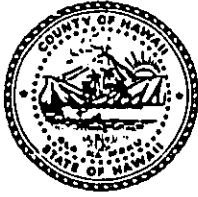


Harry Kim  
Mayor



Patricia G. Engelhard  
Director

Pamela N. Mizuno  
Deputy Director

**County of Hawai'i**  
**DEPARTMENT OF PARKS AND RECREATION**  
101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720  
(808) 961-8311 • Fax (808) 961-8411

*Nancy's*

May 14, 2002

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

Re: Final Environmental Assessment and Finding of No Significant Impact  
for Waikoloa Park (Ho'oko Street) Improvements, South Kohala, Hawaii

Dear Ms Salmonson:

The Department of Parks and Recreation, County of Hawaii, has reviewed comments received during the 30-day public comment period, which began on March 23, 2002, and has determined that this project will not have significant environmental impacts. As a result, a Finding of No Significant Impact (FONSI) is being issued.

Please publish this FONSI in the next available edition of the OEQC Environmental Notice.

Enclosed for your processing is a completed OEQC Environmental Notice Publication Form, a distribution list, and four copies of the final EA.

Thank you for your assistance and if any questions arise, please contact Glenn Miyao of my staff at (808) 961-8311.

Sincerely,

*Pat Engelhard*  
Patricia G. Engelhard  
Director

encls

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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**FINAL ENVIRONMENTAL ASSESSMENT**

**WAIKOLOA (HO'OKO STREET) PARK IMPROVEMENTS**

TMK (3rd): 6-8-02:44 (por.)  
South Kohala District, Hawai'i Island, State of Hawai'i

May 2002

Department of Parks and Recreation  
County of Hawai'i  
25 Aupuni Street  
Hilo Hawai'i 96720

**FINAL ENVIRONMENTAL ASSESSMENT**  
**WAIKOLOA (HO'OKO STREET) PARK IMPROVEMENTS**

TMK (3rd) 6-8-02:44 (por.)  
South Kohala District, Island of Hawai'i, State of Hawai'i

**PROPOSING  
AGENCY:**

Hawai'i County Department of Parks and Recreation  
25 Aupuni Street  
Hilo, Hawai'i 96720

**CONSULTANT:**

Ron Terry Ph.D.  
HC 2 Box 9575  
Keaau, Hawai'i 96749

**CLASS OF ACTION:**

Use of County funds

This document is prepared pursuant to:

the Hawai'i Environmental Protection Act,  
Chapter 343, Hawai'i Revised Statutes (HRS), and  
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules (HAR).

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## SUMMARY OF PROJECT, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### Project Summary

The County of Hawai'i proposes to improve Waikoloa (Ho'oko Street) Park, which occupies 4.6 acres of TMK 6-8-02:44, by providing a new pavilion, parking lot, and restroom, with associated septic tank and leachfield. About 1.5 acres of the park that is not yet graded or landscaped would be graded, grassed and irrigated in order to provide a surface for playing fields and other park activities. Ornamental landscaping including a variety of native plants will also be installed (Fig. 4). As part of the project, Ho'oko Street would be extended approximately 350 feet, in conformance with County-dedicable standards, including concrete curbs, gutters and sidewalks. The purpose of the improvements is to serve the recreational needs of the Waikoloa community, particularly for facilities supporting baseball, soccer and football. The facilities would promote public health and safety by providing *adequate and accessible sanitary facilities*, and would conform to current ADA design standards. The expected cost of the improvements is \$600,000.

### Short Term Impacts

*Construction Impacts:* Landclearing and construction activities would produce short-term impacts to noise, air quality, traffic, access and scenery.

*Mitigation Measure:* During any construction with the potential to cause sedimentation or other pollution, the County of Hawai'i will require its contractor to adhere to Best Management Practices to avoid such impacts.

### Long Term Impacts

No sensitive biological, hydrological or historic site resources are present and no adverse long-term impacts are expected to result from the project. A long-term beneficial impact is the improvement of public health, safety and recreational resources. Although no historic sites appear to be present in this previously disturbed area, the following will be implemented in order to ensure no adverse impacts to historic sites:

*Mitigation Measure:* If any artifacts, charcoal deposits, or human remains are discovered during grading or other activities associated with the park, work will immediately cease and State Historic Preservation Division will be consulted to determine the appropriate mitigation.

## **PART 1: PROJECT BACKGROUND AND DESCRIPTION**

### **1.1 Project Description, Location, Purpose and Need**

The County of Hawai'i proposes to improve Waikoloa (Ho'oko Street) Park, which occupies 4.6 acres of TMK 6-8-02:44, by providing a new pavilion, parking lot, and restroom, with associated septic tank and leachfield (Figs. 1-2). Furthermore, the approximately 1.5 acres of the park that is not yet graded or landscaped would be graded, grassed and irrigated in order to provide a surface for playing fields and other park activities. Ornamental landscaping including a variety of native plants will also be installed (Fig. 4). As part of the project, Ho'oko Street would be extended approximately 350 feet in conformance with County-dedicable standards, including concrete curbs, gutters and sidewalks. The purpose of the improvements is to serve the recreational needs of the Waikoloa community, particularly for facilities supporting baseball, soccer and football. The facilities would promote public health and safety by providing adequate and accessible sanitary facilities. The project would conform to current Americans with Disabilities Act (ADA) design standards. The expected cost of the improvements is \$600,000.

### **1.2 Summary of Regulatory Requirements**

This Environmental Assessment (EA) process is being conducted in accordance with Chapter 343 of the Hawai'i Revised Statutes (HRS). This law, along with its implementing regulations, Title 11, Chapter 200, of the Hawai'i Administrative Rules (HAR), is the basis for the environmental impact process in the State of Hawai'i. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. Part 4 of this document states the anticipated finding that no significant impacts are expected to occur; Part 5 lists each criterion and presents the preliminary findings for each made by the County of Hawai'i Department of Parks and Recreation, the proposing agency. If, after considering comments to the Draft EA, the proposing agency concludes that, as anticipated, no significant impacts would be expected to occur, then the agency will issue a Finding of No Significant Impact (FONSI), and the action will be permitted to occur. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) will be prepared.

### 1.3 Public Involvement and Agency Coordination

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

County:

Planning Department  
County Council

Public Works Department  
Police Department

State:

Department of Land and Natural Resources, Historic Preservation Division

Private:

Waikoloa Community Association  
Waikoloa Land Company

Copies of communications received during preconsultation are contained in Appendix 1A.

Four letters were received in response to the Draft EA during the 30-day comment period that ended April 23, 2002. The letters were from the Hawai'i County Planning and Police Departments and the State of Hawai'i Office of Environmental Quality Control and Department of Land and Natural Resources, Historic Preservation Division. The comment letters and responses to them are included in Appendix 1B. Information from these letters was added for the Final EA; such information is underlined with dotted lines in the text of the Final EA.

## **PART 2: ALTERNATIVES**

### **2.1 Proposed Project**

The proposed project is described in Section 1.1 above and illustrated in Figure 2. The improvements would cost approximately \$600,000. The construction schedule will depend upon the availability of funds.

### **2.2 No Action**

Under the No Action Alternative, this park would remain as-is (see Fig. 3 for photos), and no restroom or parking lot would be built and no field expansion would take place. No temporary construction-related disturbance would occur. None of the benefits to public health and safety would be realized, and the area would remain without a restroom and not accessible to the disabled.

### **2.3 Alternatives Evaluated and Dismissed**

No other Alternatives capable of addressing the project's purpose and need were identified during project development or scoping for this Environmental Assessment.



## **PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION**

### **3.1 Basic Geographic Setting**

Land use/cover on the site consists of a previously graded surface, with approximately three acres already grassed and in use as playing fields, and the remaining area covered intermittently by weedy vegetation (Fig. 3).

The project site is situated about 830 feet above mean sea level. The surface geology of the Waikoloa Village area consists of Pleistocene lava flows from Mauna Kea, discontinuously mantled by pyroclastic, windblown or colluvial deposits (Wolfe and Morris 1996). Soil is classified as Kawaihae extremely stony very fine sandy loam (U.S. Soil Conservation Service 1973). This soil typically has a 2-inch surface layer of extremely stony very fine sandy loam and has about two feet of depth to pahoehoe bedrock. Annual rainfall averages about approximately 10 inches (Giambelucca et al 1986).

### **3.2 Physical Environment**

#### **3.2.1 Drainage**

##### *Environmental Setting, Impacts and Mitigation Measures*

The project site is designated "X", defined as areas of moderate or minimal hazard from the principal source of flood in the area on the Flood Insurance Rate maps (FIRM). Permeability is moderate, runoff medium, and erosion hazard moderate on the soil at the site (U.S. Soil Conservation Service 1973). The site is not susceptible to flood damage. Any increase from storm runoff associated with activity on the parcel will be contained onsite as required by the 1970 Hawai'i County Department of Public Works Storm Drainage Standards, using measures such as onsite drywells.

#### **3.2.2 Lava Flow and Earthquake Hazards**

##### *Environmental Setting*

The Waikoloa area is rated Lava Flow Hazard Zone 8 on a scale of ascending risk 9 to 1. Zone 8 areas have had only a few percent of their surfaces covered by lava within the past 10,000 years. As such, there is little risk of lava inundation over relatively short time scales (Heliker 1990).

In terms of seismic risk, the entire Island of Hawai'i is classified as Zone 4 Seismic Probability Rating (Uniform Building Code, Appendix Chapter 25, Section 2518). Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built.

The area is basically level, and slopes or soil are not anticipated to pose any problems in site design and preparation.

#### *Impacts and Mitigation Measures*

In general, geologic conditions impose no constraints on the project. Although the project is located in an area exposed to seismic hazard, any facilities that would service residents of the island of Hawai'i must be located within such an area, and there are thus no reasonable alternatives. All structures will be built to conform to the provisions of the Uniform Building Code.

### **3.2.3 Flora and Fauna**

#### *Existing Environment*

The natural vegetation of the general area was most likely a Lowland Dry Shrubland (Gagne and Cuddihy 1990). The original community, however, has been heavily degraded and nearly destroyed by cattle grazing and other human-induced changes. The current vegetation is dominated by the drought-resistant bufflegass (*Cenchrus ciliaris*), often mixed with the noxious introduced fountain grass (*Pennisetum setaceum*). Areas that have not been as heavily grazed may support stands of native trees and shrubs, but fountain grass has also invaded many of these less-disturbed shrub and woodland communities, becoming the dominant ground cover and promoting fire that further degrades the natural vegetation.

A walk-through biological survey of the project site was performed in June of 2001. A full species list is provided in Table 1. The area has been almost completely modified by prior grazing, grading, grubbing and other alteration, and now supports a weedy community, with remnant natives on the fringes. Dominant species are buffel grass and fountain grass. Other common components include the aliens spiny amaranth (*Amaranthus spinosus*) and the natives ilima (*Sida fallax*), popolo (*Solanum americanum*), and 'uhaloa (*Waltheria indica*).

**Table 1  
Project Site Species List**

Scientific Name	Family	Common Name	Life Form	Status
<i>Amaranthus spinosus</i>	Amaranthaceae	Spiny amaranth	Shrub	A
<i>Cenchrus ciliaris</i>	Poaceae	Buffel grass	Grass	A
<i>Chenopodium oahuensis</i>	Chenopodiaceae	'Aheahea	Shrub	E
<i>Desmanthus virgatus</i>	Fabaceae	Slender mimosa	Shrub	A
<i>Dodonea viscosa</i>	Sapindaceae	'A'alii	Shrub	I
<i>Emilia fosbergii</i>	Asteraceae	Flora's paintbrush	Herb	A
<i>Lepidium virginicum</i>	Brassicaceae	Pepperwort	Herb	A
<i>Malva parviflora</i>	Malvaceae	Cheese weed	Herb	A
<i>Medicago sp.</i>	Fabaceae	Bur clover	Herb	A
<i>Pennisetum setaceum</i>	Poaceae	Fountain grass	Grass	A
<i>Sida fallax</i>	Malvaceae	'Ilima	Herb	I
<i>Solanum americanum</i>	Solanaceae	Popolo	Herb	I
<i>Tridax procumbens</i>	Asteraceae	Coat buttons	Herb	A
<i>Waltheria indica</i>	Sterculiaceae	'Uhaloa	Herb	I

Note: Endemic (E), Indigenous (I), and Alien (A) species of plants found within the proposed project site.

No listed, candidate or proposed endangered animal or plant species were found or would be expected to be found on the project site. In terms of conservation value, no botanical or zoological resources requiring special protection are present.

*Impacts and Mitigation Measures*

Because of the lack of native ecosystems, or threatened or endangered plant species, no adverse impacts would occur as a result of clearing and improvements.

**3.2.4 Air Quality, Noise, and Scenic Resources**

*Environmental Setting*

Northeast trades often blow at speeds exceeding 25 miles per hour, with slower speed upslope winds also occurring. Air quality is generally excellent, as combustion-derived air pollution in the entire State of Hawai'i is minimal. Volcanic emissions of sulfur dioxide convert into particulate sulfate that causes a volcanic haze (vog), which often affects South Kohala.

*Impacts and Mitigation Measures*

Wind in Waikoloa may generate substantial dust, and therefore construction activities have the potential to produce fugitive dust emissions and raise particulate concentrations. The County of Hawai'i will require an effective dust control plan to avoid or mitigate such impacts.

### **3.2.5 Hazardous Substances, Toxic Waste and Hazardous Conditions**

Based on onsite inspection and information on file, it appears that the project site does not have hazardous or toxic substances or any other hazardous conditions.

## **3.3 Socioeconomic and Cultural**

### **3.3.1 Land Ownership and Land Use, Designations and Controls**

#### *Existing Environment*

The park site (4.5 acres) is part of a 22.471-acre parcel owned by the Waikoloa Development Company (WDC), which has granted a 20-year lease to the County of Hawai'i at a cost of a dollar a year. The remaining 17.971 acres of the property will ultimately be dedicated to the State of Hawai'i for expansion of Waikoloa Elementary School, at which time the parcel will be subdivided. The approximately 350-linear foot segment on which Ho'oko Street would be extended is also owned by WDC. The Hawai'i County Parks and Recreation Department would improve the right-of-way to County of Hawai'i standards, and then WDC would dedicate the land and road improvements to the County.

The area is zoned RS-10 (Residential, minimum lot size 10,000 square feet) by the County of Hawai'i. It is not within the Special Management Area (SMA). The site is within the Urban State Land Use District. The proposed project is a permitted use within these designations. The Planning Department will require Plan Approval for the restroom facility.

Land uses in and around the site include the Waikoloa Elementary School, residential developments, and vacant land. The proposed project is consistent with and would support these uses.

### **3.3.2 Socioeconomic Characteristics**

#### *Existing Environment: Social Characteristics*

The project occurs within and would both affect and benefit the district of South Kohala, most specifically Waikoloa Village. Table 2 provides information on the socioeconomic characteristics of this area, along with those of Hawai'i County as a whole for comparison.

**Table 2**  
**Selected Socioeconomic Characteristics**

CHARACTERISTIC	Hawai'i Island	Waikoloa
Total Population	148,677	4,806
Percent Caucasian	31.5	45.9
Percent Asian	26.7	16.6
Percent Hawaiian	9.7	6.7
Percent Two or More Races	28.4	26.1
Median Age (Years)	38.6	34.6
Percent Under 18 Years	26.1	29.9
Percent Over 65 Years	13.5	6.7
Percent Households with Children	21.3	27.4
Average Household Size	2.75	2.74
Percent Housing Vacant	15.5	14.9

Source: U.S. Bureau of the Census. May 2001. *Profiles of General Demographic Characteristics, 2000 Census of Population and Housing, Hawai'i*. (U.S. Census Bureau Web Page).

