



Kau Hawaiian Cultural  
Center

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

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

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MEMORANDUM

To: Gary Gill, Director  
Office of Environmental Quality Control

From: Dean Y. Uchida, Administrator *William Murray*  
Land Division, Department of Land and Natural Resources

Subject: Finding of no Significant Impact to the Environment  
(FONSI) and Final Environmental Assessment for Ka'u  
Hawaiian Cultural Center, Ka'u, Hawaii, (TMK:(3)9-5-  
19:34)

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period that began July 23, 1997 for the subject project. We have determined that this project is not likely to have a significant impact to the environment. However, please be aware that acceptance of the final EA is not an endorsement of the project by the Board of Land and Natural Resources. Please publish a notice of determination for this FONSI in the OEQC Bulletin as soon as possible.

The applicant notified us that a direct response was generated for the one comment that was received (from your office) during the 30-day comment period. The substance of that response was included in the Final EA; however, this information was not presented in the form of a letter to your office. Instead, it was a point by point discussion of each item raised in your comment letter. We certainly hope this satisfies the applicant's requirement to include responses to comments received in the Final EA.

Additionally, the other responses included in this section of the Final EA were made to comments received during the initial consultation period, not to comments on the draft EA; thus, these comments and responses were provided for general information, and the fact that they are not in the form of a direct response letter should not detract from this submittal.

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We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA for the project. The summary for this project has not changed from that noted in Publication Form for the draft EA. Please contact our Planning and Technical Services Branch at 587-0381 should you have any questions.

Enclosures

c: Jack Geer  
Dane Shibuya

1998-01-23-H- FEA- **FILE COPY**  
*Kau Hawaiian Cultural Center*  
FINAL ENVIRONMENTAL ASSESSMENT

JAN 23 1998

October, 1997

Applicant: Hana Laulima Lahui O Ka'u, Inc.  
P.O. Box 839  
Na'alehu, HI 96772

Contact: Hana Laulima Lahui O Ka'u, Inc.  
President - Dane Shibuya

Phone: (808) 929-7159

Approving Agency: Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, HI 96809-0621

Contact: Tom Eisen

Phone: (808) 587-0386

Consultant: Pacific Business Insights, Inc.  
P.O. Box 145  
Honaunau, Hawaii 96726

Environmental  
Assessment Association  
Scottsdale, Arizona

Contact: Jack Geer, CES

Phone: (808) 328-9981

**Land Parcel Location**

Requested: Ka'u District, Hawaii Island  
Hawaii County  
TMK (3) 9-5-19-34  
5.25 acres  
30+ year lease

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## **I. Background**

In 1993 it was apparent that within a few years Ka'u Sugar Company would be permanently closed. Because it was the largest employer in the area, it was anticipated that Ka'u Sugar Company's closure would have a devastating effect on Ka'u's economy. The 1993 announcement of the pending closing of Ka'u Sugar Company, was followed in 1995 by the closure of Punalu'u Development.

In response to the pending closure of Ka'u Sugar Company, several community meetings were held in 1993. A group was organized to evaluate the impact and determine what could be done by members of the Ka'u Community to help themselves and others in the Community address the looming economic problems. Eighteen members of this group attended and completed a Entrepreneur Workshop conducted by the Office of Hawaiian Affairs. Other seminars and workshops attended by members of the group, included Grant Writing, Robert's Rules of Order, Insurance, Health and Safety, and Diversified Agriculture.

Perceiving a need for the Ka'u Community to become involved in addressing the economic problems and take charge of shaping its own destiny, Hana Laulima Lahui O Ka'u, a community-based organization was formed in 1994. Hana Laulima Lahui O Ka'u was incorporated as a nonprofit in mid 1995, officers were elected, and an application for federal nonprofit status was sent to the IRS.

### ***SeaMountain at Punalu'u***

The proposed site TMK: (3) 9-5-19-34 is adjacent to SeaMountain at Punalu'u, a large development property. C. Brewer Properties, Inc. began construction on SeaMountain at Punalu'u in 1972. The development includes an 18-hole golf course and clubhouse, four tennis courts, a convenience store, Punalu'u Black Sand Restaurant, a meeting facility, 76 condominium units, 19-lot single-family subdivision, and an infrastructure consisting of water and sewer system, telephone and electricity, and road system.

### ***List of Agencies, Citizen Groups, and Individuals Consulted in Making EA.***

#### **List of Agencies Consulted**

Department of Agriculture 1428 South King Street Honolulu, Hawaii 96814	Department of Business, Economic Development and Tourism South King Street, 9th Floor Honolulu, Hawaii 96813	Department of Business, Economic Development and Tourism - Office of Planning P.O. Box 2359 Honolulu, Hawaii 96804
Department of Hawaiian Home Lands 335 Merchant Street Honolulu, Hawaii 96813	Department of Land and Natural Resources 1151 Punchbowl Street Honolulu, Hawaii 96813	State Historic Preservation Division Department of Land and Natural Resources 1151 Punchbowl Street Honolulu, Hawaii 96813

**List of Agencies Consulted, continued**

Department of Health Environmental Management Division 500 Ala Moana Boulevard Five Waterfront Plaza, Suite 250 Honolulu, Hawaii 96813	Office of State Planning 250 South Hotel Street, 4th Floor Honolulu, Hawaii 96813	Office of Hawaiian Affairs 711 Kapiolani Boulevard, Suite 500 Honolulu, Hawaii 96813
University of Hawaii Environmental Center 2550 Campus Road, Crawford 317 Honolulu, Hawaii 96822	U.S. Department of Agriculture Soil Conservation Service P.O. Box 50004 300 Ala Moana Boulevard Honolulu, Hawaii 96850	County of Hawaii Planning Department 25 Aupuni Street Hilo, Hawaii 96720
County of Hawaii Department of Public Works 25 Aupuni Street Hilo, Hawaii 96720	County of Hawaii Department of Research and Development 25 Aupuni Street Hilo, Hawaii 96720	County of Hawaii Department of Water Supply 25 Aupuni Street Hilo, Hawaii 96720

***Actions Taken to Incorporate Draft EA Comments into Final EA.***

All comments and suggestions for Draft EA were incorporated into the Final EA. To view letters and written comments concerning the published Draft EA see the Draft EA Comments section in the Appendix.

***Various Community Groups and Individuals in Ka'u.\****

To view community support letters see Community Support Letters in the Appendix.

**II. Executive Summary**

This Final Environmental Assessment has been prepared for the purpose of obtaining a long-term lease from the State for parcel TMK: (3) 9-5-19-34, a 5.25 acre parcel designated as conservation – general subzone by the State and open by the County.

The goal of Hana Laulima Lahui O Ka'u, Inc.(Hana Laulima) is to develop and construct the Ka'u Hawaiian Cultural Center (KHCC) on the 5.25 acre parcel. The KHCC project includes a stage, modest building which includes a multi-purchase room with folding walls (for classes, dining, meetings); museum/gift shop, commercial kitchen, and two bathrooms in compliance with ADA. The largest portion of the 5.25 acres will be cultivated into a Hawaiian botanical garden.

The district of Ka'u on the Big Island is experiencing severe economic and social change. With the closure of Punalu'u Development, Ka'u Sugar Company (1878-1996) and associated businesses, the people of Ka'u are facing economic hardship, and fighting to develop and preserve cultural and social anchors. The unemployment rate in June of 1997 for the Big Island was 11.9%, 180% higher than the State average.

For generations the people of Ka'u have enjoyed a amicable lifestyle built upon family and the unspoiled beauty of the mountains and coastline surrounding Ka'u. Rich in Hawaiian heritage and important historical sites, Ka'u and its people hold an unique place in Hawaiian history. Ka'u is home to Volcanoes National Park, Wood Valley, and South Point. It is the only district in Hawaii that can boast of having white, black and green sand beaches.

There is a need for development and jobs in Ka'u, which support community goals and complement the natural, cultural and social environments. Ka'u needs controlled growth and sustainable development that works in harmony with the people, for the people, and by the people. It was to meet these objectives that Hana Laulima, a "grassroots" community-based organization, was formed in 1994.

Perceiving a need for the community to address its economic problems and begin shaping its own destiny, Hana Laulima initiated a sustainable development project for a multi-purpose Hawaiian cultural center and Hawaiian botanical gardens known as the Ka'u Hawaiian Cultural Center (KHCC).

Hawaii Volcanoes National Park (HVNP), is the premier visitors attraction on the Big Island. State parcel TMK (3) 9-5-19-34 provides the Ka'u Hawaiian Cultural Center with a location that is strategically located - in an area of cultural and historical significance between Kailua-Kona and HVNP, providing the KHCC an unique advantage to capitalize on the 2.5 million visitors that visit the HVNP annually.

The Ka'u Hawaiian Cultural Center was designed and planned to be a community-based sustainable ecotourist attraction, with projected net profit of \$18,185 at the end of its first full year of operation. A conservative estimate projects that KHCC with 1.5% of the existing visitors market for Hawaii Volcanoes National Park, would attract 37,500 annual visitors. An aggressive 10% share of this market would attract 250,000 annual visitors. With a 1.5% market share, the conservative projections are gross sales of \$163,644 and net profits of \$36,959 by the end of its third year of operations.

After examining several alternative sites, some of them privately owned and some state-owned lands, State parcel TMK (3) 9-5-19-34 is the best site for proposed Ka'u Hawaiian Cultural Center. Two other sites that were seriously considered are the C. Brewer parcel located behind the Na'alehu Theatre and the Na'alehu Post Office, and the currently vacant restaurant and gallery facilities located by Punalu'u Black Sands Beach. The C. Brewer parcel was offered to Hana Laulima with same terms as the land parcels offered to displaced sugar workers. The lease would be no rent for five years. The five-year term would not provide the control level needed to secure financing or funding for the development of the KHCC, nor be

of benefit to the Ka'u community. The C. Brewer parcel also was located off Highway 11, behind commercial buildings, and access to the parcel from Highway 11 was only available through privately owned land. Hana Laulima met with S&M Investments which owns the restaurant and gallery facilities at Punalu'u. The facility is surrounded by landscaping that support the rural ambiance needed for the KHCC. Because of ongoing litigation and other considerations, a long-term lease of 15 years or longer is not available. A shorter term lease would not provide the control level needed to secure financing or funding to renovate the facilities, nor be of benefit to the Ka'u community. S&M Investments supports the development of the KHCC on State parcel (3)) 9-5-19-34 (see support letter in appendix).

The reasons for the selection of State parcel TMK: (3) 9-5-19-34 are: (1) Punalu'u is culturally and historically significant to the Hawaiians in the district of Ka'u, (2) it is located between two main communities, Pahala and Na'alehu, will be embraced as a district-wide Ka'u Hawaiian Cultural Center and will serve as a district-wide social and cultural anchor, (3) the ambiance is that of a traditional rural Hawaiian Village, surrounded by the richness of the aina instead of commercial buildings, (4) though zoned conservation, the parcel has been leased to commercial entities, bulldozed and planted with non-indigenous citrus trees and used as a nursery, (5) the parcel is located next to Highway 11, visible and easily accessible to travelers driving to Hawaii Volcanoes National Park, which attracts 2.5 million visitors annually, (6) it will be complemented by and will complement two other Ka'u visitors attractions; SeaMountain resort and Punalu'u Black Sands Beach, and (7) though the parcel has no cultural sites or historic significance, there are many ancient Hawaiian sites close by, for guided Ka'u Hawaiian historic walks.

#### **General description of proposed action**

Develop and construct the Ka'u Hawaiian Cultural Center and Hawaiian Botanical Garden on TMK (3) 9-5-19:34, a 5.25 acre parcel in the district of Ka'u. The 5.25 acre parcel is available State lease land designated conservation by the State and open land by the County.

### **III. Anticipated Determination of No Significant Impact Determination**

In accordance with HAR Title 11-200-12 (Significance Criteria), the following findings and reasons support the anticipated finding of a No Significant Impact Determination for the proposed Ka'u Hawaiian Cultural Center.

1. The proposed KHCC project is not expected to cause significant impacts to the environment, pursuant to the significance of the criteria established by the Environmental Council as discussed below: therefore the determination is to issue a Finding of No Significant Impact.
2. The proposed KHCC project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources. The Site has been completely disturbed by previous land clearing, no significant natural or cultural resources exist on the Site.



3. The proposed KHCC project will not curtail the range of beneficial uses of the environment. The project will enhance the beneficial use of the Site since the Site is currently overgrown and underutilized.
4. The proposed KHCC project will not conflict with the State's long-term environmental policies. The proposed project will not conflict with the environmental policies set forth in the State plan and Chapter 344 Hawaii Revised Statutes, in that the project will not damage sensitive natural resources not emit excessive noise or contaminants.
5. The proposed KHCC project will not substantially adversely affect the economic welfare, social welfare, or public health of the community. The expanded recreational opportunities provided by the project will beneficially affect the social welfare and public health of the community.
6. The proposed KHCC project will not involve substantial secondary impacts, such as population changes or effects on public facilities. The project will increase the capacity of public recreation facilities. This increased capacity will not induce population growth.
7. The proposed KHCC project will not involve a substantial degradation of environmental quality. There will be no significant degradation of air, water, or noise quality.
8. The proposed KHCC project will not have cumulative impacts or involve a commitment for larger actions. All phases of the project have been described and assessed in this EA. In a regional context, the project will not have cumulative impacts.
9. The proposed KHCC project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. The Site is not a known habitat for endangered or threatened flora or fauna species.
10. The proposed KHCC project will not detrimentally affect air or water quality or ambient noise levels. The proposed project will not produce any air emissions. Site work will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust. Noise during construction will be mitigated to acceptable levels through compliance with the Department of Health noise regulations.
11. The proposed KHCC project is not located in an environmentally sensitive area (e.g., floodplain, tsunami zone, coastal area). Although located in the tsunami evacuation zone, the Site is not located in a flood or tsunami inundation zone according to the flood insurance maps. The site is located in Zone X, which is an area determined to be outside the 500 year flood plain.

flood insurance maps. The site is located in Zone X, which is an area determined to be outside the 500 year flood plain.

12. The proposed KHCC project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The County General Plan identifies natural beauty sites and vistas. The project will not affect any of the listed sites or vistas for Ka'u.
13. The proposed KHCC project will not require substantial energy consumption. The occasional night lighting will not require substantial energy consumption.

#### **IV. The Proposed KHCC Project**

The Ka'u Hawaiian Cultural Center museum will feature Hawaiian artifacts, art, sculpture and carvings, petroglyphs, historical items and photographs about the people and history of Ka'u. The gift shop will feature Hawaiian arts and crafts created by local artists. The arts and crafts featured in the gift shop will have significance in Hawaiian culture and will be sold in conjunction with cultural events and visitor activities. Many of the Hawaiian arts and crafts will be created using plants cultivated in the Hawaiian Botanical Garden.

Most of the 5.25 acres will be the KHCC Hawaiian Botanical Garden which will cultivate native and indigenous plants used by Hawaiians for *na mea hana laulima* (handicrafts), traditional Hawaiian tools, Hawaiian seasonings for cooking, and agricultural products. The Hawaiian Botanical Garden will be linked with the Hawaiian museum as a visitor and resident attraction. The agricultural products grown in the Garden will be used in creating gift items for the gift shop such as traditional Hawaiian foods, arts and crafts, herbal teas, potpourri, lotions, oils, floral leis, decorated gourds and ceremonial items. Everything grown in the gardens will have significance in Hawaiian culture and will be sold as authentic and/or traditional Hawaiian products.

##### **The Ka'u Hawaiian Cultural Center Land Use**

1. A cultural events stage and traditional rock Hawaiian outdoor seating arena - the cultural events center. The purpose of the cultural events center will be to stage cultural activities, cultural education, Hawaiian music festivals, Hula contests, special events, symposiums, and fund raisers.
2. A Hawaiian museum and gift shop. The museum will feature Hawaiian artifacts, art, sculpture and carvings, petroglyphs, historical items and photographs depicting the people and history of Ka'u. The gift shop will feature Hawaiian handicrafts created by local artisans. The handicrafts featured in the gift shop will have significance in Hawaiian culture and will be sold in conjunction with cultural events and visitor activities. The KHCC museum and gift shop will be a Hawaiian cultural and historical attraction.

3. In conjunction with the cultural events center and museum/gift shop, KHCC will cultivate a Hawaiian botanical garden for the purpose of producing traditional Hawaiian agricultural products. The Hawaiian botanical gardens will be linked with the Hawaiian museum and gallery as a visitor attraction. The agricultural products grown in the gardens will be used in creating traditional "value-added" Hawaiian foods, arts and crafts, herbal teas, potpourri, lotions, oils, floral leis and ceremonial items. Everything grown in the gardens will have significance in Hawaiian culture and will be presented and/or sold in conjunction with cultural events and visitor activities.
4. KHCC will house and sponsor the Kupuna Project. The Kupuna Project will preserve the oral history, traditions, and knowledge of Hawaiian kupuna (elders) in Ka'u. KHCC will sponsor the kupuna of Ka'u to preserve and teach Hawaiian history, language and songs to the community as well as visitors to the Center. Small classes and forums will be held in the multi-purpose room of the main building. Large classes and demonstrations will be held at the cultural events center. All classes and events will be open to residents and visitors. A key attraction of sustainable community-based ecotourist attractions is the opportunity for visitors to meet "locals." The KHCC will provide this opportunity. The KHCC will be developed as a community social and cultural anchor as well as visitors attraction.
5. Through the use of adjustable modular walls, the KHCC facility will be able to be adapted to address different uses and various activities. The KHCC multi-purpose room will be used for educating visitors and the community about the Hawaiian culture and the history and heritage of Ka'u. The multi-purpose room will also be available for rent by individuals and other organizations for community events, Hawaiian music and hula, business seminars, training classes, and cultural arts and crafts shows.
6. The certified commercial kitchen, located behind the cultural events stage, will be used to raise funds to help support the KHCC. It will also be used to process and produce value-added products from plants harvested from the Hawaiian Botanical Garden. The certified kitchen will be available to rent for cultural events, fund-raisers, and special events held at the Center. The kitchen also will be available for rent by local entrepreneurs to prepare Hawaiian and local ethnic foods for commercial distribution.
7. ADA restrooms/security/caretaker building. A resident caretaker will be employed to maintain the security and beauty of the KHCC.

### Estimated Project Construction Costs

The following estimates provided by a licensed general building contractor, are based on the KHCC preliminary architectural renderings (it is only for the building of the KHCC main building, it does not include grubbing of the land, materials for rock walls, walkways, building of the stage, landscaping, and the Hawaiian Botanical Garden etc.):

Construction Description	Amount
<b>General Requirements:</b> 1. Building permit 2. Liability insurance 3. Temp. utilities 4. Temp. Office & support 5. Trash removal & project clean-up 6. Management	\$23,300.00
<b>Site Work:</b> 1. Excavation 2. Septic system	\$20,000.00
<b>Concrete:</b> 1. Structural 2. Soil treatment	\$ 18,500.00
<b>Masonry:</b> 1. N/A	\$0
<b>Metals:</b> 1. Fasteners 2. Structural steel	\$ 1,900.00
<b>Wood &amp; Plastics:</b> 1. Rough framing lumber 2. Finish lumber 3. Cabinets & tops 4. Labor	\$69,300.00
<b>Thermal &amp; Moisture Protection:</b> 1. Metal roof	\$12,000.00
<b>Doors &amp; Windows:</b> 1. Wood doors 2. Wood windows Door lock sets	\$ 11,500.00

**Estimated Project Construction Costs, continued**

<b>Construction Description</b>	<b>Amount</b>
<b>Finishes:</b> 1. Drywall 2. Vinyl flooring	\$16,500.00
<b>Specialties:</b> 1. Bath accessories-A.D.A. 2. Mirrors	\$ 800.00
<b>Equipment:</b> 1. Kitchen equipment 2. Walk-in refrigerator	\$14,000.00
<b>Furnishings:</b> 1. N/A	\$0
<b>Special construction:</b>	\$ 3,949.00
<b>Mechanical:</b> 1. Plumbing rough - in & finish 2. Fixtures 3. Ventilation-kitchen hoods 4. Refrigerator hook ups 5. Air Conditioning for museum	\$26,550.00
<b>Electrical:</b> 1. Rough-in & finish Fixtures	\$ 8,000.00
<b>General Excise Tax &amp; Contractor's Profit:</b>	\$24,551.00
<b>Completed KHCC Main Building Bid Price:</b>	\$236,850.00
<b>Work Not Included in Bid Price Estimate:</b> 1. Grubbing of the Land 2. Rock Wall Entrance and Signs 3. Rock Walls, Rock Seating Arena, Rock Walkways 4. Imu (underground Hawaiian oven) 5. Landscaping/Hawaiian Botanical Garden 6. Planting/Hawaiian Botanical Garden 7. Irrigation System/Hawaiian Botanical Garden 8. Painting - interior & exterior 9. Electrical and Water Hookup	Additional Estimated Material Costs, not including volunteer labor/donations, \$ 28,500.00
<b>TOTAL KHCC Construction Price Estimate</b>	<b>\$275,401.00</b>

## **V. The Environmental Assessment**

### **Physical Survey of Property**

#### *Climate*

Median annual rainfall for the parcel is approximately 40 inches per year. Winds are generally trade winds between 10 and 25 miles per hour, with occasional Kona winds. Temperatures are typical for the area, with relatively cool night temperatures due to the site's elevation. Air quality on the parcel is typical for the Big Island, subject to vog to a greater or lesser degree depending on wind direction and velocity.

