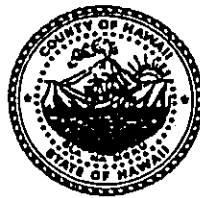


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

**County of Hawaii**  
**PLANNING DEPARTMENT**  
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

RECEIVED

'03 OCT 20 P2:11

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

October 14, 2003

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

Dear Ms. Salmonson:

**Subject: Finding of No Significant Impact (FONSI)**  
**Project: Honi's Parking Lot and Restroom Facilities**  
**TMK: (3)7-5-018: 088**

The Hawaii County Planning Department has reviewed the comments received during the 30-day public comment period which began on August 8, 2003 - OEQC Publication Date. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the November 8, 2003 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the Final Environmental Assessment (FEA). If you have any questions, please call Larry Brown of this department at 961-8288.

Sincerely,

A handwritten signature in cursive script that reads "Chi yuen".

CHRISTOPHER J. YUEN  
Planning Director

LMB/  
P:\WPWIN60\CH343\2003\Honi\FONSI\tr.doc

Enclosures: OEQC Publication Form  
4 copies of FEA

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
Page 2  
October 14, 2003

cc: Ms. Susan Gagorik – Long Range Planning  
Dr. Ron Terry – Geometrician Associates  
Sunstone Realty Partners X, LLC c/o Mr. Greg Mooers  
xc w/FEA: Planning Department – West Hawaii Office

2003-11-08 - HA - FEA

NOV 8 2003  
FILE COPY

---

**(HONL'S PARKING LOT  
AND RESTROOM FACILITIES)**  
**TMK 7-5-18:88, KAILUA-KONA,  
ISLAND OF HAWAII  
STATE OF HAWAII**

**FINAL ENVIRONMENTAL ASSESSMENT**

**Submitted Pursuant to Chapter 343, Hawai'i Revised Statutes (HRS)**

**County of Hawai'i  
Planning Department**

**October 2003**

---

2003-11-08 - HA - FEA

NOV 8 2003  
FILE COPY

---

**(HONL'S PARKING LOT  
AND RESTROOM FACILITIES)**  
**TMK 7-5-18:88, KAILUA-KONA,  
ISLAND OF HAWAII  
STATE OF HAWAII**

**FINAL ENVIRONMENTAL ASSESSMENT**

**Submitted Pursuant to Chapter 343, Hawai'i Revised Statutes (HRS)**

**County of Hawai'i  
Planning Department**

**October 2003**

---

**HONL'S PARKING LOT AND RESTROOM FACILITIES  
TMK 7-5-18:88, KAILUA-KONA, ISLAND OF HAWAI'I  
STATE OF HAWAI'I**

**FINAL ENVIRONMENTAL ASSESSMENT**

**APPLICANT:**

Sunstone Realty Partners X, LLC  
c/o Greg Mooers  
P.O. Box 1101  
Kamuela, Hawai'i 96743

**CONSULTANT:**

Geometrician Associates  
HC 2 Box 9575  
Keaau, Hawai'i 96749

**CLASS OF ACTION:**

Use of County Land

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).

## SUMMARY

The proposed project consists of a 20-stall parking area, restroom facilities, landscaping and pedestrian improvements located on the grounds of the County of Hawai'i Sewer Pump Station, in Kailua-Kona. The site is directly across the surf site known as Honl's. Over the last two decades, pedestrian, bicycle and motor vehicle traffic have increased substantially on Ali'i Drive. This, along with the designation of no-parking zones on both shoulders of the road, has led to a loss of safe, legal parking for Honl's surf site. The proposed project is meant to address the need for this parking. It will also provide restrooms that can accommodate not only beach users but also bikers, walkers and joggers on Ali'i Drive. This service is needed for both the convenience of recreational users of the beach and Ali'i Drive and also for protection of coastal water quality. The action is being undertaken by Sunstone Realty Partners X, LLC, pursuant to Change of Zone conditions associated with the development of Ali'i Cove in Kailua-Kona. About six months after receiving all permits and approvals the project is expected to be completed. It will cost an estimated \$250,000, for which Sunstone Realty Partners will be given credit against their impact-related fees, per the Change of Zone ordinance.

### Short Term Impacts

*Construction Impacts:* Landclearing and construction activities will produce short-term impacts to noise, air quality, access and scenery. In order to ensure that construction-related damage to the land and adjacent ocean is avoided or minimized, the following mitigation measure is proposed:

*Construction activities with the potential to produce polluted runoff will be limited to periods of low rainfall; cleared areas will be replanted or otherwise stabilized as soon as possible; and construction materials, petroleum products, wastes, debris, and landscaping substances (herbicides, pesticides, and fertilizers) will be prevented from blowing, falling, flowing, washing or leaching into the ocean. Construction will be limited to daytime hours.*

### Long Term Impacts

In general, no sensitive biological, hydrological, archaeological, cultural or other important resources are present and no adverse long-term impacts are expected to result from the project. An individual of the endangered palm *Pritchardia affinis* was planted as part of the landscaping for the pump station and will be relocated.

*1. If any previously unidentified sites, or remains such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings, or walls are encountered, work will stop immediately and SHPD will be consulted to determine the appropriate mitigation. Care will be taken during ground preparation to ensure that, in the unlikely event that human burials are present, they are recognized and dealt with appropriately.*

**Table of Contents**

|  |            |
|--|------------|
| <b>SUMMARY</b> .....   | <b>S-1</b> |
| <b>TABLE OF CONTENTS</b> .....                                 | <b>i</b>   |
| <b>LIST OF TABLES</b> .....                                    | <b>ii</b>  |
| <b>LIST OF APPENDICES</b> .....                                | <b>ii</b>  |
| <b>LIST OF ABBREVIATIONS</b> .....                             | <b>iii</b> |
| <br>   |            |
| <b>1 PROJECT DESCRIPTION, LOCATION, PURPOSE AND NEED</b> ..... | <b>1-1</b> |
| 1.1 Project Description, Location and Land Ownership .....     | 1-1        |
| 1.2 Project Purpose and Need .....                             | 1-1        |
| 1.3 Project Background .....                                   | 1-1        |
| 1.4 Alternatives Considered .....                              | 1-2        |
| <br>   |            |
| <b>2 ENVIRONMENTAL ASSESSMENT PROCESS</b> .....                | <b>2-1</b> |
| <br>   |            |
| <b>3 ENVIRONMENTAL SETTING AND IMPACTS</b> .....               | <b>3-1</b> |
| 3.1 Physical Environment .....                                 | 3-1        |
| 3.1.1 Surface Geology, Hazards, and Soils .....                | 3-1        |
| 3.1.2 Floodplains, Drainage and Water Quality .....            | 3-2        |
| 3.1.3 Climate and Air Quality .....                            | 3-3        |
| 3.1.4 Noise and Scenic Resources .....                         | 3-4        |
| 3.1.5 Hazardous Substances .....                               | 3-4        |
| 3.2 Biological Environment .....                               | 3-5        |
| 3.3 Socioeconomic .....  | 3-5        |
| 3.3.1 Land Use, Social Factors and Community Identity .....    | 3-5        |
| 3.3.2 Public Services, Facilities and Utilities .....          | 3-6        |
| 3.3.3 Historic Sites/Archaeological Resources .....            | 3-7        |
| 3.3.4 Cultural Resources .....                                 | 3-7        |
| 3.3.5 Agricultural Land .....                                  | 3-8        |
| 3.4 Growth-Inducing, Cumulative and Secondary Impacts .....    | 3-8        |
| 3.5 Required Permits and Approvals .....                       | 3-9        |
| 3.6 Consistency with Government Plans and Policies .....       | 3-10       |
| 3.6.1 Hawai'i State Plan .....                                 | 3-10       |
| 3.6.2 Hawai'i County General Plan .....                        | 3-11       |
| <br>   |            |
| <b>4 COMMENTS AND COORDINATION</b> .....                       | <b>4-1</b> |
| 4.1 Agencies and Organizations Contacted .....                 | 4-1        |
| <br>   |            |
| <b>5 LIST OF DOCUMENT PREPARERS</b> .....                      | <b>5-1</b> |

6 STATE OF HAWAII ENVIRONMENTAL ASSESSMENT FINDINGS .... 6-1  
REFERENCES ..... R-1

**LIST OF TABLES**

Table 3-1 Selected Socioeconomic Characteristics ..... 3-6

**LIST OF APPENDICES**

Appendix 1 Figures  
1 Location Map  
2 TMK Map  
3 Site Plan  
4 Project Site Photographs  
Appendix 2a Preconsultation Letters  
Appendix 2b Comments and Responses to Draft EA



