street and water line would serve both the Keaau Community Center and future elderly and low-income housing proposed for the area southeast of the center. The water line improvements, which would replace the 6-inch line with 590 feet of 8-inch line and supply a new fire hydrant, are vital to improving the Center because they provide water pressure that meets Hawaii County Fire Department Fireflow standards. The street extension would add 120 linear feet to Pili Mua Street, provide a cul-de-sac, drainage improvements, street lighting, and include a 4-foot concrete sidewalk. Furthermore, the existing section of Pili Mua Street would be resurfaced and the sidewalk reconstructed, providing an uninterrupted handicapped-accessible sidewalk route from Old Volcano Highway to the Keaau Community Center. Construction is scheduled to begin in August 1997 and to end in November 1997.

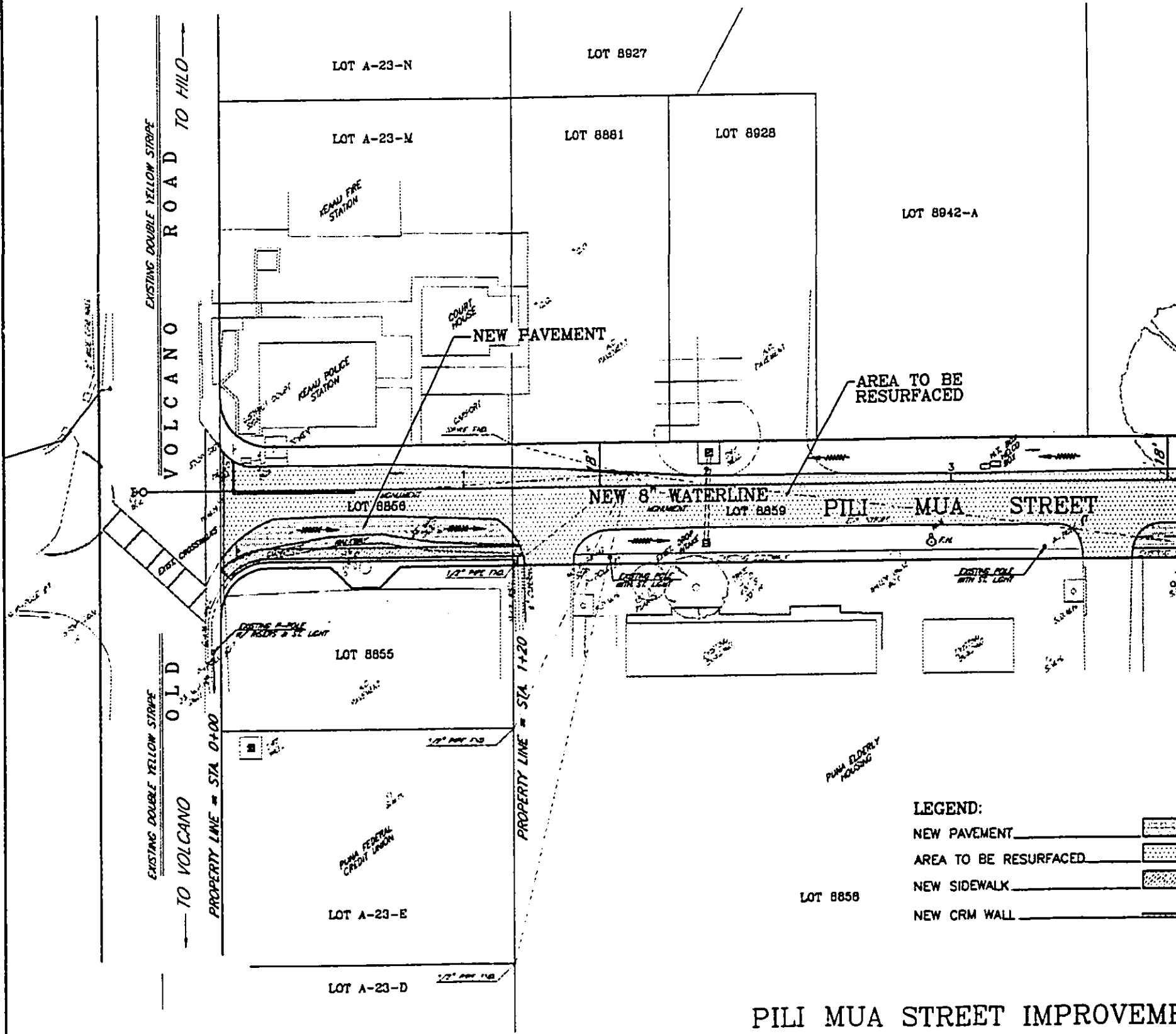
FIGURE 4 PARKING LOT LAYOUT



Source: Ronald H. Nagata, AIA

FIGURE 5

PILI MUA STREET IMPROVEMENTS

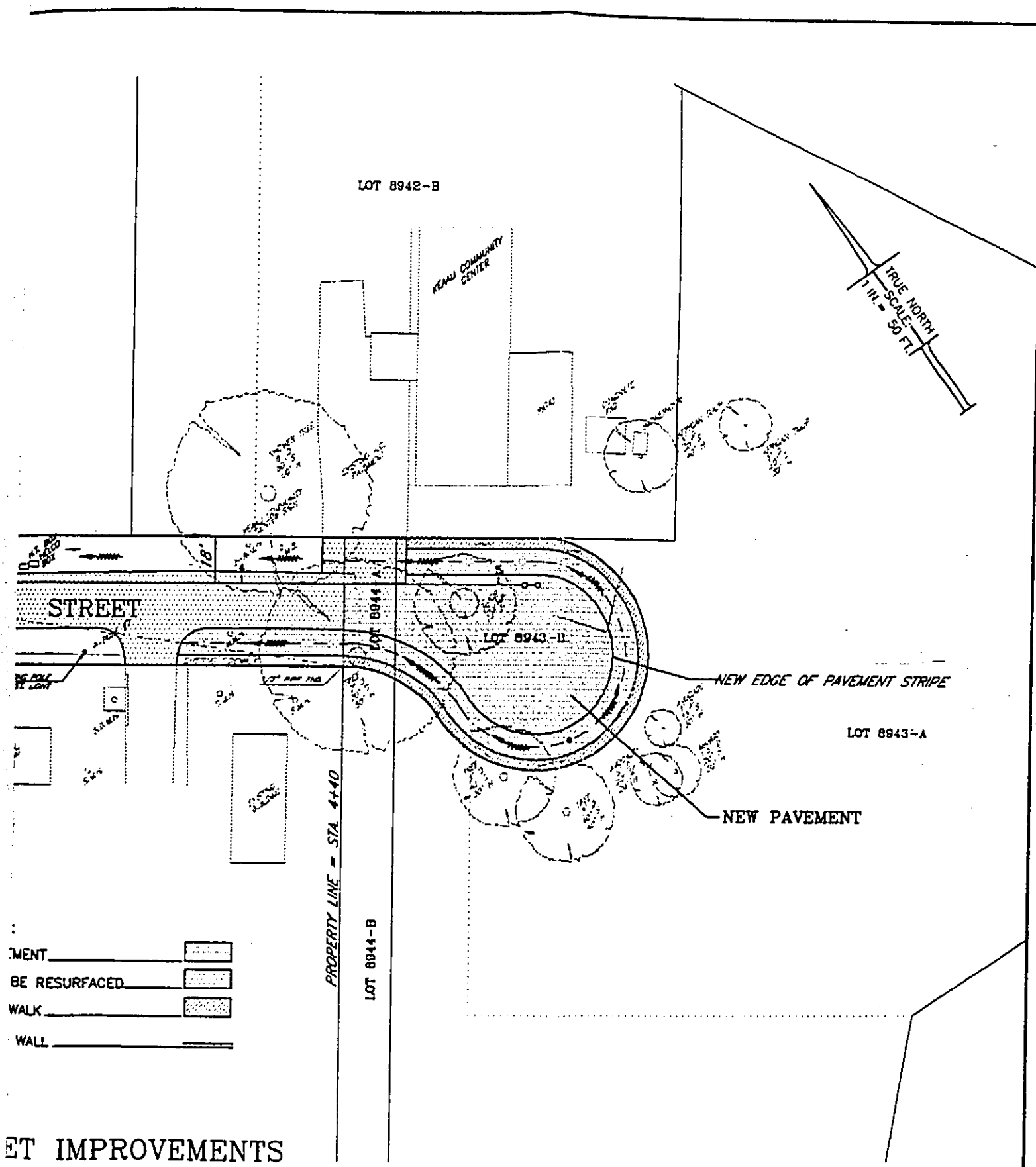


- LEGEND:**
- NEW PAVEMENT _____
 - AREA TO BE RESURFACED _____
 - NEW SIDEWALK _____
 - NEW CRM WALL _____

PILI MUA STREET IMPROVEMENTS

Prepared By:
 HILO ENGINEERING, INC.
 484 Kalamikoa Pl., Hilo, Hawaii 96721

DWG. NO. 96081117.DWG
 JOB NO. 1-6-96-08



STREET IMPROVEMENTS

Prepared By:
 ENGINEERING, INC.
 Hilo, Hawaii 96720

DECEMBER 20, 1996

1.4 Alternatives

1.4.1 No Action

If no action is taken, the facility would continue to be inadequate in terms of floor space, parking area, and water pressure for fire protection.