*Impacts*

The proposed project would benefit public health, safety and recreation in Waikoloa Village.

**3.3.3 Archaeology and Historic Sites**

*Environmental Setting, Impacts and Mitigation Measures*

No stone structures or other evidence of archaeological features, or any kind of historic sites, are evident on the project site. Project personnel consulted with the State Historic Preservation Division (SHPD) in July of 2001 to determine whether historic site resources are present on the project site the area and whether impacts to significant historic sites would occur.

SHPD will review this EA and is expected to determine that the project is likely to have no effect to significant historic sites, based on a lack of historic sites on or near the property. To ensure minimal impact, the following measure will be implemented:

*Mitigation Measure: If any artifacts, charcoal deposits, or human remains are discovered during grading or other activities associated with the park, work will immediately cease and SHPD will be consulted to determine the appropriate mitigation.*

### 3.3.4 Cultural Resources

#### *Existing Environment*

The traditional cultural value of the land in and around the project site on which the parcels are located was assessed by determining whether the exchange area supported any traditional gathering uses, was vital for access to traditional cultural sites, or had other important symbolic associations. The park is located within the *okana* (district) of Kohala, in the *ahupua`a* of Waimea, within the *ili* of Waikoloa. Kamehameha I gave management rights of this very large area to Isaac Davis, who later passed it to his son Huelo Davis. The area ultimately came under the ownership of Parker Ranch, and the land was a marginal part of the extensive pastures of the ranch for over a hundred years. In the 1970s, Waikoloa was developed as a residential community.

Because all use of the project site during more than a century before it became a subdivision was controlled by Parker Ranch, the author consulted with Parker Ranch to determine if any cultural uses or values might be or might have been present. Officials of Parker Ranch referred the author to Jiro Yamaguchi, a celebrated *paniolo* (cowboy), now retired, whose family has been associated with three generations on the ranch. Mr. Yamaguchi was born in the 1920s in Waimea. He grew up working with Hawaiian cowboys, spoke Hawaiian, and is familiar with traditional cultural places and practices of the ranch lands. Mr. Yamaguchi, though in ill health, graciously consented to a phone interview with the author in which he discussed the Waikoloa area and various gathering practices and important cultural places on Parker Ranch.

Mr. Yamaguchi is familiar with the general area of the Waikoloa School, near which the park is located, through driving cattle through the area beginning in the 1940s. To his knowledge, there are no culturally important caves, pu`u, drainages, or vegetation patches in the area. Mr. Yamaguchi identified certain upper portions of Keaumuku and Pu`uanahulu (located five to ten miles from the project site) as having such features. Although the Waikoloa Village area now exhibits a discontinuous cover of locally lush-appearing fountain grass, he recalled the landscape as barren and stony, with only sparse native herbs and grasses and a few weeds, prior to the proliferation of fountain grass. Without being informed of the vegetation survey, he named *ilima* and *uhaloa* as plants

that might be common in the area. He said the ilima of the area were sparse and did not produce abundant or particularly good lei flowers. His father used Hawaiian medicinal herbs, and the family regularly used `uhaloa as a sore-throat remedy. He recalled the frequent sight of `uhaloa bark hanging over rafters to dry.

Aside from the few individuals of `uhaloa and ilima plants (extremely common plants in both native and weedy areas in many areas of the Big Island) within the matrix of weeds on the site, the area would not appear to contain any plants with cultural uses. No archaeological sites or burials have been identified from the area, and no geological features such as pu`u or caves appear to be present. In conclusion, there is no evidence of traditional activities on or near the park, whether for gathering, ceremonial, or access purposes, and it would appear that no important valued natural, cultural or historical resources are present.

#### *Impacts*

It is reasonable to conclude that based upon the lack of resources, the exercise of native Hawaiian rights related to gathering, access or other customary activities will not be affected, and there will be no adverse effect upon cultural practices or beliefs.

### **3.3.5 Agricultural Land**

#### *Existing Environment*

Natural soil cover in the park area is Kawaihae extremely stony fine sandy loam (U.S. Soil Conservation Service 1973). The agricultural utility of the land was assessed in the 1970s by the U.S. Soil Conservation Service and mapped as part of the *Agricultural Lands of Importance to the State of Hawai'i* (ALISH) map series. Three categories of valuable agricultural land are identified: Prime, Unique, and Other (Baker 1976:4). Prime Land "has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed . . . according to modern farming methods" (Ibid:2). The park is considered Urban, and is thus unclassified in the ALISH system.

#### *Impacts and Mitigation Measures*

The entire area is identified in the General Plan for urban uses and is zoned urban. No Prime, Unique or Other Important Agricultural Land is present. No adverse impact to agriculture or agricultural land will occur.

### 3.4 Public Roads, Utilities and Services

#### 3.4.1 Public Roads and Utilities

##### *Existing Environment, Impacts and Mitigation Measures*

The park is served by Ho'oko Street. This roadway right-of-way is owned by the County of Hawai'i, except for the 350 feet extension owned by Waikoloa Land Company. The Hawai'i County Parks and Recreation Department would improve this section to County of Hawai'i standards, after which Waikoloa Land Company would dedicate the land and road improvements to the County.

The intersection of Ho'oko Street and Paniolo Drive (see Fig. 1) is controlled by a traffic light, and no impact to traffic safety is expected. According to a July 3, 2001, letter in response to preconsultation from the Hawai'i County Police Department (see App. 1a for full text):

"The affected intersection of Ho'oko Street and Iwikuamo'o Drive has sufficient roadway space for motor vehicle traffic. There are paved sidewalks and painted crosswalks currently in place to accommodate pedestrian movement. The northern boundary of the Waikoloa Elementary School which runs parallel with Ho'oko Street is fenced. The absence of an entry and exit path to the school grounds in this particular area improves safety."

The park will be used by youth and adult baseball leagues, and will thus induce some additional within-subdivision traffic, but not a substantial amount. Because additional field facilities will be available within Waikoloa for Waikoloa residents, it is likely that a small reduction in traffic on Waikoloa Road will occur, as park users are not obliged to travel out of the subdivision for certain recreational needs.

Electrical lines are available adjacent to the site and would be supplied to the park via underground facilities. No phone service would be provided.

Water service in Waikoloa is supplied by Waikoloa Utilities. An existing 8-inch water line would be extended in the Ho'oko Street right-of-way and would supply the park with water. Wastewater disposal would occur via a septic tank and leachfield in conformance with the requirements of the Hawai'i State Department of Health.

With these connections, the site will have adequate roads and utilities. No adverse impact upon traffic, roads or any public utilities would be expected to occur.



### **3.4.2 Police and Fire Services**

#### *Existing Environment, Impacts and Mitigation Measures*

The Hawai'i County Police Department (HCPD) has law enforcement jurisdiction throughout the entire island of Hawai'i. HCPD is headquartered in Hilo, with a station in Waimea as well with a substation in Waikoloa. The Hawai'i County Fire Department (HCFD) has fire protection jurisdiction throughout the entire island of Hawai'i. Stations are present in Waimea and Waikoloa. Firefighters must respond to emergency medical, hazardous condition, rescue, building fires, brush and other outdoor fires, and vehicle fires. The proposed action is not expected to have any adverse impact upon police or fire services.

### **3.4.3 Recreational Facilities and Services**

#### *Existing Environment, Impacts and Mitigation Measures*

The primary reason for the proposed project is to improve recreational opportunities for Waikoloa residents and others who might use a neighborhood park in Waikoloa. As discussed in Section 3.3.2, Waikoloa is a rapidly growing community with a diverse population and recreational needs. Currently, one County park exists - called Waikoloa Park - on Pu'u Nui Street. This field is inadequate to support the many uses, particularly baseball games, that require field space, parking and restrooms. The Ho'oko Street park will fill this need. In a July 20, 2001, letter in response to preconsultation, John Schick, the General Manager of the Waikoloa Village Association, stated:

“The Waikoloa Village Association is very happy that the Department of Parks and Recreation has recognized the need for additional facilities, especially sanitary facilities, at the Ho'oko Street Park...and has allocated funds for these improvements” (See App. 1a for full text).

### **3.5 Secondary and Cumulative Impacts**

The proposed project will not involve any secondary impacts, such as population changes or effects on public facilities.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. The adverse effects of the project - very minor and temporary disturbance to air quality, noise, and visual quality during construction - are very limited in severity, nature and geographic scale. There are no projects being undertaken nearby which would combine in such a way as to produce adverse cumulative effects or involve a commitment for larger actions.

### 3.6 Required Permits and Approvals

Construction of the park would require a Grading Permit, Plan Approval, and Building Permit from the County of Hawai'i.

### 3.7 Consistency With Government Plans and Policies

#### 3.7.1 Hawai'i State Plan

The Hawai'i State Plan was adopted in 1978. It was revised in 1986 and again in 1991 (Hawai'i Revised Statutes, Chapter 226, as amended). The Plan establishes a set of goals, objectives and policies that are meant to guide the State's long-run growth and development activities. The proposed project is consistent with State goals and objectives that call for improving public health and safety and expanding recreational opportunities for a broad segment of Hawai'i's population.

#### 3.7.2 Hawai'i County General Plan

The General Plan for the County of Hawai'i is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawai'i. The plan was adopted by ordinance in 1989. The General Plan is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai'i. Among the goals, policies and standards relating to recreational facilities in Waikoloa are the following:

##### K. Recreation. Policies:

- The County of Hawai'i shall improve existing public facilities for optimum public usage.
- The County shall provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.

##### Courses of Action: South Kohala: Recreation

- Encourage the establishment of neighborhood park reserves in the district.
- Playfields and four neighborhood playground sites shall be set aside in Waikoloa.

Discussion: The proposed project satisfies relevant goals, objectives, and courses of action related to recreation. It should be noted that the *Hawai'i County General Plan* is currently in the final stages of a periodic update. The proposed action is unlikely to be inconsistent with any aspect of the update.

In a comment letter in response to the Draft EA (see Appendix 1B), the Hawai'i County Planning Department further noted that:

“(The) General Plan land use designation... is low density. Furthermore, the proposal is consistent with County zoning standards because a public use, e.g., a roadway extension built to County dedicable standards, is a permitted use in any County zone district, according to Zoning Code sec. 25-4-11(c). We also confirm that this project is not in the County's Special Management Area and therefore SMA review is not required.

The project is also consistent with the goals, policies and standard of the transportation element of the County General Plan (GP); for example, the proposed extension is consistent with the GP's transportation policy because it will be a part of the framework of transportation facilities to promote and influence a desired land use - access to Waikoloa Park. Moreover, the project is also consistent with the transportation element's thoroughfares and streets' goals, policies and standards.”

#### **PART 4: DETERMINATION**

The Hawai'i County Department of Parks has determined that the proposed project will not significantly alter the environment, as impacts will be minimal, and that an Environmental Impact Statement is not warranted. Therefore, it has issued a Finding of No Significant Impact (FONSI).

#### **PART 5: FINDINGS AND REASONS**

Chapter 11-200-12, Hawai'i Administrative Rules, outlines those factors agencies must consider when determining whether a project has significant effects:

1. *The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No valuable natural or cultural resource would be involved, committed or lost.
2. *The proposed project will not curtail the range of beneficial uses of the environment.* No restriction of beneficial uses would occur.
3. *The proposed project will not conflict with the State's long-term environmental policies.* The State's long term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. A number of specific guidelines support these goals. No aspect of the proposed project conflicts with these guidelines. The project is environmentally benign and is consistent with all elements of the State's long-term environmental policies.

4. *The proposed project will not substantially affect the economic or social welfare of the community or State.* The only marked effect of the project will be to improve recreational opportunities and public health and safety for park users in Waikoloa.
5. *The proposed project does not substantially affect public health in any detrimental way.* The project improves public health by providing a sanitary, accessible, and sufficiently large restroom facility in an area where current facilities are absent
6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No secondary effects are expected.
7. *The proposed project will not involve a substantial degradation of environmental quality.* The project would not contribute to environmental degradation.
8. *The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* No rare, threatened or endangered species of flora or fauna are known to exist on the project site, and none would be affected by any project activities.
9. *The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* The project is not related to other activities in the region in such a way as to produce adverse cumulative effects or involve a commitment for larger actions.
10. *The proposed project will not detrimentally affect air or water quality or ambient noise levels.* No substantial effects to air, water, or ambient noise would occur. Brief, temporary effects would occur during construction.
11. *The project does not affect nor would it likely to be damaged as a result of being located in environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.* Although the proposed project is located in zone exposed to earthquake hazard, there are no reasonable alternatives that would avoid such exposure, because the entire Island of Hawai'i is subject to the same level of hazard.
12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No County or State plan, including the Hawai'i County General Plan, identifies important views in this area.
13. *The project will not require substantial energy consumption.* Negligible amounts of energy input will be required for construction.

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

## REFERENCES

Gagne, W., and L. Cuddihy. 1990. "Vegetation." pp. 45-114 in W.L. Wagner, D.R. Herbst, and S.H. Sohmer, eds., *Manual of the Flowering Plants of Hawai'i*. 2 vols. Honolulu: University of Hawai'i Press.

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University of Hawai'i at Hilo, Dept. of Geography. 1998. *Atlas of Hawai'i*. 3rd ed. Honolulu: University of Hawai'i Press.

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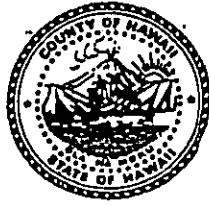
**APPENDIX 1A**

**COMMENT LETTERS**

**FROM AGENCIES AND ORGANIZATIONS**

**IN RESPONSE TO PRE-CONSULTATION**

Harry Kim  
Mayor



James S. Correa  
Police Chief

## County of Hawaii

**POLICE DEPARTMENT**  
349 Kapiolani Street • Hilo, Hawaii 96720-3998  
(808) 935-3311 • Fax (808) 961-8869

July 3, 2001

Mr. Ron Terry, Ph.D.  
Geo Metrician  
HC 2 Box 9575  
Keaau, HI 96749

Dear Mr. Terry:

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR WAIKOLOA PARK AND HO'OKO  
STREET EXTENSION  
TAX MAP KEY: (3<sup>RD</sup>) 6-8-02: 44 (POR.)**

The County of Hawaii's plan to improve the Waikoloa Park by providing a new pavilion, parking lot, and restrooms are improvements that will better serve the recreational needs of the Waikoloa community. We support this project.

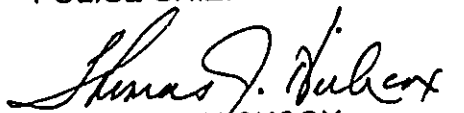
A recent inspection of the proposed site by staff reported that there would be no major impact by this development in terms of motor vehicle and pedestrian traffic.

The affected intersection of Ho'oko Street and Iwikuamo'o Drive has sufficient roadway space for motor vehicle traffic. There are paved sidewalks and painted crosswalks currently in place to accommodate pedestrian movement. The northern boundary of the Waikoloa Elementary School which runs parallel with Ho'oko Street is fenced. The absence of an entry and exit path to the school grounds in this particular area improves safety. Loud noise concerns for the surrounding residential community should be at a minimum.