**LIST OF ABBREVIATIONS**

|        |   |
|--------|---|
| ALISH  | Agricultural Lands of Importance to the State of Hawaii |
| BMP    | Best Management Practice                                |
| DEM    | Hawai'i County Department of Environmental Management   |
| DPW    | Hawai'i County Department of Public Works               |
| DWS    | Hawai'i County Department of Water Supply               |
| EA     | Environmental Assessment                                |
| EIS    | Environmental Impact Statement                          |
| FIRM   | Flood Insurance Rate Map                                |
| FONSI  | Finding of No Significant Impact                        |
| HDOH   | Hawai'i State Department of Health                      |
| HAR    | Hawai'i Administrative Rules                            |
| HEPA   | Hawai'i Environmental Policy Act                        |
| HCGP   | Hawai'i County General Plan                             |
| HRS    | Hawai'i Revised Statutes                                |
| OEQC   | Hawai'i State Office of Environmental Quality Control   |
| SFHA   | Special Flood Hazard Area                               |
| SHPD/O | State Historic Preservation Division/Officer            |
| SMA    | Special Management Area                                 |
| USF&WS | U.S. Fish and Wildlife Service                          |
| USGS   | U.S. Geological Survey                                  |
| USNRCS | U.S. Natural Resources Conservation Service             |

## **1 PROJECT LOCATION, DESCRIPTION, AND PURPOSE AND NEED**

### **1.1 Project Description, Location and Land Ownership**

The proposed project consists of a 20-stall parking area, restroom facilities, landscaping and pedestrian improvements (including a crosswalk) located on the grounds of the County of Hawai'i Waiaha Sewer Pump Station, TMK 7-5-18:88, in Kailua-Kona, Hawai'i (Figs. 1-4). The site is directly across the surf site known as Honl's.

About six months after receiving all permits and approvals the project is expected to be completed. It will cost an estimated \$250,000, for which Sunstone Realty Partners X, LLC, will be given credit against their impact-related fees, per the Change of Zone ordinance.

### **1.2 Project Purpose and Need**

Over the last two decades, pedestrian, bicycle and motor vehicle traffic on Ali'i Drive have increased substantially. This, along with the designation of no-parking zones on both shoulders of the road, has led to a loss of safe, legal parking for Honl's surf site. The proposed project is meant to address the need for this parking. It will also provide restrooms that can accommodate not only beach users but also bikers, walkers and joggers on Ali'i Drive. This service is needed for both the convenience of recreational users of the beach and Ali'i Drive and also for protection of coastal water quality.

### **1.3 Project Background**

The action is being undertaken by Sunstone Realty Partners X, LLC, pursuant to Change of Zone conditions associated with the development of Ali'i Cove in Kailua-Kona, County of Hawai'i. Hawai'i County Ordinance No. 03 18. Condition E states that:

"The applicant shall provide twenty parking stalls and restroom facilities along the mauka side of Alii Drive and on the County's Sewer Pump Station to accommodate the public's use of Waiaha Bay. There shall also be adequate space on the project site for an additional twenty parking stalls for future development."

For background, Ali'i Cove consists of the development of a condominium project and related recreational amenities on an approximately 18.946-acre parcel located at Waiaha 1st, North Kona, Hawaii, TMK (3<sup>rd</sup>) 7-5-18:08. This parcel borders the County Pump Station to the east (mauka side) and north. In overview, the project consists of 200 Multiple Family Residential units contained within about 37 low-profile, two and three-story townhouse 4-plex and 6-plex structures. The development will include required off-street parking stalls and will be in

## Honl's Parking Lot and Restroom Facilities

---

compliance with the applicable requirements of the Zoning Code, Fair Housing Act and ADA requirements. Also proposed in the development plan will be varied landscaping per Zoning Code requirements, including some or all of the following recreational amenities: a swimming pool, pedestrian walkways, outdoor barbecues and open spaces. The design and color scheme for the proposed structures will be consistent with the design goals and objectives of the *Kailua Village Design Plan* to blend in with the character of the immediate surrounding area. It will also include an area adjacent to the sewer pump station parking lot that will accommodate an additional 20 future parking places (see Figure 3). In addition, Condition E also calls for widening of Ali'i Drive in the immediate vicinity of the Ali'i Cove property to collector street standards.

The development of this Multiple Family Residential project will be done in 4 or 5 phases taking approximately four years to complete. The development will cost approximately \$22 million.

*The proposed parking lot/restroom project that is the subject of this Environmental Assessment arose as a result of Change of Zone conditions required by the Hawai'i County Council, but it is not otherwise a part of the Ali'i Cove project. The environmental impacts of the Ali'i Cove project, which is private and does not involve State or County lands or funds, have been considered in Change of Zone environmental reviews and Special Management Area permit applications, which have been approved. Other than the project background described in this section, the Ali'i Cove project is not systematically considered in the EA.*

### 1.4 Alternatives Considered

Under the No Action Alternative, the parking lot and restrooms would not be constructed. This EA considers the No Action Alternative as the baseline by which to compare environmental effects from the project.

As the County-owned Waiaha Sewer Pump Station is the only publicly-owned property in the area, any other alternative would involve using private land. Although obtaining or dedicating private land for recreational use is feasible through either purchase or development conditions, the amount of land needed for the proposed purpose that would also be close to Honl's would be difficult and/or expensive to acquire. Little private land that meets these conditions is readily available on the mauka side of Ali'i Drive, and none is currently available makai. Given the availability of County land on the sewer pump station, in an ideal location for Honl's parking/restrooms, neither the County of Hawai'i or Sunstone Realty Partners X, LLC, are considering other alternatives.

## 2 ENVIRONMENTAL ASSESSMENT PROCESS

The project involves the use of County of Hawai'i lands by the applicant, Sunstone Realty Partners, X, LLC, and therefore requires compliance with Chapter 343, Hawai'i Revised Statutes (HRS), the Hawai'i Environmental Policy Act (HEPA). The Hawai'i County Planning Department is the approving agency for this Environmental Assessment (EA).

HEPA was enacted by the Hawai'i State Legislature to require State and County agencies to consider the environmental impacts of various actions as part of the decision-making process. Agencies are required to conduct an investigation and evaluation of alternatives as part of the environmental impact analysis process, prior to making decisions that may impact the environment. The implementing regulations for HEPA are contained in Title 11, Chapter 200, Hawai'i Administrative Rules (HAR).

This Environmental Assessment (EA) process was conducted in accordance with HEPA. According to HEPA and its implementing regulations, a Draft EA is prepared to document environmental conditions and impacts, to develop mitigation measures that avoid, minimize or compensate for adverse environmental impacts, and determine whether or not an action has significant impacts upon the environment. Impacts are evaluated for significance according to thirteen specific criteria as presented in HAR 11-200-12. If no significant impacts are expected, then a Final EA with a Finding of No Significant Impact (FONSI) may be issued. When the Draft EA determines that significant impacts are present, then a Notice of Intent is prepared and the Final EA facilitates preparation of an Environmental Impact Statement (EIS).

The environmental assessment process for this project includes consultation with agencies and organizations, letters from which are contained in the Appendices.

Notice of the availability of the Draft EA was published by the Hawaii State Office of Environmental Quality Control (OEQC) in the Environmental Notice of 8 August 2003, and the EA was distributed to a variety of agencies and organizations.. This initiated a 30-day comment period during which the public was invited to respond to the Draft EA with comments or questions. Ten comment letters were received. The letters and the responses to them are included in Appendix 2b. The Final EA has been revised in various sections to incorporate revisions based on issues discussed in these letters. Areas where substantive information has been added to Final EA are denoted by double underlines, as in this paragraph.

### 3 ENVIRONMENTAL SETTING AND IMPACTS

This section describes the existing social, economic, cultural, and environmental conditions surrounding the proposed project along with the probable impacts of the proposed action and mitigation measures designed to reduce or eliminate adverse environmental impacts. For many categories, the No Action Alternative would result in no impacts. Therefore, unless explicitly mentioned, discussion of impacts and mitigation relates to the proposed alternative only.

#### *Basic Geographic Setting*

The proposed facility would be located on Ali'i Drive, on a roughly 20,180-square foot section of the grounds of a County-owned Waiaha Sewer Pump Station (TMK 7-5-18:88, total area 0.980 acres). The area is currently landscaped. The elevation is about 10 feet above sea level.

The neighborhood is resort-residential mixed with commercial uses. Honl's surfing beach sits directly across Ali'i Drive from the sewer pump station (Figs. 1-2). This surf site responds to swells from several directions and is frequented by surfers and bodyboarders in all seasons. Jogging, walking and bicycling are common on both shoulders of Ali'i Drive.

