



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

P.O. BOX 621  
HONOLULU, HAWAII 96809

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

'01 JAN 11 A10:35

OFC OF ENVIRONMENTAL  
QUALITY CONTROL

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

**Subject: Final Environmental Assessment and Finding of No Significant Impact (FONSI) Determination for the Request for Disposition of Remnant Land situate at Kahauloa 1<sup>st</sup>, Kahauloa House Lots, South Kona, Island of Hawaii, Tax Map Key: (3) 8-2-06:22**

The Department of Land and Natural Resources, Land Division, has reviewed the final environmental assessment for the Proposed Action and has issued a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this Proposed Action in the next scheduled edition of the OEQC Environmental Notice. ✓

We have enclosed a completed OEQC Publication Form, and four (4) copies of the final environmental assessment. Should you or your staff have any questions, please feel free to call Harry Yada, District Land Agent at (808) 974-6203.

Very truly yours,

  
GILBERT S. COLOMA-AGARAN  
Chairperson

Enclosures

4

JAN 23 2001

**FILE COPY**

*2001-01-23-HI- FEA- Miri Kitani Land Purchase*

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

TAX MAP KEY: (3) 8-2-6:22

December 14, 2000

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

**TAX MAP KEY: (3) 8-2-6:22**

**December 14, 2000**

**Eleanor Mirikitani  
Kealakekua, Hawaii**

## CHAPTER I

### INTRODUCTION AND SUMMARY

#### A. IDENTIFICATION OF APPLICANT

The applicant is Eleanor Mirikitani. The applicant is the owner of the abutting lot, Tax Map Key: (3) 8-2-6:023.

#### B. IDENTIFICATION OF ACTION SOUGHT

The applicant is requesting to purchase a remnant parcel, Tax Map Key: (3) 8-2-6:22. The remnant parcel consists of .088 acres or 3833.28 square feet of land area. (Figure 1) The applicant's property is surrounded by old rock walls. The Department of Public Works in a letter dated May 21, 1999 stated: "We recommend providing future road widening setbacks along the subject roadway equaling to one-half the difference between the existing right-of-way and fifty (50) feet. In addition a corner radius of 20-ft. should be established." (See Exhibit E) This further decreases the remnant parcel size to 2,686.5 square feet of land area. This proposed action is requested to allow the applicant to construct a driveway over this parcel to access her abutting lot. This would allow the applicant to take advantage of the existing rock walls, existing topography and to minimize impact on existing land forms. Access over the remnant parcel is the more appropriate method.

#### C. AGENCIES CONSULTED

The applicant has consulted with the Department of Land and Natural Resources staff in making this assessment.

#### D. SITE DESCRIPTION

The site is identified as Tax Map Key: (3) 8-2-6:22. The site is situated in the of Kahauloa ahupua'a, Kahauloa House Lots, South Kona, Hawaii. (Figure 2)