#### *Agronomic Conditions*

The land in the immediate area is agricultural land and golf course, land best suited for its ability to sustain agriculture or nursery with relatively little input and with the least damage to the environment. Other portions of the land in the immediate area would be classified as other agricultural land, lands that are not prime or unique but are of importance to the production of crops or to other forms of agriculture, such as grazing.

#### *Soil Types*

Soil types surrounding proposed site for the KHCC are shown in Figure-1.

The Department of Agriculture affirmed that the parcel is owned by the State of Hawaii and is situated at the corner of Mamalahoa Highway and Alanui Road near Ninole. Property adjacent to this parcel is also State-owned and leased to Ka'u Agribusiness/Kawaihae Ranch. According to the soil Conservation Service Soil Survey, the parcel is comprised of a'a lava and very stony lands and is typically used for grazing. The property is not classified according to the Agricultural Lands of Importance to the State of Hawaii (ALTSH) system.

The Department of Agriculture did not foresee any adverse impact upon the agricultural resources of the area should the cultural center be approved and constructed.

#### *Soil Associations*

Soil Associations for the areas around KHCC are shown in Figure-1. Under this rating system, lands are classified according to ten associations. The associations are based on terrain, drainage, and soil characteristics.

According to Soil Conservation Services surveys of the site, the most common types of soil is the Kekake-Keei-Kiloa association; shallow, gently sloping, well drained organic soils over Aa or pahoehoe lava. Permeability is rapid to moderately rapid for all these soils, with erosion hazard slight for C soils (0-10 percent slopes). See Figure-1.

### *Water*

The site is supplied by a private water system.

### *Flora and Fauna*

Flora - Flora around the immediate area is predominantly composed of exotic (introduced) species due to the development of residential and recreational facilities. Limited strands of native plants occur within the area (Koa-haole scrub, open scrub and strand). As the parcel has been used in the past for nursery (experimental citrus orchard), arboretum and landscaping purposes, most of the vegetation is composed of typical re-growth.

Fauna - There are four basic faunal habitats around the project area, each well defined by associated plant habitats. The faunal habitats include: 1. Koa-haole scrub, open scrub and strand; 2. golf course; 3. resort area; 4. grassland. No rare, endangered or threatened species of birds or mammals were identified during the faunal surveys of the project area.

### *Fire Hazard*

There is some danger of fire at the present time due to thick groundcover of grasses and weeds, especially during periods of drought when there is a high percentage of dry material mixed in with the trees, scrubs, and groundcover. This danger will be mitigated, by the elimination of weed cover when Hana Lulima secures a lease from the State for the parcel of land.

### *Noise*

The parcel is subject to some noise impact due to its proximity to Highway 11 and the Punalu'u Black Sands Beach entrance on Alanui Road.

### *Land Usage*

The site is presently not being used. Former lease-holders used the parcel for nursery (experimental citrus orchard), arboretum, and landscaping purposes.

The project site, consisting of approximately 5.25 acres, is situated within an area designated as "Conservation" by the State Land Use Commission. A Conservation District Use Permit (CDUP) is being secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.

The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites.

The project site is zoned "Open" (O) by the County of Hawaii Zoning Code.

The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit is being secured from the Planning Commission.

### **Environmental Assessment of Current and Past Uses of the Property**

#### ***Environmental Hazardous Materials Inspection***

No environmental hazards were observed on the subject property or adjacent property.\*

\*See Appendix - Small Commercial – Uniform Environmental Assessment Report

#### ***Past Land Use***

Since the 1960s, the 5.25 acres have been used for nursery, arboretum, and landscaping purposes.

<b>Dates</b>	<b>Lessee</b>	<b>Uses</b>
1940 - 1950	Hawaiian Agricultural Co. Ltd.	Pasturage
1950 - 1971	Hawaiian Agricultural Co. Ltd.	Pasturage, nursery
1971 - 1974	C. Brewer & Co. Ltd.	Nursery, arboretum, and landscaping
1974 - 1989	C. Brewer & Co. Ltd.	Nursery, arboretum, and landscaping
1989 - 1990	C. Brewer & Co. Ltd.	Nursery, arboretum, and landscaping
1990 - 1994	Sazale Black Sands Resort.	Nursery, arboretum, and landscaping
1994 - 1995	S & M Investments, Inc.	Nursery, arboretum, and landscaping

### **Visual On-Site Inspection to Identify Recognized Environmental Concerns**

#### ***Environmental Concerns Inspection Summary***

No environmental concerns were observed concerning the subject property or adjacent property.\*

\*See Appendix - Small Commercial – Uniform Environmental Assessment Report



## **Environmental Assessment of the Historic and Archeological Land Use**

### ***Archeological/Historic Land Use***

The parcel, which is State land, was surveyed by archaeologists in 1970 as part of a larger survey and excavation project undertaken for the Ka'u Historical Society. No historic sites were found on the small 5.25 acre parcel and it is highly unlikely that any would exist because of its location bordering the Mamalahoa Highway. Based on present information the Department of Land and Natural Resources – State Historic Preservation Division and Office of Hawaiian Affairs have indicated that the KHCC project will have "no effect" on significant historic sites.

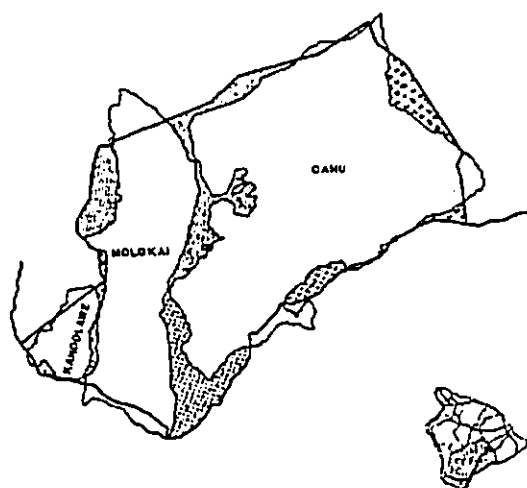
### ***Archeological/Historic Sites Summary***

Archeological/Historical Sites - No indication of sites of archeological or historical interest are evident on the site. Due to the site's previous usage for nursery (experimental citrus orchard), arboretum, and landscaping purposes, any indication of historical significance or usage of the site would have been destroyed by previous clearings, plantings and landscaping of the parcel. Based on present information, the Department of Land and Natural Resources – State Historic Preservation Division and Office of Hawaiian Affairs have indicated that the KHCC project will have "no effect" on significant historic sites.

## **VI. Environmental Setting of the Project**

### ***Physical and Biologic Environmental***

The Ka'u District is the largest on the Big Island, with 624,995.22 acres and over 65 miles of rugged and windswept shoreline. As shown in the illustration, the Islands of Oahu, Molokai and Kahoolawe could be placed within its boundaries. Land elevations reach from sea level to 13,677 feet at the summit of Mauna Loa. The District encompasses barren lava fields, sugarcane fields, grazing lands, forest reserve lands, and macadamia nut orchards. Most of Hawaii Volcanoes National Park (HVNPN) lies within the District.



Along the 65 miles of rugged and windswept shoreline there are no coral reefs, there is little white sand. Beyond the shoreline the immediate landscape is one of rough irregular exposed black lava interspersed with small bushes and grasses, green from December till June, dry for the rest of the year. Traveling up-slope from the shoreline, moisture increases and evaporation decreases with altitude. Dwellings located in the upland open slope areas were less accessible to the sea, but increasingly favorable for gardening. Most of the cultivation of sweet potato and dry land taro took place in the areas where the sugar plantations are located.

Heading toward Mauna Loa, beyond the open slope areas, fern lands gradually merge with the lower forest. In this zone where fern, bushes and small trees prosper, other varieties of upland taro requiring more water were cultivated, under mulch to hold in the moisture. Further up-slope into the rain forest grew wild bananas, wild yam, arrowroot, and tree fern. These zones were not fixed as to altitude. On the east, the wet uplands were wetter and extended lower than on the west, which was both beyond the range of heavy precipitation from trade winds and cut off somewhat by the ridge of Mauna Loa running to Kalae.

Quite distinct from the rest of Ka'u is the valley of Waiohinu, which is flanked in such a way by the mountain side that it sheltered from both trade and southerly winds, while receiving a generous share of rainfall. This was the locality chosen by the chiefs (ali'i) for their residence.

Up the mountain in the heavily forested zones, great koa (*Acacia koa*) trees were cut and used for canoe hulls. Beyond the lush rain forest, frequently swathed in clouds, stretching the length of Ka'u, are the long sweeping ridges of the great active volcano, Mauna Loa. In January and February snow can be seen mantling the summit. And when the volcano is erupting, this summit, in fact all the forests of Ka'u, may be shrouded in a pall of smoke, and at night the vivid red fountains and rivers of molten lava illumine the sky above these slopes.

### *Climate*

The average temperatures in coastal areas range from 70° to 80°F; areas in higher elevations range from 50° to 75°F, dropping to 30°F at the summits of Mauna Kea and Mauna Loa. Rainfall ranges between 10 and 140 inches, with heavier rain in the mountain areas. The coastal areas range between 10 and 50 inches per year, averaging about 40 inches. Rainfall is highest during the winter season. Much of this rain falls during a few concentrated storms. The Ka'u District receives unusually heavy rains when winds turn southeasterly and are funneled between Mauna Loa and Kilauea. Flooding may occur north of Pahala along the Highway 11 (Mamalahoa Highway).

During the daytime, northeast trade winds dominate the weather pattern and nighttime winds are from the north that flow down the slopes of Mauna Loa. A low altitude inversion layer is present when cool air drains down slope from the mountains, undercutting the warmer air. This inversion is strongest in the early morning hours, when cool mountain air flows down slope to the sea.

A trade wind inversion, which is present 50 to 70 percent of the time, occurs between 5,000 and 7,000 feet. When the inversion is well defined, clouds develop below these altitudes with occasional cloud top breaking through the inversion. On days when there is no tropical trade wind inversion, maximum cloud development occurs along the mountain slopes up to 15,000 feet. The southeast flank of Mauna Loa has persistent cloud cover. During trade wind conditions, most of Ka'u is on the edge of this cloud,

### *Historic Environment and Cultural heritage*

Historically, the people of Ka'u were the rugged individualists of the Hawaiian Islands. The history of Ka'u is rich with episodes of the people disposing of their High Chiefs (alii) when they were weak or tyrannical. The people of Ka'u regarded themselves as one maka'ainana (tribe), bred from a single parental stock (ohana). The district of Ka'u has a unique rural Hawaiian culture and history unlike any in the state of Hawaii.

The unique physical environment of Ka'u was a potent factor in forming the nature of the Ka'u ohana community. The cultural pattern of Ka'u is similar to the traditional Polynesian ohana, but it should be noted that the physical environment of Ka'u was instrumental in making the Ka'u ohana very different from other communities in Hawaii. Nevertheless, the particular way in which the Ka'u community came to be as an aggregate or complex of families, can not be brought into true focus except against the background of the land (aina). The traditional Ka'u ohana was a functioning social mechanism operating within the boundaries of sea, shore, coastal and inland slopes and uplands, subject to weather, sun, moon and volcanic eruptions.

The diverse physical environment of Ka'u determined the distribution of the settlements that comprised the extended family. The type and location of structures, the means of livelihood

and exchange of products, goods and handicrafts from the land, sea and mountains were all affected by topography, rainfall and vegetation, the nature of the shore and the sea offshore and by climate, weather and the cycle of seasons.

Phenomena arising from Ka'u's physical and geologic environment is the basis out of which the legendary cultural dramas are wrought and intermixed with the patterns of inherited traditional Polynesian lore. This legendary setting of Ka'u and its proximity to active volcanoes were important factors that affected the functioning of the ohana. Shark, caterpillar and gourd, certain rock formations, trees, volcanic and meteorological phenomena are the kupuna (forbears) of particular families and individuals. Rulers, relationships, worship, taboos, and every phase of personal and family life were influenced and contingent upon these beliefs. Traditional Ka'u Hawaiian culture was unique and existed nowhere else.

The Hawaiians of Ka'u did not fear or cringe nor hate, the power and destructive violence of Mauna Loa. They viewed this huge active volcanic mountain in terms of its majesty and mana (divine power) and worshipped the Goddess Pele who presided over it. They named their land "The Breast" (Ka'u). They loved Pele, whose home was their land. The people of Ka'u endured Pele's furies and celebrated the drama of creation with which they lived intimately in the songs and dances of sacred hula. These songs and dances dramatized the myth of the "Woman of the Pit" (the crater, Kilauea) and her "family" embodied in cloud, thunder and lightning (Lone); the forest and verdure Wahine 'Oma'o ("Green Lady") in Hi'iaka "of living craters" the healer and other cosmic terrestrial forces that encompassed Ka'u.

The vast diversity of Ka'u and its close proximity to active volcanoes explains why the people of Ka'u are so unique and different from other Hawaiian communities. It is this unique history and cultural heritage that the Ka'u Hawaiian Cultural Center will preserve and exhibit for residents and visitors. The Ka'u Hawaiian Cultural Center will be an invaluable addition to the Big Island and the state of Hawaii's tourism mix, providing an authentic ecotourist attraction that can only be experienced in the district of Ka'u, in Hawaii.

#### *Socio-Economic Environment*

In 1995, the Big Island had about 135,000 residents, and hosted an estimated 1,250,000 visitors, of which an estimated 350,000 (31%) visited the east side of the Island. The average number of visitors on the Island in 1995 (i.e., the daily visitor census) was estimated to be approximately 20,000 people. Corresponding figures for the State were approximately 1,200,000 residents, with over 6,000,000 annual visitors, and 150,000 daily visitors.

The 1990 census reported 4,438 people in the Ka'u District. Ka'u has a diverse ethnic composition, including Hawaiian, European, Asian and other ethnic groups and mixtures. The median age was approximately 36 years. The 1990 census reported that more than 60% of adults aged 25 and older had finished high school, and more than 10% had finished college. Median family income was about \$27,000, and average per-capita income was \$10,784.

Approximately 8% of the residents had incomes below the poverty level. About 58.4% of the homes were occupied by owners, 34.4% by renters, and 7.2% were vacant.

The Ka'u District is characterized by many small communities. The largest communities are Pahala, Ocean View, and Na'alehu. The 1990 government census reported the population of Ka'u as 4,438.

*Resident Population of Ka'u District and Census Designated Places, Hawai'i County, 1990*

District and Place	Total Resident Population	Male	Female	Median Age	Land Area (sq. mi.)	Persons per sq. mi.
Ka'u District	4,438	2,276	2,162	35.5	922.3	4.8
Ocean View	969	525	444	39.0	102.0	9.5
Na'alehu	1,027	512	515	32.7	2.2	466.8
Pahala	1,520	771	749	34.4	.8	1,900.0
Volcano (for Ka'u District portion)	42	22	20	50.0	3.3	12.7

The town of Pahala was built around the Hawaiian Agricultural Company, which later merged with Hutchinson Sugar Company, and became Ka'u Sugar Company, Inc. The Ka'u Sugar Company was the largest employer in the area, until its closing in March 1996. Na'alehu is smaller than Pahala but contains a greater variety of commercial facilities. Wai'ohinu lies a few miles southwest of Na'alehu and contains a 14-unit hotel and a few small commercial establishments. Ocean View has two small commercial centers, with a medium-size supermarket, hardware store, gas stations and other small businesses.

Hawaiian Ocean View Estates (HOVE) has over 11,000 one-acre parcels and is the largest subdivision in the United States. Other clusters of residential and small commercial facilities include Ranchos Estates, and Green Sands subdivisions. Discovery Harbor, Mark Twain, and South Point are other subdivisions located in Ka'u.

The Ka'u District has a total of 606,200 acres of land. The State owns 188,256 acres or 31 percent of this land, including 10,989 acres of Hawaiian Home Lands. The 1989 *Hawaii County General Plan* designated 2,972 acres in Ka'u for development: 2,062 acres for residential development, 206 for commercial, 525 for industrial, and until 1991, 135 for resort. As noted earlier, the urban and rural centers are at Pahala, Na'alehu, Wai'ohinu and Ocean View. Industrial areas are located at Na'alehu, Pahala and Honu'apo. The two areas designated "Resort" in the 1989 General Plan are at the Hawaii Volcanoes National Park (HVNP) - including the Volcano House hotel complex and the Kilauea Military Camp, and Ninole-Punalu'u (SeaMountain resort which is next to the State parcel TMK: (3) 9-5-19-34 proposed for the Ka'u Hawaiian Cultural Center). The *Hawai'i County General Plan* was

amended in 1991 to provide for 3,244 acres of resort, medium and low density urban, industrial and open space for a proposed major resort, the Hawaiian Riviera, in the Kahuku coastal area.

\*Hawaii County Population, Civilian Labor Force and Selected Economic Data  
Bank of Hawaii Economics Department Data - June, 1997.

### *Land Ownership*

Major landowners include C. Brewer & Co. Ltd., S&M Investments, Bishop Estates, Samuel Damon Estate Trust, Hawaiian Home Lands, State of Hawaii, and the U.S. Government which owns Hawaii Volcanoes National Park (HVNPN).

Agriculture is the economic mainstay of Ka'u. Macadamia nut is a major crop, with approximately 10,000 acres planted. Other crops such as bananas, avocados, tomatoes, coffee, and nursery plants are cultivated on a limited basis. There are also several cattle and dairy ranches which utilize large tracts of land.

C. Brewer & Co. Ltd. is a major landowner in the area. C. Brewer developed golf and tennis facilities at Punalu'u Beach and has a master plan for development and expansion of resort facilities on the Ka'u coast. The resort property was sold and renamed Sazale Black Sands Resort. The current owner, S & M Investments is expected to continue the planned expansion.

The current industrial activities in the Ka'u District are macadamia nut milling, County base yards, public utilities, and fish processing. The closest port facilities are located in Hilo.

### *Roads*

The major highway system of the Big Island is the State Highway 11 (Hawaii Belt Road, Mamalahoa Highway) along the southern half of the island; Highway 19 along the northern half. State Highway 11 is the major road serving the Ka'u District. It is essentially a paved asphalt two-lane highway with a 12-foot travelway and gravel or grass shoulders.

Alanui Road, the main entrance to Punalu'u Seamount Ranch, is a private two-lane road owned by S & M Investments. Alanui Road is a paved asphalt two-lane road with a 12-foot travelway and gravel or grass shoulders.

Although Highway 11 is a State highway, the National Park Service has jurisdiction over the portions of the road within HVNPN. This segment of road is maintained by the State Department of Transportation. In addition, a segment of the highway, from Honu'apo to beyond South Point road, is maintained by Hawai'i County, Department of Public Works.

Several areas along the highway are subject to flooding during heavy rains. An area near Pahala is signed for flooding. Warning signs and poles along the shoulder of the road indicate

dangerous conditions during flash flooding. In May of 1997, the State and County began making construction improvements to a section of Highway 11, east of Pahala, that is prone to flooding.

### *Water Resources*

The Hawaii County Department of Water Supply maintains and operates 26 water systems on the Big Island. The systems use both groundwater and surface water sources for their supply. Surface water is a significant source for irrigation and industrial uses. Groundwater is the primary source for the majority of users, municipal as well as private systems.

Water for the Ka'u District comes from both ground and surface sources. Water in the District is supplied to various users from municipal systems; agricultural irrigation systems; military systems; HVNP; private, domestic, commercial and industrial systems; and, native Hawaiian 'auwai (canal) systems.