#### 3.1 Physical Environment

##### 3.1.1 Geology and Hazards

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

The island of Hawaii, youngest and largest of the Hawaiian chain, formed from the coalescence of five volcanoes during the last million years. Surface geology at the project site consists of pahoehoe lava flows from Hualalai volcano, which last erupted in 1801.

In terms of seismic risk, the entire Island of Hawaii is rated 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.

In general, geologic conditions impose no constraints on the project, and no mitigation measures are expected to be required.

### 3.1.2 Floodplains, Drainage and Water Quality

#### *Existing Environment*

Floodplain status for this area has been determined by FEMA, the Federal Emergency Management Agency. The parcel is classified as Zone X, or Special Flood Hazard areas identified in the community flood insurance study as areas of moderate or minimal hazard from the principal source of flood in the area (Panel 713-D, Date: 5/16/94).

Despite ubiquitous residential and commercial development, water quality in this area is generally excellent, in part due to the presence of a sewer system for collecting wastewater that was formerly disposed of in cesspools and septic tanks.

#### *Impacts and Mitigation Measures*

All project activities will be restricted to areas outside the designated Special Flood Hazard Area and no effect on floodplains will occur. The project will add minimally to the area of impermeable surface and will not adversely affect drainage. In any project, uncontrolled excess sediment from soil erosion during and after excavation and construction has the potential to impact natural watercourses, water quality and flooding potential. Contaminants associated with heavy equipment and other sources during construction may also impact receiving stream, ocean and ground water.

Provisions will be made during the construction grading and earthwork to minimize the potential for soil erosion and off-site sediment transport. A Pollution Control Plan and a Stormwater Pollution Prevention Plan will be implemented to ensure that the proposed improvements do not cause drainage or water quality impacts. Best Management Practices (BMPs) such as standard soil erosion and sediment control shall be implemented. These may include measures such as the following:

- Limiting the amount of surface area graded at any given time to reduce the area subject to potential erosion;
- Utilizing soil erosion protective materials such as mulch or geotextiles on areas where soils have a high potential for erosion until permanent provisions such as lawns and grasses can be developed;
- Planting vegetation as soon as grading operations permit to minimize the amount of time soils are exposed to possible erosion; and
- Building sedimentation basins to collect sediment which enters runoff waters.

The project will be regulated through review, revision and approval by the Hawai'i County Department of Public Works (DPW) to ensure compliance with standards related to storm runoff containment

Operationally, there is a potential for water quality impacts through spills of fuels, oil and grease, and other liquids associated with parked motor vehicles that be washed from the parking lot into coastal waters. Although this has not generally proven to be a measurable problem associated with small County park facilities such as the proposed project, monitoring by the County is recommended.

### 3.1.3 Climate and Air Quality

#### *Existing Environment*

Annual rainfall in this part of Kona averages 30 inches. Wind speeds are generally light and seldom exceed an average daily speed of 10 miles per hour. Winds in the area exhibit a daily reversal, with light sea breezes during the daytime (peaking in the afternoon) and a shallow mountain drainage wind from the east at night. Light and variable westerly "kona" winds occasionally replace this pattern, most often in winter (UH-Manoa, Dept. of Geography 1998).

#### *Impacts and Mitigation Measures*

The proposed project will not produce any permanent substantial air quality impacts. Construction has the potential to produce very localized and temporary fugitive dust emissions. No sensitive uses are located mauka, where dust would likely go during daytime construction. Nevertheless, a dust control plan will be implemented for construction activities with potential to generate substantial dust. The elements of the plan may include some or all of the following:

- Watering of active work areas;
- Cleaning adjacent paved roads affected by construction;
- Covering of open-bodied trucks carrying soil or rock;
- Mulching or stabilizing disturbed inactive areas with geotextile; and
- Paving and landscaping of project areas as soon as practical in the construction schedule.

### 3.1.4 Noise and Scenic Resources

#### *Existing Environment*

Noise levels on the site are moderate and are derived mainly from adjacent traffic, residences and businesses, and cars parked for surf viewing. Sensitive noise receptors are present in the form of businesses adjacent to the existing pump station, with residences a few lots away.

Although Ali'i Drive in this area is scenic because of views of Honl's surf site, the existing sewer pump station itself has little scenic value (see photos in Fig. 4).

#### *Impacts and Mitigation Measures*

Construction will temporarily elevate noise levels for a short period. The Department of Health (DOH) will be consulted by the contractor, and if appropriate, the contractor will be required to obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction. DOH would review the proposed activity, location, equipment, project purpose, and timetable in order to decide upon conditions and mitigation measures, such as restriction of equipment type, maintenance requirements, restricted hours, and portable noise barriers.

As far as permanent impacts, motor vehicles entering, exiting and running engines in the parking lot will generate noise. In addition, the noise generated by motor vehicle sound systems in recreational parking lots are often a nuisance for neighbors, particularly during evening and night hours. It is recommended that the facility be gated and the parking lot closed at night.

Given planned landscaping (see Fig. 3), visual impacts would be negligible.

### 3.1.5 Hazardous Substances and Conditions

#### *Existing Environment*

According to wastewater officials, there do not appear to be any substances, materials or conditions generated by former or current land uses that would pose a hazard to the construction or use of the facility as planned. Furthermore, the construction and operation of the parking lot and restrooms are not expected to produce such conditions. Occasional odor may be a slight nuisance in the parking lot. In order to achieve a full separation of uses between the recreational facility and the sewer pump station, a 6-foot high stone wall and landscaping have been incorporated in the design.



### 3.2 Biological Environment

#### *Existing Environment*

The sewer pump station was graded and cleared of vegetation prior to construction and then landscaped with gravel and ornamental species, including *Pritchardia* palms (*P. pacifica* and *P. affinis*), yellow oleander (*Cascabela thevetia*) and Tahitian gardenia (*Gardenia taitensis*).

#### *Impacts and Mitigation Measures*

The existing vegetation would be removed or relocated to accommodate the parking lot and the new landscaping scheme.

One of the landscaped palms is a *Pritchardia affinis*, a federally and State of Hawai'i listed endangered plant. Both the U.S. Fish and Wildlife Service and the Hawai'i State Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) were contacted by phone concerning this plant. These agencies indicated that they did not foresee any adverse impacts or agency jurisdiction. DOFAW has been supplied a copy of the EA and the opportunity to comment further, if necessary.

The *Pritchardia affinis* will be included in the plants that will be removed and transplanted. According to a local horticulturalist, these palms often transplant successfully.

### 3.3 Socioeconomic

#### 3.3.1 Land Use, Social Factors and Community Identity

##### *Existing Environment*

The project site is in Kailua-Kona, within the State Land Use Urban District, and its County Zoning is Single-Family Residential, minimum lot size 10,000 square feet (RS-10). It is designated in the County General Plan Land Use Designation as Medium Density Urban, and it is within the Special Management Area.

Table 3-1 presents the population and socioeconomic characteristics of both Kailua-Kona and the Island of Hawai'i.

**Table 3-1**  
**Selected Socioeconomic Characteristics**

| CHARACTERISTIC                   | Hawai'i Island | Kailua-Kona |
|----------------------------------|----------------|-------------|
| Total Population                 | 148,677        | 9,870       |
| Percent Caucasian                | 31.5           | 38.7        |
| Percent Asian                    | 26.7           | 18.3        |
| Percent Hawaiian                 | 9.7            | 10.8        |
| Percent Two or More Races        | 28.4           | 27.1        |
| Median Age (Years)               | 38.6           | 35.5        |
| Percent Under 18 Years           | 26.1           | 27.3        |
| Percent Over 65 Years            | 13.5           | 10.0        |
| Percent Households with Children | 21.3           | 39.7        |
| Average Household Size           | 2.75           | 2.78        |
| Percent Housing Vacant           | 15.5           | 18.2        |

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 and Mitigation Measures*

The proposed project is consistent with all land use designations. No relocation of residences, businesses, community facilities, farms or other activities would occur because of the project. The only socioeconomic effect is the provision of recreational benefits, which is covered below.

**3.3.2 Public Utilities, Services and Facilities**

*Recreational Facilities*

The primary purpose of the project is to enhance the recreational facilities for beachgoers at Honl's by providing parking and restrooms. These will also benefit joggers, walkers and bicyclists on Ali'i Drive. The Kailua-Kona region continues to grow and require additional facilities of various scales in a number of locations. The proposed project helps satisfy this need. The No Action Alternative would leave the Honl's surf site without adequate parking and restroom facilities.

*Utilities*

The parking lot and restroom facilities will require water, electric power and wastewater disposal. All are available onsite and will not be affected.