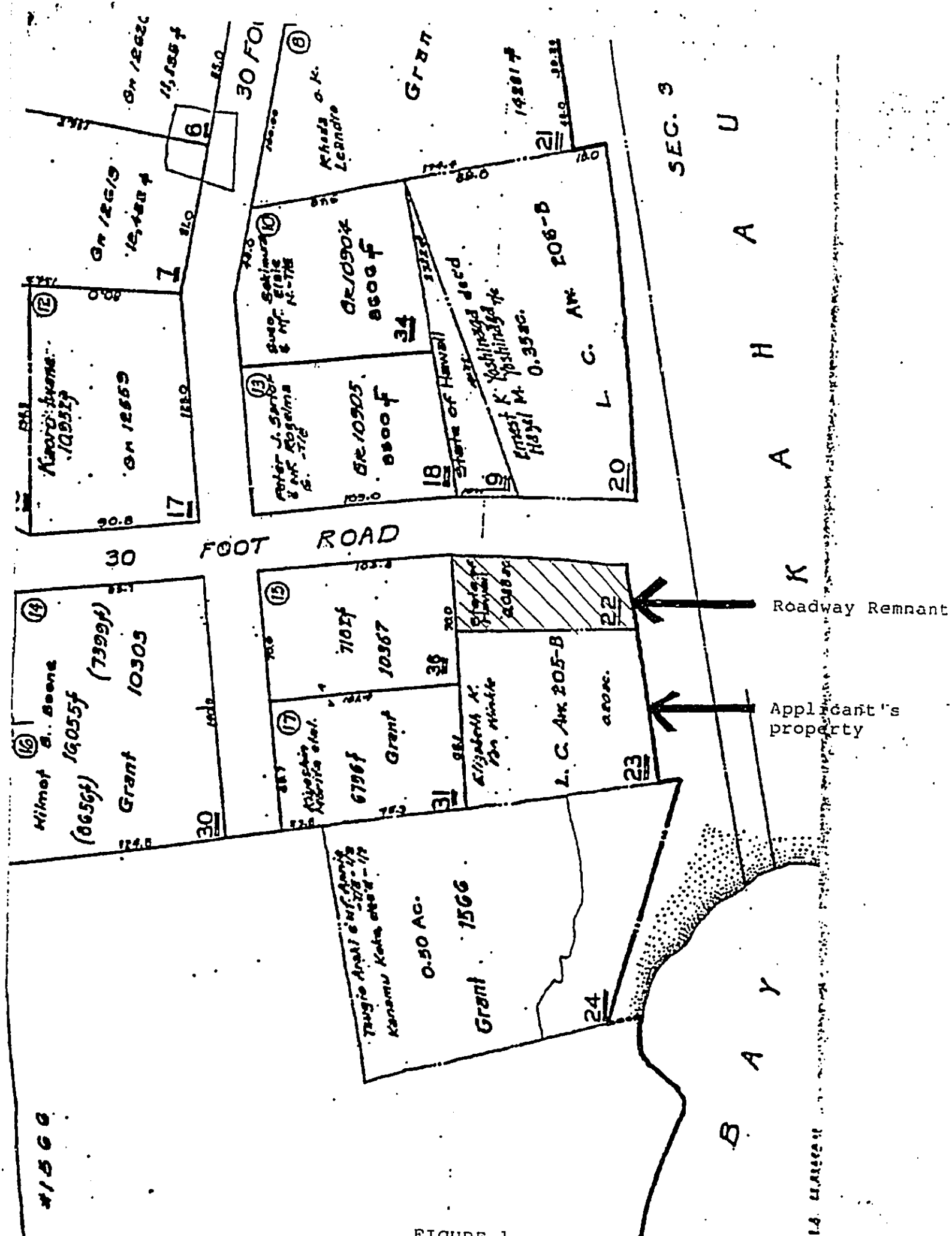


FIGURE 1

101-11-11-11-11



**CHAPTER 2**  
**PROJECT DESCRIPTION**

**A. PROJECT LOCATION**

The remnant parcel is located on the north side of Kahauloa Road, approximately 35 feet from the intersection of Manini Beach Road and Kahauloa Road. Kahauloa Road intersects Puuhonua Road. (Figure 3) The property is vacant for any structures. There are existing single family residences in the general area, adjacent and surrounding the parcel.

**B. LAND OWNERSHIP**

The State of Hawaii is the owner of the remnant parcel.

**C. LAND USE DESIGNATION**

**1. State Land Use District**

The State Land Use Designation of the subject property is Urban.

**2. General Plan Land Use Pattern Allocation Guide (LUPAG) Map**

The County General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the subject property as Low Density Urban Development. Low Density Urban Development generally refers to properties which allow single family residential developments, ancillary community and public uses and convenience type commercial uses.

**3. County Zoning**

The County Zoning is Single Family Residential (RS-15).

**I. Section 25-5-7. Minimum yards.**

**a) The minimum yards in the RS district shall be as follows:**

(1) On a building site with a required area of seven thousand five hundred square feet to and including nine thousand nine hundred ninety-nine square feet:

(A) Front and rear yards, fifteen feet; and

(B) Side yards, eight feet.