There are two municipal systems in Ka'u; the Pahala system, which serves Pahala, and the Na'alehu-Wai'ohinu system, which serves Na'alehu, Wai'ohinu and South Point. The Pahala system relies on the Ali'i tunnel for its supply, supplementing it with water from the Pahala Well during dry weather. The Na'alehu-Wai'ohinu system depends primarily on the New Mountain House tunnel and Haao Spring for its supply, supplemented by the Na'alehu Well during dry weather. The two private agricultural irrigation systems in the District both use deep wells for their sources.

The S&M Investments Sazale Black Sands Resort at Punalu'u utilizes two water wells at Ninole. A number of ranches are supplied by their own wells or springs. The old sugar mill in Pahala has two deep wells that supply water for industrial cooling and wash water. A number of subdivisions such as Ranchos Estates and Hawaiian Ocean View Estates (approximately 900 households in 1995) depend on individual rainwater roof-catchment systems for water.

### *Wastewater Disposal*

Hawaii County operates six municipal sewerage systems, one each in Hilo, Papaikou, Kapehu, Pepeekeo, Kailua and Keauhou. In many areas throughout the County, municipal sewerage systems are nonexistent and private systems are used. Major resort complexes and other developments along shorelines depend upon private sewerage systems, except where connection to existing nearby treatment facilities is feasible and in conformance with long-range plans for the County.

About 95 percent of the County's population and nearly all of the single-family residences in non-sewered areas utilize cesspools and septic tanks. The construction of cesspools has been severely restricted since January 1, 1990. The State Department of Health (DOH) and the County have jointly delineated Critical Wastewater Disposal Areas (CWDAs) throughout the island. No new cesspool construction will be allowed in CWDAs or for new construction in rural areas. Since 1990, new residences in rural areas are required to install septic tank

systems. The County is working to expand its sewage treatment plants and sewerage systems.

The County has no sewerage system in the Ka'u District. A private system exists for the resort development at Punalu'u, but most residents are served by individual waste disposal systems. The cesspools in use in the Ka'u area are apparently functioning adequately. Considering the low density and wide distribution of the housing units and the relatively small population, the existing individual treatment units will continue to be used. Portions of the District where cesspools could affect water quality have been designated as a Critical Wastewater Disposal Area (CWDA). Within these areas, other individual wastewater treatment systems must be utilized for new construction

### ***Solid Waste Disposal***

Hawaii County operates two landfills - the Hilo and Pu'u anahulu (West Hawai'i) Landfills and 21 transfer stations located throughout the island. Residential, commercial, organic and agricultural wastes as well as construction debris and sewage sludge are disposed of at both landfills. There is also a federally-operated landfill site at Pohakuloa.

### ***Electrical Power***

Commercial electric power is provided by the Hawaiian Electric Light Company (HELCO). The generation, transmission and distribution of electric power is characterized by relatively long transmission lines (as compared to Oahu) and generation capacity is dispersed and varied. The primary source of generation is oil. Almost 30% of energy sources is renewable, coming from geothermal, wind and water resources. HELCO recently acquired Lalamilo Windfarm, to gain operating, technical and financial experience to assist in assessing the immediate and future viability of wind-derived energy, and to help secure non-fossil fuel energy sources.

The transmission of electrical power from HELCO's main power generation plant in Hilo (Kaneohehewa) to the Ka'u District is via 69 kV and 34 kV lines. The 34 kV line terminates at the Pahala substation; the 69 kV line follows Highway 11 through the District, continuing to the Kona Coast, with substations at Kilauea and Na'alehu.

Propane gas is used widely on the Island, as in some rural areas electrical power is not available, and propane is the only power source.

### ***Telecommunication Services***

The Ka'u District is currently served by GTE Hawaiian Tel (end of 1996). GTE telecommunication services were deemed inadequate by the community, as many businesses and private residences only had access to party lines, without modern digital switching services. Pahala is one of the few areas in Ka'u that has digital switching. The Pahala area is served by a Digital Central Office with a capacity for 812 lines. Other areas of Ka'u are



designated nonequal access areas, without access to advance telecommunication services and options. The Ka'u community, with assistance from its State representatives sought access to up-to-date telecommunication services. In 1996, GTE was ordered by the State Public Utilities Commission to turn over the District to TelHawai'i. GTE has appealed to the PUC to turnover order.

#### ***Flood Plain***

The proposed project is not located in an environmentally sensitive area (e.g., floodplain, tsunami zone, coastal area). Although KHCC is located in the tsunami evacuation zone, the Site is not located in a flood or tsunami inundation zone according to the flood insurance maps. The site is located in Zone X, which is an area determined to be outside the 500 year flood plain.

#### ***Police and Fire Stations***

A 16-officer police force, stationed in Na'alehu, serves the entire Ka' u District. There are police sub-stations in Pahala and Ocean View. A new police station is currently under construction in Na'alehu. A two-man, 24-hour fire service facility with one truck is located in Pahala and serves the entire District. Fire protection is also provided by volunteer backup forces from Pahala, Na'alehu and Ocean View. A new volunteer fire station will be constructed for Ocean View in 1997. The Kilauea military camp located at HVNP in the Volcano area also provides fire support if required.

### **VII. Positive Impacts**

#### ***Aesthetic***

The Ka'u Hawaiian Cultural Center will be a source of pride and beauty to all the people of Ka'u, and the state of Hawaii. The KHCC will reflect traditional Hawaiian construction, and will have "thatched" roofing which meets building code requirements. The KHCC includes a modest-sized building, a cultural events stage with traditional Hawaiian rock seating arena which will blend into the rural landscape. The building and cultural events center will be surrounded by plantings of indigenous and traditional Hawaiian plants

#### ***Social***

The KHCC will be an anchor and center for cultural/social activities and cultural/historic education for the community as well as a highly visible representation of the pride and heritage of Ka'u. KHCC will have a positive social impact upon the area by providing education, employment and training to the community. The positive economic, social and culture benefits of KHCC will help mitigate some of the negative economic and social effects, and facilitate the transition from a plantation-dependent economy to diversified agriculture, small business and tourism-based economy.

### *Economic*

The KHCC will help leverage the large visitors market that Hawaii Volcanoes National Park attracts to the District of Ka'u. The KHCC will help fuel the business and entrepreneurial growth needed for a stronger and sustainable economic base, and support the development of a more secure economic future, while preserving the cultural heritage and way of life of Ka'u.

KHCC will have a positive economic impact on the area, providing jobs, entrepreneurial opportunities, and revenues that will benefit the entire community. Beside the 2 or 3 people employed at KHCC, numerous entrepreneurial employment opportunities will be created for the production of Hawaiian handicrafts, arts and crafts, products grown and created from the Hawaiian garden and commercial kitchen. By increasing the tourism and cultural activities locally, KHCC will also increase revenues and promote tourism for local businesses, the Big Island and the state as a whole. KHCC is grass-roots community-initiated, and the development of the KHCC will strengthen and support the efforts of economically-depressed communities to help themselves. KHCC will increase tax revenues for the State and County, but most importantly the KHCC will be a symbol of successful community-initiated and community-based economic development.

## **VIII. Negative Project Impacts**

### **Project Location Impacts**

#### *Traffic*

The north property boundary of parcel 3-9-5-19-34 parallels Highway 11. The existing Highway 11 and Punalu'u interchange are well designed with separate merging turning lanes and are more than adequate to handle any increase in traffic. The entrance to KHCC is planned to be located on Alanui Road, which is the paved main access road to Punalu'u Black Sands Beach. The entrance will be improved as a part of the construction process.

### **Project Design Impacts**

#### *Soil*

There will be little to no effect on the soil. The location of the cultural center will be designed to minimize any alteration of the existing landscape. The land has been cleared by previous tenants, additional land clearing by Hana Laulima will be focused on the removal of the weeds, with little or no disturbance of the soil. As Hana Laulima will be planting a Hawaiian Botanical Garden, following traditional Hawaiian organic cultivation practices, any effect on the soil will be beneficial.

## **Construction Impacts**

### ***Construction Schedule***

The construction of the KHCC will take 8-12 months.

### ***Personnel Involved***

During construction phases, there will be a fluctuating number of people working at the site, depending on the element under construction. In the beginning of the construction process 5-10 persons will be involved, while at the peak of construction activity the number could increase to approximately 10-20 persons.

Any building construction will conform to all requirements of building code and statutes of the County of Hawaii.

### ***Erosion***

A small increase in possible erosion will occur during construction due to the necessity of clearing weeds from the land to plant the Hawaiian Botanical Garden and the construction of the cultural center. The estimated area cleared and/or graded for the cultural center and stage will not exceed 10% of the total acreage.

### ***Construction Runoff***

All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties.

### ***Noise***

There will be marginal increase in noise due to the small increase in traffic to the area. There are no immediate dwellings near the KHCC site.

### ***Traffic***

The KHCC will slightly increase traffic to the area. The existing Highway 11 and Punalu'u interchange are well designed and more than adequate to handle any increase in traffic.

### ***Safety***

The Hawaii County and OSHA safety requirements for a construction area will be observed at all times.

### *Air*

No effect on air quality is foreseen.

### *Water*

There will be minimal impact to supply or quality of water. KHCC plans to use water from the private water system owned by S&M investments. Waste-water will be disposed of in compliance with building codes and environmental regulations.

### *Mitigating Measures*

All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.

Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.

Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.

Wastewater disposal shall meet with the requirements of the State, Department of Health.

A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

### **Operational Impacts**

#### *Traffic*

The operation and activities at the KHCC will attract existing traffic – cars enroute to Hilo, Kailua-Kona and/or Hawaii Volcanoes National Park on Highway 11 to stop and spend more time in the immediate area. This will increase traffic in the immediate area. The existing Highway 11 and Punalu'u interchange are well designed and more than adequate to handle the increased traffic. The entrance to KHCC is planned to be located on Alanui Road, which is the paved access road to Punalu'u Black Sands Beach. The entrance will be improved as a part of the construction process.

## **Secondary Negative Impacts**

### ***Erosion***

There will be no potential for erosion in the long term as the site has little or no slope (limited gradient). The site has been previously cleared, and planted with citrus trees and other tropical foliage. Hana Laulima plans to clear the overgrown brush and weeds, leaving many of the existing trees and foliage. Most of the site will be landscaped and transformed into a Hawaiian Botanical Garden.

### ***Soil***

There will be a beneficial impact to the amount and quality of the soil due to the locally-produced organic compost that will be tilled into the soil for the Hawaiian Botanical Garden.

### ***Air***

No effect on air quality is foreseen.

### ***Water***

There will be minimal impact to supply or quality of water. KHCC plans to use water from the private water system owned by S&M investments. Waste-water will be disposed of in compliance with building codes and environmental regulations.

### ***Flora & Fauna***

Little impact on flora and fauna is foreseen. The site is primarily nursery (experimental citrus orchard), weeds, grassland and shrubs. The site's transformation into a Hawaiian Botanical Garden will improve and preserve native plants and flora. Some exotic "weed" trees and shrubs, such as wiliiaiki and guava will be need to be removed. No effect upon wildlife in the area is foreseen.

### ***Fire***

KHCC will have a positive impact upon the danger of wildfire, due to the elimination of weeds and dead grass. The lush gardens, landscaping and irrigation will improve and protect the site from fire danger.

### ***Noise***

There will be marginal increase in noise due to increased traffic in the local area, and attendance at cultural events. There are no immediate dwellings near the KHCC site.

### *Archeological/Historical Sites*

No sites of historical or archeological significance are known to exist on the site.

## **IX. Mitigating Measures**

### **Alternatives considered**

Several alternative sites have been considered. The criteria used in site consideration were as follows:

Size and configuration of parcel - Optimal size of parcel between 5 and 10 acres to support rural ambiance and to plant Hawaiian Botanical Gardens.

Rural location – Surroundings are supportive of the rural traditional Hawaiian Village theme.

Proximity to Hawaiian cultural and historical sites – Site is located close to cultural and historical sites, to facilitate guided walking tours, and complement theme of traditional Hawaiian Village.

Distance from highway and visitor industry areas – Located immediately off the highway, to optimize visibility and access to cultural center for residents and visitors.

Location is “owned” by all Ka’u communities and not just one community – Located between the communities of Pahala and Na’alehu, in an area regarded as “culturally and historically significant” by all of Ka’u.

Infrastructure developed – Roads were designed and developed to handle visitors traffic in the immediate area. Area designed and developed to handle tourists as well as residents.

Water supply - Adequate water for visitor attraction, and to maintain Hawaiian gardens and landscaping.

Availability of long-term lease - The substantial investments required to build KHCC necessitate the availability of long-term lease to secure adequate funding. Fifteen years was the minimal requirement, with at least thirty years the control level required to support funding proposals, with a longer term of at least 55 years desirable. A long-term lease will provide the security and control level necessary to improve and enhance KHCC into a major visitor and cultural attraction, which benefits the community.

Soil/ Suitability for botanical garden - Site must be able to sustain native plants and landscaping.

Annual rainfall - Optimal rainfall to sustain lush Hawaiian gardens and landscaping.

Topography - Even terrain and limited gradient are important for landscaping, walkways and for minimizing the risk of injury to visitors of the KHCC.

Use history - Preferred land that had been cleared and used previously as nursery or orchard.

*The following alternative sites were considered:*

C. Brewer, Ka'u, Hawaii, TMK (3) 9-5-21:10 (8 acres)

The site 3-9-5-21-10 was of sufficient size, and the conditions of temperature, rainfall, soil and vegetation, though not ideal, were within acceptable parameters. However, this site has serious drawbacks as it lacks Highway 11 frontage, is located behind the commercial shopping area in Naalehu, is not easily seen by passing drivers on Highway 11, the surrounding older commercial buildings do not provide desired complementary ambiance, and there is no existing access easement from the highway. In addition, the offered lease of 5 years did not provide the needed control level to secure construction financing and funding.

S&M Investments restaurant and gallery facilities at the black sands beach at Punalu'u.

This site is not of sufficient size for inclusion of the Hawaiian Botanical Garden. In addition, though the facilities are constructed to reflect Hawaiian style construction, the facilities required extensive renovation. Obtaining funding for renovating facilities owned by a for-profit commercial enterprise is difficult. The site is next to the black sands beach which attracts visitors, but is not visible from Highway 11 to attract additional visitors who do not make the stop to visit the beach. Also there is litigation which may impact the Punalu'u site owned by S&M Investments, and a long-term lease of at least 15 years is not available. S&M Investments is in support of the development of the KHCC on the proposed State parcel.

**Mitigation measures proposed**

Erosion control measures - Landscaping will be maintained at all times, thereby strongly inhibiting run-off and erosion. The Hawaiian gardens will feature native trees and plants.

Traffic and noise - Windbreak trees will be planted bordering the site to minimize noise. Rock walls will be constructed parallel to the highway to prevent unauthorized access from the highway and to avoid congestion or obstruction to traffic.

Road maintenance - Roads adjacent to entrance will be maintained and improved to handle the increased use. Drainage will be ensured to minimize any run-off damage, and entrance and parking areas will be regularly maintained.

Any building construction will conform to all requirements of building code and statutes of the County of Hawaii. All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties.

All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.

Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.

Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.

Wastewater disposal shall meet with the requirements of the State, Department of Health.

A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

The project site, consisting of approximately 5.25 acres, is situated within an area designated as "Conservation - General Subzone" by the State Land Use Commission. A Conservation District Use Permit (CDUP) is being secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.

The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites.

The project site is zoned "Open" (O) by the County of Hawaii Zoning Code. The site is located in Flood Zone X, which is an area determined to be outside the 500 year flood plain.

The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit is being secured from the Planning Commission.

**X. Proposed KHCC Land Use is Consistent with Conservation District, General Subzone, and Special Management Area Criteria**

***The Proposed KHCC Land Use is Consistent with Purpose of the Conservation District.***

A. Conclusive evidence set forth in the Final EA and Conservation District Use Application indicate that the proposed land use for KHCC is a superior public use to that which the subject land has been appropriated.

B. Conclusive evidence set forth in the Final EA and Conservation District Use Application indicate that the proposed land use for KHCC does not endanger or threaten the purpose of conservation distinct as set forth in HRS 205-2 a 4-e: Conservation districts shall include areas necessary for protecting watersheds and water sources; preserving scenic and historic areas; providing park lands, wilderness, and beach reserves; conserving indigenous or endemic plants, fish, and wildlife, including those which are threatened or endangered; preventing floods and soil



erosion; forestry; open space areas whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources; areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept.

***The Proposed KHCC Land Use is Consistent with the Objectives of the Conservation District General Subzone.***

- A. The proposed KHCC project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The proposed KHCC project will not affect the objectives of HAR 13-5-14 (a) - General subzone which states: The objective of this subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature.
- B. The proposed KHCC project is rural in nature and conforms to the accepted land uses as outlined in HRS 13-5-25 (G1) Open Space – Land use promoting open space and scenic value including those with accessory structures; providing, however, that no new golf courses shall be developed in the conservation district.
- C. The proposed KHCC will protect, preserve, restore and improve the quality of coastal scenic and open space resources.
- D. The proposed KHCC project is rural in nature and conforms to the accepted land uses as outlined in HRS 13-5-25 (G2) Land Uses not previously Identified in sections 13-5 22, 23, or 24.
- E. The proposed KHCC project is rural in nature and conforms to the accepted land uses as outlined in HRS 13-5-22 (P6) Public Purpose, other such land uses which are taken by non-governmental entities which benefit the public and are consistent with the purpose of the conservation district.
- F. The proposed KHCC project is rural in nature and conforms to the accepted land uses as outlined in HRS 13-5-23 (L1) Agriculture within an area of more than one acre, defined as the planting, cultivating and harvesting of horticulture crops, floriculture crops, or forest products, or animal husbandry.
- G. The proposed KHCC project is rural in nature and conforms to the accepted land uses as outlined in HRS 13-5-23 (L2) Botanical Gardens and Private Parks.

*The Proposed KHCC Land Use Complies with Provisions and Guidelines  
Contained in HRS Chapter 205A Coastal Zone Management.*

- A. The proposed KHCC project is not expected to cause significant impacts to the environment, pursuant to the criteria established by the Hawaii County General Plan, Zoning and Subdivision Codes, other Applicable Ordinances, HAR Title 11-200-12 (Significance Criteria) and HAR Title 13 Chapter 5, Special Management Area HRS Chapter 205A and the purpose of the Conservation District and G – General Subzone.
- B. *HRS 205 A-2 (2)(A) Historic Resources.* The proposed KHCC will protect and preserve natural and manmade historic and prehistoric resources that are significant in Hawaiian and American history and culture.
- C. *HRS 205 A-2 (2)(A) Historic Resources.* The proposed KHCC will identify and analyze significant archaeological resources.
- D. *HRS 205 A-2 (2)(B) Historic Resources.* The proposed KHCC will maximize information retention through preservation of historic and cultural remains and artifacts.
- E. *HRS 205 A-2 (2)(C) Historic Resources.* The proposed KHCC will support State goals for protection, restoration, interpretation, and display of historic resources.
- F. *HRS 205 A-2 (3)(A) Scenic and Open Space Resources.* The proposed KHCC will protect, preserve, restore and improve the quality of coastal scenic and open space resources.
- G. *HRS 205 A-2 (3)(A) Scenic and Open Space Resources.* The proposed KHCC will identify and provide valued scenic resource to public.
- H. *HRS 205 A-2 (3)(B) Scenic and Open Space Resources.* The proposed KHCC will ensure that new development is compatible with the visual environment by designing and locating the KHCC to minimize the alteration of natural landforms and existing public views.
- I. *HRS 205 A-2 (3)(D) Scenic and Open Space Resources.* The proposed KHCC will encourage developments, which are not coastal dependent to locate in inland areas.
- J. *HRS 205 A-2 (5)(A) Economic Uses.* The proposed KHCC will provide public facilities and improvements important to the State and County's economy in a suitable location and area that has been declared as economically depressed.

- K. *HRS 205 A-2 (7)(A) Managing Development.* The proposed KHCC will use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future development.
- L. *HRS 205 A-2 (7)(B) Managing Development.* The proposed KHCC will facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements.
- M. *HRS 205 A-2 (7)(C) Managing Development.* Hana Laulima will communicate impacts of the proposed KHCC in terms understandable to the public to facilitate public participation in the planning and review process.
- N. *HRS 205 A-2 (8)(A) Public Participation.* The proposed KHCC will provide coastal, historic and cultural recreational opportunities accessible to the public.
- O. *HRS 205 A-2 (8)(A) Public Participation.* The proposed KHCC will stimulate public awareness, education, and participation in environmental and coastal management.
- P. *HRS 205 A-2 (8)(A) Public Participation.* The proposed KHCC will maintain a public advisory board to identify problems and to provide policy advice and assistance to the coastal zone management program.
- Q. *HRS 205 A-2 (8)(B) Public Participation.* The proposed KHCC will disseminate information on coastal zone management.
- R. *HRS 205 A-2 (8)(C) Public Participation.* The proposed KHCC will sponsor community dialogues and site-specific mediations to respond to coastal issues and conflicts.