*Road Access*

Access to the site is via a County road, Ali'i Drive. In a letter in response to preconsultation, the Hawai'i County Parks and Recreation Department expressed concern about cars reversing onto Ali'i Drive from the diagonal parking stalls on the road frontage (see App. 1a). The applicant believes that the length of the parking stalls, which meet County standards, will avoid problems related to cars backing out. In another letter, the Hawai'i County Planning Department suggested coordination with the Hawai'i County Department of Public Works (DPW) in order to provide a safe pedestrian crossing and to avoid a conflict between the Ali'i Drive widening and the proposed parking stalls. DPW has received this Environmental Assessment for review and will also have input on the adequacy of the design. The developer is aware of the need to coordinate the parking and widening designs and will work with agencies to ensure an adequate design.

*Wastewater Treatment*

The restrooms will connect to the County sewer system via the sewer main on Ali'i Drive. Wastewater officials stressed that a design that included a stone wall and landscaping would help reduce both the effects of odor on the parking lot and the interference with sewer pump station operations by the public. In a comment letter to the Draft EA, the County Wastewater Division noted that they were nevertheless concerned about the public encroaching so closely on their activities and that odor may occur more than occasionally.

*Police, Fire, Emergency Medical, Schools, and other Public Facilities and Services*

No such facilities or services would be affected in any adverse way. In a letter in response to preconsultation, the Hawai'i County Police Department recommended that the restroom and certain parking stalls be secured during the evening hours in order to avoid security problems (see App. 1a). The facility is planned to be gated per this recommendation.

**3.3.3 Historic Sites/Archaeological Resources**

There appears to be little potential for the presence of/effect to significant historic sites on the sewer pump station site, as it was completely graded and has been utilized for sewer pump station functions for over a decade. The Hawai'i State Historic Preservation Division has been contacted as part of the EA process to determine if this agency concurs with this evaluation.

**3.3.4 Cultural Resources**

Chapter 343, HRS, requires consideration of cultural impacts for projects subject to an Environmental Assessment. The purpose of this is to ensure that significant cultural features and uses are identified, and to provide information to address the constitutional duty of agencies of the State of Hawai'i to protect the reasonable exercise of customarily and traditionally exercised rights of native Hawaiians, to the extent feasible, in connection with activities requiring State or County permits.

In the case of the proposed project, it is important to reiterate that all ground disturbance will occur on a roughly 20,000-square foot portion of a property that has been completely graded and utilized for sewer pump station functions for several decades. The site is fenced and inaccessible to the public currently. The project does not involve visual impacts. No streams, wetlands, coastal waters or anchialine pools would be affected, except beneficially through protection of water quality by provision of restrooms. No biological resources (e.g., valuable native or Polynesian gathering plants) would be adversely affected. The recreational use of surfing beaches is culturally important, and it will be enhanced by the provision of parking, as most users do not live in the immediate vicinity, which is largely dedicated to resort-type land uses. Finally, no secondary impacts that might result from induced growth are likely.

Accordingly, as no cultural features are present and none are likely to be impacted by the proposed project, formal analysis is unnecessary for this project. The Draft EA has been distributed to groups knowledgeable in the area's resources to ensure that this conclusion is valid.

### 3.3.5 Agricultural Land

#### *Existing Environment and Impacts*

Consultation of maps of important farmland from the U.S. Natural Resources Conservation Service (USNRCS) (as displayed in the Hawai'i State Geographic Information System) determined that the sewer pump station is considered urban land and is thus not classified in the *Agricultural Lands of Importance to the State of Hawai'i* (ALISH) map series. No adverse impacts to farmland or farming would occur.

### 3.4 Growth-Inducing, Cumulative and Secondary Impacts

#### *Growth-Inducing Impacts*

Analysis of growth-inducing impacts examines the potential for a project to induce unplanned development, substantially accelerate planned development, encourage shifts in growth from other areas in the region, or intensify growth beyond the levels anticipated and planned for without the project. Provision of key infrastructure such as roads, water supply, sewer facilities, etc., and even recreational facilities may be growth-inducing. Of key importance is whether infrastructure fulfills existing demands/needs of planned growth, or whether it instead enables unplanned growth and/or diverts growth away from planned areas.

The proposed provision of 20 parking spaces and a restroom does not represent the scale of infrastructure that tends to induce growth, and instead is a response to a need for facilities in an already developed area.

### *Cumulative Impacts*

Cumulative impacts result when implementation of several projects that individually have minor impacts combine to produce more severe impacts or conflicts among mitigation measures.

All adverse impacts of the current project related to most categories of effect, including hydrology, native species/habitat, wetlands, water quality, erosion, historic sites, and other areas of concern, are either non-existent or extremely restricted in geographic scale, negligible, and capable of mitigation through proper enforcement of permit conditions. There are thus no appreciable adverse impacts that might accumulate with those of other past, present and future actions to produce more severe impacts.

### *Secondary Impacts*

Construction projects sometimes have the potential to induce secondary physical and social impacts that are only indirectly related to project. For example, construction of a new recreation facility can lead to changes in traffic patterns that produce impacts to noise and air quality for a previously unimpacted neighborhood. In this case, traffic that would utilize the facility already uses busy Ali'i Drive, and the project would simply better organize parking, which is currently distributed in areas that are farther, less safe or not legal. There does not appear to be potential for any other type of secondary impact.

## **3.5 Required Permits and Approvals**

Two permits or approvals are required to implement this project, and they have been obtained. They are listed here below under their granting agency.

### *Hawai'i Planning Department*

- Plan Approval
- Special Management Area Permit

## **3.6 Consistency with Government Plans and Policies**

The project is highly consistent with government plans and policies, which in general call for provision of recreational facilities for use by residents and visitors. The following sections discuss consistency with key plans.

### **3.6.1 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 increases in employment, income and job choices, and a growing, diversified economic base extending to the neighbor islands.

The sections of the Hawai'i State Plan most relevant to the proposed project are centered on the theme of recreation. The following objectives and policies are taken from the section dealing with the physical environment - land based, shoreline and marine resources, and socio-cultural advancement - leisure.

*Section 226-11: Objectives and policies for the physical environment - land based, shoreline and marine resources.*

(a) Planning for the State's physical environment with regard to land based, shoreline and marine resources shall be directed towards achievement of the following objectives:

- (1) Prudent use of Hawai'i's land-based, shoreline and marine resources
- (2) Effective protection of Hawai'i's unique and fragile resources.

(b) To achieve the land-based, shoreline and marine resources objectives, it shall be the policy of the State to:

- (2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems
- (9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

*Section 226-23: Objectives and policies for socio-cultural advancement - leisure.*

(a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the adequate provision of resources to accommodate diverse cultural, artistic and recreational needs for present and future generations.

(b) To advance the leisure objective, it shall be the policy of the State to:

- (2) Provide a wide range of activities and facilities to fulfill the cultural, artistic and recreational needs of all diverse and special groups effectively and efficiently.
- (3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
- (10) Ensure adequate access to significant natural and cultural resources in public ownership.

*Discussion:* The proposed project supports all relevant objectives and policies of the Hawai'i State Plan, particularly in the sense that it will provide better, safer access to recreational resources consistent with environmental protection.

### 3.6.1 Hawai'i County General Plan

The *General Plan* for the County of Hawai'i is the 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. Below are pertinent Goals, Objectives, Policies and Standards, and Courses of Action sections related to Recreation, followed by a discussion of conformance. In addition, the most relevant sections of aspects of the General Plan are briefly discussed.

In recognition that the *General Plan* is currently in the final stages of a periodic update and is likely to be adopted soon, the following references include language from the revisions ([http://www.hawaii-county.com/general\\_plan\\_rev/gprevision.htm](http://www.hawaii-county.com/general_plan_rev/gprevision.htm)). Additions to the 1989 language are in bold and underlined, and deletions are bracketed.

#### 3.6.2.1 Recreation Section of General Plan

Selected sections of the recreational component of the General Plan are listed below.

##### GOALS

- o Provide a wide variety of recreational opportunities for the residents and visitors of the County.
- o Maintain the natural beauty of recreation areas.
- o Provide a diversity of environments for active and passive pursuits.

##### POLICIES

- o [The County of Hawaii shall improve] **Improve** existing public facilities for optimum usage.
- o Recreational facilities [in the County] shall reflect the natural, historic, and cultural character of the area.
- o The use of land adjoining recreation areas shall be compatible with community values, physical resources, and recreation potential.

## Honl's Parking Lot and Restroom Facilities

---

- o [The County shall coordinate] **Coordinate** recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.