1.4.2 Alternative Site Locations

Some activities that now make use of the Keaau Community Center may ultimately be able to use a larger and more modern facility that is in the conceptual stages for the Shipman Park, located adjacent to Highway 11 approximately ¼ mile from the site. There is no clear funding source or timetable for this project. However, many Keaau senior citizens, who have used the Center for over five decades as a Japanese school, ILWU hall, and community center, desire to retain the building as the location for their activities. The rapidly growing district of Puna is in no jeopardy of being over-supplied with community recreation facilities, and the proposed facility at Shipman Park, if built, would complement the existing Keaau Community Center, which could then be devoted to senior activities.

1.5 Ownership

The land parcel is currently owned in fee simple by W.H. Shipman, Ltd., and is under lease to the County of Hawaii for an annual fee of approximately \$1,200 until the year 2003. If no arrangements are made to acquire the parcel in fee before that date, the lease will be renegotiated. The building itself was dedicated to the County of Hawaii by W.H. Shipman, Ltd., and the ILWU.

1.6 Land Use Designation and Controls

Parcel 39 (which, after subdivision/reconsolidation, will contain all improvements associated with the three projects except those on the public street itself) is zoned RS-15 (Residential, 15,000 sf minimum lot size) and resides in the State Land Use Urban District. The County General Plan Land Use Allocation Guide Map (LUPAG) designates the area for Low Density Urban Expansion. According to the Hawaii County Planning Department (see Appendix 1), these designations allow for ancillary community and public uses such as the one proposed.

Nearby areas have both various urban and agricultural designations for their State Land Use District and County zoning.

The landowner for these lots, W.H. Shipman, Ltd., is in the process of consolidation-resubdivision. Tentative Subdivision Approval of the proposed resubdivision was

granted by the Hawaii County Planning Department on 24 October 1996. Building permits must await the County's Final Subdivision Approval.

1.7 Agency and Public Consultation

The following agencies and organizations have been consulted during the Environmental Assessment Process:

County:

Planning Department	Department of Public Works
County Council	Police Department
Civil Defense Agency	Fire Department

State:

Department of Land and Natural Resources,
Historic Preservation Division

Federal

U.S. Fish and Wildlife Service

Private

Keaau Senior Citizens Club	Keaau Historical Society
Puna Outdoor Circle	Puna Friends of the Parks

Copies of replies from those agencies and organizations with substantive comments are provided as Appendix 1. Comments are discussed in the appropriate sections of the Environmental Assessment.

A public meeting was held at the Keaau Community Center on 4 December 1996 to allow County officials to update the community about the project and to gather comments and information for this EA. Appendix 2 contains the sign-in sheet from this meeting. Input from the meeting is discussed in the EA.

Notice of the availability of the Draft EA was published by the Hawaii State Office of Environmental Quality Control (OEQC) in the *Environmental Notice* of 8 February 1997. This initiated a 30-day comment period during which the public was invited to respond to the Draft EA with comments or questions. Four comment letters were received. These letters and the responses to them are included as Appendix 4. The Final EA was revised in portions to incorporate corrections or clarifications supplied by these comment letters

PART 2: ENVIRONMENTAL SETTING, IMPACTS AND PROPOSED MITIGATION MEASURES

2.1 Basic Geographic Setting

The site is located at an elevation of approximately 360 feet above sea level in a nearly level area. The soil is classified by the U.S. Natural Resources Conservation Service as part of the Oloo Soil Series (U.S. Soil Conservation Service 1973). No Prime, Unique, or Other Important Farmland is present. No streams or identified water courses are near the site.

The annual rainfall in the area is about 155 inches (Giambelucca et al 1986). Temperatures are mild, and winds are generally northeasterly 5-15 MPH, with periodic, lighter southerly or southeasterly winds. High winds are unusual occurrences.

2.2 Physical Environment

2.2.1 Drainage

Environmental Setting

The project site is designated "X", defined as areas outside the 500 year flood plain, on the Flood Insurance Rate maps (FIRM) (No panel printed). Permeability is rapid, runoff slow, and erosion hazard slight on the Oloo extremely stony silty clay loam found soil at the site (U.S. Soil Conservation Service 1973). No flooding or flood hazard is present on or near the site.

Impacts and Mitigation Measures

Construction and paving tend to increase the impermeable surface area of a site and can cause onsite and offsite drainage impacts if unmitigated. Any increase from storm runoff associated with activity on the parcel will be contained onsite as required by the 1970 Hawaii County Department of Public Works *Storm Drainage Standards*, using onsite drywells and/or other measures approved by the County. No drainage impacts are expected.

2.2.2 Lava Flow and Earthquake Hazards

Environmental Setting and Impacts

The Keaau area is rated Lava Flow Hazard Zone 3 on a scale of ascending risk 9 to 1. Zone 3 is considered "less hazardous than [Z]one 2 [which is adjacent to and

downslope of active risk zones] because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas" (Heliker 1990).

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 site is currently identified by the Hawaii County Civil Defense Agency as an emergency evacuation shelter for certain types of civil defense emergencies. Because of the substandard nature of the building, this does not include hurricanes or other wind storms.

Impacts and Mitigation Measures

Geologic hazards impose no constraints on the project. The project will not increase or decrease the structural integrity of the building and will not affect its ability to serve as an evacuation center.

2.2.3 Flora, Fauna and Ecosystems

Environmental Setting

A walk-through biological survey was performed by the author in October 1996. The affected area is currently covered by a lawn, by asphalt parking area, by weedy secondary vegetation, or by ornamental trees. Principal species include California grass (Brachiaria mutica), warabi fern, gunpowder tree (Trema orientalis), chinese banyan (Ficus microphylla), African tulip tree (Spathodea campanulata), various philodendrons (Philodendron spp., Monstera sp.), avocado (Persea americana), mango (Mangifera indica), and many other alien weed and ornamental species. The most notable elements are the sweeping lawn in front of the Center and several tree groupings, especially the two large monkeypod trees (Samanea saman) near the front of the Center, an ulu tree (Artocarpus altilis) near the north property boundary, and a mango tree also on the north boundary. No wetlands are present on or near the site.

Some of the trees have ornamental and cultural value, especially the ulu. The warabi is harvested for consumption by local residents.

Impacts and Mitigation Measures

No listed, candidate or proposed endangered animal or plant species are or were found on the property. In terms of conservation value, no biological resources requiring special protection are present. No impacts to biological resources would occur. No impacts to wetlands would occur.

The largest monkeypod, which shades the entry area to the Center, will be preserved by designing the improvements around it. A smaller monkeypod adjacent to Pili Mua Street must be removed because of its proximity to the street and sidewalk. Landscaping is planned to replace to some degree the greenery that will be lost by this large tree. The ulu tree, which is in the area that was slated for parking, will be preserved by designing a landscape island around it. The parking lot design includes a landscape buffer in the area surrounding the mango tree, which will thus be unaffected. As discussed in Section 1.3, much of the lawn will be removed to accommodate parking; in compensation, much of the current parking area will be landscaped in lawn, which will preserve or even enhance the overall ambience of greenery around the center.

The patch of warabi ferns within the area to be cleared for the cul-de-sac will be lost. The warabi patch extends into adjacent areas which will not be disturbed.

2.2.4 Air and Water Quality, Noise and Visual Resources

Environmental Setting and Impacts

Human-derived air pollution in the area is minimal, although volcanic emissions of sulfur dioxide from Kilauea Volcano convert into particulate sulfate that periodically brings volcanic haze (vog) to the entire island. The entire State of Hawaii is considered to have acceptable air quality and is thus an attainment area not subject to application of Conformity Rules. The site is not near a sugar mill, and the nearest power plant is approximately 4,500 feet to the north. The site is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m³ at the project site.