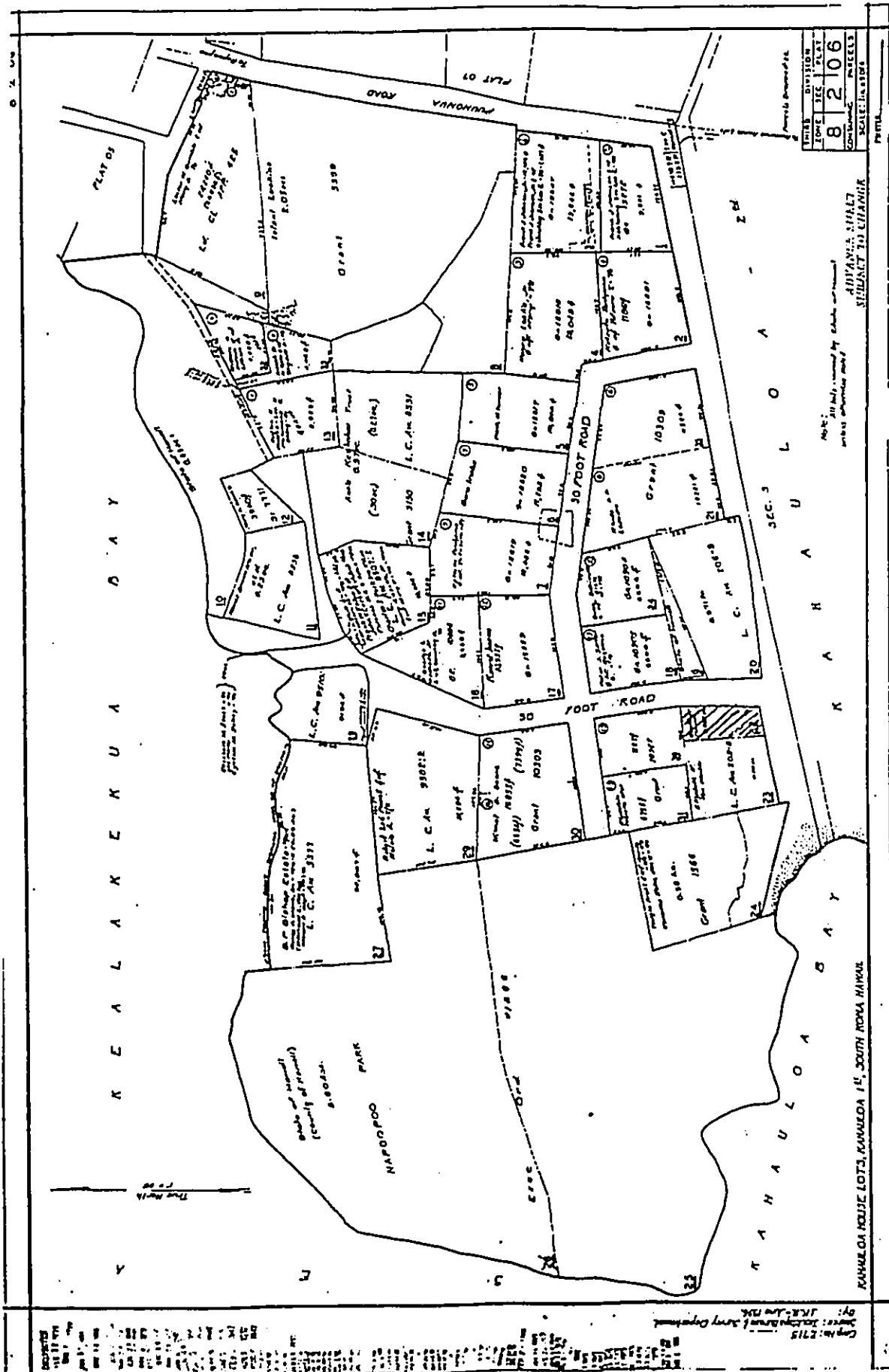


FIGURE 3



**4. Remnant Land in Relationship to County Zoning**

The subject parcel is zoned Single Family residential (RS-15). The minimum size lot is 15,000 square feet. The remnant parcel consists of 3833.28 square feet. The minimum required setback yards if a residence is constructed would be: front and rear yards, fifteen feet and side yards, eight feet. With these restrictions, the construction of a single family dwelling would not be possible. In a letter dated May 21, 1999 from the Department of Public Works, the County of Hawaii is recommending an approximately 10 feet be provided for *future road widening purposes*. This would reduce the area of the parcel to a total buildable area of approximately 2,686.50 square feet.

**5. Special Management Area (SMA)**

The property is situated within the Special Management Area.

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**CHAPTER 3**  
**EXISTING CONDITIONS**

**A. PHYSICAL ENVIRONMENT**

**1. USDA Soil Survey Report**

Soils in this area consist of Lava flows, Aa (rLV), which have been mapped as a miscellaneous land type. These soils have practically no soil covering and is bare of vegetation, except for mosses, lichens, ferns, and a few small trees. This lava is a mass of clinkery, hard, glassy, sharp pieces piled in tumbled heaps. It is at an elevation near seal level.

**2. Climate**

The Napo'opo'o area of South Kona where the project site is located is very arid. Average rainfall is about 10 inches per year. More than 90 percent of the days in the year are sunny and free from cloud cover. The mean annual temperature is 78 degrees Fahrenheit. Airflow is commonly onshore from mid-morning until just before sunset and offshore from early evening until the following morning.

**3. Flood Insurance Rate Map**

According to the Flood Insurance Rate Map (FIRM), the property is located within the "X", areas determined to be outside the 500-year flood plain.

**4. Land Study Bureau's Detailed Land Classification System**

Soils within the subject property are classified as "E" (Very Poor) for agricultural productivity by the Land Study Bureau. This soil is unsuited for machine tilling.

**5. Agricultural Lands of Importance to the State of Hawaii (ALISH) System**

Lands within the subject property are classified as "Existing Urban Development" by the ALISH System.

**6. Archaeological/Flora/Fauna Resources**

The property is a roadway remnant. Therefore, the presence of endangered

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species of plants or animals are not present on the property. The property is within the Kealahou Bay Archaeological and Historical District. The Department of Land and Natural Resources Historic Preservation Division conducted a review of the property and found that there are no archaeological resources on the subject property.

7. **Noise and Air Quality**

Given the residential nature of the area, there should be little, if any disturbance to the ambient noise levels.

The air quality in this area is mostly affected by emissions from natural, agricultural, and/or vehicular sources. The dominant factor for the past several years has been the volcanic haze (vog) from Kilauea Volcano. Vehicular traffic to and from the site should be no greater than a standard residence.

8. **Coastal Environment**

The property does not abut the shoreline. The site is located inland of the shoreline, there are no adverse effects on environmentally sensitive areas, such as erosion prone areas, geologically hazardous land, estuary, freshwater area, or coastal waters.

9. **Surrounding Land Use Designation/Uses**

Adjacent lands to and in the immediate vicinity consist of Single Family Residences. Lot sizes vary from approximately 4,500 square feet to 32,500 square feet.

**B. SOCIOECONOMIC ENVIRONMENT**

Moderate growth in both population and housing construction has occurred in the district of South Kona. Although the district is still dependent upon diversified agriculture, nevertheless some of the growth has been the result of the urban and resort growth in North Kona. This is reflected in an even distribution of new housing construction in sections from Kealahou town through Captain Cook.

## **C. PUBLIC SERVICES AND FACILITIES**

### **1. Roadway**

The site is a corner lot and fronts Kahauloa Road and Manini Beach Road. Kahauloa and Manini Beach Road have a right-of-way ranging between 25 to 35 feet with a pavement width of approximately 10 feet.

### **2. Solid Waste**

Solid Waste will be disposed of at the new County Puuanahulu landfill. Transfer stations proximate to the project area are located at Napo'opo'o.

### **3. Electrical power**

Electrical power is supplied by HELCO.

### **4. Water**

Water services is available to the property.

### **5. Police and Fire Services**

Police and Fire Services are located in Captain Cook, less than 3 miles mauka of the site. A 24-hour emergency ambulance service is provided in conjunction with the Fire Station.

### **6. Medical Services**

Medical Services are provided at Kona Hospital, located approximately 5 miles mauka of the project site in Kealahou. Acute and emergency care are provided at this facility.

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CHAPTER 4  
ALTERNATIVES CONSIDERED

The no-purchase alternative would leave the applicant in the same state. This alternative does not contribute to the applicant's objective of an orderly development of her abutting property.