### Courses of Action for North Kona

- o Encourage the development of Alii Drive within the Kailua Village area as a pedestrian mall with open space areas for passive recreation.
- o [Reserve, acquire and develop] **Acquire, and/or encourage the development of** additional public shoreline recreation areas [in North Kona].

Discussion: The project is highly consistent with the General Plan's goals and policies for recreation and its courses of action for recreation in North Kona.

### 3.6.2.2 Other Selected Elements of General Plan

#### ECONOMIC GOALS

- o [The County shall provide] **Provide** an economic environment [which] **that** allows new, expanded, or improved economic opportunities that are compatible with the County's **cultural**, natural and social environment.

#### ENVIRONMENTAL QUALITY POLICIES

- o [The County of Hawaii shall take] **Take** positive action to further maintain the quality of the environment [for residents both in the present and in the future].

#### ENVIRONMENTAL QUALITY STANDARDS

- o Pollution shall be prevented, abated, and controlled at levels [which] **that** will protect and preserve the public health and well being, through the enforcement of appropriate Federal, State and County standards.
- o [Environmental] **Incorporate** environmental quality controls [are to be incorporated] either as standards in appropriate ordinances or as conditions of approval.

#### HISTORIC SITES GOALS

- o Protect, **restore**, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawaii.



**AGRICULTURAL LAND GOALS**

- o Identify, protect and maintain important agriculture lands on the island of Hawaii.
- o Preserve the agricultural character of the island.

**FLOOD CONTROL AND DRAINAGE GOALS**

- o Control pollution.
- o Prevent damage from inundation.
- o Reduce surface water and sediment runoff

**NATURAL BEAUTY GOALS**

- o Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.
- o Protect scenic vistas and view planes from becoming obstructed.

**NATURAL RESOURCES AND SHORELINES GOALS**

- o Protect and conserve the natural resources of the County of Hawaii from undue exploitation, encroachment and damage.
- o Ensure that alterations to existing land forms and vegetation, except crops, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake.

Discussion: The project is consistent with other aspects of the General Plan. It will provide needed recreational facilities for surfers, beachgoers, pedestrians, and bicyclists in a manner that is compatible with the County's cultural, natural and social environment, the quality of which will be maintained. Historic sites or agricultural lands will not be adversely impacted. The improvements will be properly sited on the property to avoid encroachment into the flood zone or any other adverse drainage impact. Finally, the natural beauty and natural resources of the Kailua-Kona area will not be adversely affected in any way directly or indirectly by the proposed project.

**4 COMMENTS AND COORDINATION**

**4.1 Agencies and Organizations Contacted**

The following agencies received a letter inviting their participation in the preparation of the Environmental Assessment.

*County of Hawai'i*

Planning Department  
Police Department  
County Council

Department of Environmental Management  
Parks and Recreation Department  
Wastewater Division

The following organizations received a letter inviting their participation in the preparation of the Environmental Assessment:

Sierra Club

Kona Outdoor Circle

Copies of correspondence from agencies with substantive comments during the preparation of the EA are included in Appendix 1 and are cited in appropriate sections of the text of this EA.

Notice of the availability of the Draft EA was published by the Hawaii State Office of Environmental Quality Control (OEQC) in the Environmental Notice of 8 August 2003 and the EA was distributed to a variety of agencies and organizations. This initiated a 30-day comment period during which the public was invited to respond to the Draft EA with comments or questions. Ten comment letters were received. The letters and the responses to them are included in Appendix 2b. The Final EA has been revised in various sections to incorporate revisions based on issues discussed in these letters. Areas where substantive information has been added to Final EA are denoted by double underlines, as in this paragraph.

**5 LIST OF DOCUMENT PREPARERS**

This Environmental Assessment was prepared for Sunstone Realty Partners, X, LLC, for submission to the Hawai'i County Planning Department, by Ron Terry, Ph.D., of Geometrician Associates.

**6 STATE OF HAWAI'I ENVIRONMENTAL ASSESSMENT FINDINGS**

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

1. *The project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No natural resources will be irrevocably committed or lost. It is expected that as part of the EA process the State Historic Preservation Division will determine that no effect to historic sites will occur.

2. *The project will not curtail the range of beneficial uses of the environment.* No future beneficial use of the environment will be affected in any way by the proposed project, as it simply allows for parking and sanitary facilities for an existing recreational use.

3. *The project will not conflict with the State's long-term environmental policies.* The State's long term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. A number of specific guidelines support these goals. No aspect of the proposed project conflicts with these guidelines. The project's goals of providing recreational facilities while conserving natural resources satisfies the State's environmental policies.

4. *The project will not substantially affect the economic or social welfare of the community or State.* The improvements will benefit the social and economic welfare of Hawai'i by improving the recreational infrastructure of the area.

5. *The project does not substantially affect public health in any detrimental way.* No adverse effects to public health are anticipated. Public health will be benefitted by supplying a restroom.

6. *The project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No adverse secondary effects are expected. The project will not enable development.

7. *The project will not involve a substantial degradation of environmental quality.* The implementation of best management practices for all construction will ensure that the project will not degrade environmental quality in any substantial way.

## Honl's Parking Lot and Restroom Facilities

---

8. *The project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* The endangered *Pritchardia affinis* palm, which was planted as part of the Waiaha Sewer Pump Station landscaping, will be transplanted onsite. No effect on the continued survival of this species in the wild will occur as a result of the project.

9. *The project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* Cumulative impacts result when implementation of several projects that individually have minor impacts combine to produce more severe impacts or conflicts among mitigation measures. All adverse impacts will either not occur or will be reduced to negligible levels through mitigation measures, and will therefore not tend to accumulate in relation to this or other projects.

10. *The project will not detrimentally affect air or water quality or ambient noise levels.* The project will have negligible or beneficial effects in terms of water quality, air quality and noise.

11. *The project will not affect or will likely be damaged as a result of being located within an environmentally sensitive area such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.* No floodplains, tsunami zones, geologically hazardous areas, or other such sensitive land is involved in the area planned for development.

12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No protected viewplanes will be impacted by the project, which will have no adverse scenic effects.

13. *The project will not require substantial energy consumption.* Some, but not substantial, input of energy is required for the construction of the facilities and the operation of the restroom.

For the reasons above, the Hawai'i County Planning Department has determined that 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, and has issued a Finding of No Significant Impact.

**REFERENCES**

Hawai'i State Department of Business, Economic Development and Tourism (DBEDT). 1997. *Hawai'i State Data Book*. Honolulu: DBEDT

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

Macdonald, G.A., A.T. Abbott, and F.L. Peterson. 1986. *Volcanoes in the Sea: The Geology of Hawai'i*. 2nd ed. Honolulu: University of Hawai'i Press.

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

U.S. Bureau of the Census. 2002. U.S. Census of Population, 2000. American Fact Finder web page (<http://factfinder/census.gov>)

U.S. Fish and Wildlife Service (USFWS). 2000. *Threatened and endangered plants in Hawai'i*. Washington: GPO.