No surface water features are present. No aquifers designated as Principal or Sole-Source aquifers are located in or near the project area. There are no State Wellhead Protection Plans in force in or near the project area.

The site currently generates noise principally on the weekends when used for parties. It is not subject to current or projected noise levels that exceed 65 L_{dn}.

The project would not detrimentally impact air or water quality. No increase in noise levels is expected. The project would not affect the quality of open space in the area.

2.3 Socioeconomic and Cultural

2.3.1 Socioeconomic

Environmental Setting

Table 1 displays basic socioeconomic data from the 1990 U.S. Census of Population for Hawaii County, the Keaau-Mt. View area, and Keaau Village.

Table 1
Selected Socioeconomic Characteristics

CHARACTERISTIC	GEOGRAPHIC AREAS		
	Hawaii Island	Keaau/Mt. View Div.	Keaau CDP
Total Population	120,317	14,079	1,584
Average Household Size	2.90	2.89	3.27
Percent Caucasian	39.9	46.0	14.9
Percent Asian	37.0	31.9	74.4
Percent Hawaiian	20.0	17.5	10.5
Percent Under 18 Years	28.7	32.2	27.5
Percent Over 65 Years	17.2	14.9	27.5
Percent Over 80 Years	4.7	3.5	6.3
Percent With Work Disability	9.6	12.9	9.5
Percent Over 25 Years With High School Diploma	77.7	73.0	52.1
Percent Adults in Labor Force	64.2	58.8	57.3
Median Family Income	\$33,186	\$26,071	\$33,092
Percent in Poverty	14.2	20.0	16.5
Median Contract Rent	\$428	\$409	\$275
Median Home Price	\$113,000	\$76,400	\$80,500

Source: U.S. Bureau of the Census: *1990 Census of Population and Housing*. STF 1-A, STF 3-A (CD-ROM).

In general, the Keaau-Mt. View Area displays many of the characteristics of a disadvantaged region. The median family income is less than 80 percent of the County's. Twenty percent of individuals had income below the poverty level, a rate nearly a third larger than the County. More than 27 percent of those age 25 years or over have less than a high school education, and almost 13 percent have a work disability, compared to 22.3 percent and 9.6 percent, respectively, for the County as a whole. Despite these disadvantages, the region is rapidly growing, although probably not at the rate of 76.8 percent achieved between 1980 and 1990. The steady growth is in part attributable to the supply of inexpensive building lots and rental housing within a reasonable proximity to Hilo, the major source of jobs and services.

Many of Puna's problems are related to the rudimentary infrastructure of its sprawling subdivisions, which was well-suited for speculation but inadequate to serve the needs of the low and middle income families who have come to occupy the district. A lack of recreational facilities is often cited by Puna residents as one of the major problems in their community, along with roads, crime, and unemployment.

The village of Keaau - headquarters of the Olaa Sugar Plantation for 87 years before its closure in 1984 - shares many traits with the rest of the district, but is sociologically quite distinct. The high proportions of Asians (Filipino and Japanese) and elderly are diagnostic of a former sugar plantation camp. Also, family income is higher and household size larger.

Impacts and Mitigation Measures

The improvements to the Keaau Community Center would allow the Parks and Recreation Department to better serve the general public, and especially the large number of seniors within the village and in the Puna District.

Most attendees at the public meeting held on 4 December 1996 and at other preconsultation meetings have expressed support for the improvements (see Appendix 1 for copies of correspondence from Keaau Seniors; see Appendix 2 for sign-in sheet of public meeting).

Concerns about the project were also raised at this meeting and in separate meetings with several citizen groups. The Parks and Recreation Department listened to these concerns and has been able to respond substantively to most of them through design modification, agreements to modify the existing center, or agreements to cooperate in other ways. The main issues, along with the Parks and Recreation responses, are listed below.

- Issue:* Existing center does not accommodate simultaneous use by multiple groups very well, and the addition may not remedy this.
- Response:* The Parks and Recreation Department agrees to assist the Center users in partitioning a portion of the existing room to help alleviate this.
- Issue:* Parking lot/roadway as designed may potentially impact several valuable trees.
- Response:* Parking lot will include a landscaping island to preserve the ulu and a mango tree. The large monkeypod in front of the center will be preserved. The smaller monkeypod on the south side of the extension must be removed in order to install the sidewalk.
- Issue:* Renovation of the second story of Center, which is dilapidated and closed off but is an integral part of the building and potentially an excellent space for functions or exhibits, is not being addressed in this project.
- Response:* Renovation of the second story could not meet the purpose and need of this project (to provide a larger, handicapped accessible space for senior activities) without a much larger budget. The Parks and Recreation Department has agreed to assist interested community groups in preparing applications for Community Development Block Grants or other grants.
- Issue:* Seniors and other user groups require more storage space adjacent to/within the addition than currently exists.
- Response:* The design has been modified to include storage cabinets and closets within or just outside the addition.

2.3.2 Archaeology and Historic Sites

Environmental Setting and Impacts

The Keaau Community Center has many historic associations for the Keaau Community. During the 1930s, some of the Japanese community decided they needed a separate school from the Olaa Honpa Hongwanji Japanese school. The Olaa Sugar Plantation donated a portion of its mule and horse pasture, and in approximately 1936 the Independent Japanese School (*Dokoritsu-gakko*) was built. Many current Keaau residents attended the school. Just a few years later World War II erupted, and the school was appropriated by the military. A fence was erected and the school declared

"off-limits" for the civilian population, although curious children would often gather at the fence to gawk at the GI's, who would sometimes reward them with candy.

The military returned the building to the Japanese school near the end of World War II. Soon after, the school committee donated use of the structure to the International Longshoremen's and Warehousemen's Union (ILWU), which had won the right in 1944 to represent the sugar plantation workers at O'laa - the first such arrangement in the territory. The Center served the struggling labor union as a headquarters during the 79 days of the 1946 strike and as a soup kitchen in the 62-day lockout of 1948. It was again a vital center during the 1958 sugar strike, which lasted 4 months. Brick ovens in the back of the Center are visible testimony to this important function. Labor historians regard the O'laa events as a key stage in the development of labor unions in Hawaii, because of the success in organizing multi-ethnic workers, who had heretofore often been played off against each other by management.

In the 1983 the Center was given to the County of Hawaii, which has managed it ever since under the Department of Parks and Recreation as a Community Center. A regular schedule of recreational activities as well as miscellaneous community and social events occur at the Center.

The building retains much of its original character, although it has been extensively modified through the decades. The two-story timber structure is rectangular in plan and contains approximately 6,000 square feet of floor space. Covered with a gabled roof, there is a separate, gabled entrance way approximately 15 feet wide. The lower story has a concrete grade slab. Wide wooden staircases at the central front and rear faces of the building access the second floor, which is currently closed off. The front portion of the upper floor was originally a lanai, which was enclosed at an unknown date.

The historic (and to some degree, architectural) values of the Center have led some residents to urge its nomination to the National Historic Register. For various reasons, the building has not been put on the register, although this may occur in the future.

Impacts

The County of Hawaii has coordinated with the State Historic Preservation Division (SHPD) to ensure that no adverse effects to the site occur as a result of the proposed improvements.

An architectural historian with SHPD who is familiar with the Center examined the plans and concluded that:

"Since the addition has been designed such that it is not visible from the principle facade and very little original fabric will be destroyed, we concur that the addition will have "no effect" on the historic character of the building. We are also pleased to see the retention of the ovens in the back of the building. We recommend that the original double hung windows that will be removed to make the doorway be kept and used to replace non-original windows in the existing building [see Appendix 1 for full text]".

In addition to the Center and its immediate lanai area, the surrounding grounds affected by the project were inspected by an SHPD archaeologist, who determined that no historic sites (e.g, archaeological sites) are present and that no effects on historic sites would likely occur as a result of the action (see Appendix 1).

Mitigation Measures

The recommendations of SHPD regarding the windows will be followed. No adverse effects are anticipated, and therefore no mitigation measures are needed. However, if during site preparation any artifacts, charcoal deposits, or human remains are found, work will cease and SHPD will be consulted to determine the appropriate mitigation.

2.4 Public Facilities/Services, Commercial Facilities and Energy

2.4.1 Roads and Traffic

Existing Facilities and Traffic and Impacts

The project site is at the end of Pili Mua Street, which connects to the Old Volcano Highway in Keaau. Pili Mua Street also serves the Police Station, Fire Station, a District Court, and an elderly housing facility. Traffic is generally light and the intersection of Pili Mua and Old Volcano Highway is rarely congested.