***The Proposed KHCC Land Use will not Cause Substantial Adverse Impact to Existing Natural Resources within the Surrounding Area, Community or Region.***

- A. The proposed KHCC project will not substantially adversely affect the economic welfare, social welfare, or public health of the community. The expanded recreational opportunities provided by the project will beneficially affect the social welfare and public health of the community.
- B. The proposed KHCC project will not involve substantial secondary impacts, such as population changes or effects on public facilities. The project will increase the capacity of public recreation facilities. This increased capacity will not induce population growth.

- C. The proposed KHCC project will not involve a substantial degradation of environmental quality. There will be no significant degradation of air, water, or noise quality.
- D. The proposed KHCC project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. The Site is not a known habitat for endangered or threatened flora or fauna species.
- E. The proposed KHCC project will not detrimentally affect air or water quality or ambient noise levels. The proposed project will not produce any air emissions. Site work will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust.
- F. The proposed KHCC project is not located in an environmentally sensitive area (e.g., floodplain, tsunami zone, coastal area). Although located in the tsunami evacuation zone, the Site is not located in a flood or tsunami inundation zone according to the flood insurance maps. The site is located in Zone X, which is an area determined to be outside the 500 year flood plain.
- G. The proposed KHCC project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The County General Plan identifies natural beauty sites and vistas. The project will not affect any of the listed sites or vistas for Ka'u.

***The Proposed KHCC Land Use, Including Buildings, Structures and Facilities are Compatible with the Locality and Surrounding Areas, Appropriate to the Physical Conditions and Capabilities of the Specific Parcel.***

- A. Undeveloped State land borders the proposed KHCC site (TMK: (3) 9-5-19-34) on the north, east and south property boundaries. The west property boundary of TMK: (3) 9-5-19-34, is adjacent to SeaMountain at Punalu'u, a large resort development property owned by S & M Investment Partners, L.P., 680 Iwilei Road Suite 700, Honolulu, Hawaii 96817. C. Brewer Properties, Inc. began construction on SeaMountain at Punalu'u in 1972. The development includes an 18-hole golf course and clubhouse, four tennis courts, a convenience store, Punalu'u Black Sand Restaurant, a meeting facility, 76 condominium units, 19-lot single-family subdivision, and an infrastructure consisting of water and sewer system, telephone and electricity, and road system.
- B. The KHCC will reflect traditional Hawaiian construction, and will have "thatched" roofing which meets building code requirements. The KHCC includes a modest-sized building, a cultural events stage with traditional Hawaiian rock seating arena which will blend into the rural landscape. The building and cultural events center will be surrounded by plantings of indigenous and traditional Hawaiian plants

*The Proposed KHCC will Improve the Natural Beauty and Open Space Characteristics of the Land, While Preserving the Historic and Cultural Aspects of the Ka'u and Punalu'u Areas.*

- A. The proposed KHCC project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The County General Plan identifies natural beauty sites and vistas.
- B. The proposed KHCC project will not affect any of the listed sites or vistas for Ka'u. The parcel, which is State land, was surveyed by archaeologists in 1970 as part of a larger survey and excavation project undertaken for the Ka'u Historical Society. No historic sites were found on the small 5.25 acre parcel and it is highly unlikely that any would exist because of its location bordering the Mamalahoa Highway. The Department of Land and Natural Resources – State Historic Preservation Division and Office of Hawaiian Affairs have indicated that the KHCC project will have "no effect" on significant historic sites.
- C. Archeological/Historical Sites - No indication of sites of archeological or historical interest are evident on the site. Due to the site's previous usage for nursery (experimental citrus orchard), arboretum, and landscaping purposes, any indication of historical significance or usage of the site would have been destroyed by the clearing, planting and landscaping of the parcel. The Department of Land and Natural Resources – State Historic Preservation Division and Office of Hawaiian Affairs have indicated that the KHCC project will have "no effect" on significant historic sites.

**XI. List of All Permits and Approvals**

- 1. State lease for 5.25 acre parcel (3-9-5-19-34).
- 2. Special Management Area Permit.
- 3. Conservation District Use Application.
- 4. Conservation District Use Management Plan.
- 5. Various County of Hawaii Building Permits.

**XII. Summary**

*Summary of Draft EA Comments and Responses*

**A. State of Hawaii Office of Environmental Quality Control**

Please include the following in the final EA:

- 1. This EA mentions Phase II, but gives no details. The Environmental Impact Statement law prohibits segmentation of larger projects and requires that full

disclosure of impacts be made on projects in their entirety. Provide a full analysis and discussion of this and all related projects in the area.

**Response:** There is no KHCC Phase II. All aspects of the KHCC project are detailed in the Final EA.

2. Community contacts: Notify any interested community groups, and the nearest neighbors or neighboring landowners of the proposed project and document your contacts in the final EA. Include copies of any correspondence.

**Response:** All comment letters and correspondence from neighboring land owners, neighbors, and community groups is included in appendix.

3. Include drawings or diagrams of the site, the proposed buildings and any proposed landscaping that show the final appearance of the project.

**Response:** Site plans, floor plans, and landscaping plans are included in the appendix.

4. Identify public viewpoints of the project site from which visual impacts may occur, especially of mauka and makai viewplanes. Show impacts of the project by superimposing a rendering of the proposed facility onto photographs taken from public view points.

**Response:** Pictures of mauka and makai viewplanes and visual impacts, including superimposed rendering of KHCC are displayed in the appendix.

5. Construction impacts: Include a full discussion, including impacts to nearby water resources from construction runoff, traffic impacts, safety issues, noise, and air quality. Also discuss any mitigation measures planned to prevent or lessen these impacts.

**Response:** Any building construction will conform to all requirements of building code and statutes of the County of Hawaii.

- a. Erosion - A small increase in possible erosion will occur during construction due to the necessity of clearing weeds from the land to plant the Hawaiian Botanical Garden and the construction of the cultural center. The estimated area cleared and/or graded for the cultural center and stage will not exceed 10% of the total acreage.
- b. Construction Runoff - All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties.
- c. Noise - There will be marginal increase in noise due to the small increase in traffic to the area. There are no immediate dwellings near the KHCC site.

- d. Traffic - The KHCC will slightly increase traffic to the area. The existing Highway 11 and Punalu'u interchange are well designed and more than adequate to handle any increase in traffic
- e. Safety - The Hawaii County and OSHA safety requirements for a construction area will be observed at all times.
- f. Air - No effect on air quality is foreseen.
- g. Water - There will be minimal impact to supply or quality of water. KHCC plans to use water from the private water system owned by S&M investments. Waste-water will be disposed of in compliance with building codes and environmental regulations.

*Mitigating Measures:*

- a. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
- b. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
- c. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.
- d. Wastewater disposal shall meet with the requirements of the State, Department of Health.
- e. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.
- f. Erosion control measures - Landscaping will be maintained at all times, thereby strongly inhibiting run-off and erosion. The Hawaiian gardens will feature native trees and plants.
- g. Traffic and noise - Windbreak trees will be planted bordering the site to minimize noise. Rock walls will be constructed parallel to the highway to prevent unauthorized access from the highway and to avoid congestion or obstruction to traffic.
- h. Road maintenance - Roads adjacent to entrance will be maintained and improved to handle the increased use. Drainage will be ensured to minimize any run-off damage, and entrance and parking areas will be regularly maintained.

- i. Any building construction will conform to all requirements of building code and statutes of the County of Hawaii. All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties.
  - j. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
  - k. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
  - l. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.
  - m. Wastewater disposal shall meet with the requirements of the State, Department of Health.
  - n. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.
6. Please provide clear, readable neighborhood, area and regional maps with the project site indicated on each.

**Response:** Readable, regional, area and neighborhood maps are included in appendix.

7. A discussion of findings and reasons, according to the significance criteria listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination.

**Response:** In accordance with HAR Title 11-200-12 (Significance Criteria), the following findings and reasons support the anticipated finding of a No Significant Impact Determination for the proposed Ka'u Hawaiian Cultural Center.

- a. The proposed KHCC project is not expected to cause significant impacts to the environment, pursuant to the significance of the criteria established by the Environmental Council as discussed below: therefore the determination is to issue a Finding of No Significant Impact.
- b. The proposed KHCC project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources. The Site has been completely disturbed by previous land clearing, no significant natural or cultural resources exist on the Site.
- c. The proposed KHCC project will not curtail the range of beneficial uses of the environment. The project will enhance the beneficial use of the Site since the Site is currently overgrown and underutilized.



- d. The proposed KHCC project will not conflict with the State's long-term environmental policies. The proposed project will not conflict with the environmental policies set forth in the State plan and Chapter 344 Hawaii Revised Statutes, in that the project will not damage sensitive natural resources not emit excessive noise or contaminants.
- e. The proposed KHCC project will not substantially adversely affect the economic welfare, social welfare, or public health of the community. The expanded recreational opportunities provided by the project will beneficially affect the social welfare and public health of the community.
- f. The proposed KHCC project will not involve substantial secondary impacts, such as population changes or effects on public facilities. The project will increase the capacity of public recreation facilities. This increased capacity will not induce population growth.
- g. The proposed KHCC project will not involve a substantial degradation of environmental quality. There will be no significant degradation of air, water, or noise quality.
- h. The proposed KHCC project will not have cumulative impacts or involve a commitment for larger actions. All phases of the project have been described and assessed in this EA. In a regional context, the project will not have cumulative impacts.
- i. The proposed KHCC project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. The Site is not a known habitat for endangered or threatened flora or fauna species.
- j. The proposed KHCC project will not detrimentally affect air or water quality or ambient noise levels. The proposed project will not produce any air emissions. Site work will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust. Noise during construction will be mitigated to acceptable levels through compliance with the Department of Health noise regulations.
- k. The proposed KHCC project is not located in an environmentally sensitive area (e.g., floodplain, tsunami zone, coastal area). Although located in the tsunami evacuation zone, the Site is not located in a flood or tsunami inundation zone according to the flood insurance maps. The site is located in Zone X, which is an area determined to be outside the 500 year flood plain.
- l. The proposed KHCC project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The County General Plan

identifies natural beauty sites and vistas. The project will not affect any of the listed sites or vistas for Ka'u.

- m. The proposed KHCC project will not require substantial energy consumption. The occasional night lighting will not require substantial energy consumption.

8. The Department of Public Work's letter of May 21, 1997 states that this site is in Flood zone X. Please indicate what this rating means and how it relates to #11 of the significance criteria.

**Response:** The KHCC site is located in Flood Zone X, which is an area determined to be outside the 500 year flood plain. Flood Zone X is not environmentally sensitive area nor is it an area that is likely to suffer damage.

9. Use of Conservation lands: The project site, totaling 5.25 acres, is situated within State Conservation lands. Please consult with the Planning Branch of DLNR's Land Division at 587-0377 to determine if this project is an allowable use within the Conservation District. If a Conservation District Use Permit has already been filed, indicate its status. If this project is not an allowable use indicate when an application to the Land Use Commission for reclassification of these lands will be submitted.

**Response:** The project site, consisting of approximately 5.25 acres, is situated within an area designated as "Conservation - General Subzone" by the State Land Use Commission.

- a. A Conservation District Use Permit (CDUP) and Conservation District Use Management Plan are being secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.
- b. The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites. KHCC will be a historic attraction.
- c. The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit is being secured from the Planning Commission.

**B. County of Hawaii Planning Department**

Preliminary Comments on Preparation of Draft Environmental Assessment for the Establishment of the Ka'u Hawaiian Cultural Center TMK: 9-5-19: 34: Wailau and Ninole, Ka'u, Hawaii

1. The project site, consisting of approximately 5.25 acres, is situated within an area designated as "Conservation" by the State Land Use Commission. A Conservation District Use Permit (CDUP) must be secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.

*Response:* A Conservation District Use Permit (CDUP) and Conservation District Use Management Plan are being secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.

2. The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites.

*Response:* The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites. KHCC will be a historic attraction.

3. The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit must be secured from the Planning Commission if the proposed development will exceed \$125,000 in total valuation. If its development cost is less than \$125,000, then an administrative permit (SMA Minor Use Permit) may be issued by this office.

*Response:* The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit is being secured from the Planning Commission.

4. In your first paragraph, you state that the environmental assessment is being prepared due to the location of the development on state lease lands. Chapter 343, HRS requires the preparation of an environmental assessment for uses and activities on state-owned lands and/or when such uses or activities occur on Conservation-designated lands, among others. The environmental assessment should clearly identify all proposed activities which require Chapter 343, HRS compliance.

*Response:* The proposed KHCC project is not expected to cause significant impacts to the environment, pursuant to the criteria established by the Hawaii County General Plan, Zoning and Subdivision Codes, other Applicable Ordinances, HAR Title 11-200-12 (Significance Criteria) and HAR Title 13 Chapter 5, Special Management Area HRS Chapter 205A and the purpose of the Conservation District and G – General Subzone, and Hawaii Revised Statutes Chapter 343.

**C. County of Hawaii Department of Public Works**

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.

*Response:* All building construction will conform to all requirements of code and statutes of the County of Hawaii.

- a. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
  - b. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
  - c. Any building construction will conform to all requirements of building code and statutes of the County of Hawaii.
  - d. Erosion control measures - Landscaping will be maintained at all times, thereby strongly inhibiting run-off and erosion.
2. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.

*Response:* All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties. Wastewater disposal shall meet with the requirements of the State, Department of Health.

3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.

*Response:* All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.

4. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.

*Response:* Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.

5. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code. The subject properties are found

within Flood Zone "X", according to the Flood Insurance Rate Map dated September 16, 1988.

*Response:* Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code. The KHCC site is located in Flood Zone X, which is an area determined to be outside the 500 year flood plain. Flood Zone X is not environmentally sensitive area nor is it an area that is likely to suffer damage.

6. Wastewater disposal shall meet with the requirements of the State, Department of Health.

*Response:* Wastewater disposal shall meet with the requirements of the State, Department of Health.

7. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

*Response:* A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

### *Conclusion*

The Ka'u Hawaiian Cultural Center will be a source of pride and beauty to all the people of Ka'u, and the state of Hawaii.

The KHCC will be an anchor and center for cultural/social activities and cultural/historic education for the entire Ka'u community as well as a highly visible representation of the pride and heritage of Ka'u. KHCC will have a positive social impact upon the area by providing education, employment and training to the community. The positive economic, social and culture benefits of KHCC will help mitigate some of the negative economic and social effects, and facilitate the transition from a plantation-dependent economy to diversified agriculture, small business and tourism-based economy.

The KHCC will help leverage the large visitor market that Hawaii Volcanoes National Park attracts to the District of Ka'u. The KHCC will help fuel the business and entrepreneurial growth needed for a stronger and sustainable economic base, and support the development of a more secure economic future, while preserving the cultural heritage and way of life of Ka'u.

KHCC will have a positive economic impact on the area, providing jobs, entrepreneurial opportunities, and revenues that will benefit the entire community. Beside the 2 or 3 people employed at KHCC, numerous entrepreneurial employment opportunities will be created for the production of Hawaiian handicrafts, arts and crafts, products grown and created from the Hawaiian garden and commercial kitchen. By increasing the tourism and cultural activities locally, KHCC will also increase revenues and promote tourism for local businesses, the Big

Island and the state as a whole. KHCC is grass-roots community-initiated, and the development of the KHCC will strengthen and support the efforts of economically-depressed communities to help themselves.

The risks of constructing and operating KHCC are minimal to the State and surrounding communities. KHCC is a viable sustainable economic opportunity that will help support and address some of the economic and social problems affecting the District of Ka'u. The KHCC Environmental Assessment supports that the proposed KHCC Project is in the best interests of the State of Hawaii, the County of Hawaii, the District of Ka'u, and the people of Ka'u..

### **XIII. Appendix**

- Small Commercial – Uniform Environmental Assessment Report
- Draft EA Comments
- Copies of Community Letters and Comments on proposed action
- Attachments
- Visual Impacts



## Environmental Assessment Association Certification and Statement of Limiting Conditions

Certification: The Environmental Inspector certifies to the "Principal Parties" Hana Lailima Lahui O Ka'u, Inc as named in the inspection report; and the Inspector and the Principal Parties agree that:

The Environmental Inspector has no present or contemplated future (a) partnership with Principal Parties nor (b) an interest in the property inspected which could adversely affect the Inspector's ability to perform an objective inspection; and neither the employment of the inspector to conduct the inspection, nor the compensation for it, is contingent on the results of the inspection

The Environmental Inspector has no personal interest or bias with respect to the subject matter of the inspection report or any parties who maybe part of a financial transaction involving the property. The conclusions and recommendations of there report are not based in whole or in part upon the race, color, creed, sex or national origin of any of the Principal Parties.

The Environmental Inspector has personally inspected the property, both inside and out and has made visual inspection of adjacent properties, to the extent possible by readily available access. The inspection does not include the removal of any soil, water or air samples, the moving of furniture or fixtures, or any type of inspection that would require extraordinary effort to address.

All contingent and limiting conditions are contained herein (imposed by the terms of the inspection assignment or by the undersigned affecting the conclusions and recommendations contained in the report).

This environmental Inspection report has been made in conformity with and is subject to the requirements of the Code of Professional ethics of the Environmental Assessment Association

All opinions, conclusions and recommendations concerning the inspected property that are set forth in the inspection report were prepared by the Environmental Inspector whose signature appears on the report No change of any item in the report shall be made by anyone other than the inspector, and the Inspector shall have no responsibility for any such unauthorized change

Contingent and Limiting Conditions: The certification of the Environmental Inspector appearing in the environmental inspection report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Inspector in the report.

The Inspector assumes no responsibility for matters of a legal nature affecting the property inspected or the title thereto. The property is inspected assuming responsible ownership.

Any sketch appearing in or attached to the inspection report or any statement of dimensions, capacities, quantities or distances, are approximate and are included to assist the reader in visualizing the property. The inspector has made no land survey of the property.

The Inspector is not required to give testimony or appear in Court because of having made the inspection with reference to the property in question, unless arrangements have been previously made therefor

This report is not intended to have any direct effect on the value of the property inspected but simply to provide a visual Environmental Assessment solely for the benefit of the Principal Parties.

The Inspector assumes that there are no hidden, unapparent, or latent conditions or defects in or of the property, subsoil, or structures, other than those noted on the inspection report or any addendum to the report which the Inspector has included. The Inspector assumes no responsibility for such conditions, or for the inspection, engineering or repair which might be required to discover or correct such factors.

Information, estimates and opinions furnished to the Inspector, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Inspector has made no independent investigation as to such matters and undertakes to responsibility for the accuracy of such items.

The Inspection and Inspection Report are made by the Inspector solely for the benefit and personal use of the Principal Parties. Disclosure of the contents of the Inspection Report is governed by the Bylaws and Regulations of the Environmental Assessment Association. No disclosure may be made without prior written consent or the Inspector and the Inspector undertakes no responsibility for harm or damages to any party other than the Principal Parties.

Neither the Inspection Report, any part thereof, nor any copy of the same (including conclusions or recommendations, the identity of the Inspector, professional designation, reference to any professional organization or the firm with which the inspector is connected), shall be used for any purposes by anyone but the Principal Parties The report shall not be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the Inspector.

Principal Parties Acceptance of Limiting Conditions:

Dore K. Eshbray

President

Environmental Inspectors Signature:

Jack H. Geer

Date:

Sept 10, 1997

Name: Jack H. Geer, CES

Certified Environmental Specialist #: 14028

# Uniform Environmental Assessment Report



## Small Commercial

### INSPECTION DATA:

Property Address: Highway 11 and Alanui Road

City: \_\_\_\_\_ County: Hawaii State: Hawaii Zip: 96772

Legal Description: TMK (3) 9-5-19-34

Property is: ☒ Vacant Land ☐ Improved Occupied by Whom: N/A Phone: \_\_\_\_\_

Prepared For: Hana Laulima Lahui O Ka'u, Inc Inspection Date: 6/12/97

Environmental Inspector: Jack H. Geer Company Name: Pacific Business Insights, Inc.