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

**HONL'S PARKING LOT  
AND RESTROOM FACILITIES  
TMK 7-5-18:88, KAILUA-KONA,  
ISLAND OF HAWAII  
STATE OF HAWAII**

**ENVIRONMENTAL ASSESSMENT**

**APPENDIX 1**

**FIGURES**

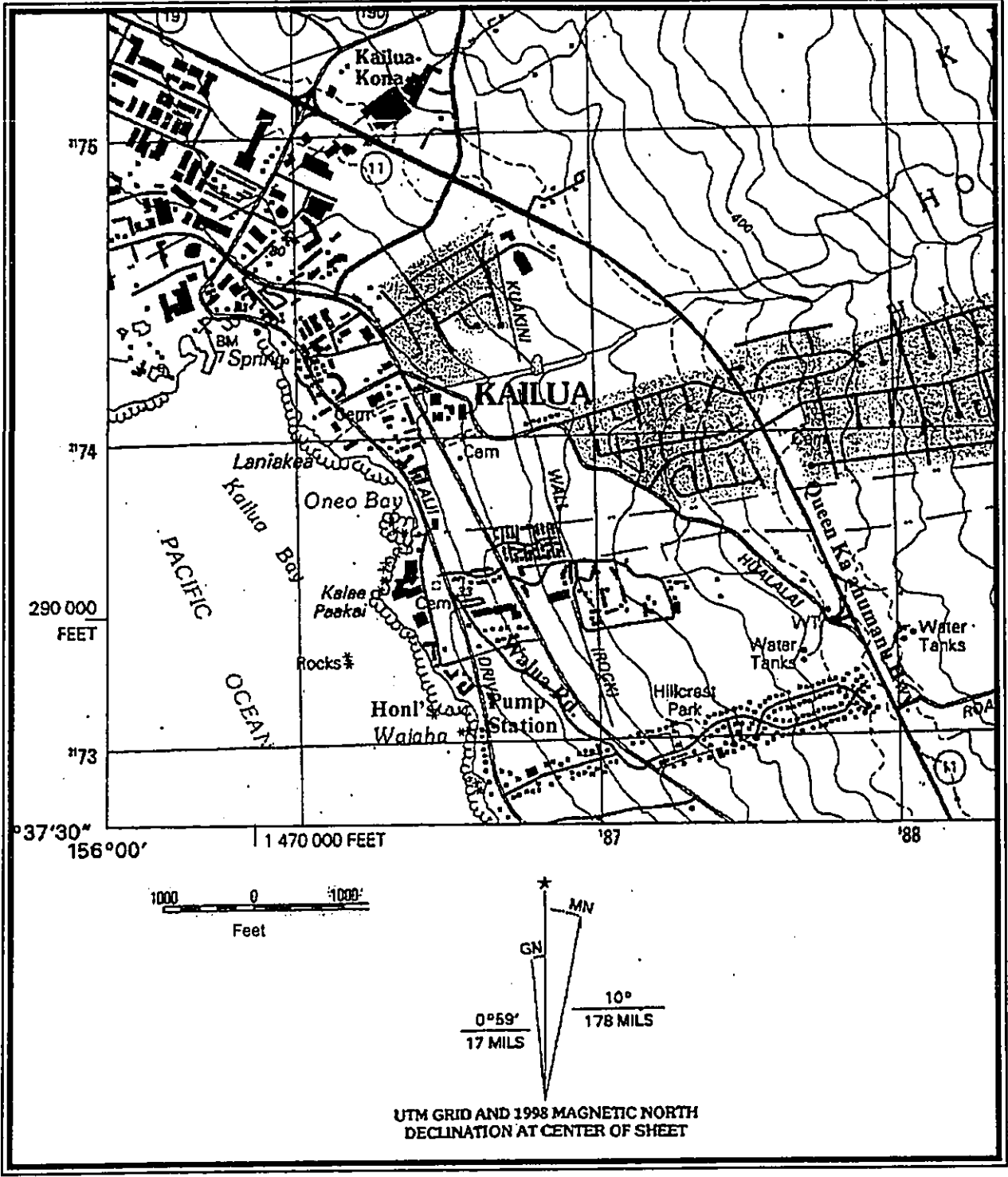
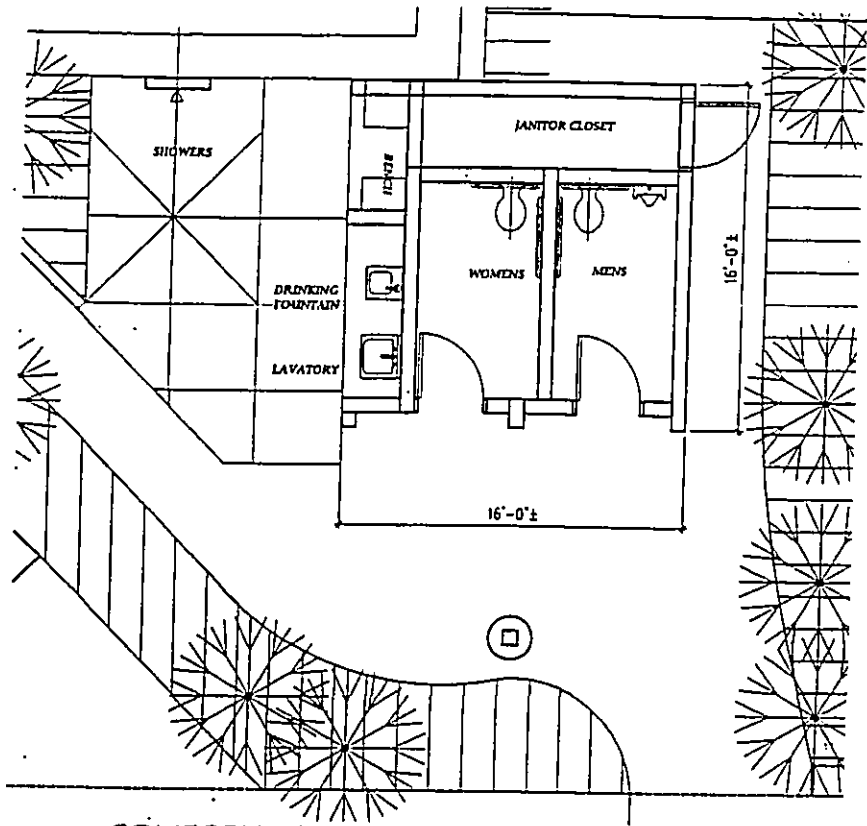


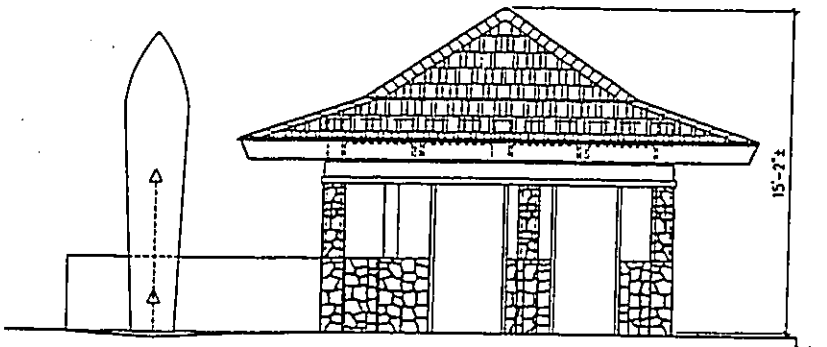
Figure 1  
Project Location



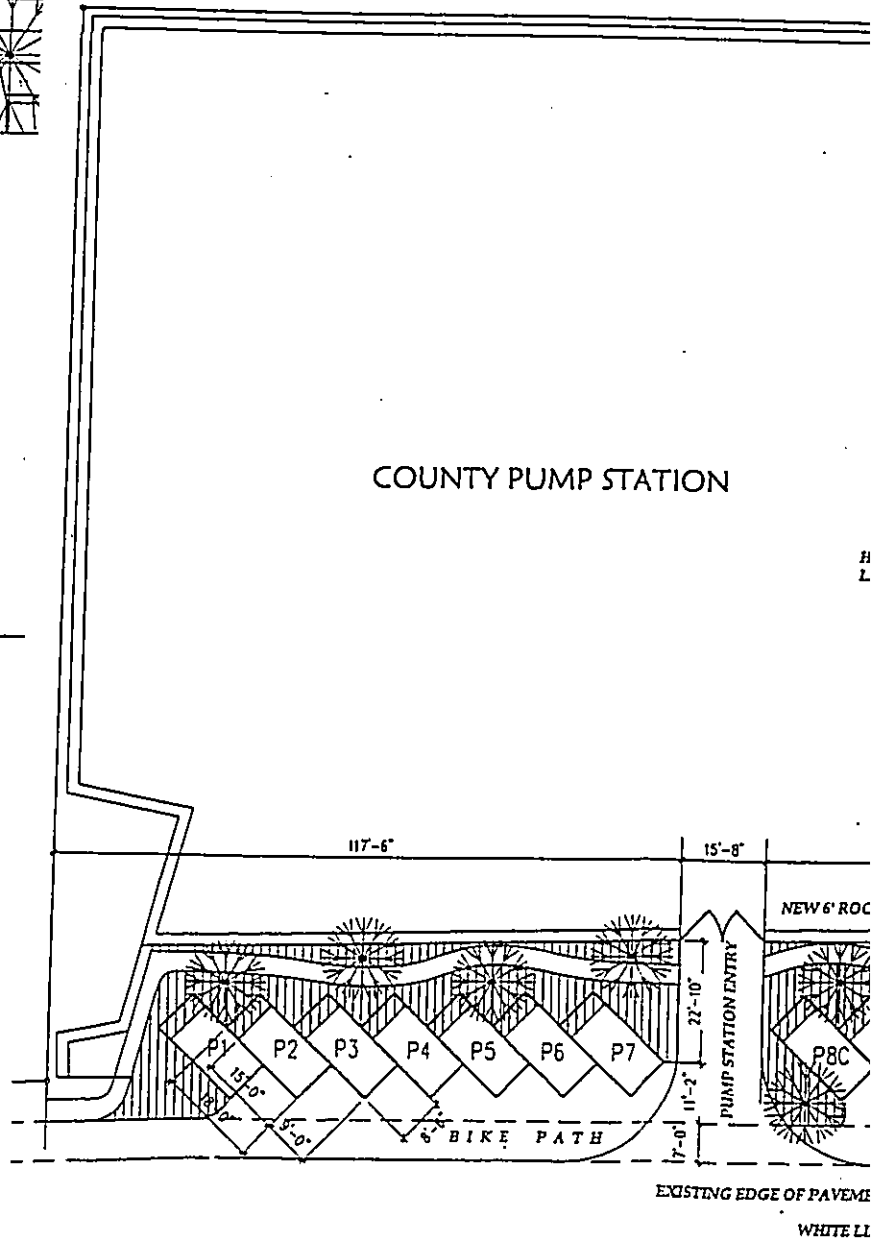




COMFORT STATION FLOOR PLAN  
SCALE 1/4" = 1'-0"