Although the larger space in the Center may accommodate slightly greater use of the area, any traffic impacts would be negligible.

2.4.2 Utilities

Existing Facilities and Impacts

All necessary utilities are available on-site. Electrical service is provided by the Hawaii Electric Light Company (HELCO). Telephone service is through GTE Hawaiian Telephone. Water is provided by the Hawaii County Department of Water

Supply. Wastewater treatment will be upgraded from the current cesspool to a septic tank system, and will be designed, sited and installed in accordance with Hawaii State Department of Health regulations (HAR §11-62). Funds for the septic system are currently unavailable, but this item is planned to be added as soon as possible. No impacts or burdens to utility services or other customers would be experienced as a result of the improvements.

2.4.3 Public Services, Commercial Facilities and Energy

No effect or impact on any public service or facility, such as schools, parks, public safety services or commercial facilities, would be expected as a result of the proposed action, other than the beneficial impact of providing improved recreational resources. No appreciable impacts to energy consumption will occur.

2.5 Hazardous Materials or Conditions

No hazardous materials or conditions are known to exist on the site, according to site inspection and records on file. The project does not involve and is not affected by hazards from explosives, flammable fuels, other hazardous chemicals, toxic chemicals or radioactive material. The project 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. The project does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

2.6 Required Permits and Approvals

The project has been determined to be consistent with the State of Hawaii's Coastal Zone Management Program (see Appendix 3).

No permits or clearances pursuant to the following environmental laws or regulations of the State of Hawaii are required: Title 11, Chapter 42 (Vehicular Noise Control for Oahu); §11-43 (Community Noise Control); §11-54 (Water Quality Standards); §11-55 (Water Pollution Control); 11-59 (Ambient Air Quality Standards); and §11-60 (Air Pollution Control).

The following County of Hawaii permits are required:

Hawaii County Grading Permit

Hawaii County Building Permit

PART 3: DETERMINATION

The Hawaii County Mayor's Office has determined that impacts from the proposed project will be minimal and that the project will not significantly alter the environment. Therefore, the Mayor's Office has issued a Finding of No Significant Impact (FONSI), which means that an Environmental Impact Statement is not warranted and will not be prepared (see cover letter).

PART 4: FINDINGS AND REASONS

Section 11-200-12 of the State Administrative Rules sets forth the criteria by which the significance of environmental impacts shall be evaluated. The following discussion paraphrases these criteria individually and evaluates the project's relation to them.

1. *The project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No natural resources are affected. The cultural resources of the site consist of the architectural and historical value of the Keaau Community Center. The State Historic Preservation Division has determined that no adverse effects will result to these resources.
2. *The project will not curtail the range of beneficial uses of the environment.* No future beneficial use of the environment will be affected in any way by the proposed project.
3. *The project will not conflict with the State's long-term environmental policies.* The State's long term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. A number of specific guidelines support these goals. No aspect of the proposed project conflicts with these guidelines. The project supports a number of guidelines, including those calling for establishing and maintaining historic, cultural recreation areas.
4. *The project will not substantially affect the economic or social welfare of the community or State.* The improvements will benefit the social and economic welfare of the Keaau area by providing a better facility for recreational activities.
5. *The project does not substantially affect public health in any detrimental way.* No effects to public health are anticipated.
6. *The project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No adverse secondary effects are expected.

7. *The project will not involve a substantial degradation of environmental quality.*
The project will not degrade environmental quality in any way.

8. *The 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 or would be affected in any way by the project.

9. *The project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* No cumulative impacts related to the other planned projects in Keaau (e.g., the Keaau High School, Keaau Elementary School, or Keaau Road Bypass) are expected. The improvements to the Center will not (at least appreciably) intensify the amount of use; rather, they will increase the quality of service offered by the Center. No additional traffic, land clearing, or other adverse impacts that could "accumulate" will directly result or be induced by the Center.

10. *The project will not detrimentally affect air or water quality or ambient noise levels.* The project will have virtually no effect on such levels.

11. *The project will not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.* The project is located far from the coast and outside any flood-plains. No water bodies are nearby or would be affected. Although the project is located in a zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives.

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

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- Heliker, C. 1990. *Volcanic and Seismic Hazards on the Island of Hawaii*. Washington: U.S. GPO.
- U.S. Bureau of the Census. 1991. *1990 Census of Population, General Population Characteristics*. 1990 CP-1-13. Washington: GPO (portions electronically republished in *Hawaii Data Disc*. 1973. CD-ROM. Honolulu: Hawaii State Department of Business, Economic Development and Tourism.
- U.S. Soil Conservation Service. 1973. *Soil Survey of Island of Hawaii, State of Hawaii*. Washington: U.S.D.A.
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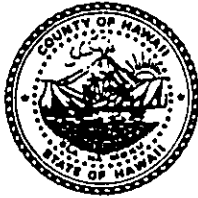
APPENDIX 1

COMMENT LETTERS

FROM AGENCIES AND ORGANIZATIONS

IN RESPONSE TO PRE-CONSULTATION

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

October 18, 1996

MR RON TERRY PH D
GEO METRICIAN
HCR 9575
KEAAU HAWAII 96749

SUBJECT : PREPARATION FOR A DRAFT ENVIRONMENTAL ASSESSMENT
Addition to Keaau Community Center
Keaau, Puna, Hawaii
TMK: 1-6-143:039

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.

The applicant is informed that if drywells are included in the subject improvements, an Underground Injection Control (UIC) permit must be applied for from the Department of Health, State of Hawaii.

3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
4. Refer Sub 96-109; the applicant is informed that a consolidation/resubdivision application that includes the subject area is under a review process.

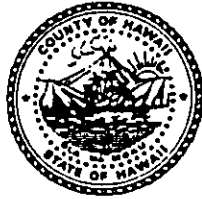
Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara or Cres Rambayon in our Engineering Division at (808)961-8327.


Galen M. Kuba, Division Chief
Engineering Division

CR

cc : Planning Department
KEAAUCC EA

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

October 23, 1996

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

Dear Dr. Terry:

Re: Environmental Assessment for Proposed Addition to Keaau
Community Center, TMK: 1-6-143:Lot 8942

This is in response to your October 11, 1996 request for
comments on the proposed addition to the Keaau Community Center.

The addition will only enhance the facility, and we foresee no
negative impacts resulting from the proposed improvements.

We do not need a copy of the final environmental assessment.

Thank you for the opportunity to comment.

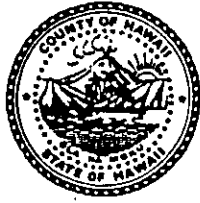
Sincerely,

WAYNE G. CARVALHO
POLICE CHIEF


JAMES S. CORREA
DEPUTY POLICE CHIEF
ACTING POLICE CHIEF

JK:lk

JAMES Y. ARAKAKI
Councilman



Phone: (808) 961-8272
Fax: (808) 969-3291

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

October 31, 1996

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

Dear Mr. Terry:

Thank you for your letter of October 11, 1996 regarding the Draft Environmental Assessment for a proposed activity concerning the Keaau Community Center.

I am in support of this much needed addition to the Community Center. Please send me a copy of the EA when it is completed.

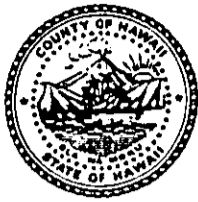
If I can be of any assistance to you in the future, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in cursive script, appearing to read "James Y. Arakaki".

James Y. Arakaki, Vice Chairman
Hawaii County Council

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 4, 1996

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

Dear Mr. Terry:

Request for Comments Regarding the Preparation of a
Draft Environmental Assessment for a Proposed Addition
to the Keaau Community Center
Tax Map Key: 1-6-143: 38; Keaau, Puna, Hawaii

Thank you for your letter dated October 11, 1996, requesting preliminary comments regarding the preparation of an environmental assessment for the proposed construction of an addition to the Keaau Community Center.

We would like to make a few comments regarding the format of your request. As shown in the title above, the tax map key number of Lot 8942 is Parcel 38, which consists of approximately 1.068 acres. The location of this parcel is inconsistent with the location of the parcel as shown on your location map. Please provide this office with complete tax map key numbers of parcels, avoiding the sole use of lot numbers. Secondly, please provide preliminary site plans of affected parcels. This will aid in our understanding of the nature of the proposed activity and allow us to provide you with appropriate and constructive comments.