Company Address: P.O. Box 145 Honaunau, HI 96726 Telephone: (808) 328-9981 Fax: (808) 328-9981

### PROPERTY DESCRIPTION ANALYSIS:

Current Use of Property:	Residential	Commercial	Industrial	Undeveloped Land
	Agriculture	Other (describe) <u>Nursery, arboretum, landscaping</u>		
Past Use of Property (if known)	Residential	Commercial	Industrial	Undeveloped Land
	Agriculture	Other (describe) <u>Nursery, arboretum, landscaping</u>		
Comments:				

### GENERAL FIELD OBSERVATIONS:

*Subject Property: Were there signs of the following observed on the property? X for "Yes"*

Underground Storage Tanks	Storage Building	Above Ground Tanks
Discarded Batteries	Vegetation Damaged	Oil/Gas Drums
Oily Sheens on Water	Suspected Lead Hazard	Streams, Lakes or Ponds
Stained Soil	Waste Sites	Suspected Asbestos
Electronic Magnetic Field Potential	Suspected Archeological Sites	Other (See Comments)

Comments: No indications of environmental damage were observed.



Adjacent Property: Were there signs of the following observed on the property? X for "Yes"

Underground Storage Tanks	Storage Building	Above Ground Tanks
Discarded Batteries	Vegetation Damaged	Oil/Gas Drums
Oily Sheens on Water	Suspected Lead Hazard	Streams, Lakes or Ponds
Stained Soil	Waste Sites	Suspected Asbestos
Electronic Magnetic Field Potential	Suspected Archeological Sites	Other (See Comments)

Comments: No indications of environmental damage were observed.

STORAGE TANKS, STORAGE ROOMS OR BUILDINGS:

Storage Facilities:

Yes ☒ No Unknown

Yes ☒ No Unknown

Comments:

Are buildings or room observed that may contain or have contained hazardous materials for storage purposes?  
Is there any indication that hazardous waste or materials are or have been stored on the property?

Underground Storage Tanks (UST's):

Yes ☒ No Unknown  
Yes ☒ No Unknown  
Yes ☒ No Unknown

Comments:

Is there any evidence of Below Ground Storage Tanks on the property?  
Is there any evidence of soil or groundwater contamination observed on the property?  
Are there any chemical manufacturing plant, gas stations, petroleum delivery/storage facilities or similar operations observed on surrounding properties?

Above Ground Storage Tanks (AST's):

Yes ☒ No Unknown  
Comments:

Are there Above Ground Storage Tanks?

Waste Sites:

Yes ☒ No Unknown

Comments:

Is there evidence that the subject property or neighboring properties have engaged in storing, transporting, or producing waste, chemicals or hazardous substances?

**WATER INSPECTION:**

**Drinking Water:**

Yes	<input checked="" type="radio"/> No	Unknown	Is there any evidence of water wells, in use or abandoned, on the property?
Yes	<input checked="" type="radio"/> No	Unknown	If yes, are these wells the primary or sole source of drinking water?
Yes	<input checked="" type="radio"/> No	Unknown	Is there any evidence of pits, ponds, or lagoons or any other standing water visible on the property?

Comments:

**DRAINS:**

Yes	<input checked="" type="radio"/> No	Unknown	Are drains present in work areas that could be used for cleaning or flushing machinery or equipment?
Yes	<input checked="" type="radio"/> No	Unknown	Are the drains full?

Comments:

**CHEMICAL, GAS & MINERAL INSPECTION:**

**Asbestos:**

Yes	<input checked="" type="radio"/> No	Unknown	Is there evidence of asbestos on the property?
Yes	<input checked="" type="radio"/> No	Unknown	If any asbestos is observed, does it appear friable?
Yes	<input checked="" type="radio"/> No	Unknown	Are suspected asbestos containing materials observed, such as sprayed materials on fireproofing areas, pipe insulation, floor tile, etc.?

Comments:

**Urea Formaldehyde Foam Insulation (UFFI):**

Yes	<input checked="" type="radio"/> No	Unknown	Is there evidence of Urea Formaldehyde Foam Insulation or other Formaldehyde containing products on the property?
-----	-------------------------------------	---------	---

Comments:

**Lead Hazard:**

Yes	<input checked="" type="radio"/> No	Unknown	Is there visible evidence of peeling, cracking or flaking paint?
Yes	<input checked="" type="radio"/> No	Unknown	Was any evidence of lead containing potable water supply pipes or exposed metal catchment roof visible on the property?

Comments:

**Fiberglass:**

Yes	<input checked="" type="radio"/> No	Unknown	Is Fiberglass observed as an insulator or for any other purpose?
Yes	<input checked="" type="radio"/> No	Unknown	Is Fiberglass observed on any surface that appears worn, where individual fibers are exposed in a condition where release into the air appears likely?

Comments:

Pesticides/Herbicides:

Yes	<input checked="" type="radio"/> No	Unknown	Does it appear pesticides or herbicides have been used in excess of normal use?
<input checked="" type="radio"/> Yes	No	Unknown	Has the property been used for agriculture purposes in the past ten (10) years?
Yes	<input checked="" type="radio"/> No	Unknown	Are there any noticeable pesticide odors?
Yes	<input checked="" type="radio"/> No	Unknown	Are there noticeable signs of staining or stressed vegetation?

Comments: Property was used for Nursery, arboretum, landscaping

Polychlorinated Biphenyl (PCB's):

Yes	<input checked="" type="radio"/> No	Unknown	Are any transformers, electrical devices or hydraulic equipment observed on the property labeled as containing PCB's?
Yes	<input checked="" type="radio"/> No	Unknown	Is there evidence of oil leakage from any machinery or devices that may contain PCB's?
Yes	<input checked="" type="radio"/> No	Unknown	Is there evidence of PCB contamination to the soil or groundwater observed on the property?

Comments:

Radon:

Yes	<input checked="" type="radio"/> No	Unknown	Is there reason to suspect that radon may be a problem in the intermediate property's location?
Yes	<input checked="" type="radio"/> No	Unknown	Has radon screening been conducted which indicates that the property may have elevated levels for radon?

Comments:

**GENERAL:**

Yes	<input checked="" type="radio"/> No	Unknown	Are there any conditions present not previously mentioned that need to be evaluated for any potential environmental risk?
Yes	<input checked="" type="radio"/> No	Unknown	Are there any activities of adjacent properties that may pose potential environmental risks to the subject property?

Comments:

**SUMMARY & CONCLUSION OF INSPECTION:**

*Recommend Phase II Environmental Audit:* YES ☒ NO

Comments: See Environmental Assessment

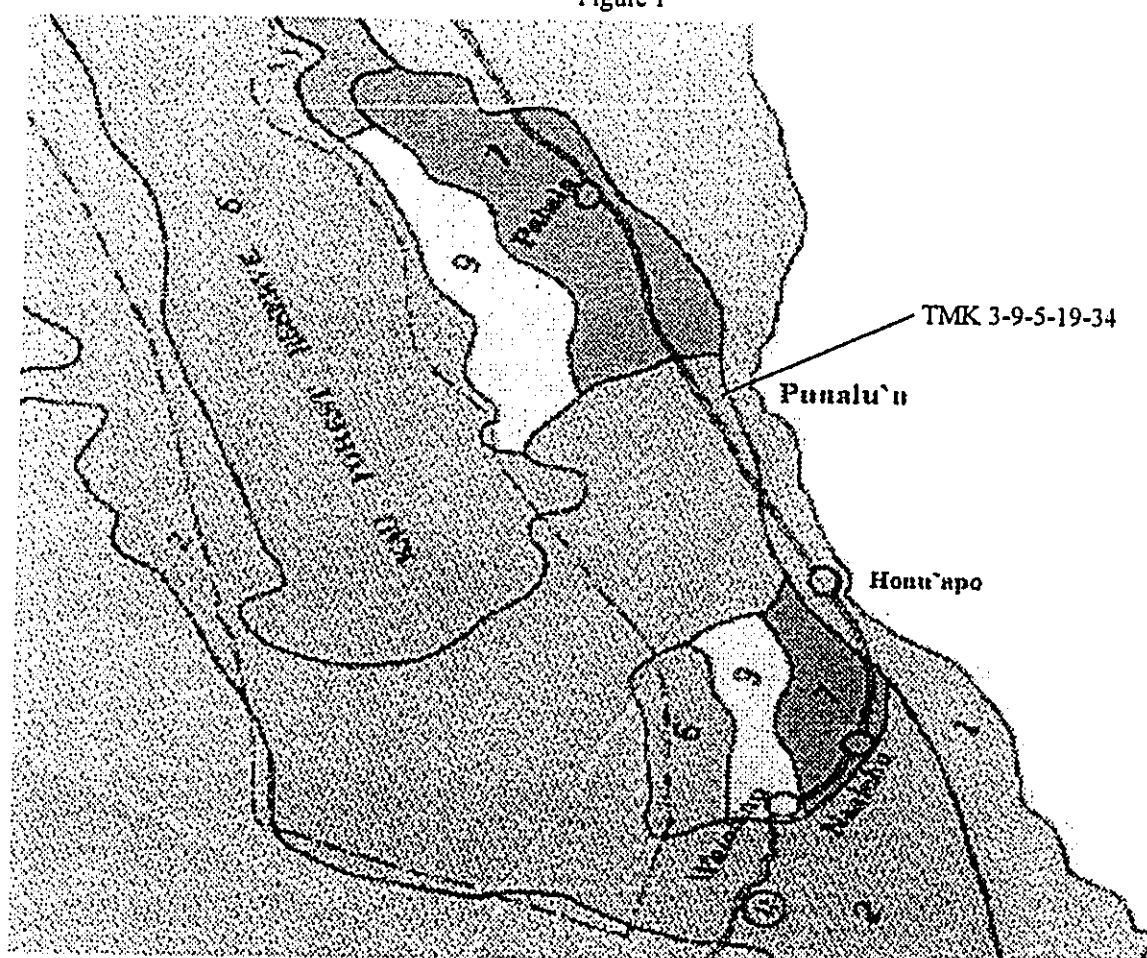
I certify that to the best of my knowledge and belief the facts and data used in this inspection are true and accurate, based the available information as of the inspection date and in accordance with ASTM Guidelines, E 1527-93, Phase I Environmental Site Assessment Process and E 1528-93, Transaction Screen Process; I personally inspected the subject property; and I have no undisclosed interest, present or prospective therein. Addendum are attached and are made a part of this report, \_\_\_\_\_ # of pages.

Environmental Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Jack H. Geer, CES

Certified Environmental Specialist #: 14028

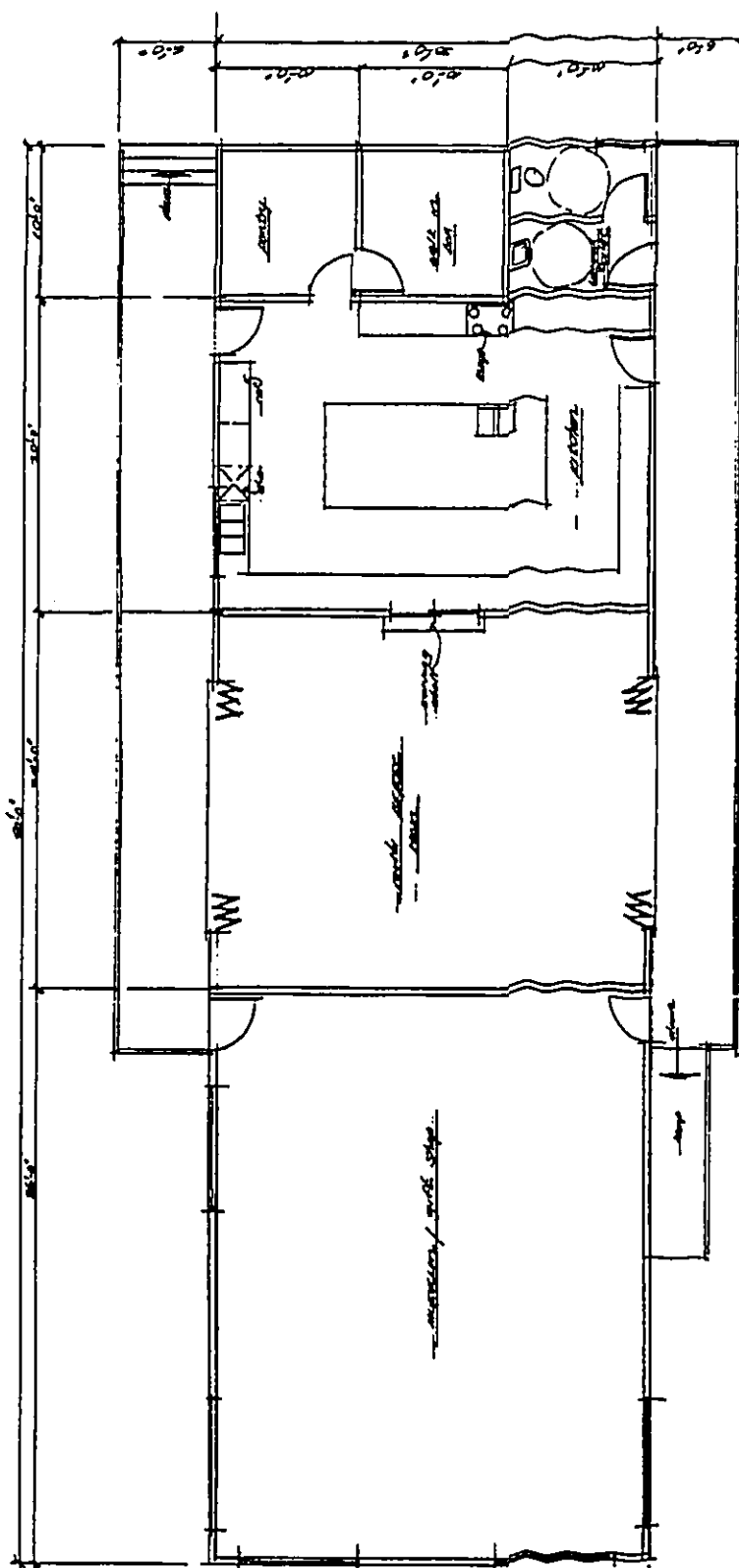
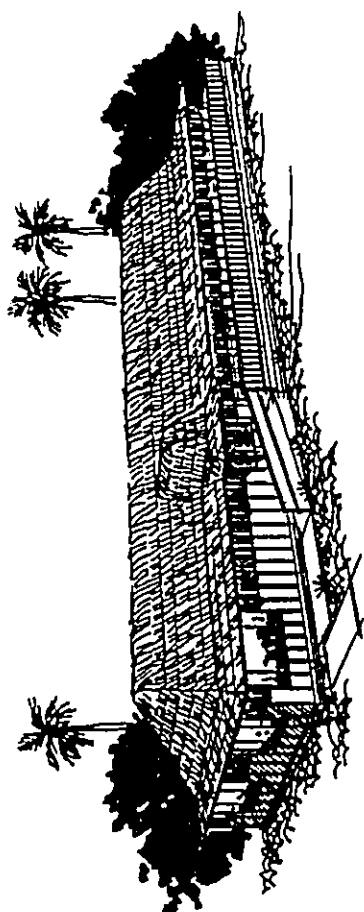
Figure 1



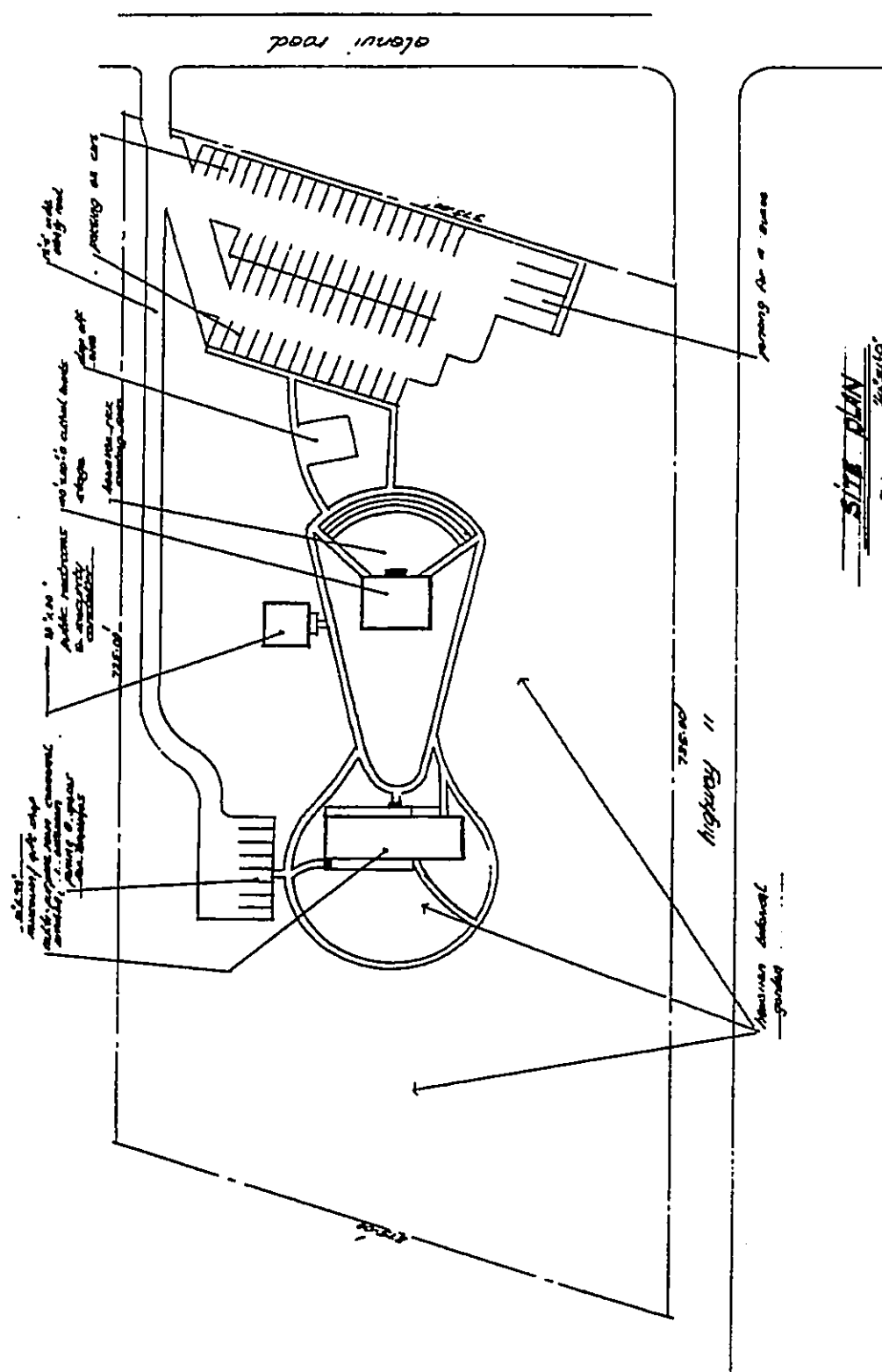
- |    |   |
|----|---|
| 1  | 1. Lava flows association; Gently sloping to steep, excessively drained, nearly barren lava flows; on uplands.  |
| 2  | 2. Kekake-Keei-Kiloa association; Very shallow, gently sloping to steep, well drained organic soils over Aa or pahoehoe lava; on uplands.   |
| 3  | 3. Hanipoo-Maile-Puu Oo association; Deep, gently sloping to steep, well drained soils that have a medium to moderately fine textured subsoil; on uplands.  |
| 4  | 4. Amalu-Kahua-Kehena association; Shallow to deep, gently sloping to steep, poorly to somewhat poorly drained soils that have a moderately fine textured subsoil; on uplands.  |
| 5  | 5. Kawaihae association; Moderately deep, gently sloping to moderately steep, somewhat excessively drained soils that have a medium textured subsoil; on coastal plains.  |
| 6  | 6. Akaka-Honokaa-Kaiwiki association; Deep, gently sloping to steep, moderately well drained and well drained soils that have a moderately fine textured subsoil; on uplands.   |
| 7  | 7. Waimea-Kikoni-Naalchu association; Very deep, nearly level to steep, well drained soils that have a medium textured to moderately fine textured subsoil; on uplands.   |
| 8  | 8. Puu Pa-Pakini-Waiaha association; Shallow to deep, nearly level to steep, well drained to somewhat excessively drained soils that have a medium textured subsoil or medium textured underlying material; on uplands. |
| 9  | 9. Kukaiau-Ainakea-Paauhau association; Deep and moderately deep, gently sloping to steep, well drained soils that have a moderately fine textured subsoil; on uplands.   |
| 10 | 10. Kohala-Hawi-Mahukona association; Deep, gently sloping to steep, well drained soils that have a moderately fine textured to fine textured subsoil; on uplands.  |