A second alternative is to obtain an easement over the State of Hawaii lands. This alternative was considered however the better alternative is the purchase of the remnant parcel.

CHAPTER 5  
RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES AND  
CONTROLS FOR THE AFFECTED AREA

1. STATE LAND USE CLASSIFICATION

Pursuant to the actions of the State Land Use Commission, four land use districts have been established on the island of Hawaii; Urban, Rural, Agriculture, and Conservation. The entire site is located within the Urban District.

2. Hawaii State Plan (Chapter 226, Hawaii Revised Statutes).

The Hawaii State Plan established goals, objectives and policies to serve as long range guidelines for the growth and development of the State. Hawaii Revised Statutes Section 226-4 sets forth three components to this plan:

(1) To achieve a strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations;

(2) To achieve a desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well being of the people;

(3) To achieve physical, social and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring and of participation in community life.

Approval of this request should satisfy all of the foregoing objectives, by: (1) allowing access to the adjoining lot thereby increasing housing options and increasing real property tax base in the South Kona district; (2) allowing for completion of housing thereby ensuring protection of the area's unique physical environment; and (3) fostering a sense of community and responsibility.

**3. Kona Regional Plan**

The Kona Regional Plan identifies the area as Residential-3 units per acre.

**4. Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map**

The County General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the subject property as Low Density Urban Development. Low Density Urban Development generally refers to properties which allow single family residential developments, ancillary community and public uses and convenience type commercial uses.

**5. Hawaii County Zoning**

The County Zoning is Single Family Residential (RS-15). Based on this zoning a Single Family Residential Dwelling is a permitted use.

**6. COASTAL ZONE MANAGEMENT ACT (CHAPTER 205-A, HRS)**

The objectives of the Hawaii Coastal Zone Management (CZM) Program, as set forth in Chapter 205A, Hawaii Revised Statutes, include the protection and maintenance of valuable coastal resources. The site conforms to the applicable objectives as set forth below.

**A. Scenic and Open Space Resources.**

1. **Objective:** Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
2. **Discussion:** Purchase of the remnant roadway parcel will only enhance the scenic and open space vistas as the parcel is presently overgrown with vegetation.

**B. Shoreline and Coastal Water Resources.**

1. **Objective:** Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence.
2. **Discussion:** The project site does not abut the shoreline.

C. **Historical Resources.**

1. **Objective:** Protect, preserve, and where desirable, restore those natural and man made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
2. **Discussion:** There are no archeological features identified on the property. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the (DLNR-HPD) when it finds that sufficient mitigative measures have been taken.

D. **SPECIAL MANAGEMENT AREA GUIDELINES**

1. The proposed action is consistent with the County of Hawaii Special Management Area (SMA) guidelines. The proposed action will involve no physical impact upon the coastal area, as the property does not abut the shoreline. Proposed improvements will have minimal adverse environmental impact upon the area and its surroundings as the only improvement will be a driveway. This proposed action is requested to take advantage of the existing rockwalls, topography and to minimize impact on existing land forms.

- E. Pursuant to HRS Section 205A-22 and Hawaii County Planning Commission Rule 9, A the proposal is exempt from the definition of "development" established by Planning Commission Rule No. 9-4 (10) (B) (ix), development does not include the "Transfer of title of land". The purchase of the remnant parcel is an action which is exempt from further SMA review.



**F. IMPACTS AND PROPOSED MITIGATION MEASURES**

1. **Climate:** Regional and local climatology significantly affect the air quality of a given location. Wind, temperature, atmospheric turbulence, and rainfall all influence air quality. The proposed project is not expected to impact the local climate of the project area.
2. **Topography, Geology and Soils:** Soils are classified as Very Poor by the Land Study Bureau. The proposed project is not expected to impact the topography of the project area. No grading or grubbing are proposed, therefore no erosion is likely to occur.
3. **Hydrology:** The property is located within the "X" area, determined to be outside the 500-year flood plain. No adverse impacts are anticipated by the proposed project since there will be no earthwork or alteration of the terrain.
4. **Natural Hazards:** The potential natural hazards to which the project area could be subjected to include earthquakes and volcanic eruptions. Seismic activity, volcanic activity, inundation and subsidence do not present any unusual problems for the project site relative to other houses within the area.
5. **Flora and Fauna:** There are no endangered species or animals present on the property. Mongoose, mice, cats and dogs are present. Thus, there is no impact on any habitats for any major plant or animal species.
6. **Traffic:** Traffic will not increase with the proposed project.
7. **Visual Impacts:** The property does not abut the shoreline. There is no coastal vistas of the ocean. The terrain is relatively level. Aesthetic qualities and visual impacts will not be affected by the project.

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## NECESSARY PERMITS AND APPROVALS

The following is a preliminary list of development permits, approvals and reviews that may be required for this project.