Thank you for the opportunity to comment.

Sincerely,

JAMES S. CORREA  
POLICE CHIEF

  
THOMAS J. HICKCOX  
ASSISTANT POLICE CHIEF  
FIELD OPERATIONS BUREAU



68-1792 MELIA STREET  
P.O. BOX 583910  
WAIKOLOA, HAWAII 96758

ADMINISTRATION  
(808) 883-9422

FACILITIES  
(808) 883-9424

Mr. Ron Terry, Ph.D.  
HC2 Box 9575  
Keaau, Hi. 96749

July 20, 2001

RE; Your letter of June 20, 2001.

Dear Dr. Terry,

The Waikoloa Village Association is very happy that the Department of Parks & Recreation has recognized the need for additional facilities, especially sanitary facilities, at the Ho'oko Street Park, adjacent to the elementary school, and has allocated funds for these improvements.

In your letter you referred to it as the Waikoloa Park, which is located on Puu Nui Street and was dedicated to the County some time ago. We have been calling the school park by street name, only for lack of anything better.

We will gladly provide you with any information available to us to assist your work.

For the Board of Directors  
Sincerely

  
John Schick, CMCA(R), PCAM(R).  
General Manager

Equestrian Center  
(808) 883-9457

Golf Club  
(808) 883-9424

Environmental Center  
(808) 883-9424

Clubhouse, Pool & Tennis  
(808) 883-9424

Recreation & Lounge  
(808) 883-9424

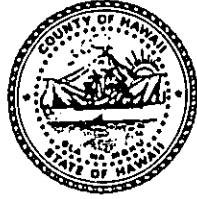


**APPENDIX 1B**

**COMMENT LETTERS**

**TO THE DRAFT EA AND RESPONSES**

Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

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

April 22, 2002

Mr. Ron Terry  
GeoMetrician Associates  
HC 2 Box 9575  
Keaau, HI 96749

Dear Mr. Terry:

Request for Comments - Draft Environmental Assessment (DEA)  
Waikoloa Park Improvements (Ho'oko Street Extension)  
TKM: 6-8-02: por. 44, Lot 2, Waikoloa Elementary School Site Subd, S. Kohala

Thank you for requesting our comments to this proposal, a 350 feet extension of Ho'oka Street, an accessory part of the overall project to improve Waikoloa Park.

**Land Use Information.** At p. 7, part 3.3.1, the land use information stated in the DEA is accurate. In addition, however, the General Plan land use designation for parcel 44 is low density.<sup>1</sup> Furthermore, the proposal is consistent with County zoning standards because a public use, e.g., a roadway extension built to County dedicable standards, is a permitted use in any County zone district, according to Zoning Code sec. 25-4-11(c). We also confirm that this project is not in the County's Special Management Area and therefore SMA review is not required.

The project is also consistent with the goals, policies, and standard of the transportation element of the County General Plan (GP); for example, the proposed extension is consistent with the GP's transportation policy because it will be a part of the framework of transportation facilities to promote and influence a desired land use – access to Waikoloa Park.<sup>2</sup> Moreover, the project is also consistent with the transportation element's thoroughfares and streets' goals, policies, and standards.<sup>3</sup>

<sup>1</sup> County GP – LUPAG (Land Use Pattern Allocation Guide) Map (November 14, 1989).

<sup>2</sup> County GP at 12.

<sup>3</sup> GP at 13.

Mr. Ron Terry  
GeoMetrician Associates  
Page 2  
April 22, 2002

Please contact Earl Lucero at 961-8288 of my staff for any questions on this matter.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

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cc: Planning Department - Kona

**geometrician**  
ASSOCIATES, LLC  
integrating geographic science and planning

May 10, 2002

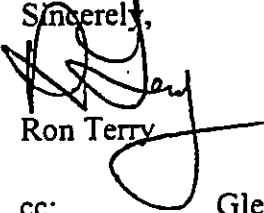
Christopher J. Yuen, Director  
Hawaii County Planning Department  
25 Aupuni Street  
Hilo, HI 96720

Dear Mr. Yuen:

**Subject: Comment Letter to Draft Environmental Assessment,  
Waikoloa (Ho'oko Street) Park Improvements, TMK  
(3<sup>rd</sup>) 6-8-02:44 (por.)**

This letter responds to your letter of April 22, 2002, concerning the Draft EA.. Thank you for your confirmation that the land use designation for the EA is accurate. The Final EA will include verbatim language from your letter concerning the determination that the GP land use designation for the parcel is low density, that the project is not within the SMA, that the proposal is consistent with County zoning standards, and that the project is consistent with the GP's transportation policy and transportation element's thoroughfares and streets' goals, policies and standards. We appreciate your review of the document.

Sincerely,

  
Ron Terry

cc: Glenn Miyao, Hawaii County P&R  
Ray Nakamura, Imata & Associates

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
236 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186

March 27, 2002

Patricia Engelhard  
Hawaii Department of Parks & Recreation  
25 Aupuni Street  
Hilo, HI 96720

Attention: Glenn Miyao

Dear Ms. Engelhard:

Subject: Draft Environmental Assessment (EA) for Waikoloa (Ho'oko Street) Park

We have the following comments to offer:

1. Landscaping and paving materials:
  - a. Please follow the landscaping guidelines set forth in HRS §§103D-408, which you can find at <http://www.state.hi.us/health/oeqc/guidance/index.html>.
  - b. Please follow the guidelines entitled "Use of Recycled Glass in Paving Materials" set forth in HRS §§103D-407, which you can find at the same website address.
2. Hours of operation: Will the park be open at night? Will installation of lights be required? If so, please consult the US Fish & Wildlife Service for guidelines on light orientation and shielding that will prevent bird strikes during night hours.
3. Septic tank and leach field: Contact the Department of Health regarding their use to determine if a permit or approval is required.

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

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".

GENEVIEVE SALMONSON  
Director

c: Ron Terry

**geometrician**  
ASSOCIATES, LLC  
integrating geographic science and planning

May 10, 2002

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

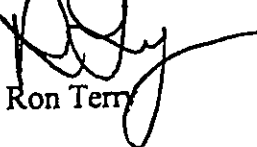
Dear Ms. Salmonson:

**Subject: Comment Letter to Draft Environmental Assessment,  
Waikoloa (Ho`oko Street) Park Improvements, TMK  
(3<sup>rd</sup>) 6-8-02:44 (por.)**

This letter responds to your letter of April 22, 2002, concerning the Draft EA. The following are our responses to your individual comments:

- 1. Landscaping and paving materials.* The landscaping plan incorporates a variety of natives where appropriate. We have included it in the Final EA as Figure 4. According to project engineers, Hawai'i County does not currently produce enough recycled glass to be used in treated or untreated basecourse. Contractors cannot offer the "glassphalt" at a competitive price with crushed aggregate basecourse. The State Highways Division of the Hawai'i State Department of Transportation recognizes this shortcoming and does not require paving contractors to use glassphalt.
- 2. Hours of operation.* The park will not be open at night and no lighting is planned.
- 3. Septic tank and leachfield.* Engineers for the project have designed the wastewater disposal system in accordance with Department of Health regulations and will seek permits at the appropriate time.

Sincerely,

  
Ron Terry

cc: Glenn Miyao, Hawaii County P&R  
Ray Nakamura, Imata & Associates

phone: (808) 982-5831 • fax: (808) 966-7593 • HC 2 Box 9575, Keaau, Hawaii 96749 • rterry@interpac.net

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
601 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

GILBERT S. COLOMA-AGARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTIES  
ERIC T. HIRANO  
LINNEL NISHIOKA

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

April 17, 2002

HAWAII HISTORIC PRESERVATION  
DIVISION REVIEW

LOG NO.: 29660  
DOC NO.: 0204PM07

Agency/Applicant: Mr. Ron Terry  
GeoMetrician Associates  
Address: HC 2 box 9575  
Keaau, Hawaii 96749  
Project: Draft Environmental Assessment—Waikoloa Park Improvements  
Location: Waikoloa, South Kohala, Hawaii Island  
TMK: (3) 6-8-02: 44 (por.)

1. We believe there are no historic properties present because:

- a. intensive cultivation has altered the land
- b. residential development/urbanization has altered the land
- X---c. previous grubbing/grading has altered the land
- d. an acceptable archaeological assessment or inventory survey found no historic properties
- X---e. other: low probability of significant historic sites in ungraded areas

2. This project has already gone through the historic preservation review process, and mitigation has been completed. \_\_\_\_\_

Thus, we believe that "no historic properties will be affected" by this undertaking.

Signed Patrick C. McCoy Date 4/17/02  
Patrick C. McCoy  
Hawaii Island Archaeologist

PM:amk

Pho

**geometrician**  
ASSOCIATES, LLC  
integrating geographic science and planning

May 10, 2002

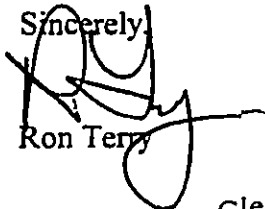
Patrick C. McCoy, Hawai'i Island Archaeologist  
State Historic Preservation Division  
601 Kamokila Blvd., Rm. 555  
Kapolei, Hawaii 96707

Dear Dr. McCoy:

**Subject: Comment Letter to Draft Environmental Assessment,  
Waikoloa (Ho'oko Street) Park Improvements, TMK  
(3<sup>rd</sup>) 6-8-02:44 (por.)**

This letter responds to your letter of April 17, 2002, concerning the Draft EA. Thank you for your determination that due to the previous grading and grubbing and the low probability of significant historic sites in any remaining ungraded area, no historic properties will be affected by this undertaking. We appreciate your review of the project.

Sincerely,

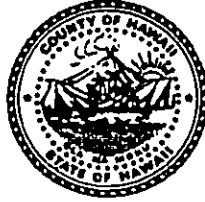


Ron Terry

cc: Glenn Miyao, Hawaii County P&R  
Ray Nakamura, Imata & Associates



Harry Kim  
Mayor



James S. Correa  
Police Chief

April 4, 2002

**County of Hawaii**  
**POLICE DEPARTMENT**  
349 Kapiolani Street • Hilo, Hawaii 96720-3998  
(808) 935-3311 • Fax (808) 961-8869

Mr. Ron Terry, Consultant  
GeoMetrician Association  
HC2, Box 9575  
Keaau, Hawaii 96749

Dear Mr. Terry:

SUBJECT: WAIKOLOA (HO'OKO STREET) PARK IMPROVEMENTS  
TMK: (3<sup>rd</sup>): 6-8-02:44(por.)

Staff has reviewed the above-referenced proposal and found no concerns with the planned development.

Thank you for the opportunity to comment.

Sincerely,

JAMES S. CORREA  
POLICE CHIEF

THOMAS J. HICKCOX  
ASSISTANT POLICE CHIEF  
FIELD OPERATIONS BUREAU

RKK:mh

cc: Director, Office of Environmental Quality Control  
235 South Beretania Street, Suite 707  
Honolulu, Hawaii 96813

Mr. Glenn Miyao  
County of Hawaii, Department of Parks & Recreation  
25 Aupuni Street  
Hilo, Hawaii 96720

**geometrician**  
ASSOCIATES, LLC  
integrating geographic science and planning

May 10, 2002

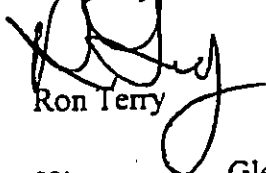
Thomas J. Hickcox, Assistant Police Chief  
Field Operations Bureau  
Hawaii County Police Department  
349 Kapiolani Street  
Hilo, HI 96720-3998

Dear Mr. Hickcox:

**Subject: Comment Letter to Draft Environmental Assessment,  
Waikoloa (Ho'oko Street) Park Improvements, TMK  
(3<sup>rd</sup>) 6-8-02:44 (por.)**

This letter responds to your letter of April 4, 2002, concerning the Draft EA in which you stated that upon review of the proposal, your staff found no concerns. We appreciate your review of the document.