COMFORT STATION FRONT ELEVATION  
SCALE 1/4" = 1'-0"



PARKING LAYOUT AT COMFORT STATION  
SCALE 1/16" = 1'-0"

Figure 3  
Site Plan



PROJECT:  
**Alii Cove**  
OWNER:  
**Sunstone Realty  
Partners X, LLC**  
1001 Bishop Street, Suite 1250  
Pauahi Tower  
Honolulu, HI 96813

**PACIFIC ATELIER**  
INTERNATIONAL, INC.

ARCHITECTURE  
INTERIORS + PLANNING

737 Bishop Street, Suite 1655  
Honolulu, Hawaii 96813  
tel. 808.533.3638  
fax. 808.533.3677  
www.pacificatelier.com

This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect shall not be held liable for any damages, including consequential damages, arising from the use of this drawing. The architect shall not be held liable for any damages, including consequential damages, arising from the use of this drawing.

This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect shall not be held liable for any damages, including consequential damages, arising from the use of this drawing. The architect shall not be held liable for any damages, including consequential damages, arising from the use of this drawing.

This work was prepared by me or under my supervision.

SIGNATURE: \_\_\_\_\_

Construction of this project will be under my supervision as defined in sect 1.2 (a), Rules and regulations, of the Board of Professional Engineers, Architects & Surveyors of the State of Hawaii.

SIGNATURE: \_\_\_\_\_

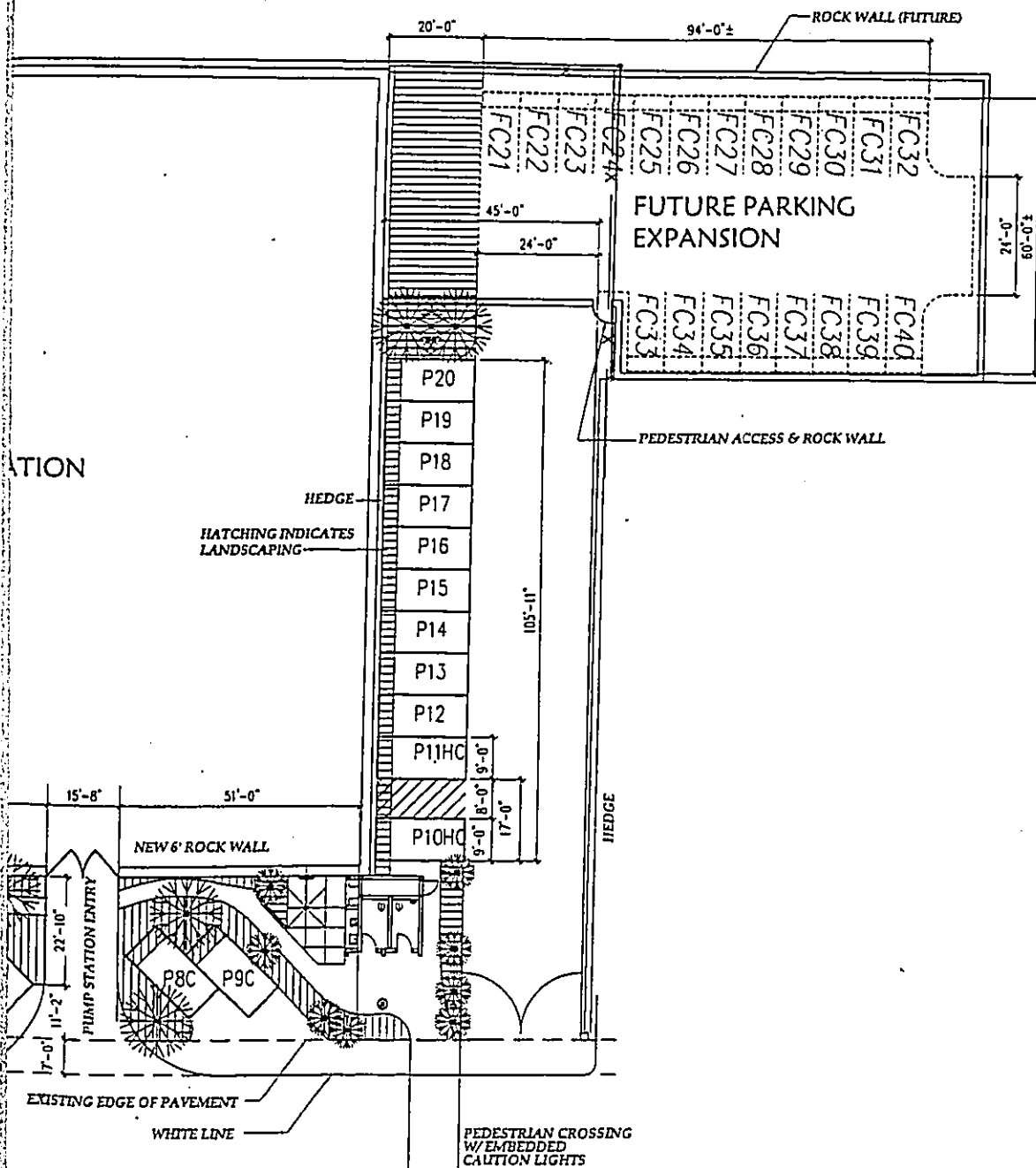
SHEET TITLE:

**COMFORT STATION  
ELEV'S & PLANS**

AC-A1.dwg

DATE:

February 28, 2003



**Figure 4 - Project Site Photographs**



**a. Existing sewer pump station**



**b. Honi's Beach, across street from pump station**

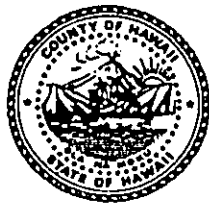
**HONL'S PARKING LOT  
AND RESTROOM FACILITIES  
TMK 7-5-18:88, KAILUA-KONA,  
ISLAND OF HAWAII  
STATE OF HAWAII**

**ENVIRONMENTAL ASSESSMENT**

**APPENDIX 2A**

**PRECONSULTATION LETTERS**

**Harry Kim**  
*Mayor*



**Lawrence K. Mahuna**  
*Police Chief*

**Harry S. Kubojiri**  
*Deputy Police Chief*

## **County of Hawaii**

### **POLICE DEPARTMENT**

349 Kapiolani Street • Hilo, Hawaii 96720-3998  
(808) 935-3311 • Fax (808) 961-2389

April 2, 2003

Mr. Ron Terry  
Geometrician Associates, LLC  
HC2 Box 9575  
Keaau, Hawaii 96749

Dear Mr. Terry:

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PARKING LOT AND  
COMFORT STATION AT WAIAHA, ISLAND OF HAWAII  
TMK (3<sup>rd</sup>) 7-5-18:88**

This is in response to your letter of March 22, 2003 relative to the environmental assessment for the parking lot and comfort station at Waiaha.

The Police Department has no comments on the traffic impact; however, we would like to take this opportunity to raise some concerns on security issues.

We recommend that the comfort station, with the exception of the showers, be designed so that it may be secured during the evening hours.


We also recommend that the parking stalls designated as P11HC through P20 along with the area listed as "future parking expansion" be gated and that parking be prohibited between the hours of 8:00 p.m. and 5:00 a.m.

Mr. Ron Terry  
April 2, 2003  
Page 2

Should you have any questions, please contact Captain John Dawrs, Commander of the Kona District, at Phone No. 326-4211.

Sincerely,

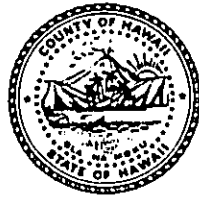
LAWRENCE K. MAHUNA  
POLICE CHIEF



THOMAS J. HICKCOX  
ASSISTANT POLICE CHIEF  
AREA II OPERATIONS

TJH:dmv

Harry Kim  
Mayor



Barbara Bell  
Director

County of Hawaii  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
25 Aupuni Street, Room 208 • Hilo, Hawai'i 96720-4252  
(808) 961-8083 • Fax (808) 961-8086

April 4, 2003

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

Re: Environmental Assessment for Parking Lot and Comfort Station at  
Waiaha, Island of Hawai'i, TMK (3<sup>rd</sup>) 7-5-18:88

Dear Mr. Terry,

I am enclosing our comments for your review and action where appropriate.