The subject property is located within an area designated for Low Density Urban uses by the County General Plan Land Use Pattern Allocation Guide (LUPAG) Map. Such a designation would allow for ancillary community and public uses such as that being proposed. The property is designated Urban by the State Land Use Commission. The proposed construction of a fire station is consistent with these land use designations. The property is

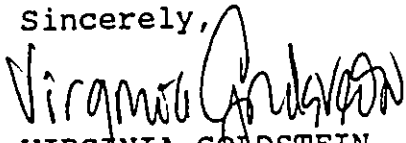
Mr. Ron Terry
Page 2
November 4, 1996

zoned Single Family Residential-15,000 square feet (RS-15) by the County. Section 25-51 of the Hawaii County (Zoning) Code specifies that "Community, public, and public service buildings are permitted uses provided they conform to the general plan." Since the proposed community center addition is found to be consistent with the General Plan LUPAG Map designation, it is also considered a permitted use on the subject property pursuant to Section 25-51 of the Zoning Code. The subject property is not located within the County's Special Management Area.

The subject property is one of many which are affected by a subdivision application pending with this office. The proposed subdivision, submitted by W.H. Shipman, Ltd., seeks to consolidate and re-subdivide various parcels within the affected area. Tentative Subdivision Approval of the proposed subdivision was issued by this office on October 24, 1996. Pursuant to Section 23-8 of the Subdivision Code (Chapter 23), no building permit for any improvements within the subject property will be approved by this office prior to the issuance of Final Subdivision Approval of the proposed subdivision.

We have no further comments to offer at this time. Should you have any questions, please feel free to contact this office at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

DSA:cmr
F:\WPWIN60\DSA\LTERRY03.DSA

XC: P&R
Land Use Controls Section

November 4, 1996
Keaau, Hawaii

Re: Funding for Keaau Community Center's Expansion

Gentlemen,

For more than 15 years, Seniors of Keaau have been asking County of Hawaii to either build a new Keaau Community Center or Renovate/Expansion as the center is too small, termite ridden, fire hazard, among other things and simply put, it's irreparable.

According^{to} the last census, Puna district^{is} the fastest growing area in the State, and Keaau is the "Hub" of this district therefore, we do need and want a large Keaau Community Center, it's a necessary requisite. Too, due to the depressed economy, not only locally but national and federal level, I will be pushing for a swimming pool adjacent to this community center, in other words make this a "Recreational Area".

Not only because I was born and raised in this, then rural plantation community called Olaa (now called Keaau), I strongly believe the Senior Citizens in this community deserves a better life, along with leisure activities and I will fight for this cause.

Also, our aerobic class at Shipman Gym during summer vacation, Keaau School has priority therefore we're crammed in the small class room in the back. Nowhere can we find spacious wooden floor like the upstairs of this Keaau Community Center. Furthermore, if you utilize so called Keaau Historical Society, you will be required to install a ramp or elevator thusly, costing tax payers additional money.

As far as Sandy Bonk and her Keaau Historical Society, you should find more appropriate surrounding like the former plantation manager's home -- it's more serene and classy don't you think so? This community center is busy everyday with various program such as line dance, American dance class, Japanese dance class, hula class, ukulele class, etc. And weekends are always busy with parties serving liquor - in short you're mixing apple with orange so think about it.

I thank you.

Sincerely,

Gladys Nakamura

Gladys Nakamura,

President, Keaau Senior Citizen Club

*PS. Make this in small a hurry,
the you can make out.*



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

In Reply Refer To: KF

NOV. 18 1996

Ron Terry
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

Re: Draft Environmental Assessment for Proposed Addition to Kea'au Community Center

Dear Mr. Terry:

The U.S. Fish and Wildlife Service (Service) received your October 15, 1996, request to provide comments on project-related impacts to the proposed addition of the Kea'au Community Center. The Kea'au Community Center is located in the town of Kea'au, Island of Hawaii. Mr. Ron Terry, Geo Metrician, prepared the description of work. The County of Hawaii is the principal agency. The project will be funded by a federal Housing and Urban Development (HUD) grant. This letter has been prepared under the authority of and in accordance with provisions of the Fish and Wildlife Coordination Act of 1934 [16 U.S.C. 661 *et seq.*; 48 Stat. 401], as amended, the National Environmental Policy Act of 1969 [42 U.S.C. 4321 *et seq.*; 83 Stat. 852], as amended, the Endangered Species Act of 1973 [16 U.S.C. 1531 *et seq.*; 87 Stat. 884], as amended, and other authorities mandating Service concern for environmental values. Based on these authorities, the Service offers the following comments for your consideration.

The proposed project will involve constructing an addition to the Kea'au Community Center. Project-related activities include constructing a slab-on-grade wood frame/metal roof structure and a parking lot to accommodate 43 parking stalls. A Draft Environmental Assessment (DEA) will be developed to examine project-related ecological impacts. The Service recommends that the DEA address project-related impacts to fish and wildlife resources and habitats expected to occur as a result of project-related construction activities.


We have reviewed the maps prepared by The Nature Conservancy's Hawaii Natural Heritage Program and the Service's National Wetland Inventory Program. Based on this information, there are no records of federally listed endangered or threatened species having been observed at the proposed construction site. Therefore, the Service will concur with a determination that the proposed action will not adversely affect federally listed threatened or endangered species. In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered, if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or (3) a new species listed or critical habitat determined

Draft Environmental Assessment
Proposed Addition to
Keaau Community Center

that may be affected by the identified action.

The Service appreciates the opportunity to provide comments on the proposed project. If you have questions regarding this consultation or the consultation process in general, please contact our Program Leader for Interagency Cooperation, Ms. Margo Stahl, or Fish and Wildlife Biologist Kevin Foster at 808/541-3441 (fax: 808/541-3470).

Sincerely,


for 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

November 18, 1996

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

MICHAEL D. WILSON, CHAIRPERSON
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Gilbert Coloma-Agaran

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DIVISION
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STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 18502 ✓
DOC NO: 9611MS02

Dear Dr. Terry:

**SUBJECT: Clarification of Historic Preservation Concerns for
the Proposed Addition to the Keaau Community Center
Keaau, Puna, Hawaii island
TMK: 1-6-143: Lot 8942**

This letter clarifies your questions concerning the proposed addition to the Keaau Community Center, and revises a previous letter from our office (dated October 23, 1996, No. 9610PM19).

A site inspection was made by Historic Preservation Division staff archaeologist Marc Smith on November 1, 1996. No significant historic structures or features were located within the proposed project area surrounding the Community Center. However, the Community Center building has been determined by our office to be eligible for the National and State Register of Historic Sites. Because of this status, we recommend that architectural drawings of the proposed addition be submitted to the Architecture Branch, Historic Preservation Division (Tonia Moy, 587-0005), for review and comment. Following their review, they will be able to provide the necessary determination of effect for this project.

The archaeological inventory survey mentioned in the October 23, letter is for another nearby project, the proposed expansion of elder housing, and not for the proposed Community Center Addition.

Dr. Terry
Page 2

If you should have any further questions, please contact Patrick McCoy at 587-0006 (Honolulu),
or Marc Smith at 933-4346 (Hilo).

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard", with a long horizontal flourish extending to the right.

DON HIBBARD, Administrator
State Historic Preservation Division

MS:amk

c. Tonia Moy, Architectural Historian - Historic Preservation Division
Virginia Goldstein, County of Hawaii Planning Department

497

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF:HP-JK

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

DEC 10 1996

MICHAEL D. WILSON, CHAIRPERSON
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WATER AND LAND DEVELOPMENT

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

LOG NO: 18572
DOC NO: 9611tm05

Dear Mr. Terry:

SUBJECT: Addition to the Keaau Community Center
Community Development Block Grant
TMK: 1-6-143:038, Keaau, Big Island

Thank you for transmitting the plans for the addition to the Keaau Community Center. While we would prefer to see the money spent on fixing the second story, we understand your problems regarding accessibility and limited funds. Since the addition has been designed such that it is not visible from the principle facade and very little original fabric will be destroyed, we concur that the addition will have "no effect" on the historic character of the building. We are also pleased to see the retention of the ovens in the back of the building. We recommend that the original double hung windows that will be removed to make the doorway be kept and used to replace non-original windows in the existing building.

Thank you for the opportunity to comment. Should you have further questions, please call Tonia Moy at 587-0005.

Aloha,

Michael D. Wilson
MICHAEL D. WILSON, Chairperson and
State Historic Preservation Officer

TM:jk

CORRECTION

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

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

DEC 10 1996

REF:HP-JK

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

MICHAEL D. WILSON, CHAIRPERSON
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DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 18572
DOC NO: 9611tm05

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SUBJECT: Addition to the Keaau Community Center
Community Development Block Grant
TMK: 1-6-143:038, Keaau, Big Island

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Thank you for the opportunity to comment. Should you have further questions, please call Tonia Moy at 587-0005.