Sincerely,



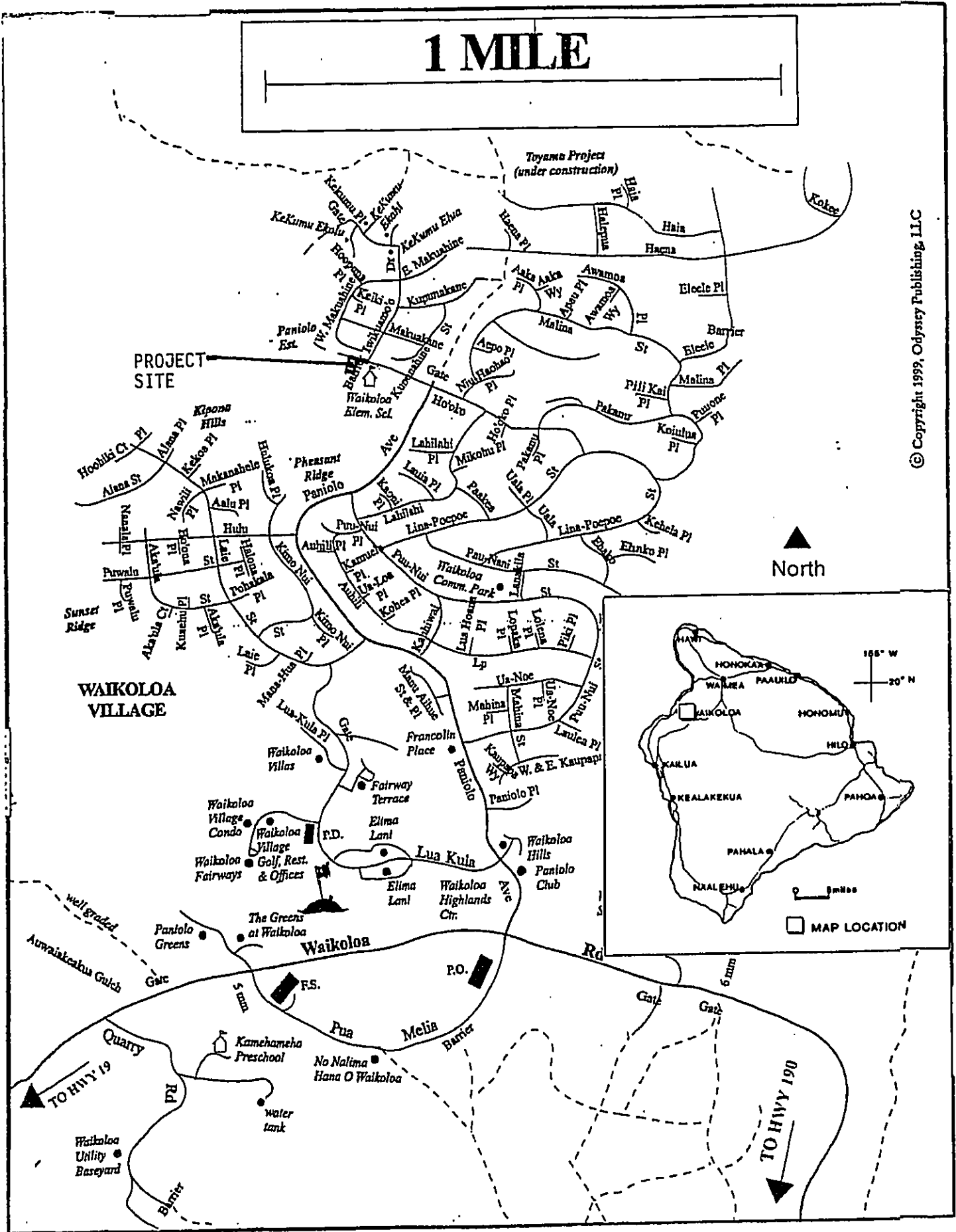
Ron Terry

cc: Glenn Miyao, Hawaii County P&R  
Ray Nakamura, Imata & Associates

**APPENDIX 2**

**FIGURES**

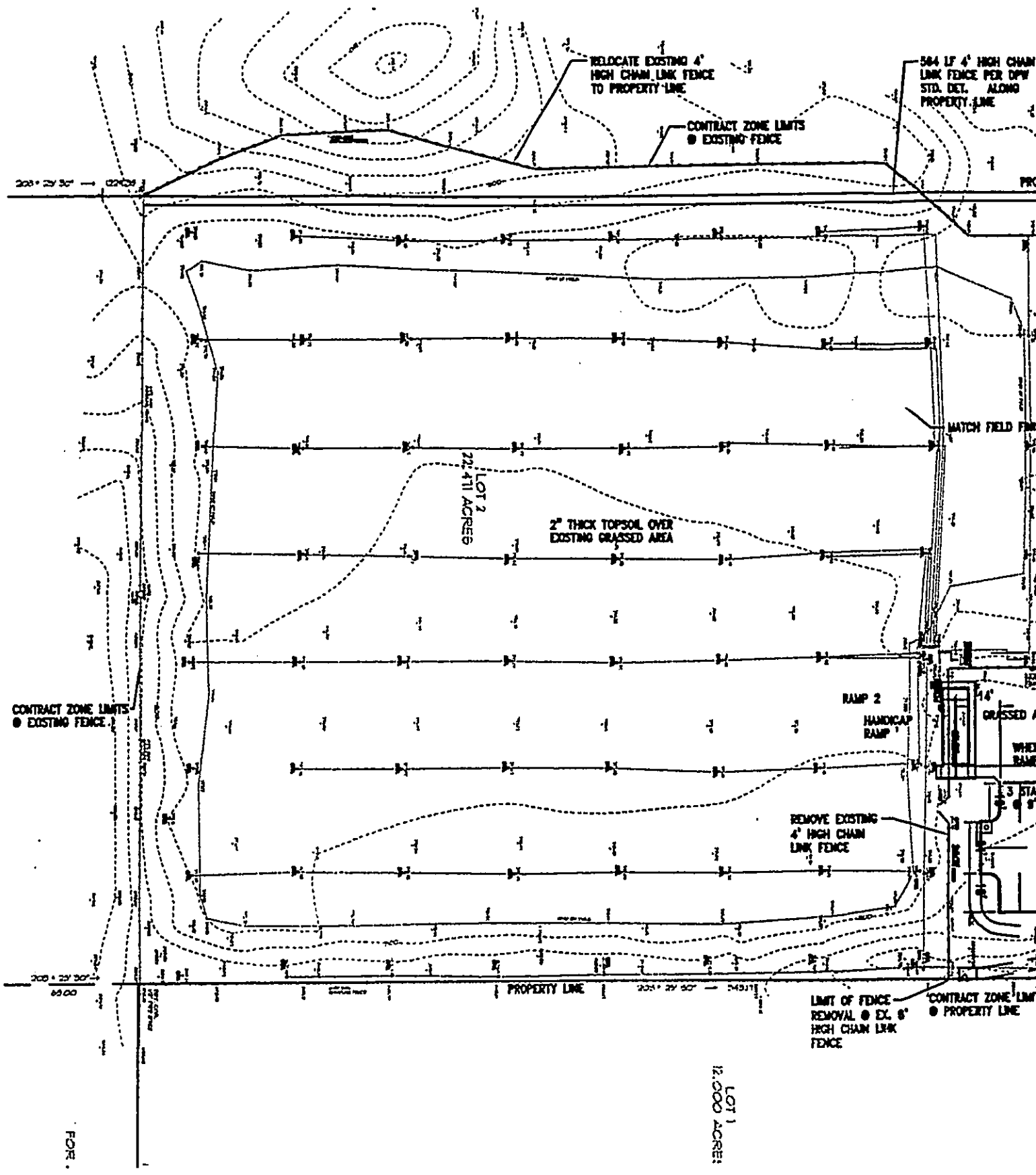
Figure 1 - Location Map



## **Index to Figure 2**

<b>Sheet 1 (C2.01):</b>	<b>Site Layout and Utility Plan</b>
<b>Sheet 2 (C2.02):</b>	<b>Site Grading Plan</b>
<b>Sheet 3( C2.03):</b>	<b>Ho'oko Street Extension Plan and Profile</b>
<b>Sheet 4 (A1.00):</b>	<b>Comfort Station Floor Plan &amp; Exterior Elevations</b>

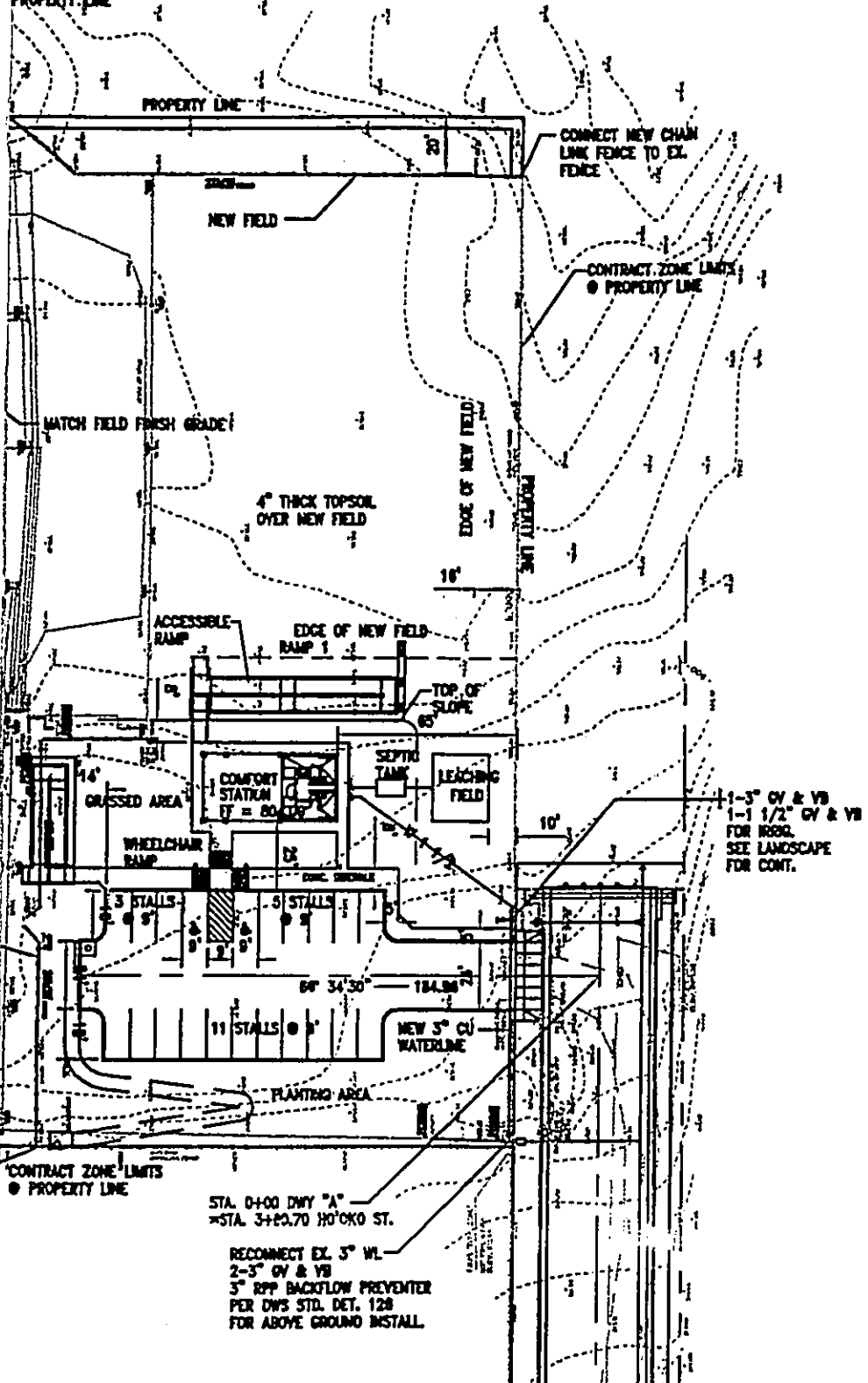
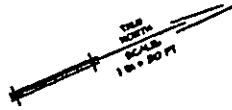
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**SITE LAYOUT  
AND UTILITY PLAN**  
SCALE: 1 IN. = 30 FT.

# DOCUMENT CAPTURED AS RECEIVED


564 LF 4' HIGH CHAIN LINK FENCE PER DPW STD. DET. ALONG PROPERTY LINE



STA. 0+00 DRY "A"  
 = STA. 3+20.70 HO'OKO ST.  
 RECONNECT EX. 5" WL  
 2-3" CV & VB  
 5" RPP BACKFLOW PREVENTER  
 PER DWS STD. DET. 128  
 FOR ABOVE GROUND INSTALL.

1-5" CV & VB  
 1-1 1/2" CV & VB  
 FOR ISSG.  
 SEE LANDSCAPE  
 FOR CONT.

REVISION	DATE	BY	MADE BY	APPROVED
<b>IMATA AND ASSOCIATES, INC</b> 171 KAPOLANI STREET HILLO, HAWAII 96720 DEPT. OF PUBLIC WORKS COUNTY OF HAWAII DEPT. OF PARKS & RECREATION HILLO, HAWAII				



DAVID T. IMATA  
 LICENSED PROFESSIONAL ENGINEER  
 No. 5108-C  
 HAWAII, U.S.A.

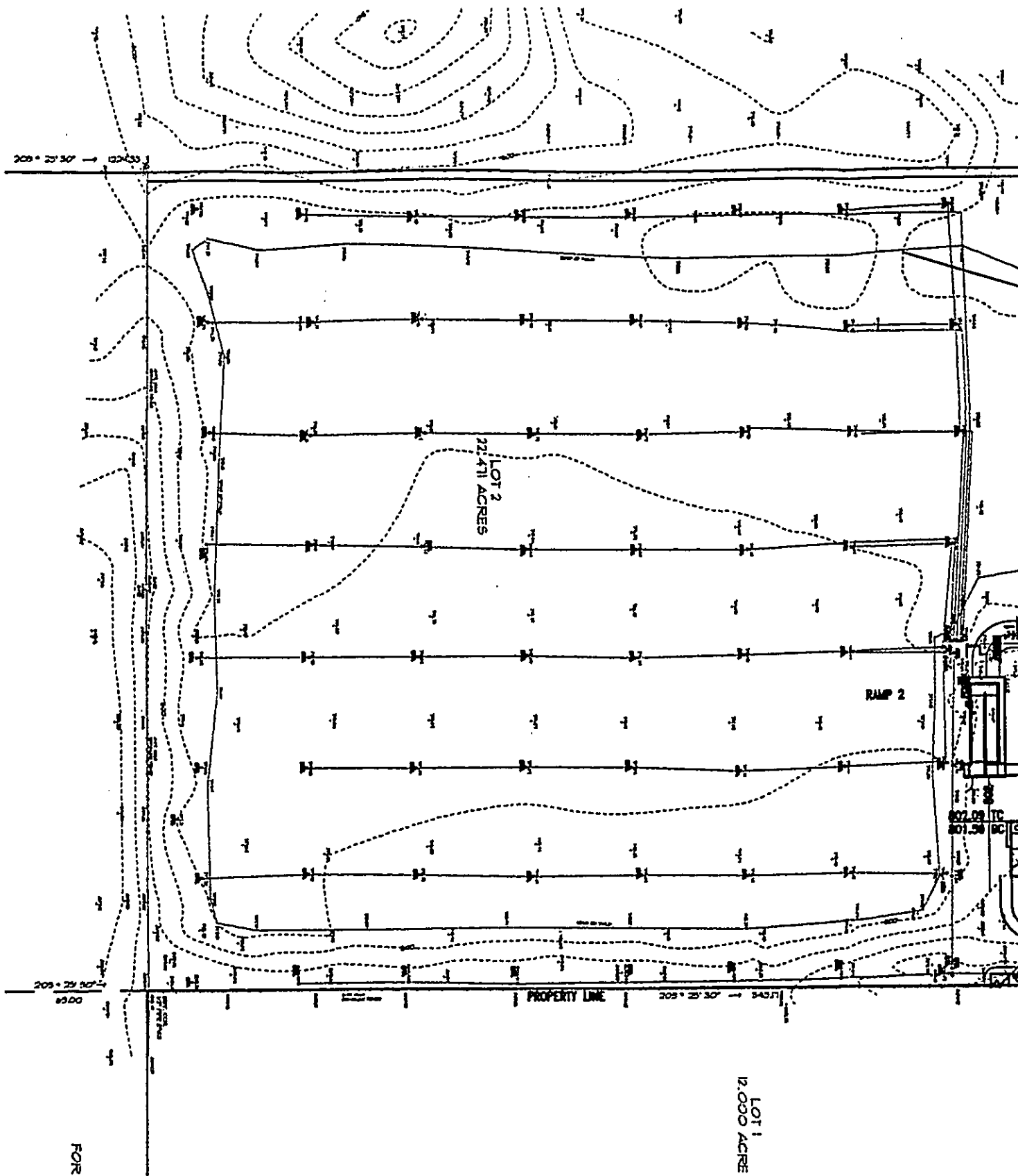
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