1. State

Board of Land and Natural Resources approval

2. County of Hawaii

Planning Department

Special Management Area Use Permit Assessment

Consolidation – Resubdivision (if required)

Department of Public Works

Permit to Work within the County Right of Way for Driveway

CHAPTER 6

COMMENTS RECEIVED DURING CONSULTATION PERIOD



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

P.O. BOX 936  
HILO, HAWAII 96721-0936  
PHONE: (808) 974-6203  
FAX: (808) 974-6222

May 14, 1999

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

JUN 9 12 23 PM '99

RECEIVED  
LAND DIVISION  
HILLO, HAWAII

TO:  
FROM:

- CH Planning
- Public Works
- Water Supply
- Police Dept.
- Fire Dept.
- DHHL
- Parks & Recreation
- OTFA
- Land Div. HNL
- State Historic Preservation Div.
- State Parks Div.
- DLNR Planning Section
- DOCARE
- Aquatics
- DOBOR

TO:  
FROM:

Harry Yada  
Acting Hawai'i District Land Agent

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
JUN 7 3 48 PM '99

SUBJECT: Request to Purchase "Remnant" Parcel of State Land in Fee Simple at Kahauloa Houselots, Kahauloa 1st, South Kona, Hawai'i - Tax Map Key:3rd/8-2-06:22; Abuts Applicant's Parcel: 3rd/8-2-06:23  
Area: .088 acres or 3,833.28 square feet  
Applicant: Eleanor Mirikitani

Attached is applicant's request to purchase a "remnant" parcel of State land abutting applicant's parcel. We are forwarding this request for your review and written comments by June 3, 1999. Otherwise, we will assume that you have no comments or objections regarding this request.

Thank you very much.

HY:src

Attachment

No comments.

RALSTON NAGATA, State Parks  
Administrator

Date: 6/4/99

TO: ADMINISTRATOR  
ASST. ADMIN.  
DEV. SR.

"A"

67  
5/14/99



STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 LAND DIVISION  
 P.O. BOX 936  
 HILO, HAWAII 96721-0936  
 PHONE: (808) 974-6203  
 FAX: (808) 974-6222

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

MAY 24 2 46 PM '99

RECEIVED  
 DIVISION OF  
 LAND MANAGEMENT  
 HONOLULU, HAWAII

May 14, 1999

TO: C/H Planning  
 Public Works  
 Water Supply  
 Police Dept.  
 Fire Dept.  
 DHHL  
 Parks & Recreation  
 OHA

Land Div. HNL  
 State Historic Preservation Div.  
 State Parks Div.  
 DLNR Planning Section  
 DOCARE  
 Aquatics  
 DOBOR

FROM: Harry Yada  
 Acting Hawai'i District Land Agent

RECEIVED  
 DIVISION OF  
 LAND MANAGEMENT  
 HONOLULU, HAWAII  
 MAY 18 9 36 AM '99

SUBJECT: Request to Purchase "Remnant" Parcel of State Land in Fee Simple at Kahauloa Houselots, Kahauloa 1st, South Kona, Hawai'i - Tax Map Key:3rd/8-2-06:22; Abuts Applicant's Parcel: 3rd/8-2-06:23  
 Area: .088 acres or 3,833.28 square feet  
 Applicant: Eleanor Mirikitani

Attached is applicant's request to purchase a "remnant" parcel of State land abutting applicant's parcel. We are forwarding this request for your review and written comments by June 3, 1999. Otherwise, we will assume that you have no comments or objections regarding this request.

Thank you very much.

HY:src

Attachment

NO COMMENTS  
 Sam Lummie  
 5-19-99

ELEANOR MIRIKITANI  
P.O. BOX 1540  
KEALAKEKUA, HAWAII 97650

APR 9 1 40 PM '99

RECEIVED  
CIVIL ENGINE  
LAND MANAGEMENT  
H.L.G. P. 1000

April 7, 1999

Ms. Charlene Unoki  
District Land Agent  
DLNR - Land Division  
P.O. Box 936  
Hilo, Hawaii 96721

Dear Ms. Unoki:

Request to Purchase Remnant in Fee Simple  
Tax Map Key: (3) 8-2-006:022

I am an abutting landowner of Tax Map Key: (3) 8-2-006:022. The parcel is located at Kahauloa 1st, South Kona, Hawaii. The area is known as Kahauloa Houselots. When the County of Hawaii built Kahauloa Road, a portion of the State of Hawaii property was left over. The property consists of .088 acres or 3833.28 square feet.

My property is Tax Map Key: (3) 8-2-006:023. I would like purchase this remnant parcel to use as my access when I construct my Single Family Dwelling.

I have enclosed a map of the area with color codings to designate the State parcel and my parcel.

Please let me know if this is possible and what are the procedures I will need to follow to present this to the Board of Land and Natural Resources.

Thanking you in advance.

Sincerely,

  
Eleanor Mirikitani

Enclosure

Stephen K. Yamashiro  
Mayor



Edward Bumatay  
Fire Chief

MAY 19 1 42 PM '99

County of Hawaii

FIRE DEPARTMENT

777 Kilauea Avenue • Mall Lane, Room 6 • Hilo, Hawaii 96720-4239  
(808) 961-8297 • Fax (808) 961-8296

PLG 421  
C 111 1101  
LAND MANAGEMENT  
HILLO, HAWAII


May 18, 1999

To: Harry Yada, Acting Hawaii District Land Agent

From: Edward Bumatay, Fire Chief

SUBJECT: REQUEST TO PURCHASE "REMNANT" PARCEL OF STATE LAND  
IN FEE SIMPLE AT KAHAULOA HOUSELOTS, KAHAULOA 1<sup>ST</sup>,  
SOUTH KONA, HAWAII  
TAX MAP KEY: 3<sup>RD</sup>/8-2-06:22; ABUTS APPLICANT'S  
PARCEL: 3<sup>RD</sup>/8-2-06:23  
AREA: .088 ACRES OR 3,833.28 SQUARE FEET  
APPLICANT: ELEANOR MIRIKITANI

We have no comments or objections to the above-referenced request.