Aloha,

Michael D. Wilson
MICHAEL D. WILSON, Chairperson and
State Historic Preservation Officer

TM:jk

APPENDIX 2

**NOTICE AND SIGN-IN SHEET FROM
4 DECEMBER 1996 PUBLIC MEETING**

FOR IMMEDIATE RELEASE

FROM: RON TERRY, PH.D., ENVIRONMENTAL CONSULTANT,
FAX 982-5831
TO: NEWS MEDIA
HAWAII TRIBUNE-HERALD, FAX 961-3680
SUBJECT: PUBLIC MEETINGS ON KEAAU COMMUNITY CENTER
DATE: NOVEMBER 25, 1996
DETAILS: SEE BELOW.

DATE: December 4, 1996 (Wednesday)
TIME: 11:00 AM
PLACE: Keaau Community Center
SPONSORS: Hawaii County Parks and Recreation
Department
Ron Terry, Ph.D.

The County of Hawaii is planning several improvements to the Keaau Community Center, including a 2,000 sf. addition to the back of the building, an expanded parking area, and improved water lines, using HUD and other funds. Representatives of the Parks and Recreation Department as well as the project consultants will be on hand at the meeting to discuss the County's plans, answer questions about the project, and receive public input.

Because County and federal funds are involved, an Environmental Assessment (EA) in conformance with Chapter 343, HRS, will be prepared. The meeting will also serve to gather information for this EA, which is being conducted by Dr. Ron Terry under contract from the County of Hawaii.

For more information, please contact Glen Miyao of the Parks and Recreation Department at 961-8311 or Dr. Terry at 982-5831.

- KEAAU COMMUNITY CENTER IMPROVEMENTS MEETING

12/4/96

<u>NAME</u>	<u>ORGANIZATION (IF ANY)</u>	<u>PHONE (OPTIONAL)</u>
TAKASHI TAKEGUCHI	SR. CITIZEN CLUB	
Shojiro Iwachi	"	
Janis Wallin	P & R Puna	966-6426
HERBERT HAYAMA	OHCD - County of Hawaii	961-8379
Rex Sitchaka	OHCD	"
Elizabeth Reed	DRH	966-9144
Glebe N. Williams	KEAAU SR. CITIZEN CLUB	966-9472
Atsuko Yamashita	" "	966-9259
R. Jem	Consultant	966-5231
Alan Oros	QLCC	935-9381

APPENDIX 3

HAWAII COASTAL ZONE PROGRAM

CONSISTENCY DETERMINATION



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

copy
BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA
DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

RECEIVED

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-6499

February 11, 1997

Mr. Edwin S. Taira
Assistant Housing Administrator
Office of Housing and Community Development
County of Hawaii
50 Wailuku Drive
Hilo, Hawaii 96720-2484

Dear Mr. Taira:

Subject: Hawaii Coastal Zone Management (CZM) Program Federal Consistency
for the Keaau Community Center Improvements, Keaau, County of Hawaii

Your proposal to construct improvements to the Keaau Community Center with Federal funds from the Community Development Block Grant program, has been reviewed for consistency with Hawaii's CZM Program. We have no objections to the proposed use of Federal assistance to construct a 2,000 square foot addition to the Community Center, a new parking lot, and the Pili Mua Street extension and water line.

CZM consistency approval is not an endorsement of the project nor does it convey approval with any other regulations administered by any State or County agency. Thank you for your cooperation in complying with Hawaii's CZM Program. If you have any questions, please call John Nakagawa of our CZM Program at 587-2878.

Sincerely,

Rick Egged
Rick Egged
Director
Office of Planning

cc: U.S. Dept. of Housing and Urban Development,
Honolulu Office
Planning Department, County of Hawaii
Ron Terry, Ph.D.

962-5831

APPENDIX 4

COMMENT LETTERS TO DRAFT EA AND RESPONSES

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON
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GILBERT COLOMA-AGARAN

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STATE PARKS

WATER AND LAND DEVELOPMENT

LOG NO: 18826

DOC NO: 9701PM14

COPY STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

February 4, 1997

Mr. Edwin Taira, Assistant Housing Administrator
County of Hawaii//Office of Housing and
Community Development
50 Wailuku Drive
Hilo, Hawaii 96720-2484

Dear Mr. Taira:

**SUBJECT: Draft Environmental Assessment for Proposed
Improvements to Kea'au Community Center
Kea'au, Puna, Hawaii Island
TMK: 1-6-143: Por. 39, Por. 38 and Por. 18**

Thank you for your letter of January 17, 1997 and the opportunity to review and comment on the Draft Environmental Assessment for the proposed improvements to the Kea'au Community Center.

Our architectural and archaeological staff have both reviewed the plans for the proposed project and believe that the renovations will have a "no adverse effect" on the building and "no effect" on other historic sites. An archaeological survey of the land around the Center that will be affected by the proposed work indicated that there are in fact no historic sites in the proposed project area other than the Center itself.

If you have any questions please contact either Tonia Moy in our Architectural Branch at 587-0005 or our Hawaii Island staff archaeologist, Patrick McCoy, at 587-0006.

Aloha,

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

DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

c. Ron Terry



Geo Metrician

Ron Terry, Ph.D.

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

March 17, 1997

Don Hibbard
State Historic Preservation Officer
Department of Land and Natural Resources,
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Mr Hibbard:

**Subject: Draft Environmental Assessment for Keaau Community
Center Improvements**

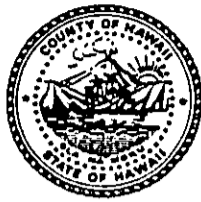
Thank you for your comments on the Draft EA for the subject project. Your determinations that the renovations will have no adverse effect on the building and no effect on historic sites are important approvals in the process that will allow rehabilitation and continued-use of this historic structure. We will be sending you a copy of the Final EA for your records.

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

January 31, 1997

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

Dear Mr. Terry:

Draft Environmental Assessment for a Proposed
Addition to the Keaau Community Center
Tax Map Key: 1-6-143: Portions of 18, 38 and 39; Keaau, Puna, Hawaii

Thank you for your memorandum dated January 17, 1997, transmitting a copy of the Draft Environmental Assessment for Proposed Improvements to the Keaau Community Center for our review. We have the following comments to offer you.

1. Page 17, Section 2.5 regarding Required Permits and Approvals should include Plan Approval review of the proposed improvements pursuant to Section 25-2-71(c)(2) of the Zoning Code. Plan Approval review will confirm compliance of the proposed improvements with the requirements of the Zoning Code. Items such as yard setbacks, height and parking requirements will be assessed.
2. The subject property is one of many which are affected by a subdivision application pending with this office. The proposed subdivision, submitted by W.H. Shipman, Ltd., seeks to consolidate and re-subdivide various parcels within the affected area. Tentative Subdivision Approval of the proposed subdivision was issued by this office on October 24, 1996.

Mr. Ron Terry
Page 2
January 31, 1997

Pursuant to Section 23-8 of the Subdivision Code (Chapter 23), no building permit for any improvements within the subject property will be approved by this office prior to the issuance of Final Subdivision Approval of the proposed subdivision.

Thank you for providing our office with the opportunity to comment. Should you have any questions, please feel free to contact this office at 961-8288.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

DSA:dc
F:\WP60\CZM\CH343\LKEAAU01.DSA

xc: Department of Parks & Recreation
Land Use Controls Section



Geo Metrician

Ron Terry, Ph.D.

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

March 17, 1997

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

Dear Ms Goldstein:

**Subject: Draft Environmental Assessment for Keaau Community
Center Improvements**

Thank you for your comments on the Draft EA for the subject project. A point-by-point response to your comments follows:

1. The Final EA adds Plan Approval to the list of permits and approvals, and mentions the items listed in your letter.
2. These facts are listed in Section 1.6 of the Draft EA.

We will be sending you a copy of the Final EA for your records.

Sincerely,



Ron Terry

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 686-4185
FACSIMILE (808) 686-4186

February 12, 1997

Edwin Taira
Office of Housing & Community Development
50 Wailuku Drive
Hilo, HI 96720

Attention: Brian Ishimoto

Dear Mr. Taira:

Subject: Draft Environmental Assessment (EA) for Keaau Community Center Improvements, Puna

Please bind or staple the final EA. Unbound copies will not be accepted. In addition, please include the following in the final EA:

1. The EIS law requires disclosure of any state or county funding for a project.
2. Specify the anticipated start and end dates of this project.
3. Discuss the cumulative impacts of this project in relation to Keaau Bypass Road, school projects in this area or any foreseeable developments.
4. Include a rendering of the building's appearance after completion.
5. Rather than a simple reiteration of the significance criteria listed in HRS Title 11-200-12, discuss the findings and reasons that support the anticipated Finding of No Significant Impact (FONSI) determination. You may use the enclosed sample as a guideline.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Gill".