Section	Elevation (feet)	Ag Land (acres)	Soil Types	Soil Depth (feet)	Slope	Temp Mean Annual (°F)	Annual Rainfall Range (inches)	Recent Crops
Kuhuku Ranch to Honuapo Low elevation	0 - 750	10,000+	Aa - Pahoe- hoe, Puna- Punaluu	.7 to 2	0 to 10	73	35 to 60	Pasture, hay, citrus orchards
	750 - 4,500	10,000+	Kekake- Maile-Kiloe, Akaka- Honakaa- Kaiwiki, Waimea- Kikoni- Naalehu, Kukaiau- ainakea- Paauhau	2 to 5	10 to 25	72 to 65	35 to 80	Pasture, hay, macadamia nuts, nursery plants, sugarcane, taro, coffee, mango, lichee,
Hoanuapo to Pahala Low elevation	0 - 750	10,000+	Aa - Pahoe- hoe, Puna- Punaluu	.7 to 2	0 to 10	73	35 to 60	Pasture, hay, citrus orchards, aquaculture
	750 - 4,500	10,000+	Kekake- Maile-Kiloe, Akaka- Honakaa- Kaiwiki, Waimea- Kikoni- Naalehu, Kukaiau- ainakea- Paauhau	2 to 5	10 to 25	72 to 65	35 to 80	Pasture, hay, macadamia nuts, nursery plants, sugarcane, taro, coffee, mango, lichee, citrus, pa- paya, avacado, ginger, foliage, peanuts, vegetables, tomatoes, beans, guava

# KHCC Floor Plan:



### KHCC Site Plan:

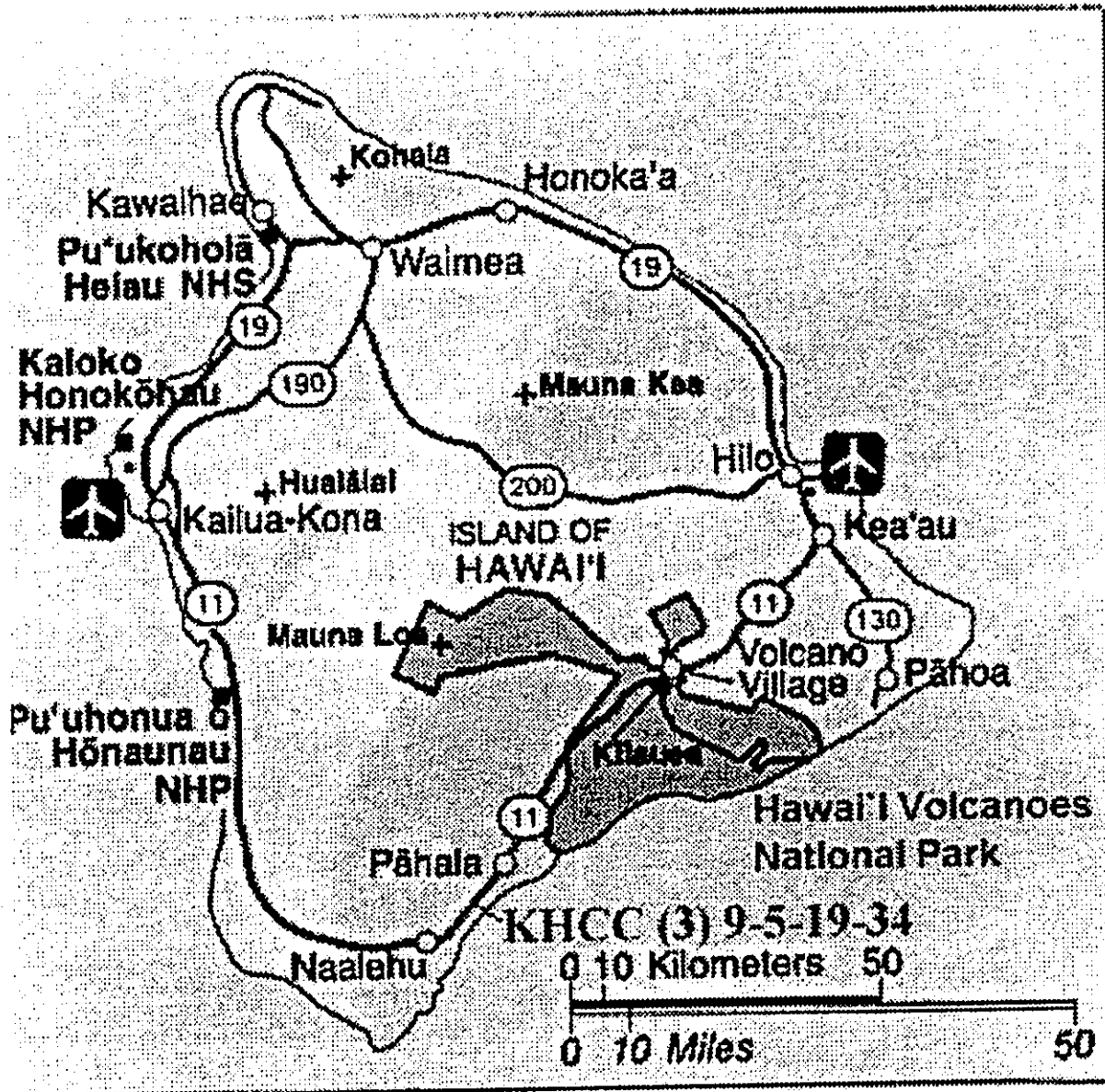






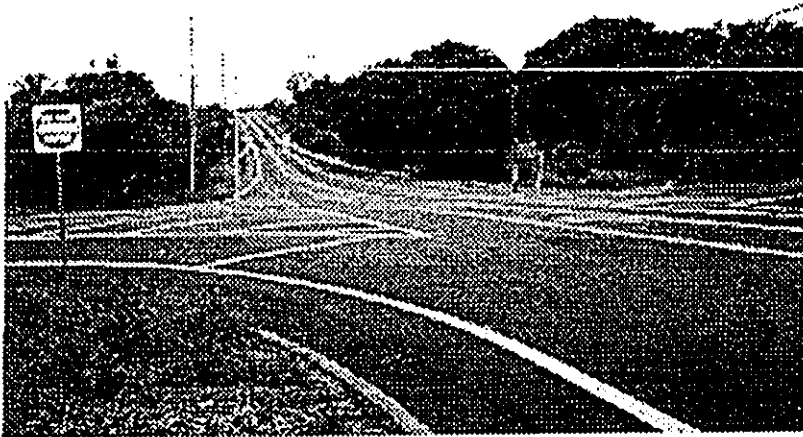


# Island of Hawaii



## Visual Impacts

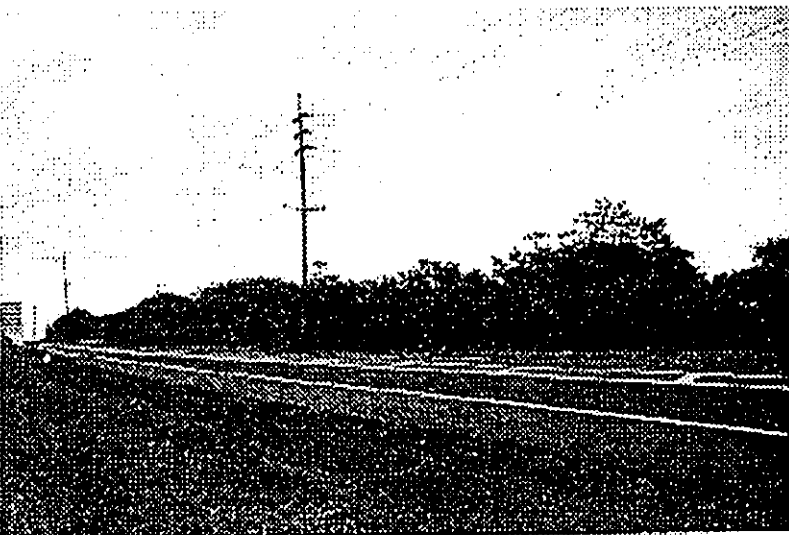
**Kona bound - Highway 11 and  
Alanui Road Intersection.**

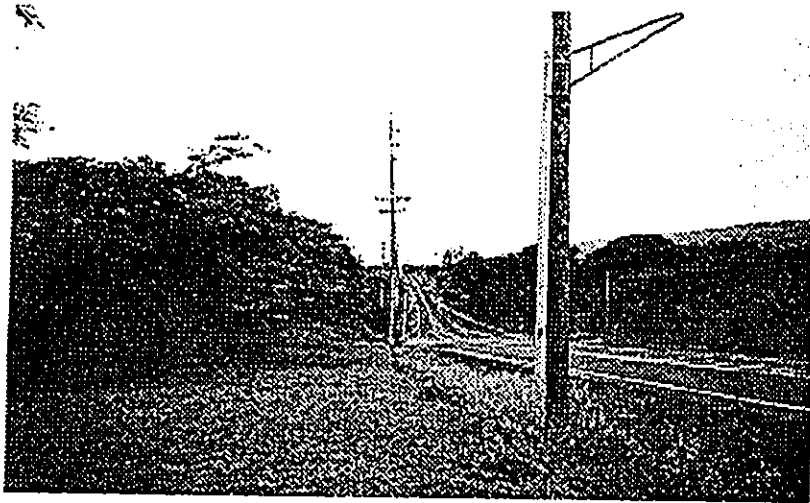


**Entering Highway from  
Punalu'u Seamountain Ranch  
on Alanui Road**

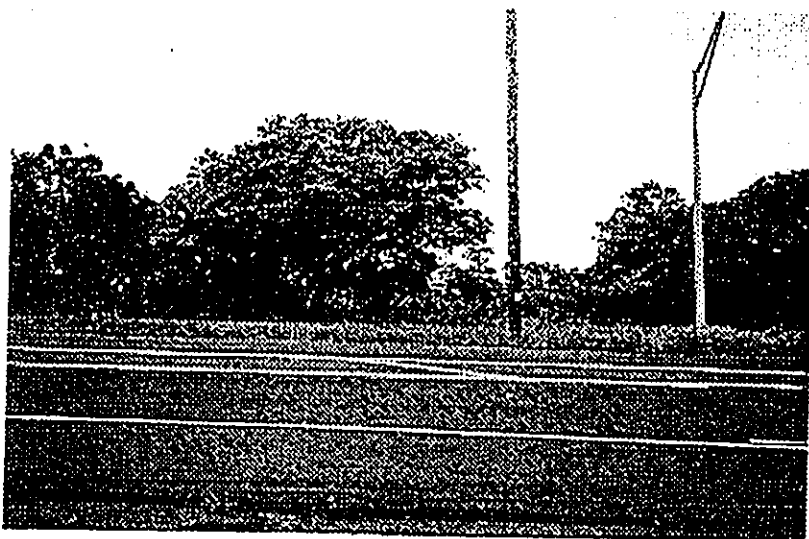


**View of right merge lane leaving  
Punalu'u Seamountain Ranch from  
Alanui Road onto Highway 11**

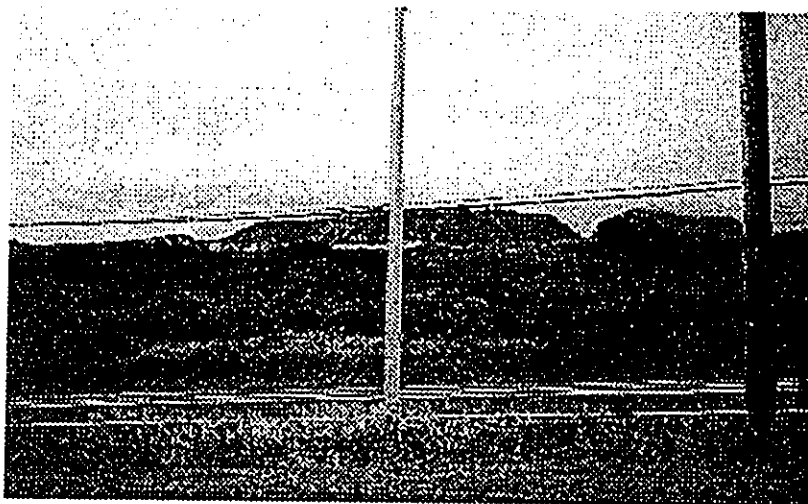




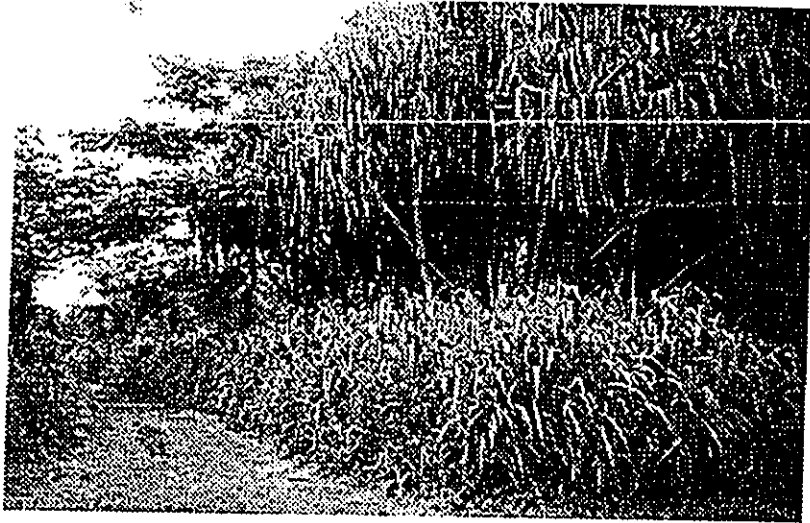
Kona bound view of the property road frontage (3-9-5-19-34) and Highway 11



Looking across property (3-9-5-19-34) toward Punalu'u Beach from Highway 11



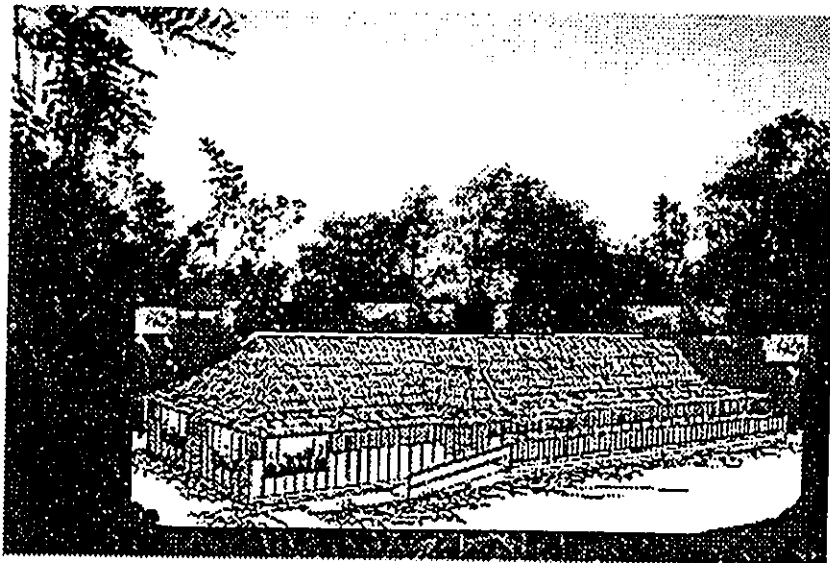
View of mountains and Highway 11 from property (3-9-5-19-34)



Hilo bound view of dirt road entrance bordering property (3-9-5-19-34)



View of dirt road bordering property (3-9-5-19-34)



Conceptual view of KHCC.

A view of the KHCC will be hidden by the trees bordering the property on Highway 11. This is a conceptual view of the KHCC from the dirt road at the back of the property. The mountains are in the foreground.

# Draft EA Comments Incorporated into Final EA



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KEELEMAN STREET  
HONOLULU, HI 96813  
TELEPHONE: (808) 551-1100  
FACSIMILE: (808) 551-1100

Charlene Unoki  
July 21, 1997  
Page 2

GARY GILL  
DIRECTOR

July 22, 1997

Charlene Unoki  
Department of Land & Natural Resources  
PO Box 95  
Hilo, HI 96721

Dear Ms. Unoki:

RE: Draft Environmental Assessment (EA) for Ka'u Hawaiian Cultural Center,  
Punaluu; TMK 8-5-19-34

Please include the following in the final EA:

1. This EA mentions Phase II, but gives no details. The Environmental Impact Statement law prohibits segmentation of larger projects and requires that full disclosure of impacts be made on projects in their entirety. Provide a full analysis and discussion of this and all related projects in the area.
2. Community contacts: Notify any interested community groups, and the nearest neighbors or neighboring landowners of the proposed project and document your contacts in the final EA. Include copies of any correspondence.
3. Include drawings or diagrams of the site, the proposed buildings and any proposed landscaping that show the final appearance of the project. (Attachment listed on page 10 as an attachment, it was missing from the document.)
4. Identify public viewpoints of the project site from which visual impacts may occur, especially of mauka and makai viewpoints. Show impacts of the project by superimposing a rendering of the proposed facility onto photographs taken from public view points.
5. Construction impacts: Include a full discussion, including impacts to nearby water resources from construction runoff, traffic impacts, safety issues, noise, and air quality. Also discuss any mitigation measures planned to prevent or lessen these impacts.

6. Please provide clear, readable neighborhood, area and regional maps with the project site indicated on each.
7. A discussion of findings and reasons, according to the significance criteria listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination. You may use the enclosed sample as a guideline.
8. The Department of Public Work's letter of May 21, 1997 states that this site is in Flood zone X. Please indicate what this rating means and how it relates to #11 of the significance criteria.
9. Use of Conservation lands: The project site, totaling 5.25 acres, is situated within State Conservation lands. Please consult with the Planning Branch of DNR's Land Division at 587-0377 to determine if this project is an allowable use within the Conservation District. If a Conservation District Use Permit has already been filed, indicate its status. If this project is not an allowable use indicate when an application to the Land Use Commission for reclassification of these lands will be submitted.

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

Sincerely,

Gary Gill  
Director

Enc.

c: Dane Shibuya  
Jack Geer

## Draft EA Comments Incorporated into Final EA

Stephen E. Yonashiro  
Mayor



County of Hawaii

PLANNING DEPARTMENT

25 Aqueduct Street, Room 107 • Hialeah, Florida 33150-4225  
800 FLS 6286 • Fax 800 913 4433

Virginia Goldstein  
Director  
Norman Olsson  
Deputy Director

Mr. Jack Geer, CES  
Page 2  
June 3, 1997

June 3, 1997

Mr. Jack Geer, CES  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honolulu, HI 96716

Dear Mr. Geer:

Preliminary Comments on Preparation of Draft Environmental Assessment for the  
Establishment of the Ka'u Hawaiian Cultural Center  
TMK: 9-5-10-34; Weikau and Kihuna, Ka'u, Hawaii

Thank you for your letter dated May 15, 1997, requesting information and comments regarding the preparation of a draft environmental assessment of the above-described project in satisfaction of the requirements of Chapter 343, HRS regarding Environmental Impact Statements. We have reviewed the information provided and have the following comments to offer:

1. The project site, consisting of approximately 5.25 acres, is situated within an area designated as "Conservation" by the State Land Use Commission. A Conservation District Use Permit (CDUP) must be secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.
2. The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites.
3. The project site is zoned "Open" (O) by the County of Hawaii Zoning Code.
4. The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit must be secured from the Planning Commission if the proposed development will exceed \$125,000 in total valuation. If its development cost is less than \$125,000, then an administrative permit (SMA Minor Use Permit) may be issued by this office.

5. In your first paragraph, you state that the environmental assessment is being prepared due to the location of the development on state lease lands. Chapter 343, HRS requires the preparation of an environmental assessment for uses and activities on state-owned lands and/or when such uses or activities occur on Conservation-designated lands, among others. The environmental assessment should clearly identify all proposed activities which require Chapter 343, HRS compliance.

Thank you for allowing our office the opportunity to comment. We will reserve additional comments upon our receipt of the draft and final environmental assessments.

Should you have any questions, please feel free to contact Daryn Arii of this office.