  
EDWARD BUMATAY  
Fire Chief

EB/mo

"C"





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96721  
TELEPHONE (808) 961-8660 • FAX (808) 961-8657

May 20, 1999

MAY 24 2 46 PM '99  
LAND MANAGEMENT  
HILO, HAWAII

Mr. Harry Yada  
Acting Hawaii District Land Agent  
State of Hawaii  
Department of Land and Natural Resources  
Land Division  
P.O. Box 936  
Hilo, HI 96721-0936

REQUEST TO PURCHASE REMNANT PARCEL OF STATE LAND  
TAX MAP KEY: (3) 8-2-006:022

The Department of Water Supply has no objections to the sale of the subject parcel.

Milton D. Pavao, P.E.  
Manager

RA:gms

Enc.

"D"

... *Water brings proaress...*



Stephen K. Yamashiro  
Mayor



Jiro A. Sumada  
Deputy Chief Engineer

MAY 25 3 16 PM '99

County of Hawaii  
DEPARTMENT OF PUBLIC WORKS  
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 961-8630

RECEIVED  
MAY 25 1999  
LAND DIVISION  
HILO HAWAII

May 21, 1999


MR HARRY YADA  
ACTING HAWAII DISTRICT LAND AGENT  
LAND DIVISION  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P O BOX 936  
HILO HAWAII 96720

SUBJECT : STATE LAND DISPOSITION  
Applicant: Eleanor Mirikitani  
Location: Kahauloa 1<sup>st</sup>, South Kona, Hawaii  
TMK: 3 / 8-2-06: 22

We have reviewed the subject application and have the following comments to offer.

1. The Government roads fronting the subject property, on both frontages of the corner lot, are County roads. These roads have approximately 30-ft. wide right-of-ways.
2. We recommend providing future road widening setbacks along the subject roadway equaling to one-half the difference between the existing right-of-way and fifty (50) feet. In addition, a corner radius of 20-ft. should be established.

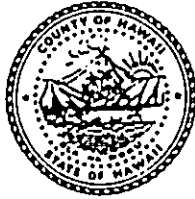
Should there be any questions concerning this matter, please feel free to contact Casey Yanagihara in our Engineering Division at 961-8327.

  
Galen M. Kuba, Division Chief  
Engineering Division

CKY

"E"

Stephen K. Yamashiro  
Mayor



Wayne G. Carvalho  
Police Chief

James S. Correa  
Deputy Police Chief

May 26 4 20 PM '99

County of Hawaii  
POLICE DEPARTMENT

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

LAND DIVISION  
HILO, HAWAII

May 24, 1999

Mr. Harry Yada  
Acting Hawaii District Land Agent  
Department of Land & Natural Resources  
Land Division  
P. O. Box 936  
Hilo, HI 96721-0936

Dear Mr. Yada:


SUBJECT: REQUEST TO PURCHASE "REMNANT" PARCEL OF LAND IN FEE  
SIMPLE AT KAHAULOA HOUSELOTS, KAHAULOA 1<sup>ST</sup>, SOUTH KONA,  
HAWAII - TAX MAP KEY: 3<sup>RD</sup>/8-2-06:22; ABUTS APPLICANT'S  
PARCEL: 3<sup>RD</sup>/8-2-06:23  
AREA: .088 ACRES OR 3,833.28 SQUARE FEET  
APPLICANT: ELEANOR MIRIKITANI

Staff has no comments to offer on the applicant's request to purchase the  
above-referenced parcel of land located in Kahauloa Houselots, South Kona.

Thank you for the opportunity to comment.

Sincerely,

WAYNE G. CARVALHO  
POLICE CHIEF

  
JAMES S. CORREA  
DEPUTY POLICE CHIEF  
ACTING POLICE CHIEF

DAF:ik

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES, 4 15 1999  
Land Division  
Honolulu, Hawaii

MAY 26 1999

LAN. DIVISION  
HONOLULU, HAWAII

MEMORANDUM

To: Harry Yada  
Acting Hawaii District Land Agent

Thru: Dean Uchida  
Administrator *DU*

From: Al Jodar *Al Jodar*  
Land Agent

Subject: Request to purchase "Remnant" Parcel of State Land in Fee Simple at Kahauloa Houselots, Kahauloa 1st, South Kona, Hawaii, TMK: 3rd/8-2-06:22, 3,833.28 square feet; abuts Eleanor Mirikitani's (Applicant) Parcel: 3rd/8-2-06:23

We have no objection to the remnant sale. You may want to check with the County of Hawaii to see if there are any plans to widen Kahauloa Road. If the County requires a 20 ft. setback for road widening, this may wipe out most of the remnant that she wants to purchase.

I:\NETDATA\OAHU\AL\HARRY.MEM

"G"

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

JUN 4 3 50 PM '99

June 2, 1999

Mr. Henry Yada  
Acting Hawai'i District Land Agent  
Department of Land and Natural Resources  
P.O. Box 936  
Hilo, Hawaii 96721-6203

PC #49

Re: Request to Purchase "Remnant" Parcels of State land in Fee Simple at Kahauloa Houselots, Kahauloa 1s5, South Kona, Hawai'i, TMK: 9-2-06:22; Abuts Applicant's Parcel: 8-2-06:23; area: .088 acres; Applicant: Eleanor Mirikitani.

Dear Mr. Yada:

Thank you for the opportunity to review this request to purchase state land. Our review of the Department of Land and Natural Resources' state land inventory indicates that this property is part of the ceded land trust.