\_\_\_\_\_  
 SIGNATURE

## WAIKOLOA PARK (HO'OKO) IMPROVEMENTS - SITE LAYOUT AND UTILITY PLAN

APPROVED BY:	DATE:
DIVISION CHIEF	
DESIGNED BY DRAWN BY CHECKED BY SUPERVISOR BY SHEET NO. <b>C2.01</b> OF 300	

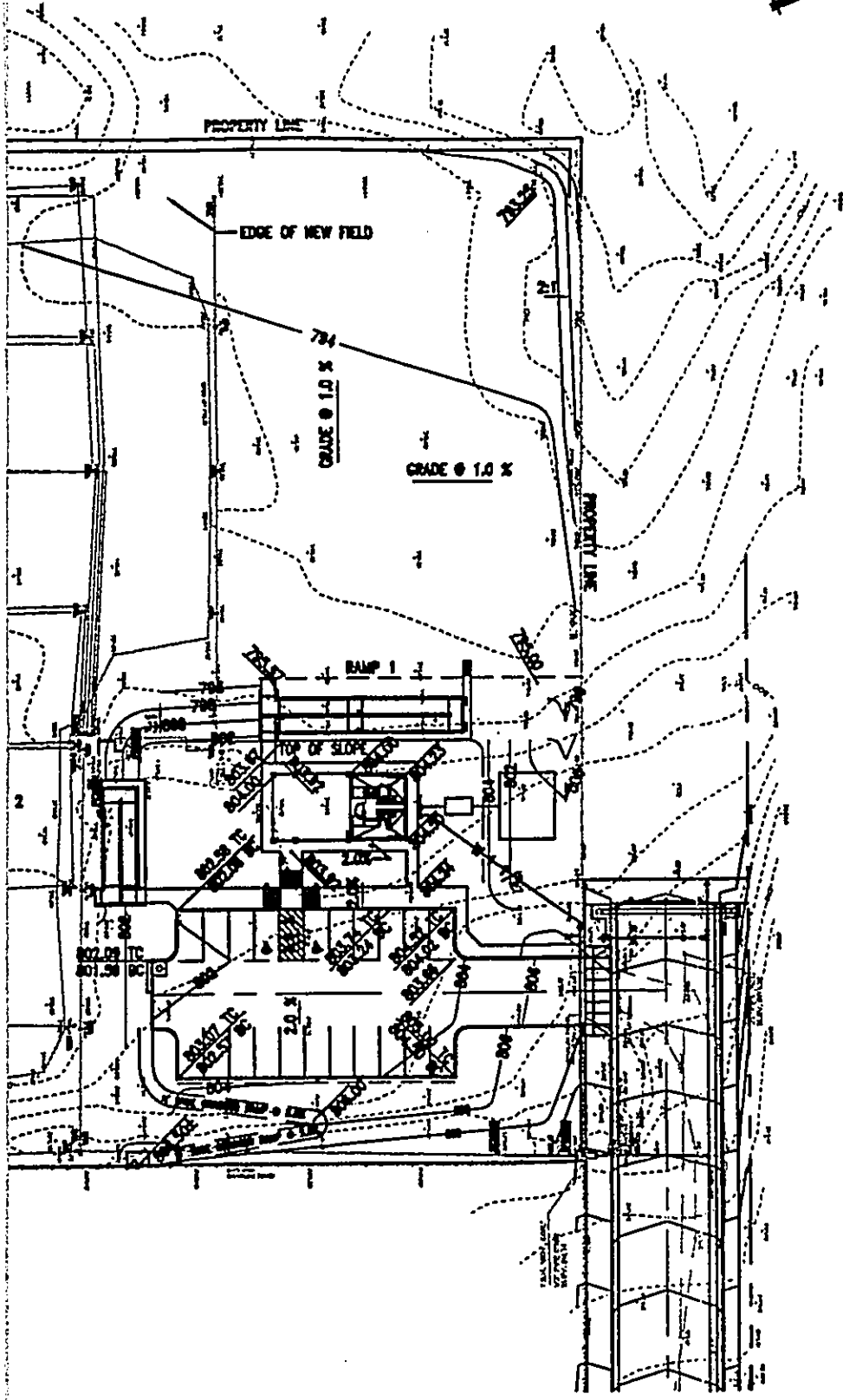
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**SITE GRADING PLAN**  
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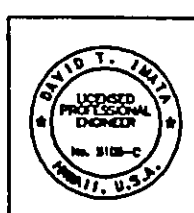


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REVISION	DATE	BRIEF	MADE BY	APPROVED

**IMATA AND ASSOCIATES, INC**  
 171 KAPIOLANI STREET HILLO, HAWAII 96720  
 DEPT. OF PUBLIC WORKS COUNTY OF HAWAII  
 DEPT. OF PARKS & RECREATION HILLO, HAWAII



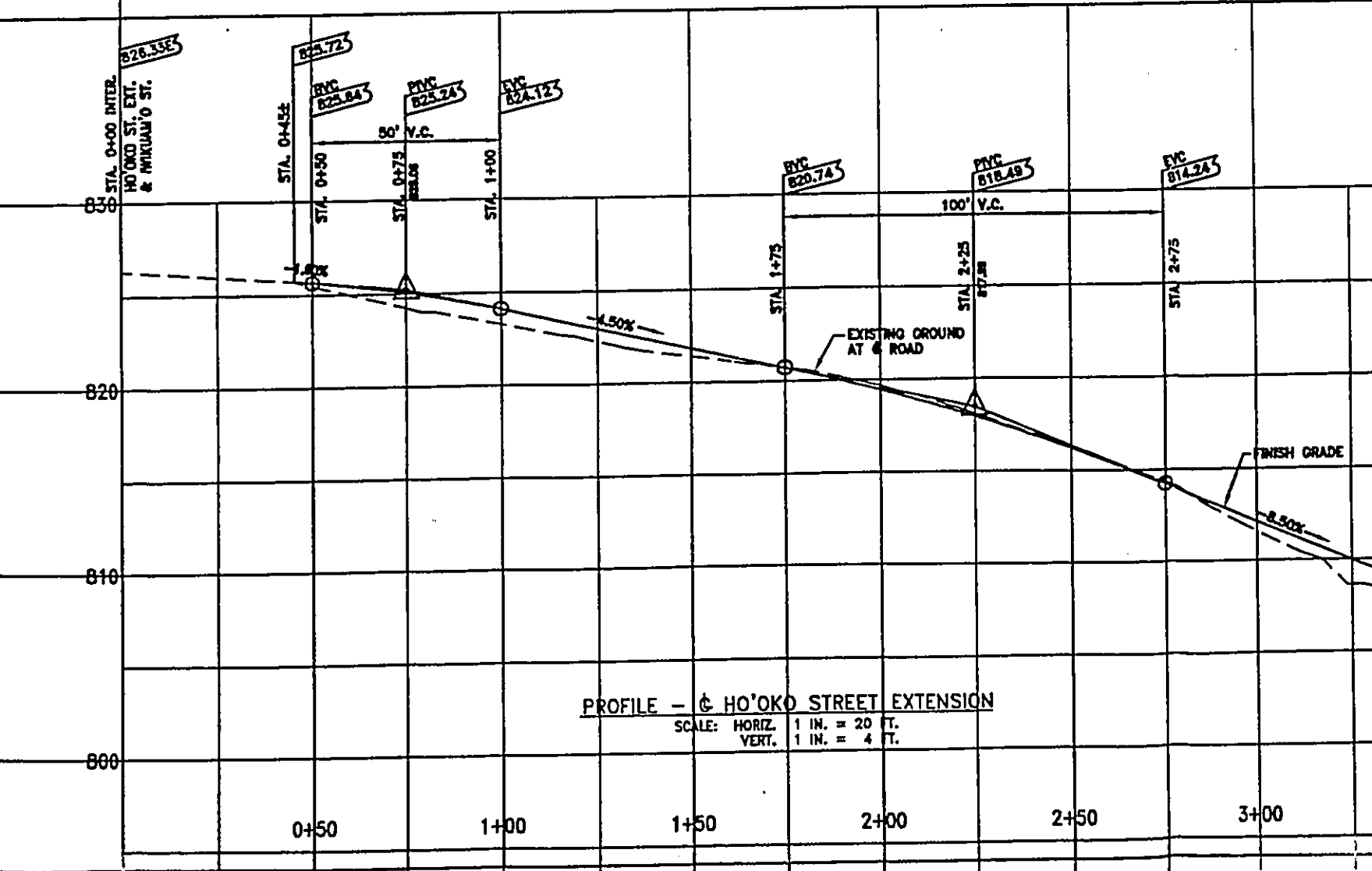
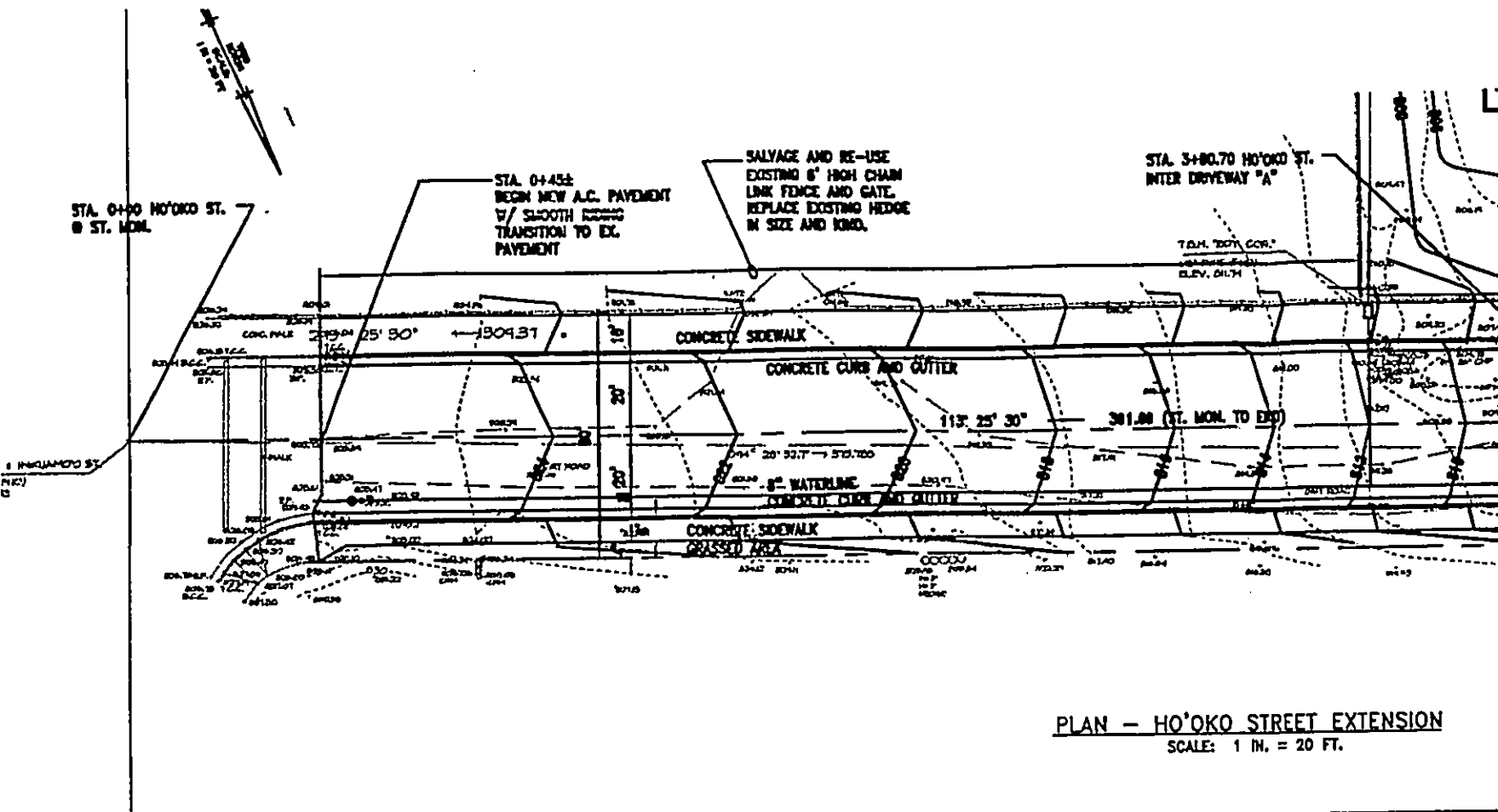
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SIGNATURE

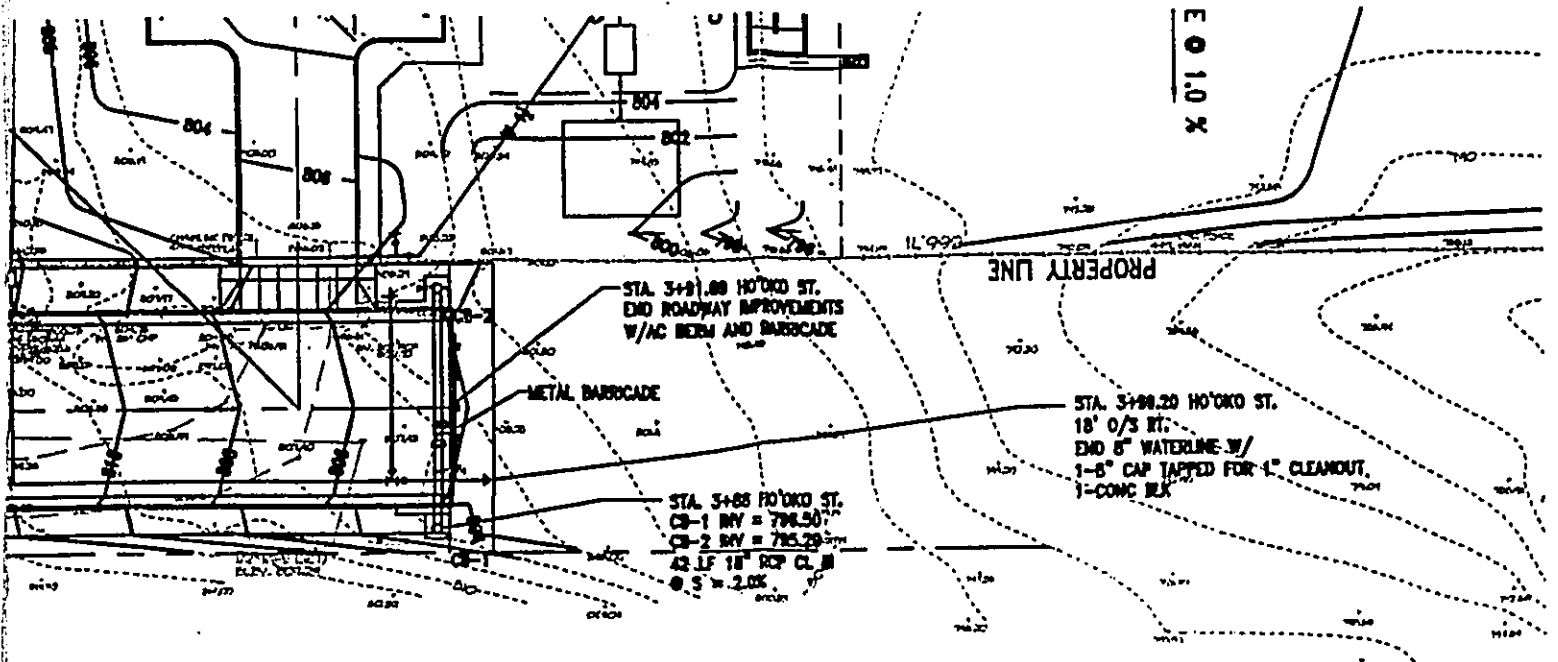
**WAIKOLOA PARK  
 (HO'OKO) IMPROVEMENTS  
 SITE GRADING PLAN**

APPROVED BY:	DATE:	DESIGNED BY:
DIVISION CHIEF		CHECKED BY:
		DRAWN BY:
		CHECKED BY:
		SHEET NO.
		<b>C2.02</b>
		OF
		SHEETS