Sincerely,

VIRGINIA GOLDSTEIN  
Planning Director

DGA:mbs  
File: 970625m VCSJMLXHC01.dta

cc w/lt: State Land Use Commission  
DLNR-OCRM  
West Hawaii Office

## Draft EA Comments Incorporated into Final EA



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLAHU BOULEVARD, SUITE 600  
HONOLULU, HAWAII 96813-4109  
PHONE (808) 541-1343  
FAX (808) 541-1344

August 21, 1997

Mr. Jack Geer  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honolulu, HI 96726

Subject: Draft Environmental Assessment (DEA) for the Kau  
Hawaiian Cultural Center, Kau, Island of Hawaii.

Dear Mr. Geer:

Thank you for the opportunity to review the Draft  
Environmental Assessment (DEA) for the Kau Hawaiian Cultural  
Center, Kau, Island of Hawaii. Hana Lailima Lahui O Kau,  
Inc., a non-profit local organization, is seeking a long-  
term lease from the State for an 5.25 acre parcel to develop  
a cultural center and a botanical garden.

The Office of Hawaiian Affairs (OHA) has no concerns at  
this time with the development of the proposed cultural  
center. Upon completion, the center and accessory facilities  
will play an essential role in preserving Hawaiian culture  
and values and fostering communication and support. The  
center's physical settings apparently bear no significant  
long-term adverse impacts on adjacent areas nor upon  
existing flora or fauna habitats. Furthermore, no known  
archaeological remains exist in the area and the center will  
not affect nearby scenic resources or air quality.

Letter to Mr. Geer  
Page two

Please contact Lynn Lee, Acting Officer of the Land and  
Natural Resources Division, or Luia A. Manrique, should you  
have any questions on this matter.

Sincerely yours,

Randall Ogata  
Administrator

*Lynn Lee*  
Lynn Lee  
Acting Officer,  
Land and Natural  
Resources Division

LM:lm

CC Trustee Clayton Hee, Board Chair  
Trustee Abraham Aiona, Board Vice-Chair  
Trustee Rowena Akana, Land & Sovereignty Chair  
Trustee Haunani Apollonia  
Trustee Billie Beamer  
Trustee Frenchy DeSoto  
Trustee Moses Keale  
Trustee Colette Machado  
Trustee Hannah Springer  
CAC, Island of Hawaii



## Draft EA Comments Incorporated into Final EA

Stephen K. Yamashiro  
Mayor



Donna F. K. Kiyosaki  
Chief Engineer  
Jiro A. Sumida  
Deputy Chief Engineer

County of Hawaii  
DEPARTMENT OF PUBLIC WORKS  
25 Airport Street, Room 207 • Kala, Hawaii 96741-4332  
(808) 961-3321 • Fax (808) 961-4630

May 21, 1997

MR JACK GEER  
PACIFIC BUSINESS INSIGHTS INC  
P O BOX 145  
HONAUHAWAII HAWAII 96728

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
Ka'u Hawaiian Cultural Center  
Wafau, Ka'u, Hawaii  
TMK: 3 / 9-5-19: 34

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. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
5. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code. The subject properties are found within Flood Zone "X", according to the Flood Insurance Rate Map dated September 16, 1988.

DRAFT EA  
May 21, 1997  
Page 2 of 2

6. Wastewater disposal shall meet with the requirements of the State, Department of Health.
7. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

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

*Casey M. Kuba*  
Casey M. Kuba, Division Chief  
Engineering Division

CKY

## Draft EA Comments Incorporated into Final EA

BERNARD J. CAVETTINO  
Governor



State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1225 So. King Street  
Honolulu, Hawaii 96814-2512  
June 10, 1997

JAMES J. MAKATANI  
Chairperson, Board of Agriculture  
LETITIA M. UETAHAKA  
Deputy to the Chairperson  
Mailing Address:  
P.O. Box 22159  
Honolulu, Hawaii 96822-2159  
FAX: (808) 973-9613

Mr. Jack Geer  
June 10, 1997  
Page -2-

Should you have any questions, please call Earl Yamamoto at 973-9466.

Sincerely,

JAMES J. MAKATANI  
Chairperson, Board of Agriculture

Enc. 01

Mr. Jack Geer  
Pacific Business Insights, Inc.  
P. O. Box 145  
Honaunau HI 96704

Dear Mr. Geer:

Subject: Environmental Assessment  
Ka'u Hawaiian Cultural Center  
Hana Lailias Lahui O Ka'u  
TRK: 9-3-19: 34 Ka'u, Hawaii  
Area: 5.25 acres

The Department of Agriculture has reviewed the letter dated May 28, 1997 regarding the subject proposal and offers the following comments.

The parcel is owned by the State of Hawaii and is situated at the corner of Mamalahoe Highway and Alanui Road near Ninole. Property adjacent to this parcel is also State-owned and leased to Ka'u Agribusiness/Kawaihae Ranch. According to the Soil Conservation Service Soil Survey, the parcel is comprised of a'a lava and very stony lands and is typically used for grazing. The property is not classified according to the Agricultural Lands of Importance to the State of Hawaii (ALISH) system.

At this time, the Department of Agriculture does not foresee any adverse impact upon the agricultural resources of the area should the cultural center be approved and constructed.



Draft EA Comments Incorporated into Final EA

COMMENT FORM

To: State of Hawaii Department of Health  
Date Sent: May 15, 1997  
Date Received: May 27, 1997  
Please return within two weeks from date received to Pacific Business Insights, Inc., P.O. Box 145, Honolulu, HI 96704.

Proposed Ka'u Hana Cultural Center on State Land, located within Tui Map Key (3) 9-5-19-34

For project details see attached letter.

☒ Approved as submitted ☐ Not Applicable  
☐ Disapproved or Conditional Approval ☐ Earn Review Period Requested

Comments:  
Thank you for allowing us to review and comment on the proposed Ka'u Hawaiian Cultural Center located within THK (3) 9-5-19-34.  
At this time, we do not have any comments to offer, however, we would be interested in reviewing the Draft Environmental Assessment (DEA) upon completion.

Arthur Bauckham  
Reviewing Person  
Arthur Bauckham  
May 29, 1997  
Date  
Environmental Planning Office, EHO  
Agency/Division



DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM

OFFICE OF PLANNING  
235 South Beretania Street, 8th Fl., Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2358, Honolulu, Hawaii 96804

Ref. No. P-6743

June 27, 1997

Mr. Jack Geer, CES  
Executive Vice President  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honolulu, Hawaii 96706

Dear Mr. Geer:

We have received your request for comments on the proposed Ka'u Hawaiian Cultural Center (KHCC). We understand your firm is in the process of writing the KHCC Environmental Assessment (EA) for the non-profit organization Hana Lailima Lahui O Ka'u. The EA is required by the Department of Land and Natural Resources (DLNR) because the proposed project would use State Land Tax Map Key (3) 9-5-19-34. We have the following comments on the project:

The land is in the State conservation district general subzone. DLNR requires a Conservation District Use Application for land uses within the conservation district. A CDUA takes 180 days to process from the time of submittal. The Board of Land and Natural Resources will review and make a decision on the project. The Board will hold a public meeting usually on the island where the project is proposed. The proposed KHCC is a land use activity allowed in the conservation district general subzone.

The site is in the County shoreline setback area. Hana Lailima O Ka'u is required to obtain a special management area use permit from the County of Hawaii.

The Office of Environmental Quality Control requires ten items that must be included in the draft final EA. Identification and summary of major impacts and alternatives considered, if any, is one of the items required in an EA. We suggest a discussion of alternative sites be addressed in the EA since this project is far from the existing rural town in the community. Pahala town is about 4-1/2 miles from the proposed project and it is over 7-1/2 miles from Nalae town.

If you have any questions, please contact Christina Moller of our CZM Program at 587-2845.

Sincerely,

Rick Egged  
Rick Egged  
Director  
Office of Planning

# Draft EA Comments Incorporated into Final EA



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII  
25 AUPUNI STREET • HILO HAWAII, 96720  
TELEPHONE 933-8333 • FAX 933-8333  
96720

May 21, 1997

Memorandum  
To: Mr. Jack Geer



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT  
1000 Kalia Road, Suite 1000  
Honolulu, Hawaii 96813

July 1, 1997

Mr. Jack Geer, CBS  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honolulu, HI 96726

PROPOSED KA'U HAWAIIAN CULTURAL CENTER  
TAX MAP KEY: 9-5-019-034

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

SUBJECT: Draft environmental assessment for Hana Lualaba Lahui O  
Ka'u, Inc. - Ka'u Hawaiian Cultural Center, Kau, Hawaii,  
tax map key: (3) 9-5-19-34

Dear Mr. Gill:

This is on response to your letter of May 15, 1997.  
For your information, the water system in the area is privately owned and operated.  
The private water purveyor should be consulted for water requirements.

*[Signature]*

Hilton D. Pavao, P. E.  
Manager

WA:gas

Having reviewed the draft environmental assessment for the  
Ka'u Hawaiian Cultural Center, Kau, Hawaii, tax map key: (3) 9-5-  
19-34, the Department of Land and Natural Resources, Hawaii  
District Land Office, anticipates a finding of no-significant  
impact and requests that you publish notice of availability of this  
project in the July 23, 1997 issue of the Environmental Notice.

Enclosed is a completed Bulletin publication form and four (4)  
copies of the draft environmental assessment. Should you have any  
questions, please call Mr. Jack Geer, consultant for Hana Lualaba  
Lahui O Ka'u, Inc. at 328-9981 or my office at 974-6203.

Sincerely,

*[Signature]*

Charlene E. Unoki  
Hawaii Land Agent

cc: Hawaii DM  
Support Services

7/1/97

# Community and Public Support Letters



Stephen K. Yamashiro  
Mayor

William C. Davis  
Managing Director  
Henry Cho  
Deputy Managing Director

## County of Hawaii

25 Airport Road, Room 213 • Hahaione, Hawaii 96720-0213 • (808) 941-4211 • Fax: (808) 941-4511  
TOLL FREE: 1-800-833-8333 • Highway 190 • Kailua-Kona, Hawaii 96740  
(808) 328-5200 • Fax: (808) 328-6443

December 6, 1996

To Whom It May Concern:

I am writing in support of Hana Lailima Lahui 'O Ka'u and its Ka'u Hawaiian Cultural Center project.

This project will assist the community by providing employment opportunities, job training, educational activities and cultural experiences for residents and visitors.

With the closing of sugar operations in the Ka'u District, the residents are seeking to develop new business opportunities that will preserve and enrich the significant cultural and historic qualities of the area.

The Ka'u Hawaiian Cultural Center will serve to draw the community together to forge a new future for the district.

I support and encourage this concept and will work with the community to develop this project.

Sincerely,

*Stephen K. Yamashiro*  
Stephen K. Yamashiro  
MAYOR



## The Senate The Eighteenth Legislature

of the

State of Hawaii

STATE CAPITOL

HONOLULU, HAWAII 96813

December 20, 1996

Hana Lailima Lahui 'O Ka'u  
c/o Dane M. Shibuya  
Box 839  
Naelehu, Hawaii 96772

To Whom It May Concern:

I write this letter in support of your proposal to establish a Hawaiian cultural center in Ka'u.

It is my understanding that the proposal is to develop both a cultural center and a botanical garden. The center would be a source of economic development in a district where such development is very much needed, and would be a local project and on a scale that properly fits in with the Ka'u rural lifestyle. Such a center would be the kind of community-based economic development that we talk about so often, but achieve only infrequently. For that reason alone, the project is worthy of support.

Moreover, two of the individuals working on this concept, Dane and Terry Shibuya, have proven themselves as community leaders who understand business and economics, and who are willing to work as hard as necessary to make projects successful. With that kind of leadership, it is more likely that Hana Lailima Lahui 'O Ka'u will be successful when given the opportunity.

Very truly yours,

*Andrew Levin*  
ANDREW LEVIN  
Senator, Third District  
AL:CSY

# Community and Public Support Letters



HOUSE OF REPRESENTATIVES  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

November 20, 1996

RE: Ka'u Hawaiian Cultural Center

To Whom it May Concern:

As the State Representative for the Ka'u District on the Island of Hawaii, I am fully aware of the need for economic development and opportunities for Ka'u. With the closure of Ka'u Sugar, the district faces a large displaced workforce as well as an uncertain economic future.

The development of a Hawaiian Cultural Center with a Hawaiian botanical garden as proposed by Hana Lauima Lahui O Ka'u would provide employment opportunities as well as support the unique culture heritage of Hawaii and of Ka'u. The Center would feature Hawaiian artifacts, art and historical items about the history of Hawaii and its people. In addition to the museum section of the Center, a proposed gift shop would feature Hawaiian arts and crafts from local artists that would attract visitors to the District.

I hope that you will give this worthwhile project your full consideration. If you have any questions or concerns, please contact my office at 1 (808) 586-6530. Thank you for your time and consideration.

Sincerely,

Robert N. Herkes  
State House of Representatives  
4th District

RNH:dd

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
333 SOUTH KING STREET, FIFTH FLOOR  
HONOLULU, HAWAII 96813

June 3, 1997

Mr. Jack Greer  
Executive Vice President  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honolulu, Hawaii 96726

Dear Mr. Greer:

SUBJECT: Proposed Ka'u Hawaiian Cultural Center on State Land  
Waialeale-Nihoa, Ka'u, Hawaii Island  
TMK: 9-5-19:34

Thank you for your letter of May 15, 1997 describing the proposed Ka'u Hawaiian Cultural Center on the subject parcel.

The parcel, which is State land, was surveyed by archaeologists in 1970 as part of a larger survey and excavation project undertaken for the Ka'u Historical Society. No historic sites were found on this small 5.25 acre parcel and it is highly unlikely that any would exist because of the location just off of Mamalahoe Highway.

Based on present information we believe that the project will have "no effect" on significant historic sites.

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

Sincerely,

DON HIBBARD, Administrator  
State Historic Preservation Division

PM:dl

OFFICE OF THE ATTORNEY GENERAL  
STATE OF HAWAII  
1505 KALANOA AVENUE, SUITE 1100  
HONOLULU, HAWAII 96813

GILBERT T. GILBERT, Attorney General

ADMINISTRATIVE SERVICES DIVISION

ADMINISTRATIVE SERVICES DIVISION

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## Community and Public Support Letters



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
111 KAPOLAN BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813-1243  
PHONE (808) 541-1144  
FAX (808) 541-1683

August 21, 1997

Mr. Jack Geer  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honaunau, HI 96726

Subject: Draft Environmental Assessment (DEA) for the Kau  
Hawaiian Cultural Center, Kau, Island of Hawaii.

Dear Mr. Geer:

Thank you for the opportunity to review the Draft  
Environmental Assessment (DEA) for the Kau Hawaiian Cultural  
Center, Kau, Island of Hawaii. Hana Lualaba Lahui O Kau,  
Inc., a non-profit local organization, is seeking a long-  
term lease from the State for an 5.25 acre parcel to develop  
a cultural center and a botanical garden.

The Office of Hawaiian Affairs (OHA) has no concerns at  
this time with the development of the proposed cultural  
center. Upon completion, the center and accessory facilities  
will play an essential role in preserving Hawaiian culture  
and values and fostering communication and support. The  
center's physical settings apparently bear no significant  
long-term adverse impacts on adjacent areas nor upon  
existing flora or fauna habitats. Furthermore, no known  
archaeological remains exist in the area and the center will  
not affect nearby scenic resources or air quality.

Letter to Mr. Geer  
Page two

Please contact Lynn Lee, Acting Officer of the Land and  
Natural Resources Division, or Luis A. Manrique, should you  
have any questions on this matter.

Sincerely yours,

Randall Ogata  
Administrator

*Lynn Lee*  
Lynn Lee  
Acting Officer,  
Land and Natural  
Resources Division

LM:le  
cc

Trustee Clayton Hee, Board Chair  
Trustee Abraham Aiona, Board Vice-Chair  
Trustee Rowena Akana, Land & Sovereignty Chair  
Trustee Hauani Apoliona  
Trustee Billie Beaser  
Trustee Frenchy DeSoto  
Trustee Moses Keale  
Trustee Colette Machado  
Trustee Hannah Springer  
CAC, Island of Hawaii

# Community and Public Support Letters

84-10000-2 Civil Land  
11-10000-2 Civil Land



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT  
1100 Kalia Road  
Honolulu, Hawaii 96813

RECEIVED  
JUL 1 1997  
DIVISION OF LAND MANAGEMENT  
1100 KALIA ROAD  
HONOLULU, HAWAII 96813

July 1, 1997

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

SUBJECT: Draft environmental assessment for Hana Lualaba Lahui O  
Ka'u, Inc. - Ka'u Hawaiian Cultural Center, Kau, Hawaii,  
tax map key: (3) 9-5-19-34

Dear Mr. Gill:

Having reviewed the draft environmental assessment for the  
Ka'u Hawaiian Cultural Center, Kau, Hawaii, tax map key: (3) 9-5-  
19-34, the Department of Land and Natural Resources, Hawaii  
District Land Office, anticipates a finding of no-significant  
impact and requests that you publish notice of availability of this  
project in the July 23, 1997 issue of the Environmental Notice.

Enclosed is a completed Bulletin publication form and four (4)  
copies of the draft environmental assessment. Should you have any  
questions, please call Mr. Jack Geer, consultant for Hana Lualaba  
Lahui O Ka'u, Inc. at 328-9981 or my office at 974-6203.

Sincerely,

*Charlene Z. Unoki*  
Charlene Z. Unoki  
Hawaii Land Agent

cc: Hawaii BM  
Support Services

S M INVESTMENT PARTNERS, L.P.  
680 Waikele Road, Suite 700  
Honolulu, Hawaii 96817

June 20, 1997

Via Facsimile (808) 228-9981 and Regular Mail

Jack Geer, CES  
Executive Vice President  
Pacific Business Insights, Inc.  
P.O. Box 145  
Honolulu, Hawaii 96828

Re: Proposed Ka'u Hawaiian Cultural Center  
Hana Lualaba Lahui O Ka'u

Dear Mr. Geer:

This letter is in reply to your letter dated May 28, 1997, requesting our comment  
on your client's proposal to develop the Ka'u Hawaiian Cultural Center project on  
State land adjacent to the Punahoa Resort/Sea Mountain Golf Course.

We are in support of your client's proposal as it represents a community-based  
effort to preserve the rich culture and historical significance of the Ka'u area,  
however, we are not able to comment on the project's impact on infrastructure  
until such time a more detailed plan is made available.

We thank you for the opportunity to comment on your client's proposed project  
and wish your project team much success in its endeavor to make the Ka'u  
Hawaiian Cultural Center a reality.

Sincerely,

S M INVESTMENT PARTNERS, L.P.

*Ralph Kubota*  
Ralph Kubota  
Director of Real Estate



## Community and Public Support Letters

### Hawaiian Civic Club of Ka'u

August 6, 1997

Hana Lanihale Lahua O Ka'u, Inc.  
P.O. Box 839  
Nahalea, Hawaii 96772

Dear Dame Shikoya, President of Hana Lanihale:  
Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Puuikiu Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on this project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

Community Group Name

*Hawaiian Civic Club of Kau*  
Name: *Heleni Nui Oquendo*  
Title: *President*

Ka'ualehu Community Club  
P.O. Box 570  
Ka'ualehu, Hawaii 96772

August 5, 1997

Hana Lanihale Lahua O Ka'u, Inc.  
P.O. Box 839  
Nahalea, Hawaii 96772

Dear Dame Shikoya, President of Hana Lanihale:  
Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Puuikiu Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on this project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

*Community Group Name*

Name: Cheryl A. Puhach  
Title: Secretary

## Community and Public Support Letters

State of Hawai'i  
Department of Land and Natural Resources  
County of Hawai'i  
September 10, 1997

### Ka'u Exports

Re: Proposed Cultural Center at Punalu'u Ka'u

This letter is in support of the proposed Cultural Center at a Punalu'u opportunity, that will be culturally and environmentally sensitive to the fragile ecosystems which inhabit the Ahupua'a of Punalu'u. It could be possible that this proposed project will help to relieve the heavy pressure to Punalu'u, following the loss of Kaimu Bay. We hope that the proposed Cultural Center will give the residents of Ka'u an opportunity for entrepreneurship, that will be Community-Based - Economic Development. The adjacent communities will have an active role in determining their future. It could also offer a comfortable facility to accommodate programs focused in Hawaiian Studies, History, Culture and the Arts and environmental studies. This would include: preservation and monitoring of endangered species, preservation of historic sites and ethnobotany of native species.