The Office of Hawaiian Affairs has long been opposed to the sale or exchange of ceded lands. Therefore, we would not be in favor of a purchase of this lot. However, we would not be opposed to an access easement across the property if Ms. Mirikitani has no other access option for her parcel of land.

If you have any questions, please contact Lynn Lee, EIS Planner at 594-1936.

Sincerely,

Handwritten signature of Colin Kippen in black ink.

Colin Kippen  
Deputy Administrator

Handwritten signature of C. Sebastian Aloat in black ink.

C. Sebastian Aloat  
Land and Natural Resources Division Officer

cc: Board of Trustees  
OHA West Hawaii Community Affairs Office

"H"

Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

JUN 9 12 22 PM '99  
LAND DIVISION  
HILLO, HAWAII

June 7, 1999

Mr. Harry Yada  
Acting Hawaii District Land Agent  
Department of Land and Natural Resources  
Land Division  
P. O. Box 936  
Hilo, HI 96721-0936

Dear Mr. Yada:

Request to Purchase "Remnant"  
Kahauloa Houselots, Kahauloa 1st, South Kona, Hawaii  
TMK: (3) 8-2-006:023

We have received your memorandum of May 14, 1999, requesting our review of this request to purchase the "remnant". We have the following comments:

1. The "remnant" is situated in the County's Single-Family Residential (RS-15) zoned district.
2. Construction of a single family residence on this "remnant" would be permitted by the Zoning Code. The lot size is such that the Zoning Code requires yards (setbacks) of 15 feet from the front and rear property lines and 8 feet from the side property lines. However, with the dimensions of this "remnant" being roughly 38 feet by 100 feet, it would be extremely difficult to construct a "typical" single family residence without the owner securing a variance from the Zoning Code.
3. It would be prudent for the State to sell this "remnant" to the requestor for consolidation of both pieces of property, which will allow more practical use of both parcels.

Mr. Harry Yada  
Acting Hawaii District Land Agent  
Department of Land and Natural Resources  
Page 2  
June 7, 1999

Thank you for the opportunity to comment. If we can be of any further assistance, please feel free to contact us.

Sincerely,

  
VIRGINIA GOLDSTEIN  
Planning Director

RKN:gp  
f:\wp60\rodney\99-2\LYadaH01...rkn

Enclosure

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhikewa Building, Room 555  
601 Kamohala Boulevard  
Kapolei, Hawaii 96707

TIMOTHY E. JOHNS, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JANET E. KAWELO

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

June 21, 1999

MEMORANDUM

LOG NO: 23640 ✓  
DOC NO: 9906ms07

TO: HARRY YADA, Hawaii District Office  
Land Division

FROM: DON HIBBARD, Administrator  
State Historic Preservation Division

A handwritten signature in black ink, appearing to be "D. Hibbard".

SUBJECT: Historic Preservation Division Concerns for Request to Purchase  
"Remnant" Parcel of State Land in Fee Simple  
Kahauloa Houselots, Kahauloa 1, South Kona, Hawaii Island  
TMK: (3)8-2-06:22

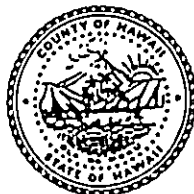
Thank you for the opportunity to review this request. We have no historic preservation concerns for the sale, as there are no significant historic sites on the parcel.

If you have further questions please call Patrick McCoy at 692-8029 (Honolulu), or Marc Smith at 933-0482 (Hilo).

MS:jk

JUN 23 3 36 PM '99  
LAND AND NATURAL RESOURCES  
HONOLULU, HAWAII

Stephen K. Yamashiro  
Mayor



Wayne G. Carvalho  
Police Chief

James S. Correa  
Deputy Police Chief

County of Hawaii  
POLICE DEPARTMENT

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

July 3, 2000

Mr. Harry Yada  
Department of Land & Natural Resources  
Division of Land Management  
P. O. Box 936  
Hilo, HI 96721-0936

JUL 7 2 25 PM '00  
LAP

Dear Mr. Yada:

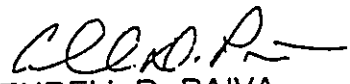
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT WITH ANTICIPATED  
FINDING OF NO SIGNIFICANT IMPACT  
REQUEST FOR DISPOSITION OF REMNANT LAND  
KAHAULOA HOUSE LOTS, SOUTH KONA, HAWAII  
TAX MAP KEY: (3) 8-2-6:22

Staff has no comments or objections to offer on the above-referenced Draft Environmental Assessment.

Thank you for the opportunity to comment.

Sincerely,

WAYNE G. CARVALHO  
POLICE CHIEF

  
WENDELL D. PAIVA  
ASSISTANT POLICE CHIEF  
INVESTIGATIVE OPERATIONS BUREAU

DAF:lk

"K"



Stephen K. Yamashiro  
Mayor



Jiro A. Sumada  
Deputy Chief Engineer

County of Hawaii  
DEPARTMENT OF PUBLIC WORKS  
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 961-8630

June 29, 2000

Mr. Harry Yada  
Acting Hawaii District Land Agent  
Land Division  
Department of Land and Natural Resources  
P.O. Box 936  
Hilo, HI 96720

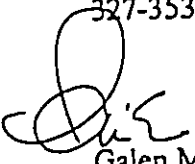
JUL 3 2 44 PM '00  
RECEIVED  
LAND DIVISION  
HILLO, HI

Subject: Draft Environmental Assessment  
Request for Purchase of Remnant Land

Requestor : Eleanor Mirikitani

Location: Kahauloa 1st, S. Kona  
TMK: 8-2-6: 22

We reviewed the subject and our comments remain unchanged from our letter to you dated May 21, 1999. If you have any questions, please feel free to contact Kiran Emler of our Kona office at 327-3530.