GARY GILL

c: Glenn Miyao
Ron Terry



Geo Metrician

Ron Terry, Ph.D.

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

March 17, 1997

Gary Gill, Director
Hawaii State Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu HI 96813

Dear Mr. Gill:

**Subject: Draft Environmental Assessment for Keaau Community
Center Improvements**

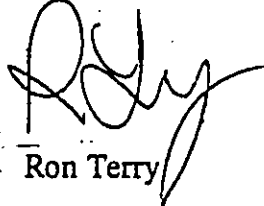
Thank you for your comments on the Draft EA for the subject project. A point-by-point response to your comments follows:

1. *County or State funding.* The source of funding is explicitly mentioned at several points in the EA. The cover sheet of the EA declares that the Chapter 343 "trigger" for the project is the "Use of County funds and County lands." Section 1.3 states that federal CDBG grants will fund all improvements that currently have a definite funding source. As discussed in Section 1.3 (p. 5), the cost, funding source and schedule for the parking lot have yet to be determined. These may be county or federal funds. No state funding is anticipated.
2. *Start and End Dates.* Information on the anticipated start and end dates for construction has been added to the project descriptions in the EA. The dates are as follows:

<u>Component</u>	<u>Start Date</u>	<u>End Date</u>
Center Addition	August 1997	December 1997
Pili Mua Street	August 1997	November 1997
Parking Lot	[to be determined]	[to be determined]

3. *Cumulative Impacts Related to Keaau Bypass Road, the Keaau Elementary School, or the Keaau High School.* No cumulative impacts related to these project are expected. The improvements to the Center will not (at least appreciably) intensify the amount of use; rather, they will increase the quality of service offered by the Center. No additional traffic, land clearing, or other adverse impacts that could "accumulate" will directly result or be induced by the Center. The Final EA now includes a discussion of cumulative impact in Part 4, Findings and Reasons.
4. *Rendering.* As Brian Ishimoto of OHCD discussed on the phone with Nancy Heinrich of your staff, a rendering is already included as part of Figures 3A and 3B.
5. *Findings and Reasons.* The Final EA now includes a detailed discussion of the relationship of the project to each of the criteria listed in Section 11-200-12, HAR.

Sincerely,



Ron Terry

Keaau Historical Society
%Sandy Bonk
PO 919
Mountain View, Hawaii 96771

RECEIVED

Edwin S. Taira
County of Hawaii
Office of Housing and Community Development
50 Wailuku Drive
Hilo, Hawaii 96720-8685

5
444
FEB 26 1997
CO. 1111 1111

February 26, 1997

Dear Mr. Taira,

Aloha and thank you for your kind attention to matters concerning the Keaau Community Center. I do agree with Mr. Wilson and others at the State Historic Preservation Division, that I would like to have seen the money go into the preservation and restoration, as well as wheel chair accessability of the existing building.

However, also of great importance to us is the happiness of the group who uses this building on a daily basis, our Seniors. They are the foundation and the rock upon which any historic preservation is based. As is often the case, it is perhaps harder for them to view the roots of their own life with the importance those of us viewing from the outside place upon this history.

I hope Big Island concerned residents will come to honor those of us who continue to persue preservation of this unique second floor space of the Keaau Community Center with the same respect we give them in their persuit of modernity.

Thank you for the opportunity to comment on your Draft Environmental Assessment of the Keaau Community Center. Following is a list of my comments:

Parking Lot p.5: Since we must have parking lots, the idea to move it is acceptable so far. I'd like to mention though that on many occasions like dropping off heavy equipment, furniture, food, tables and people, there is a need to be able to pull up to the existing building. A covered walkway to the building from this new lot could be a necessity in our rainy weather. I recommend it.

Pili Mua Extension: Regarding the sidewalk, I have stressed all along that anywhere in this area that we can connect a walking (jogging for the firemen and others) path around the parking lot and the building, which would connect to this proposed sidewalk road area (which I also hope will include a bike lane), is to our advantage in the future. Removal of this huge and lovely lawn could be softened if Seniors and others knew there was a nice place to walk for recreation and exercise.

Project Description: The building addition will supposedly match the existing building. Will it have windows that are not louvered but instead have a pane-like appearance and screens? I think this would be a suitable solution to the present windows which need upkeep and screening to keep out termites.

I would also like to recommend more windows than are shown in the drawing because it gets very sultry and hot in Keaau daytimes. The roofline pitch could match the present building for historic purposes.

Including a porch (p4a under new first floor plan, far right side, area 1 and 2 where it connects to an entrance into the existing building), would enhance the building for a minimum of effort and materials. Extending the roof line here over a cement slab, would give rain protection to the building, and people passing, but most importantly provide an additional space for socializing and cooling that can eventually be screened-in. I

hope you will consider it.

Also under Project Description is mention of a State-Certified Kitchen. I am very happy to see this. Considering that this whole project is to provide a wheelchair accessible space, have you at all considered consulting with the disabilities experts to see if there any ways that this kitchen can be geared to accomodate the handicapped?—You might just be open to money for this as I have not heard of any such place here on this island. I also wonder if your kitchen design could use some refinement-oriented analysis or if you are set on it?

It is also hard for me to tell if you are rebuilding the bathroom area. Could you comment?

Lava Flow and Earthquake Hazards p11: The Keaau Historical Society engaged the services (at the urging of Parks and Recreation Director George Yoshida), of John Callen at our own expense. His report is available to you (130 Wainaku 96720). His analysis, as a structural engineer is that, as an emergency shelter, this building is also unsuitable during an earthquake. This situation could be remedied to make the whole structure available for an emergency shelter for the above mentioned purposes (earthquake and hurricane).

Impacts: The structural engineer also foresaw some problems in the way any addition was connected to the present building and you may want to seek his opinion on your present design. Is it possible that connecting properly will actually make the building more sound and eliminate the need for other supports?

Impacts of flora and fauna p11: Thank you for efforts to save trees. Regarding the second monkeypod, sidewalks and roads that accomodate the presence of trees can really add to the finished product; please consider it where possible.

I have visited the site to look at this tree, and have called your office regarding it. This tree creates a natural buffer between the community center and the elderly housing. Noise from the center is occasionally a problem to them. If this tree is cut, the center will be nearly in their back yard!

Issues: In accomodating more groups, portable partitions may help, but sliding shoji doors, rather than something of modern origination would prevent degrading the historic status.

The Keaau Historical Society again thanks you and would like to accept your assistance in applying for funds to follow through with initial recommendations of the structural engineer (Callen). According to him, the area is safe for us to begin preliminary clean-up, collection and work on objects collected. He describes the necessary improvements needed for 25 people to occupy the space.

Regarding Gladys Nakamura's comments: A building declared an historic site, can provide a videotape of the contents of the inaccessible space (proposed historical society space) and make it available for viewing downstairs. Wheelchair access is also possible on the back rather than the front of historical buildings in order to preserve their integrity. Mr. Callen suggests an open-air, covered lift to be the least expensive if ever it becomes a possibility financially.

The Keaau Historical Society is in no position to purchase a building such as the Plantation Manager's House, but would be happy to accept it as a gift at any time.

We exist as a society, because we felt much of the historical wealth of Keaau was being needlessly squandered by those to whom it held no value. The few people whose values do not include historic preservation should never be in a position to decide the fate of a legacy given to the entire public in the Laws of Eminent Domain.

The Keaau Historical Society is also interested in persuing the encasement and preservation of the large brick oven and the smaller brick wok holders nearer the building. To encase these small ovens would protect them, and provide a place for bonsai display and keep the public from falling over them.

This back porch area needs levelling and screening. I do not notice any attention to the harmonious existance of this back lanai with the new structure and would always encourage beauty and harmony to be a top priority.

Existing Facilities p 17: Where will the septic tank go?

I do hope that there is still a chance to refine the current plan to make it the best that we can, the most harmonious and loveliest we can make it.

Can you answer this question for me...I know that there are many local carpenters and contractors that are willing to work on these types of projects. Is it possible to include them and get better proposals on the cost of this project, while at the same time making it more of a community project? If so how would we go about doing this? If future HUD money was given for preservation work, could we apply this concept then, if not in the present plans?