We, the Punalu'u Preservation Committee, support this project. We hope that this project will empower the people of Ka'u to take an active role in planning their future.

Malama ka 'aina a ke kai,  
*Pele Hanoo*  
Pele Hanoo  
President  
Punalu'u Preservation  
PO Box 472  
Na'alehu, HI 96772

August 6, 1997

Hana Lailima Lailima O Ka'u, Inc  
P.O. Box 839  
Naalehu, Hawaii 96772

Dear Dave Shibuya, President of Hana Lailima:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Punalu'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

Community Group Name

(Keaia) Ka'u EXPORTS

Name  
Title

*Anthony Kildam*

## Community and Public Support Letters

KA'U GALLERY COOPERATIVE  
PO Box 530, Haalehu, HI 96772

August 11, 1997

Kana Laulima Lahui O Ka'u, Inc.  
Dane Shibuya, President  
PO Box 839  
Haalehu, HI 96772

Dear Mr. Shibuya,

The Ka'u Gallery Cooperative's Board and members would like to take this opportunity to express our strong support for the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Punalu'u SeaMountain resort.

It is our view that this community-based project will both stimulate the economy and provide a source of cultural pride for the local community. The Ka'u Hawaiian Cultural Center will allow visitors and residents to learn about and share in the rich Hawaiian cultural heritage of Ka'u.

We wish your project much success. Mahalo to you and your group for all of your good work on behalf of our Ka'u community.

Sincerely,

*Julie Pasquale*  
Julie Pasquale  
Secretary  
Ka'u Gallery Cooperative

Ka'u Agribusiness Co., Inc.  
a C. Brewer Company  
Land Administration Department  
P.O. Box 150  
Pahala, Hawaii 96777-0150  
☐ (808) 928-6194

June 14, 1997

Dane and Terry Shibuya  
P.O. Box 839  
Naelehu, Hawaii 96772

In Reply to: *TMK Parcel 9-5-019:034*

Our records indicate the last activity involving our company on this parcel was some clearing of weeds in the citrus grove in 1988. At the time we were interested in starting our own citrus operation and needed to evaluate the trees at sea-mountain.

We maintained the orchard for about a year to gather data and having completed our study abandoned it in 1989.

Sincerely,

Sтивен S. Kai  
Director of Land Administration

## Community and Public Support Letters

### Ka'u Exports

August 6, 1997

Hana Lailima Lahui O Ka'u, Inc.  
P.O. Box 839  
Maalehu, Hawaii 96772

Dear Dane Shibuya, President of Hana Lailima:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Puhihi's Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will set an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

Community Group Name

(Kenia) KAU EXPORTS

Name  
Title

Kenia KAU EXPORTS

KA'U GALLERY COOPERATIVE  
PO Box 530, Maalehu, HI 96772

August 11, 1997

Hana Lailima Lahui O Ka'u, Inc.  
Dane Shibuya, President  
PO Box 839  
Maalehu, HI 96772

Aloha,

The Ka'u Gallery Co-op is happy to provide a formal letter of support for your Ka'u Hawaiian Cultural Center project which is enclosed. We are also interested in joining your organization as a group and/or as individuals. We would appreciate if you could send a membership application to the address above.

We are very excited about the positive impact that the Ka'u Hawaiian Cultural Center will have on our community and do want to support your efforts in whatever way that we can. Do you have regularly scheduled work days down at your project site? If you want to let us know your schedule, we might be able to pull together a crew to help clear brush or whatever. I can be reached at 929-9298.

Sincerely,

Julie Pasquale  
KSC Secretary

## Community and Public Support Letters

### Huliau O Ka'u

"The changing name of Ka'u"  
A Non-Profit Community Based  
Economic Development Organization  
P.O. Box 839, Hanalei, HI 96721  
Telephone: 808-324-4077 Fax: 808-324-4046



August 13, 1997

Hana Laulima Lahui O Ka'u, Inc.  
P.O. Box 839  
Hanalei, HI 96722

Dear Dane Shibuya, President of Hana Laulima:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments concerning the Ka'u Hawaiian Cultural Center project on Hawaii State land adjacent to the Punalu'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus (engine) in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

The Ka'u Hawaiian Cultural Center will also be a significant stopping place for tourists to become acquainted with our rich Hawaiian culture and language.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make Ka'u Hawaiian Cultural Center a reality!

Aloha,  
Huliau O Ka'u, Inc.  
Albert Ledergerber, President



### Cloud Rest Coffee

August 6, 1997

Hana Laulima Lahui O Ka'u, Inc.  
P.O. Box 839  
Hanalei, Hawaii 96722

Dear Dane Shibuya, President of Hana Laulima:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Punalu'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

Community Group Name  
Cloud Rest Coffee

Name  
Title  
  
James J. Morgan  
President

## Community and Public Support Letters

Family Hair Design  
P.O. Box 156  
Ma'alaea, Hawaii 96712

August 6, 1977

Hana Lanihale Lihou O Ka'u, Inc.  
P.O. Box 837  
Ma'alaea, Hawaii 96712

Dear Dame Sibuya, President of Hana Lanihale:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Puuhale'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

*Walter R. Pollack*

Name: Walter R. Pollack  
Title: Owner

Ma'alaea Realty  
P.O. Box 156  
Ma'alaea, Hawaii 96712

August 6, 1977

Hana Lanihale Lihou O Ka'u, Inc.  
P.O. Box 837  
Ma'alaea, Hawaii 96712

Dear Dame Sibuya, President of Hana Lanihale:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Puuhale'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

*Walter R. Pollack*

Name: William R. Pollack  
Title: Salesman

## Community and Public Support Letters

The following are signatures of the Ka'u community who signed individual copies of the following letter, showing their support for the Ka'u Hawaiian Cultural Center.

### Support Letter for the Ka'u Hawaiian Cultural Center

August 6, 1977

Hana Lailima Laka O Ka'u, Inc.  
P.O. Box 839  
Nahalea, Hawaii 96772

Dear Dame Siliboya, President of Hana Lailima:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Punalu'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

Community Group Name

Punalu'u Bule Shop & Visitor Center

Name Patrick Echlo  
Title Manager

Name  
Title  
Dennis J. Jorgensen  
P.O. Box 444  
Nahalea, HI 96777

Name  
Title  
Dennis J. Jorgensen  
P.O. Box 444  
Nahalea, HI 96777

Name  
Title  
Joseph A. Puleo  
P.O. Box 308  
Pahala, HI 96777

Name  
Title  
Joseph A. Puleo  
P.O. Box 444  
Nahalea, HI 96777

Name  
Title  
Pete P. Puleo Sr.  
P.O. Box 541  
Pahala, HI 96777

Name  
Title  
Pete P. Puleo  
P.O. Box 849  
Pahala, HI 96777

Name  
Title  
Alfred J. Puleo  
Nahalea, HI 96777

Name  
Title  
Melissa Puleo  
P.O. Box 207  
Pahala, HI 96777

Name  
Title  
Garry Puleo  
P.O. Box 401  
Pahala, HI 96777

Name  
Title  
Vicki Puleo  
P.O. Box 401  
Pahala, HI 96777

# **CORRECTION**

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



# Community and Public Support Letters

The following are signatures of the Ka'u community who signed individual copies of the following letter, showing their support for the Ka'u Hawaiian Cultural Center.

## Support Letter for the Ka'u Hawaiian Cultural Center

August 6, 1997

Hana Leleina Lohi O Ka'u, Inc.  
P.O. Box 139  
Nahale, Hawaii 96772

Dear Dana Shibuya, President of Hana Leleina:

Re: Proposed Ka'u Hawaiian Cultural Center

This letter is in reply to your request for our comments, concerning the proposed development of the Ka'u Hawaiian Cultural Center project on State land adjacent to the Punalu'u Resort/Sea Mountain Golf Course.

We are in support of the Ka'u Hawaiian Cultural Center as it represents a community-based effort to preserve the rich culture and historical significance of the Ka'u area. It is our view that the Ka'u Hawaiian Cultural Center will act as an economic stimulus in the community and as a social and cultural anchor for Ka'u. The Ka'u Hawaiian Cultural Center will have a significant impact on helping the children and future generations of Ka'u learn, experience and share in the rich Hawaiian culture and heritage of Ka'u.

We thank you for the opportunity to comment on the project and wish your project much success in its endeavor to make the Ka'u Hawaiian Cultural Center a reality.

Aloha,

Community Group Name

Punalu'u Bako Shop & Visitor Center

Name Patrick Echle  
Title Manager

Name Title  
Dana Shibuya  
President  
Hana Leleina Lohi O Ka'u, Inc.  
P.O. Box 139  
Nahale, HI 96772

Name Title  
Sheryl A. Pineda  
P.O. Box 348  
Pahala, HI 96777

Name Title  
Pina Pineda Sr.  
P.O. Box 541  
Pahala, HI 96777  
Name Title  
Sheryl A. Pineda  
P.O. Box 348  
Pahala, HI 96777

Name Title  
Garry Pineda  
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Pahala, HI 96777

Name Title  
Sheryl A. Pineda  
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Name Title  
Sheryl A. Pineda  
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Pahala, HI 96777

Community and Public Support Letters

Name Title  
*Robert W. Williams*  
Owner and Operator  
of KIL Studios

Name Title  
*Darin Williams*  
P.O. Box 672  
Nashua, N.H. 03077

Name Title  
*James Williams*

Name Title  
*James Williams*

Name Title  
*Shantia Mahabadi*  
P.O. Box 675  
Nashua, N.H. 03077

Name Title  
*Elena Duran*  
B+E. Lopez

Name Title  
*Elena Duran*

Name Title  
*Christopher Duran*

Name Title  
*Shantia Mahabadi*  
P.O. Box 675  
Nashua, N.H. 03077

Name Title  
*Shantia Mahabadi*  
P.O. Box 675  
Nashua, N.H. 03077

Name Title  
*Shantia Mahabadi*

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*W. Williams*

## Community and Public Support Letters

Name *Wilson, J. Harrison, Jr.*  
 Title *Sec. Soc. Sec.*  
 File No. *11-44079*

Name Jeffrey David  
 Title 7th grade mathematics #2  
Jefferson County #46140

Name	Phonola Archival
Title	P.O. Box 462 Paragale HI 96777

Name Online-Misvan  
Title Teacher

Mary K. Miller, Secretary  
 Title P.O. Box 622  
 Philadelphia, Pa. 19172

Name *Charles F. i*  
Title *President, Lake Chap. & Lake Union  
F. B. I. 1942  
Alameda, B. C. 1942*

**National**  
**Film**

*Winnona Kultural*  
P.O. Box 275  
Natick, H. 96772

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 George H. Padula  
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NAME Juanita DelPena  
 Title JS box 115  
in cabinet in 4672

NAME *Finnell, (Jimmie)*  
 Title *P.O. Box 684*  
*Montrose, HI 96773*

Post Card  
PO BOX 390213  
Kailua Kona, HI  
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[illegible]

NAME *Newton* *7-60*  
Title *P.O. Box 347*  
*Pinola, OH 96777*

[illegible]

The  
 Secretary of the  
 Board of Directors  
 of the  
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Neeraj  
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Name: Alien Sher  
Title: P.O. Box 217  
Voluntarily, H. 96777

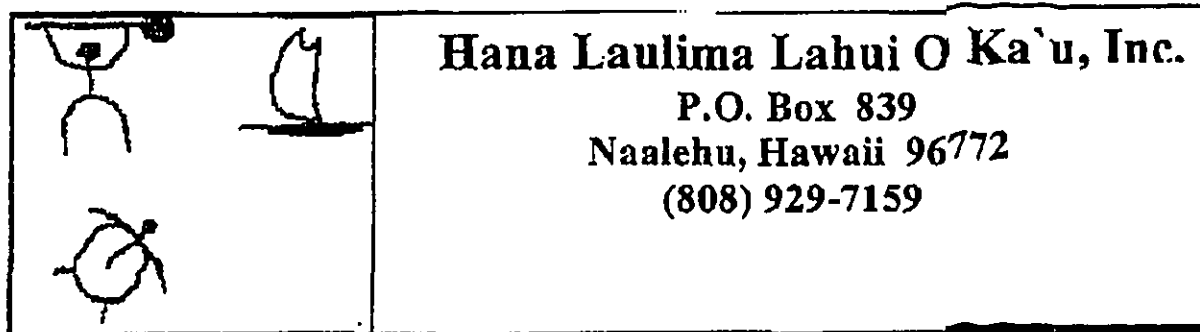
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Community and Public Support Letters

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November 26, 1997

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

**Subject:** Draft Environmental Assessment comment letter dated 7/22/97

**Applicant:** Hana Laulima Lahui O Ka'u, Inc.  
P.O. Box 839  
Naalehu, HI 96772

**Contact:** Hana Laulima President - Dane Shibuya      Phone: (808) 929-7159

**Consultant:** Pacific Business Insights, Inc.  
P.O. Box 145  
Honaunau, Hawaii 96726

**Contact:** Jack Geer, CES      Phone: (808) 328-9981

Reply to State of Hawaii Office of Environmental Quality Control Draft EA Comments letter dated 7/22/97

1. This EA mentions Phase II, but gives no details. The Environmental Impact Statement law prohibits segmentation of larger projects and requires that full disclosure of impacts be made on projects in their entirety. Provide a full analysis and discussion of this and all related projects in the area.

**Response:** There is no KHCC Phase II. All aspects of the KHCC project are detailed in the Final EA.

2. Community contacts: Notify any interested community groups, and the nearest neighbors or neighboring landowners of the proposed project and document your contacts in the final EA. Include copies of any correspondence.

*Response:* All comment letters and correspondence from neighboring land owners, neighbors, and community groups is included in appendix.

3. Include drawings or diagrams of the site, the proposed buildings and any proposed landscaping that show the final appearance of the project.

*Response:* Site plans, floor plans, and landscaping plans are included in the appendix.

4. Identify public viewpoints of the project site from which visual impacts may occur, especially of mauka and makai viewplanes. Show impacts of the project by superimposing a rendering of the proposed facility onto photographs taken from public view points.

*Response:* Pictures of mauka and makai viewplanes and visual impacts, including superimposed rendering of KHCC are displayed in the appendix.

5. Construction impacts: Include a full discussion, including impacts to nearby water resources from construction runoff, traffic impacts, safety issues, noise, and air quality. Also discuss any mitigation measures planned to prevent or lessen these impacts.

*Response:* Any building construction will conform to all requirements of building code and statutes of the County of Hawaii.

- a. Erosion - A small increase in possible erosion will occur during construction due to the necessity of clearing weeds from the land to plant the Hawaiian Botanical Garden and the construction of the cultural center. The estimated area cleared and/or graded for the cultural center and stage will not exceed 10% of the total acreage.
- h. Construction Runoff - All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties.
- c. Noise - There will be marginal increase in noise due to the small increase in traffic to the area. There are no immediate dwellings near the KHCC site.
- d. Traffic - The KHCC will slightly increase traffic to the area. The existing Highway 11 and Punalu'u interchange are well designed and more than adequate to handle any increase in traffic.
- e. Safety - The Hawaii County and OIISA safety requirements for a construction area will be observed at all times.
- f. Air - No effect on air quality is foreseen.
- g. Water - There will be minimal impact to supply or quality of water. KHCC plans to use water from the private water system owned by S&M Investments. Waste-water will be disposed of in compliance with building codes and environmental regulations.

*Mitigating Measures:*

- a. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
- b. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.

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- c. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.
- d. Wastewater disposal shall meet with the requirements of the State, Department of Health.
- e. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.
- f. Erosion control measures - Landscaping will be maintained at all times, thereby strongly inhibiting run-off and erosion. The Hawaiian gardens will feature native trees and plants.
- g. Traffic and noise - Windbreak trees will be planted bordering the site to minimize noise. Rock walls will be constructed parallel to the highway to prevent unauthorized access from the highway and to avoid congestion or obstruction to traffic.
- h. Road maintenance - Roads adjacent to entrance will be maintained and improved to handle the increased use. Drainage will be ensured to minimize any run-off damage, and entrance and parking areas will be regularly maintained.
- i. Any building construction will conform to all requirements of building code and statutes of the County of Hawaii. All development generated runoff will be disposed on site and shall not be directed toward any adjacent properties.
- j. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
- k. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
- l. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.
- m. Wastewater disposal shall meet with the requirements of the State, Department of Health.
- n. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.

6. Please provide clear, readable neighborhood, area and regional maps with the project site indicated on each.

*Response:* Readable, regional, area and neighborhood maps are included in appendix.

7. A discussion of findings and reasons, according to the significance criteria listed in HAK Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination.

*Response:* In accordance with HAK Title 11-200-12 (Significance Criteria), the following findings and reasons support the anticipated finding of a No Significant Impact Determination for the proposed Ka'u Hawaiian Cultural Center.

- a. The proposed KHCC project is not expected to cause significant impacts to the environment, pursuant to the significance of the criteria established by the Environmental Council as discussed below; therefore the determination is to issue a Finding of No Significant Impact.

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- h. The proposed KHCC project will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources. The Site has been completely disturbed by previous land clearing, no significant natural or cultural resources exist on the Site.
  - c. The proposed KHCC project will not curtail the range of beneficial uses of the environment. The project will enhance the beneficial use of the Site since the Site is currently overgrown and underutilized.
  - d. The proposed KHCC project will not conflict with the State's long-term environmental policies. The proposed project will not conflict with the environmental policies set forth in the State plan and Chapter 344 Hawaii Revised Statutes, in that the project will not damage sensitive natural resources not emit excessive noise or contaminants.
  - e. The proposed KHCC project will not substantially adversely affect the economic welfare, social welfare, or public health of the community. The expanded recreational opportunities provided by the project will beneficially affect the social welfare and public health of the community.
  - f. The proposed KHCC project will not involve substantial secondary impacts, such as population changes or effects on public facilities. The project will increase the capacity of public recreation facilities. This increased capacity will not induce population growth.
  - g. The proposed KHCC project will not involve a substantial degradation of environmental quality. There will be no significant degradation of air, water, or noise quality.
  - h. The proposed KHCC project will not have cumulative impacts or involve a commitment for larger actions. All phases of the project have been described and assessed in this EA. In a regional context, the project will not have cumulative impacts.
  - i. The proposed KHCC project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. The Site is not a known habitat for endangered or threatened flora or fauna species.
  - j. The proposed KHCC project will not detrimentally affect air or water quality or ambient noise levels. The proposed project will not produce any air emissions. Site work will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust. Noise during construction will be mitigated to acceptable levels through compliance with the Department of Health noise regulations.
  - k. The proposed KHCC project is not located in an environmentally sensitive area (e.g., floodplain, tsunami zone, coastal area). Although located in the tsunami evacuation zone, the Site is not located in a flood or tsunami inundation zone according to the flood insurance maps. The site is located in Zone X, which is an area determined to be outside the 500 year flood plain.
  - l. The proposed KHCC project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies. The County General Plan identifies natural beauty sites and vistas. The project will not affect any of the listed sites or vistas for Ka'u.
  - m. The proposed KHCC project will not require substantial energy consumption. The occasional night lighting will not require substantial energy consumption.
8. The Department of Public Work's letter of May 21, 1997 states that this site is in Flood zone X. Please indicate what this rating means and how it relates to #11 of the significance criteria.



*Response:* The KHCC site is located in Flood Zone X, which is an area determined to be outside the 500 year flood plain. Flood Zone X is not environmentally sensitive area nor is it an area that is likely to suffer damage.

9. Use of Conservation lands: The project site, totaling 5.25 acres, is situated within State Conservation lands. Please consult with the Planning Branch of DLNR's Land Division at 587-0377 to determine if this project is an allowable use within the Conservation District. If a Conservation District Use Permit has already been filed, indicate its status. If this project is not an allowable use indicate when an application to the Land Use Commission for reclassification of these lands will be submitted.

*Response:* The project site, consisting of approximately 5.25 acres, is situated within an area designated as "Conservation - General Subzone" by the State Land Use Commission.

- a. A Conservation District Use Permit (CDUP) and Conservation District Use Management Plan are being secured from the Board of Land and Natural Resources to allow the proposed development on Conservation lands.
- b. The project site is situated within an area designated as "Open" by the Hawaii County General Plan and includes uses such as parks and historic sites. KHCC will be a historic attraction.
- c. The project site is situated within the County's Special Management Area (SMA). A Special Management Area Use Permit is being secured from the Planning Commission.

Respectfully,

Pacific Business Insights, Inc.

Jack Geer  
Vice president

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