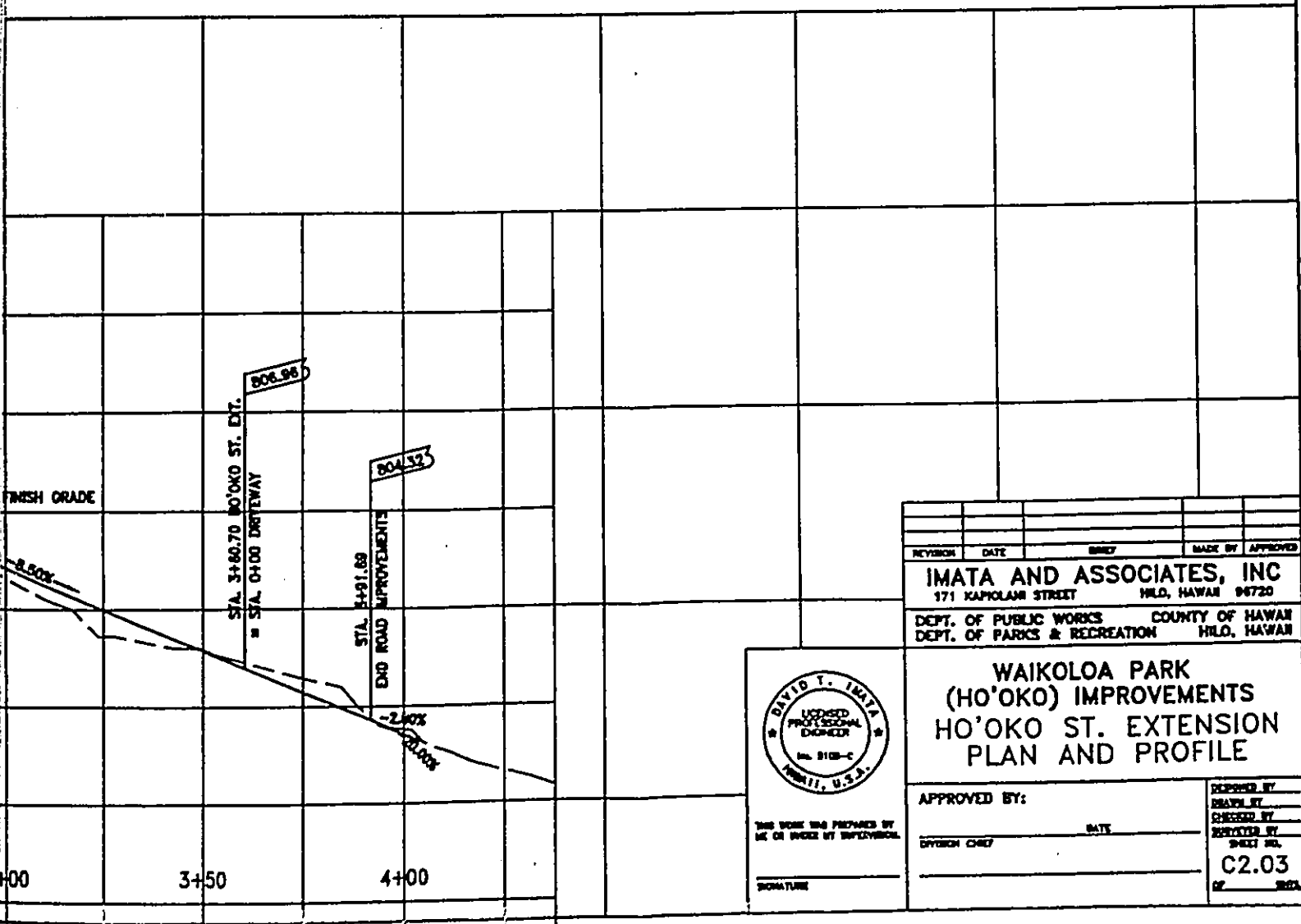
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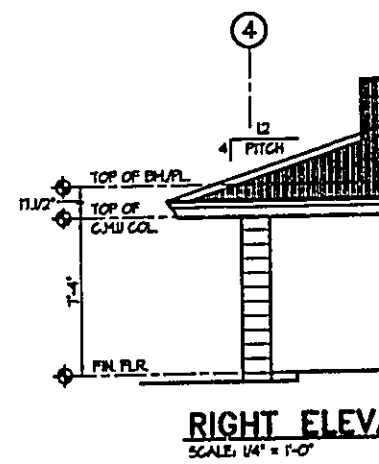
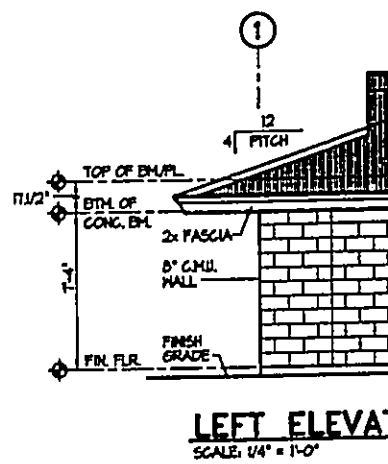
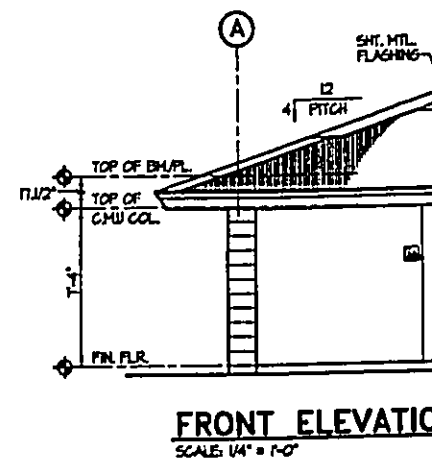
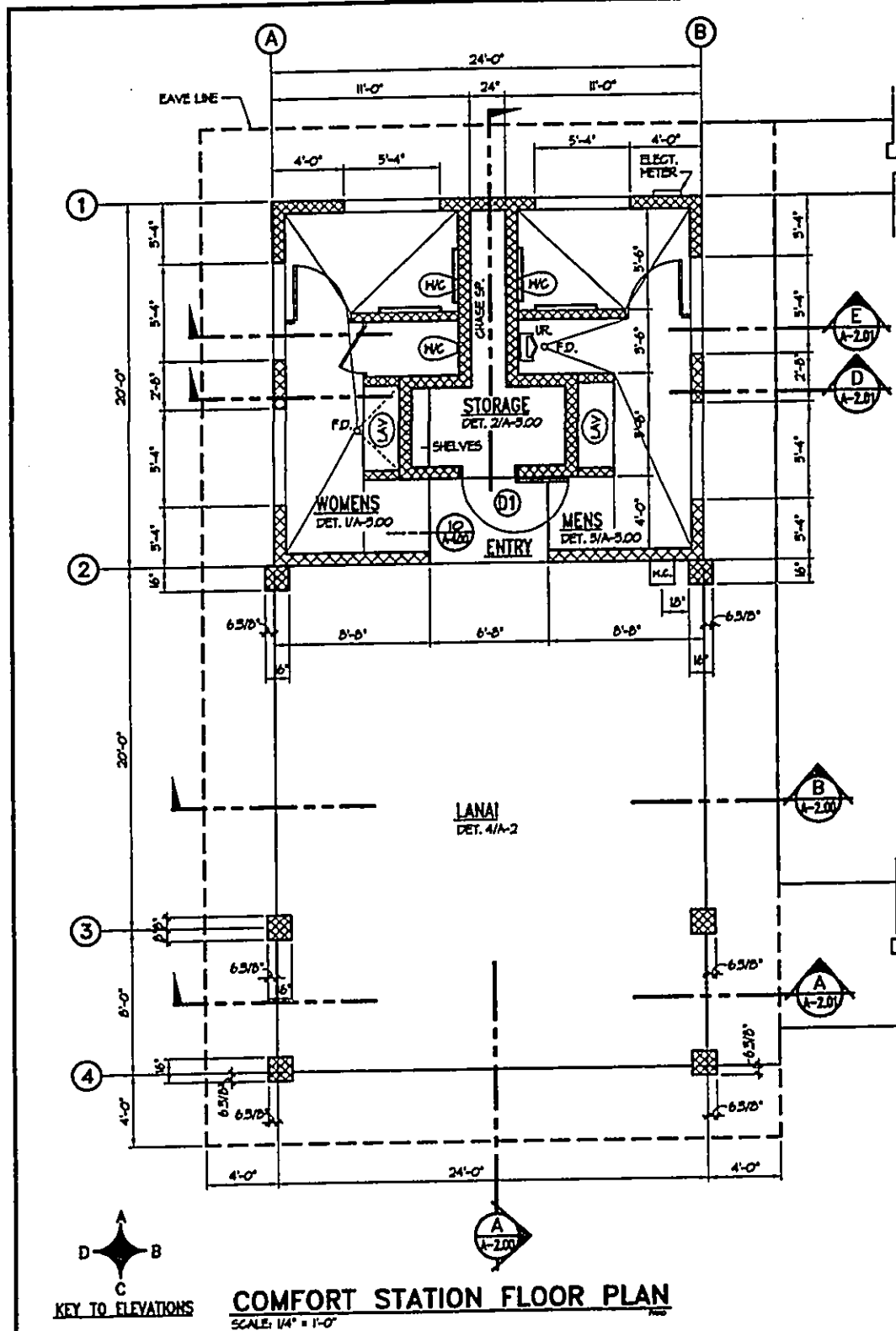


ENSION



REVISION	DATE	BY	MADE BY	APPROVED
<b>IMATA AND ASSOCIATES, INC</b> 171 KAPOLAH STREET HILO, HAWAII 96720 DEPT. OF PUBLIC WORKS COUNTY OF HAWAII DEPT. OF PARKS & RECREATION HILO, HAWAII				
<b>WAIKOLOA PARK (HO'OKO) IMPROVEMENTS</b> <b>HO'OKO ST. EXTENSION</b> <b>PLAN AND PROFILE</b>				
APPROVED BY:			DATE:	
SIGNATURE			DATE	
DIVISION CHIEF			SHEET NO.	
			<b>C2.03</b> OF 200	

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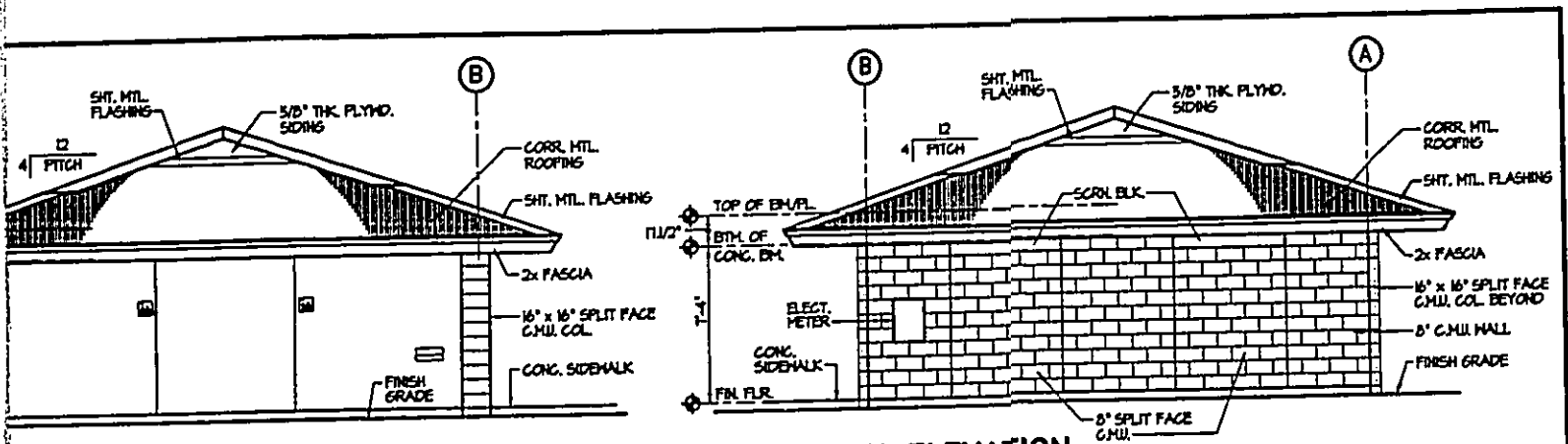


**COMFORT STATION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE						
ROOM	WALLS	FLOORS	BASE	CEILING	WAINSCOT	REMARKS
WOMENS TOILET	• GULL • 3/8" PLUMB. BOARD	• CERAMIC TILE • EXPOSED CONC.	• NONE	• 5/8" PLUMB. OVER • EXPOSED RAFTERS	• CERAMIC	
MENS TOILET	•	•	•	•	•	
STORAGE RM.	•	•	•	•	•	
ENTRY	•	•	•	•	•	

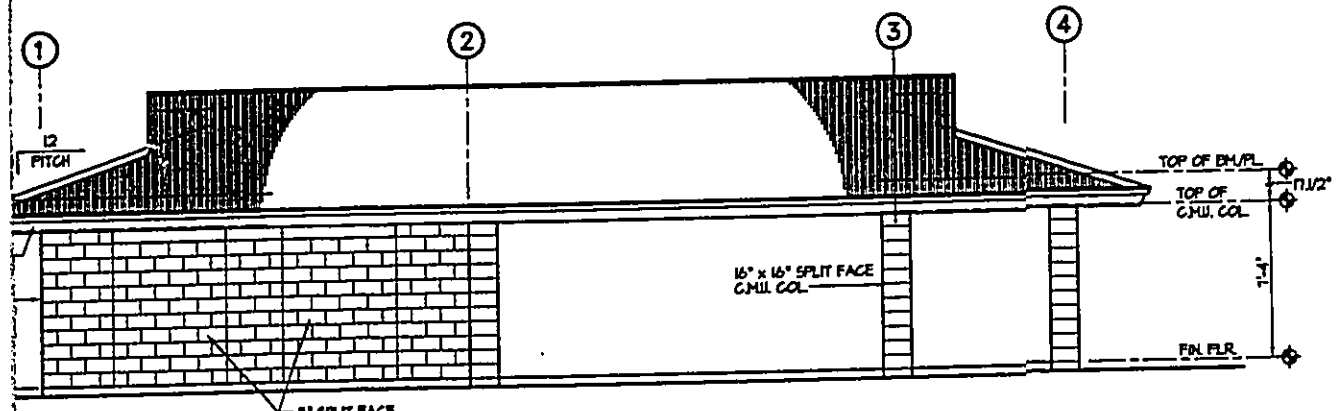
**NOTES:**  
 FOR DOOR SCHEDULE & MISCELLANEOUS DETAILS. SEE SH. A-4.00  
 FOR INTERIOR ELEVATIONS & REFLECTED CEILING PLAN SEE SH. A-3.00  
 BUILDING SECTIONS, & DETAILS SEE SH. A-2.00 & 2.01  
 FOR STRUCTURAL DRAWING SEE SH. 5-1  
 FOR PLUMBING PLAN, & PIPING DIAGRAM SEE 1-1  
 FOR ELECTRICAL PLAN, DETAILS & NOTES SEE 2-1

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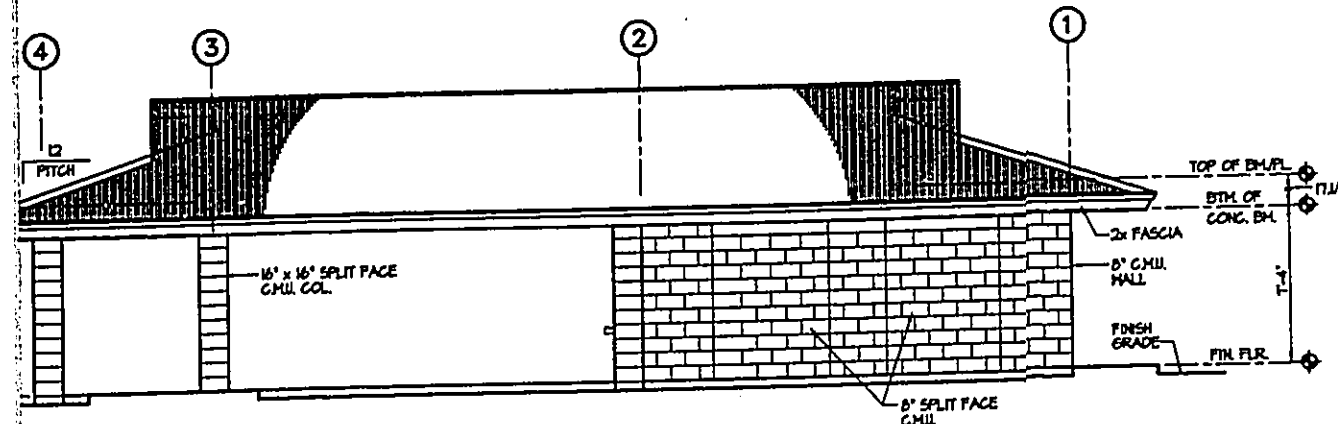