The best of luck on this project. In the beginning of my involvement in the preservation of the best of Keaau Village there was talk of destroying this building. I am so happy that that did not come to pass and that the Keaau Community Center will remain as a monument to the plantation history of Keaau and the Hawaiian Islands.

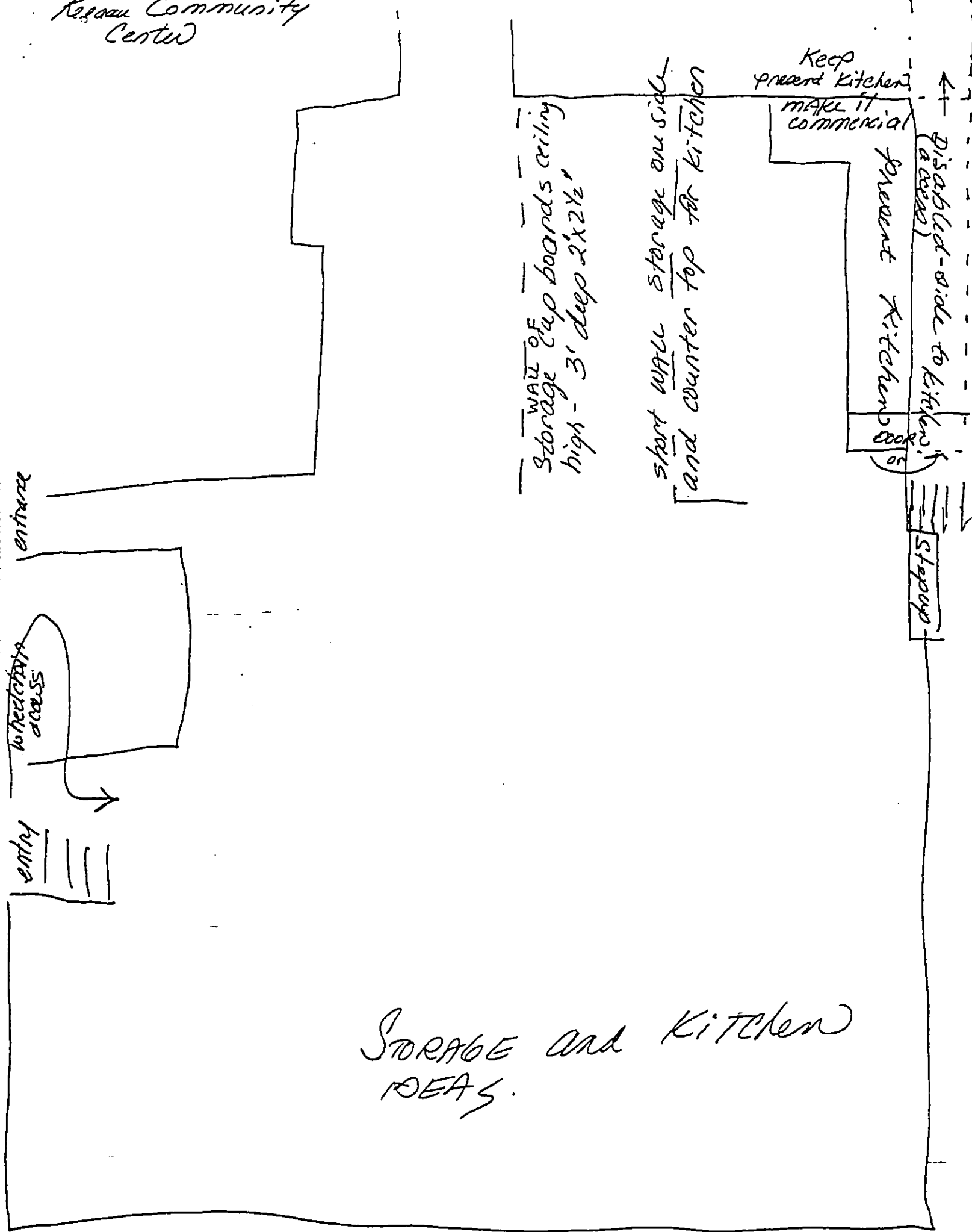
With Sincerity and Aloha,

Sandra F. Bonk
Sandra F. Bonk
Keaau Historical Society
President and Executive Director

Ahi - Joannic Hallin would like to receive a copy of the assessment and the Thursday Seniors are interested in input on the commercial kitchen.

Good Luck -
I'm so happy to see all the community comment opportunity!

Kapaau Community Center



STORAGE and KITCHEN IDEAS.



Geo Metrician

Ron Terry, Ph.D.

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

March 17, 1997

Sandy Bonk
Keaau Historical Society
PO Box 919
Mt. View HI 96771

Dear Ms Bonk:

**Subject: Draft Environmental Assessment for Keaau Community
Center Improvements**

Thank you for your comments on the Draft EA for the subject project. A point-by-point response to your comments follows. For clarification, we have numbered your individual points.

1. *Loading Zone Parking Space.* We will refine the parking lot design to allow a loading zone for drop-off and pickup of heavy items.
2. *Covered Walkway to Parking Lot.* A key limitation in the grant authorizing federal funds for the improvements to the Center is that that the improvements must be related to making the building more accessible for those with disabilities. The addition promotes this goal in several ways, by providing a handicapped-accessible entrance, windows and other accessories, and a level surface for floor activities. Other features unrelated to this goal, although they may be desirable, cannot be funded from this source. This is not meant to discourage your suggestions, but just to remind you that other sources (future CDBG grants, County Capital Improvement Project funds, etc.) are more appropriate avenues.
3. *Jogging/Walking Path.* The Department of Parks and Recreation is open to the idea of such a path, as long as it does not interfere with the other features of the structure and grounds. Unfortunately, no funds are currently available for such a project. We would like to discuss the layout of the proposed path with you.
4. *Windows.* The louvered windows were specified because of their low price, easy upkeep, and functionality for ventilation. The design was approved by the State Historic Preservation Division, and we believe that it such windows will not detract from the visual character of the building. As concerns the number of windows, our architect has determined that the number proposed will be sufficient to allow adequate ventilation.

5. *Porch.* Please see our response to Comment 1. If you would like to discuss the architectural details of the addition further, please call the project architect, Ron Nagata, at 961-2828.
6. *Certified Kitchen.* After the Draft EA was written and distributed, the Office of Housing and Community Development determined that the cost of the certified kitchen and septic tank would exceed available funding - partly because of the expense of conforming with ADA requirements. Consequently, the certified kitchen will now be on hold until more funding is secured. When it is established, it will conform to ADA requirements and will thus be handicap-accessible, in keeping with the purpose of the improvements.
7. *Bathroom.* No renovation is planned immediately for the bathrooms.
8. *Structural Soundness.* We have already received a copy of Mr. Callen's report, courtesy of you, and we are encouraged by his opinion that the building is quite salvageable. As stated in the EA, the Center is not used (or needed) as an emergency shelter during earthquakes or high wind events. The project architect (see Comment 5) would be happy to discuss the structural details of the existing building and the addition.
9. *Monkeypod Tree No. 2.* After our consultant relayed his discussion of this issue with you, the Department of Parks and Recreation has agreed to provide landscaping to replace (to some degree) the vegetative buffer between the Center and the Elderly Housing Complex.
10. *Partitions.* At this point, the partitions are not part of the project *per se*, but were suggested by several community groups as a way to informally separate areas during times of multiple events. P&R will entertain any suggestions related to these partitions.
11. *Responses to Ms. Nakamura's Letter.* We have provided Ms. Nakamura a copy of your letter.

12. *Back Porch Area.* The addition will not conflict in any way with the use or appearance of the back porch area. We agree that it would be desirable ultimately to preserve and rehabilitate some of the features in this area.
13. *Septic Tank.* The exact location of the septic tank has not been determined. It will be in conformance with Hawaii State Department of Health Rules. Please note that implementation of this portion of the project will be postponed until further funding is available.
14. *Labor for the Center.* As this question is not related to the EA, and appears intended for Mr. Taira alone, we will not respond to it. We understand Mr. Taira is responding to you separately on this point.

Again, we thank you for your participation in the planning for this project and the comments we have received. We have incorporated many of the suggestions received from various community groups during consultation for this project, and we believe the design is richer for it. As always, funding constraints limit our ability to accomplish the "perfect" renovation. We look forward to continued partnership with your organization in bringing the appearance and functionality of the Keahu Community Center just a little closer to perfection.

Sincerely



Ron Terry