  
Galen M. Kuba, Division Chief  
Engineering Division

KE

xc: Eng- Hilo

"L"

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

August 4, 2000

Mr. Tim Johns, Chair  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Draft Environmental Impact Statement for Mirikitani's  
Request for Disposition of Remnant Land for Purchase,  
South Kona (TMK (3) 8-2-6:22)

Thank you for the opportunity to review the subject document. We  
have the following comments.

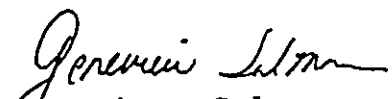
1. In addition to the old rock walls which surround the property, please describe what other improvements are present on the applicant's property (TMK (3) 8-2-6:22).
2. Please describe in detail the future "housing" plans for the applicant's property and the remnant parcel.
3. Please describe how the future project conforms to all nine objectives listed in chapter 205A, HRS.
4. Please consult with immediate neighbors regarding this proposal.
5. Please discuss the findings and reasons for supporting the FONSI determination based on the significant criteria listed in §11-200-12 of the EIS rules. Please see the enclosed example.
6. Please describe the purchase price for the remnant land. If the cost has not been determined, please describe how and when the value of the land will be established.

"M"

Mr. Johns  
Page 2

Should you have any questions, please call Jeyan Thirugnanam at  
586-4185.

Sincerely,

  
Genevieve Salmonson  
Director

c: Eleanor Mirikitani

Eleanor Mirikitani  
P.O. Box 1540  
Kaalakekua, Hawaii 96750  
Telephone: (808) 328-9630

December 14, 2000

Office of Environmental Quality Control  
236 South Beretania Street  
Suite 702  
Honolulu, Hawaii 96813

Ms. Genevieve Salmonson:

Re: Draft Environmental Assessment for Request for Disposition of Remnant  
Land for Purchase, at South Kona, TMK: (3) 8-2-06: 22

The following information is in response to your letter dated August 4, 2000.

1. There are presently two dwellings located on the subject property.
2. The future plans are to build a driveway to access the property from the Manini Beach Road as the Kahauloa Road has a steep embankment with the surrounding rock walls.
3. The construction of a driveway does not conflict with all nine objectives of Chapter 205A, HRS.
  - a. Provide coastal recreational opportunities accessible to the public.  
The future construction of a driveway will not prohibit public access.
  - b. Historical Resources.  
There are no historical resources located on the property.
  - c. Scenic and Open Space Resources  
Purchase of the remnant roadway parcel will only enhance the scenic and open space vistas as the parcel is presently overgrown with vegetation.
  - d. Coastal Ecosystems  
The project site does not abut the shoreline, therefore the project will not affect the coastal ecosystems.
  - e. Economic Uses  
The project does not entail the construction of public or private facilities.

Ms. Genevieve Salmonson  
Page 2  
December 14, 2000

f. Coastal Hazards

The property does not abut the shoreline therefore the threat of life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution follows the objectives of Chapter 205A.

g. Managing Development

The property does not abut the shoreline. Improvement in the development process, communication, and public participation in the management of coastal resources and hazards therefore follows the objectives of Chapter 205A and the filing of this information to the Office of Environmental Quality Control.

h. Public Participation

The filing of this information continues to involve public awareness, education and participation even though the project does not abut the shoreline.

g. Protect beaches for public use and recreation.

The project will not prohibit access to the beach or recreation areas therefore, the project is consistent with the policy of Chapter 205A.

4. All the immediate neighbors were consulted and no one had any objections or concerns regarding this request.
5. (1) This project does not involve any loss or destruction to any natural or cultural resources. The project will not impact any scenic views of the ocean as the proposed use is for a driveway. There were no significant archaeological sites or historical sites located on the property. Should any archaeological significant artifacts be uncovered during the construction the Department of Land and Natural Resources – Historic Preservation Division will be consulted immediately.
- (2) The property is zoned Urban – Single Family Residential. The proposed project will be of beneficial use to the environment.
- (3) The proposed driveway is consistent with the Environmental Policies established in Chapter 344 HRS and the National Environmental Policy Act.
- (4) The proposed project will not affect the economic or social welfare of the community or state. The proposed project is designed to support the adjacent land use patterns, will not negatively or significantly alter existing residential areas.

Ms. Genevieve Salmonson

Page 3

December 14, 2000

- (5) Impacts to public health will not be affected by air, noise or water quality impacts of the proposed driveway.
  - (6) This project does not involve any substantial secondary impact such as population changes or public facilities. This will be a private driveway.
  - (7) The proposed development will utilize existing vacant urban land for a driveway and thus not involve degradation of environmental quality.
  - (8) No views will be affected or be visually incompatible with the surrounding area.
  - (9) There are no endangered plant or animal species located within the project site.
  - (10) The property does not abut the shoreline thus there will be no impact to near-shore ecosystems from surface runoff.
  - (11) Development of the property is not located in a flood plain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, freshwater, or coastal waters.
  - (12) The topography is flat and the driveway will not affect any view planes.
  - (13) The project will not require energy consumption.
6. The cost of the remnant land has not been determined and the value will be established by the Hawaii Revised Statutes Section 171-52 by consultation with an independent appraiser at the time of disposition.

Sincerely,



Eleanor Mirikitani

## CHAPTER 7

### REFERENCES

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