**ELEVATION**

**BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



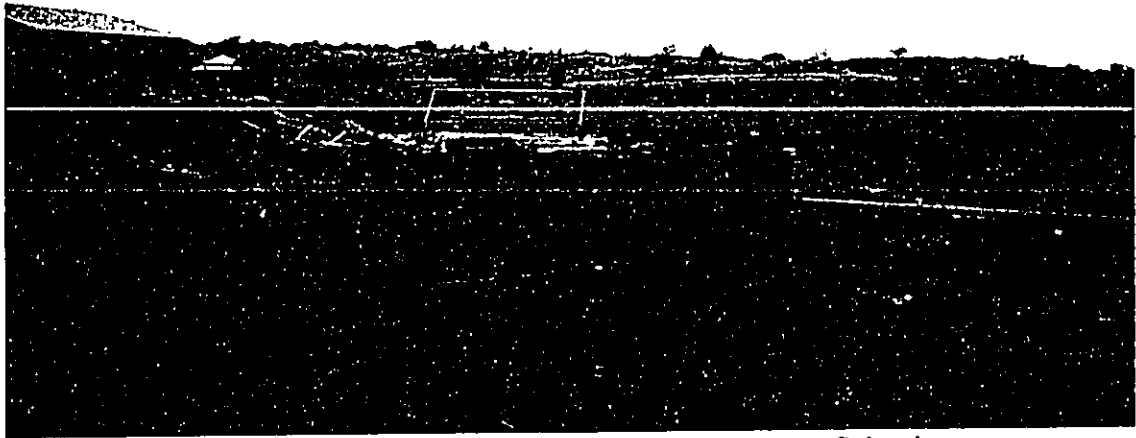
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISION	DATE	DRAWN BY	MADE BY	APPROVED
<b>RONALD H. NAGATA, A.I.A., INC.</b> 280 PONAHAWAI STREET SUITE 203 HILO, HAWAII 96720				
DEPT. OF PUBLIC WORKS DEPT. OF PARKS & RECREATION			COUNTY OF HAWAII HILO, HAWAII	
<b>WAIKOLOA PARK (HO'OKO) IMPROVEMENTS</b> COMFORT STATION FLOOR PLAN, EXTERIOR ELEVATIONS, ROOM FINISH SCHEDULE, & NOTES				
APPROVED BY:		DATE:		REVISIONS BY: _____ DRAWN BY: _____ CHECKED BY: _____ SURVEYED BY: _____ SHEET NO. <b>A-1.00</b> OF _____
DIVISION CHIEF: _____ THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. RONALD H. NAGATA, A.I.A. LICENSED PROFESSIONAL ARCHITECT No. 3475 HAWAII, U.S.A.				

**Figure 3 - Photographs of Project Area**



Border of existing park and expansion area with Waikoloa Elementary School



View makai along north border of park and Ho'oko St. extension area: existing park on left (south)

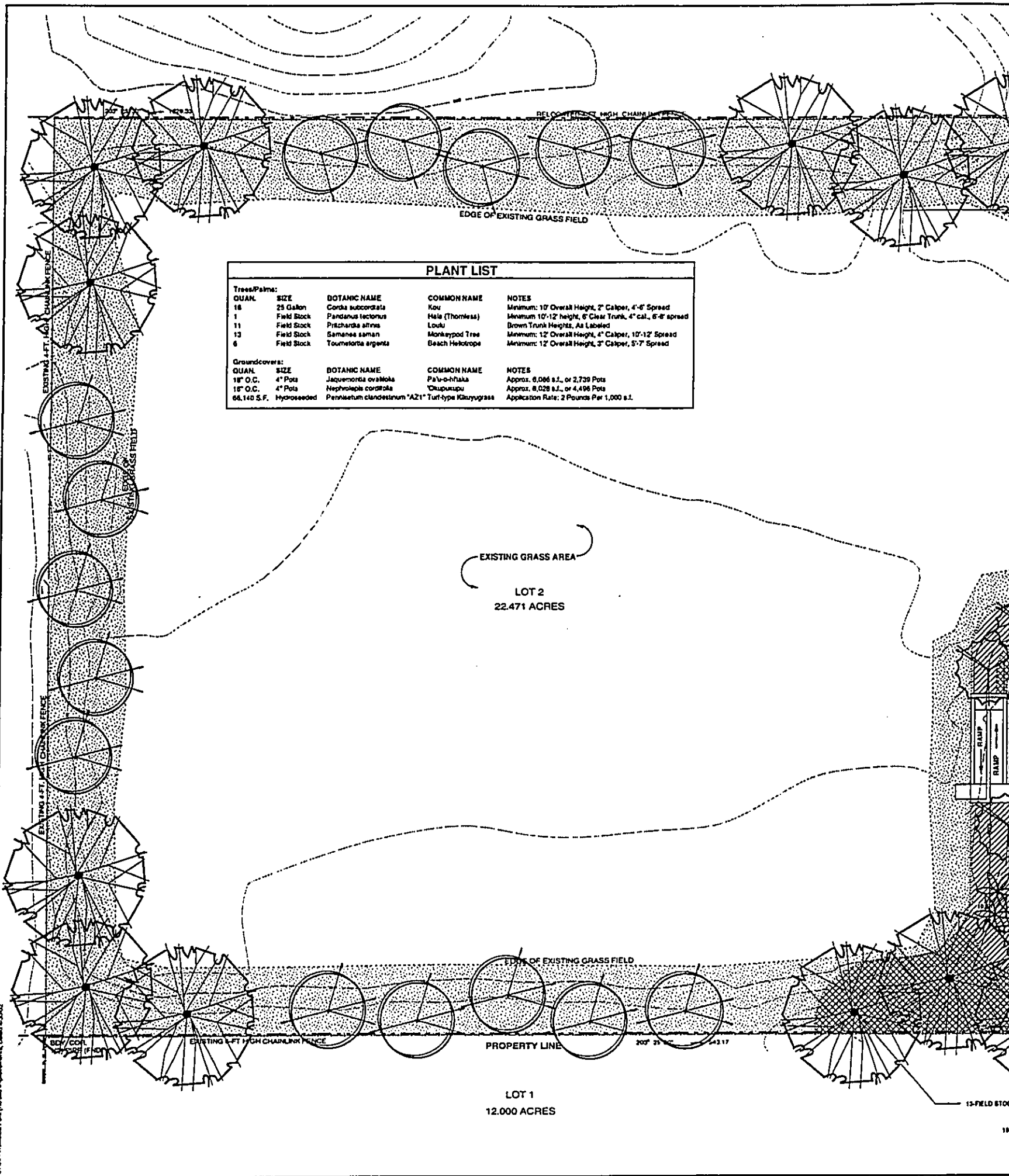


View from south edge of existing park north across Ho'oko St. extension to residential area

**FIGURE 4**

**LANDSCAPING PLAN**

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## PLANT LIST

Trees/Palms:				
QUAN.	SIZE	BOTANIC NAME	COMMON NAME	NOTES
18	25 Gallon	<i>Cordia subcordata</i>	Kou	Minimum: 10' Overall Height, 2" Caliper, 4'-6" Spread
1	Field Stock	<i>Pandanus tomentosus</i>	Hala (Thomless)	Minimum: 10'-12' height, 6" Clear Trunk, 4" cal., 6'-8" spread
11	Field Stock	<i>Pritchardia sitrae</i>	Loulu	Brown Trunk Heights, As Labeled
13	Field Stock	<i>Samanea saman</i>	Monkeypod Tree	Minimum: 12' Overall Height, 4" Caliper, 10'-12" Spread
6	Field Stock	<i>Tournefortia argentea</i>	Beach Heliotrope	Minimum: 12' Overall Height, 3" Caliper, 5'-7" Spread
Groundcovers:				
QUAN.	SIZE	BOTANIC NAME	COMMON NAME	NOTES
18" O.C.	4" Pots	<i>Jaquemontia ovalifolia</i>	Pa'u-o-h'haka	Approx. 6,086 s.f., or 2,738 Pots
18" O.C.	4" Pots	<i>Nepenthes cordifolia</i>	'Okupuupu	Approx. 8,028 s.f., or 4,496 Pots
66,140 S.F.	Hydroseeded	<i>Pennisetum clandestinum</i> "AZ1"	Turf-type Kikuyugrass	Application Rate: 2 Pounds Per 1,000 s.f.

EXISTING GRASS AREA

LOT 2  
22.471 ACRES

PROPERTY LINE 2007 21 42.17

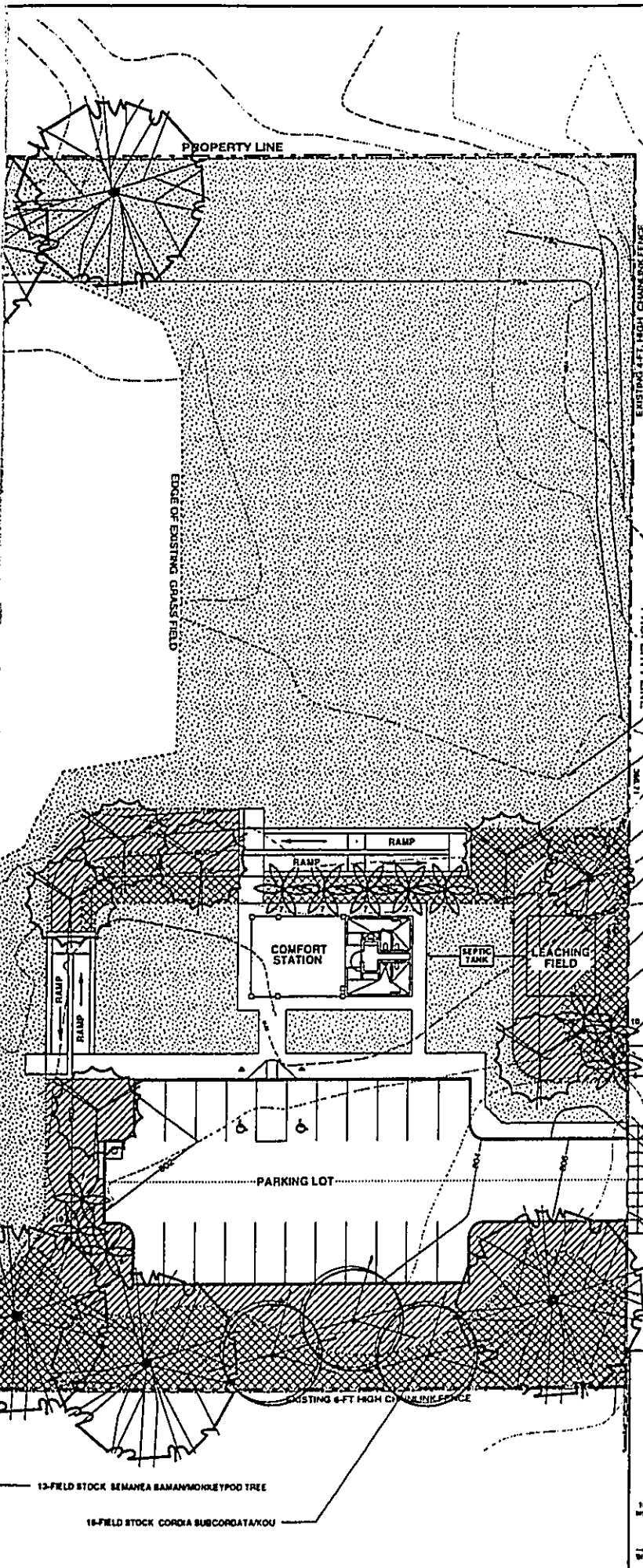
LOT 1  
12.000 ACRES

15-FIELD STOCK

11-78



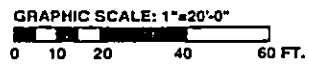
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### PLANTING NOTES:

1. All plants are identified by typical symbols. Plant quantities are approximate and are provided for the convenience of the landscape contractor. In the event that there are discrepancies in plant count, quantities indicated by plant symbols shall prevail.
2. Do not willfully install plant or landscape material if a condition exists, and/or where it is obvious in the field that the proposed layout is obstructed by an existing condition, and/or grade difference, that may not have been considered in the design. It is the responsibility of the contractor to notify the landscape architect so that construction can be corrected in the field. If this notification is not given, the contractor shall assume full responsibility for any necessary revisions.
3. All soil shall be tested by a certified soil testing laboratory. The results of these tests shall be submitted to the landscape architect for review. All soil amendments recommended in the soil test shall be provided by the landscape contractor and shall be installed as part of the contract.
4. Install 6" min. layer of topsoil over all planter areas, including lawn.
5. Finish grade to be 1/2" below all walls, curbs and paving.
6. All proposed shrub and groundcover areas are to be treated with a pre-emergent weed killer (ronstar or equal). Apply per manufacturer's specifications.
7. All field stock trees and "specimen plants" to be selected and approved by landscape architect prior to delivery to the site.
8. All plant materials shall be set out as shown on plans. Final locations shall be approved by the landscape architect prior to planting.
9. Groundcovers shall be planted to within one foot of the stems of all trees and shrubs.
10. Provide and install wood chip mulch (maximum 3" chips) over all planter areas. Mulch shall be spread evenly over all shrub and groundcover planter areas to a minimum depth of 3" (three inches).
11. Install a 3" diameter by 3" deep bed of mulch around all new trees and palms located within lawn areas.
12. Contractor to provide "Arborguards" or approved equal around all new trees.

- HYDROSEEDED - PENNESETUM CLANDESTINUM "AZI" TURF-TYPE KIKUYUGRASS (APPROX. 64,140 S.F., APPLICATION RATE: 3 POUNDS PER 1,000 S.F.)
- 6-FIELD STOCK TOURNEFORTIA ARGENTAEACH HELIOTROPE
- 1-FIELD STOCK PANDANUS TECTORIUS / THORNLESS HALA
- 18" O.C. - 4" POTS JAGUEMONTIA OVALIFOLIA / PA'U-O-HI'IAKA (APPROX. 6,096 S.F. OR 2,739 POTS)
- 18" O.C. - 4" POTS NEPHROLEPS CONDFOLIA / OKUPUKUPU (APPROX. 6,028 S.F. OR 4,496 POTS)
- 11-FIELD STOCK PRITCHARDIA AFFRINLOULU (BROWN TRUNK HEIGHTS, AS LABELED)
- LANDSCAPE EDGING, TYPICAL (SEE DETAIL G, SHEET LS-02) (APPROX. 807 L.F. TOTAL)



REVISION	DATE	BRIEF	MADE BY	APPROVED

**LEONARD BISEL ASSOCIATES, LLC**  
 Landscape Architecture & Site Planning  
 DEPT. OF PUBLIC WORKS COUNTY OF HAWAII  
 DEPT. OF PARKS & RECREATION HILO, HAWAII



## WAIKOLOA PARK (HO'OKO) IMPROVEMENTS PLANTING PLAN

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DIVISION CHIEF \_\_\_\_\_

DESIGNED BY: LB  
 DRAWN BY: LB  
 CHECKED BY: LB  
 SURVEYED BY: \_\_\_\_\_  
 SHEET NO. **L4.00**  
 OF \_\_\_\_\_ SHEETS

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION  
 SIGNATURE \_\_\_\_\_

**END**

**CERTIFICATION**

**I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF  
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.**

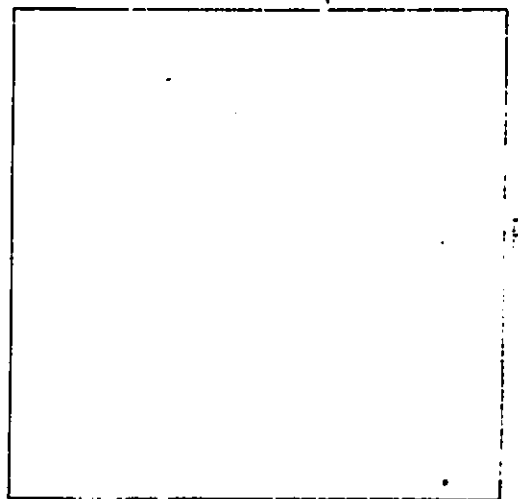
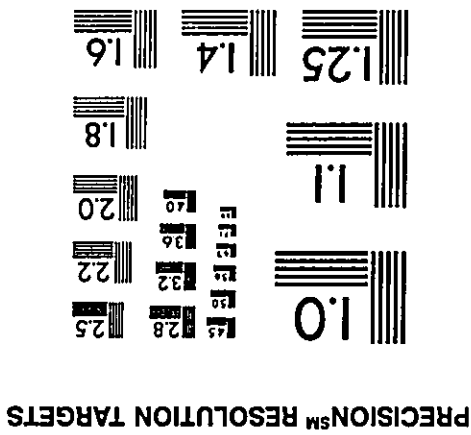
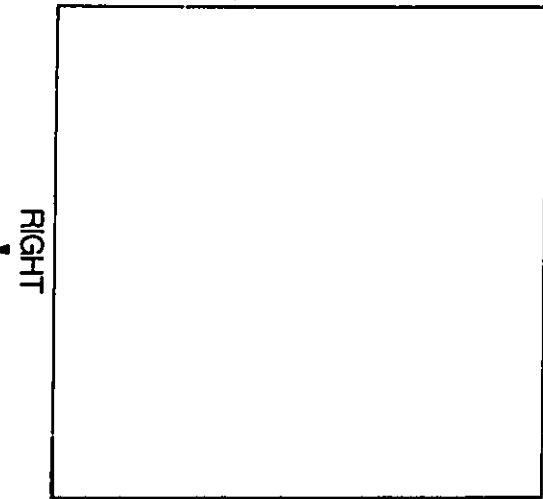
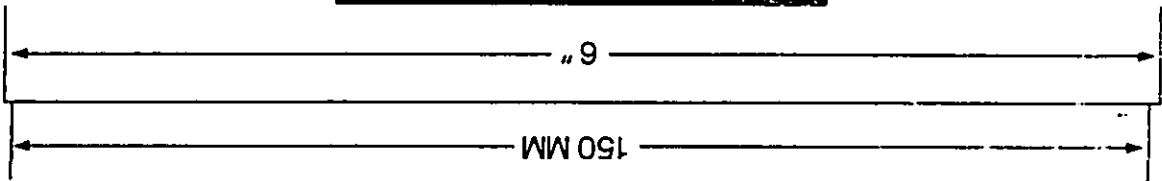
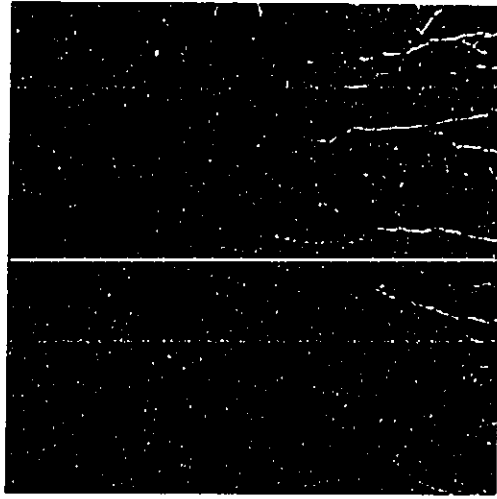
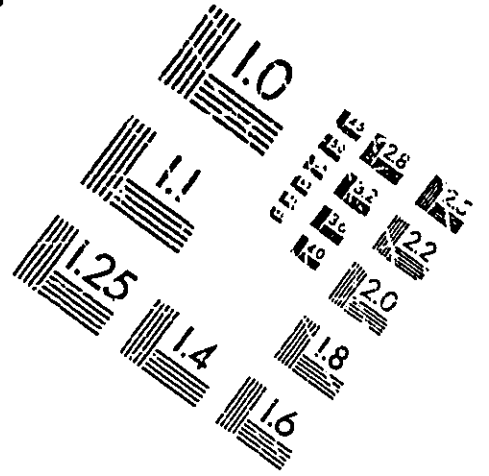
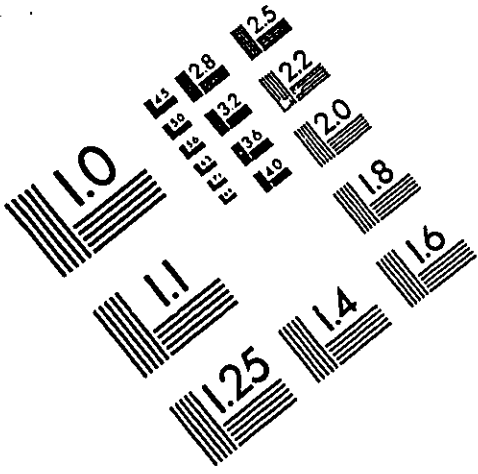
2004

DATE

Jelle Kadi

SIGNATURE OF OPERATOR

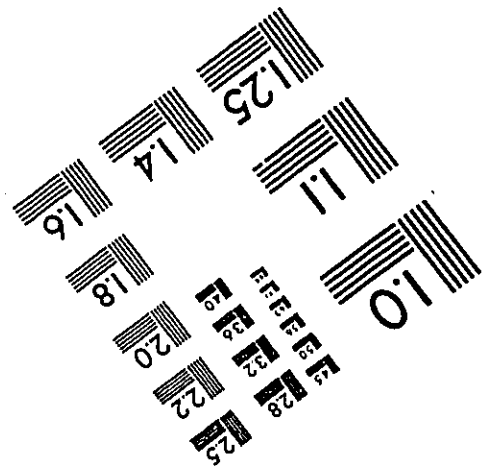
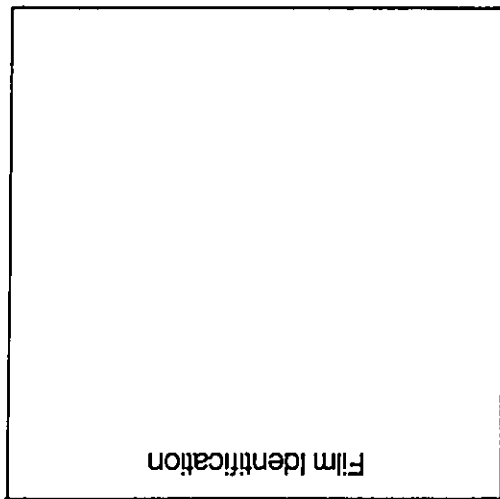
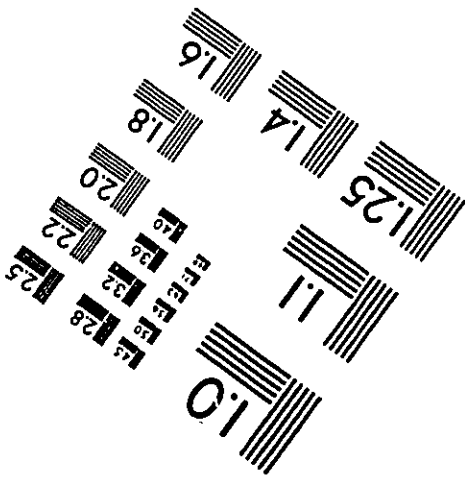
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RIGHT

PRECISION<sup>SM</sup> RESOLUTION TARGETS

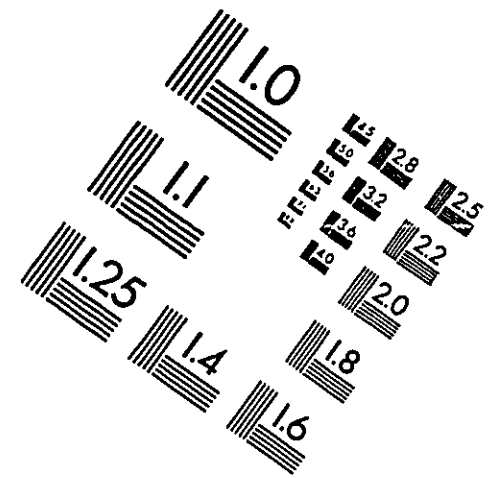
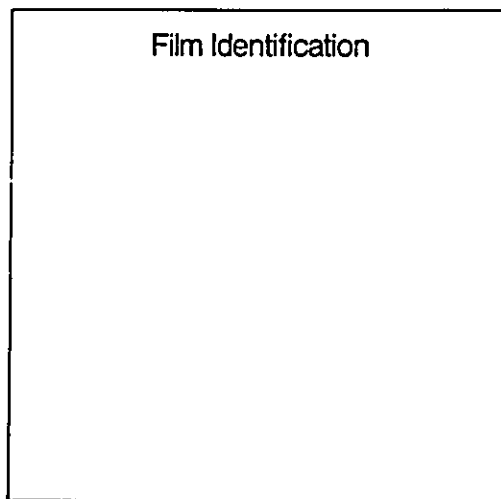
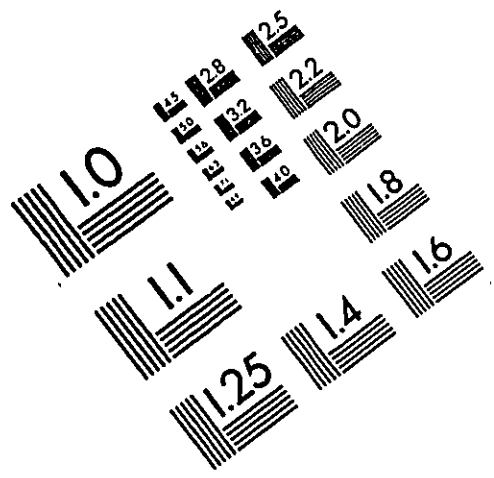
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612/854-0088 FAX 612/854-0482  
8030 Old Cedar Ave. So., Ste. #215  
Bloomington, MN 55425



Film Identification

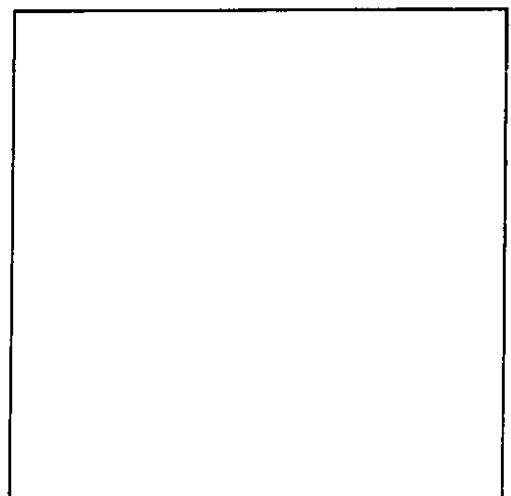
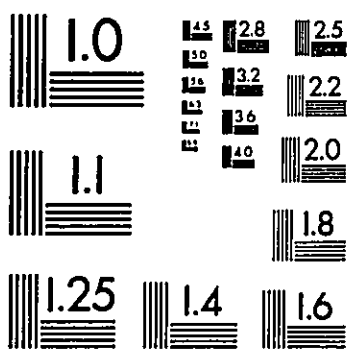
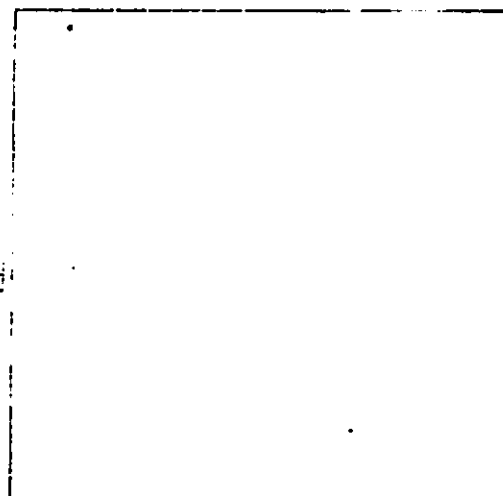
TOP

TOP



A & P International  
612/854-0088 FAX 612/854-0482  
8030 Old Cedar Ave. So., Ste. #215  
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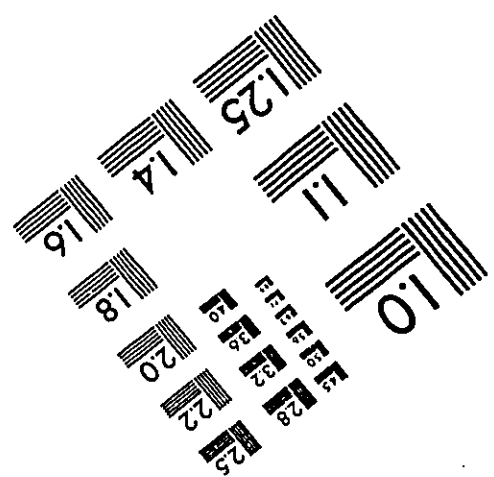
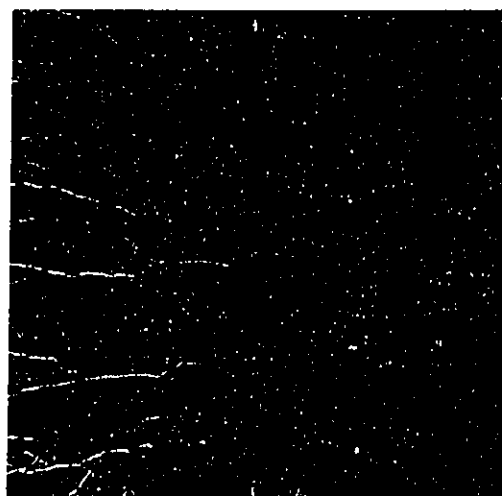
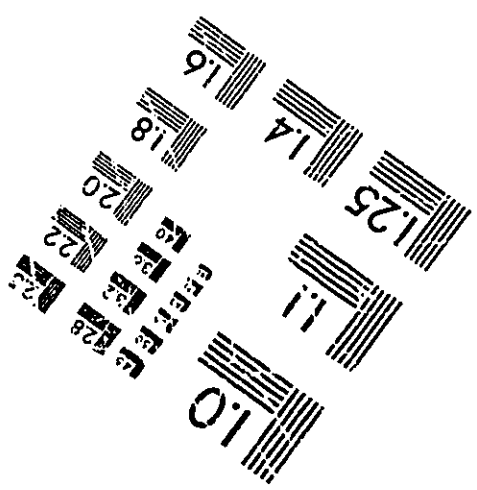
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RIGHT

150 MM

6"



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DENSITY TARGET