If I can be of further assistance, please don't hesitate to contact me.

Sincerely,

Barbara Bell  
DIRECTOR

cc: SWD

enclosure





**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
**SOLID WASTE DIVISION**

COUNTY OF HAWAII - 108 RAILROAD AVENUE - HILO, HI 96720  
HILO (808) 961-8339 WAIMEA (808) 887-3018 KONA (808) 327-3507

Date: 4/4/03

**MEMORANDUM**

TO: Christopher Yuen, Director  
Planning Department

FROM: P. Gonzalez  
Solid Waste Division

SUBJECT: SOLID WASTE MANAGEMENT PLAN

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Relating to the subject application for WALAHU PARKING LOT AND COMPOST STATION - ENVIRONMENTAL ASSESSMENT, this division has

a) NO \_\_\_\_\_ comments  
and/or

WALAHU PARKING LOT AND  
COMPOST STATION -  
ENVIRONMENTAL ASSESSMENT  
TRK 7-5-18'88

b) THE FOLLOWING clarifications/comments, as indicated:

- Commercial operations may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be reused to its fullest extent.
- Ample room should be provided for recycling.
- Greenwaste may be disposed of only at the drop sites located at the Kailua and Hilo Transfer Stations.

W. Yuen

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Harry Kim  
Mayor



Patricia G. Engelhard  
Director

Pamela N. Mizuno  
Deputy Director

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

April 8, 2003

Ron Terry  
Geometrician Associates, LLC  
Fax (808) 966-7593


Re: Environmental Assessment for Parking Lot and Comfort Station  
Waiaha, Hawaii  
TMK: (3) 7-5-18:88

Dear Mr. Terry:

With regard to the project's traffic impact, the Department of Public Works should be contacted to determine whether stalls P1-P9 will be allowed to exit by reversing onto Alii Drive. An alternative would be to create parallel stalls along Alii Drive, although this would reduce the number of stalls.

Thank you for the opportunity to provide input.

Sincerely,

  
Patricia Engelhard  
Director

Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

**County of Hawaii**  
**PLANNING DEPARTMENT**  
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

June 10, 2003

Mr. Ron Terry  
Geometrician Associates, LLC  
HC 2, Box 9575  
Keaau, Hawaii 96749

Dear Mr. Terry:

**SUBJECT: Environmental Assessment for Parking Lot and Comfort Station  
Condition E5, Rezoning Ordinance 03-18 (ORD 03-18) (REZ 996)...**  
**Tax Map Key: 7-5-018:088**

We are in receipt of your letter, dated March 22, 2003, requesting comments from the Planning Department regarding your preparation of a Draft Environmental Assessment for the referenced condition of ORD 03-18 on behalf of Sunstone Realty Partners X, LLC.

After careful review of your request and the submitted Comfort Station Front Elevation, Floor Plan and Site Plan, and our records, we offer the following comments.

The proposed parking lot and comfort station are actually required by Condition E5 of ORD 03-18. To varying degrees, the six (6) parts of Condition E are interrelated and we advise that any proposal to satisfy any portion of Condition E be considered in concert with the other elements of Condition E. For example, Condition E1 requires that the portions of Alii Drive and Walua Road in the immediate vicinity of the project site be improved to collector street standards. As stated in our February 6, 2003 letter to Mr. Gregory R. Mooers, agent for Sunstone Realty Partners X, LLC, Condition E1 will require the expansion of Alii Drive along both sides of right-of-way. As such, we suggest that the Department of Public Works be consulted to ensure that any required improvements associated with the widening of Alii Drive do not conflict with the location of proposed parking stalls fronting the County's Waiaha Sewer Pump Station.

Also, Condition E6 requires that the applicant provide all necessary markings and safety devices necessary to ensure a safe Alii Drive mid-block cross walk from the proposed public parking

Mr. Ron Terry  
Geometrician Associates, LLC  
Page 2  
June 10, 2003

area/restroom facilities to Waiaha Bay. Coordination with the Department of Public Works is advised in the design of the proposed mid-block crosswalk. It is to the advantage of both the developer and the County to ensure that the overall design of the proposed facilities shall provide not only an acceptable degree of safety to the motoring, bicycling, and pedestrian public, but also an efficient use of the resources available.

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

LMB:mad

P:\WPWIN60\Larry\EA Comments\Geometrician7-5-18-88CondE-5REZ996.doc

**HONL'S PARKING LOT  
AND RESTROOM FACILITIES  
TMK 7-5-18:88, KAILUA-KONA,  
ISLAND OF HAWAII  
STATE OF HAWAII**

**ENVIRONMENTAL ASSESSMENT**

**APPENDIX 2B**

**COMMENTS AND RESPONSES  
TO DRAFT EA**

LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: [oeqc@health.state.hi.us](mailto:oeqc@health.state.hi.us)

August 22, 2003

Sunstone Realty Partners X, LLC  
c/o Mr. Gregory Mooers  
P.O. Box 1101  
Kamuela, Hawai'i 96743

Mr. Larry Brown  
Planning Department, County of Hawai'i  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720

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

Dear Sunstone Realty Partners X, Mr. Brown, and Dr. Terry:

We have reviewed the July 2003, draft environmental assessment entitled "Honl's Parking Lot and Restroom Facilities", Tax Map Key 7-5-18, parcel 88, in the judicial district of North Kona. We offer the following comments for your consideration and response.

1. **WASTEWATER GENERATION AND DISPOSAL:** Page 3-2 notes that "[d]espite ubiquitous residential and commercial development, water quality in this area is generally excellent, in part due to the presence of a sewer system for collecting wastewater that was formerly disposed of in cesspools and septic tanks." Please clarify that the proposed wastewater system will include a connection to the County sewer system.
2. **SUSTAINABLE BUILDING GUIDELINES, GLASSPALT, AND NATIVE PLANTS IN LANDSCAPING:** We ask that you consider the use of glassphalt for roadway paving and native plants in your landscaping for the facility. Please consider reviewing the Environmental Council's Sustainable Building Guidelines. These documents are available on the Internet at <http://www.state.hi.us/health/oeqc/index.html>.

Again we thank you for the opportunity to comment. If there are any questions, please call me or Leslie Segundo at (808) 586-4185.

Sincerely,

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

GENEVIEVE SALMONSON  
Director

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

September 24, 2003

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

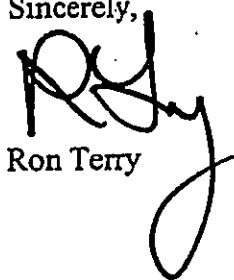
Dear Ms. Salmonson:

**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of August 22, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Wastewater generation and disposal.* The Final EA has been amended in Section 3.3.2 to explicitly state that the restrooms will connect to the County sewer system.
2. *Sustainable building guidelines.* The proposing agency has been informed of the availability of the guidelines as well as the environmental advisability of incorporating appropriate items from this list in construction bid contracts.

Sincerely,



Ron Terry

HONL'S BEACH ASSOCIATION  
 MICHAEL VARNEY  
 P.O. BOX 2891 KAMUELA, HI 96743  
 885-8022

Larry Brown  
 Hawaii County Planning Department  
 25 Aupuni Street  
 Hilo, HI 96720

2003 SEP 8 PM 7 21  
 PLANNING DEPARTMENT  
 COUNTY OF HAWAII  
 Sept 7, 2003

Re: Honl's Beach Parking Lot and Restrooms

Aloha Mr. Brown,

I am writing regarding the draft EA for Honl's Parking Lot and Restroom Facilities (TMK 7-5-18:88, Kailua-Kona, HI) of July 2003, and have the following concerns:

1. Control of access to the "future parking lot expansion" which is on Sunstone's Ali'i Cove property.  
 Will this area be deeded to the County, once the work on the "future parking lot expansion" is completed?  
 Who is responsible for the upkeep, re-paving, etc of the "future parking lot expansion", once it is completed?
2. Date certain for the completion of the "future parking lot expansion".  
 If this is not already covered in the permits for 200 unit Alii Cove Project, we suggest that work on the "future parking lot expansion" should be completed in 3 years or at the 50% completion point of sales, whichever comes first.
3. Location of gate to secure a portion of the property.

Assistant Police Chief Thomas Hickock, in his letter dated April 2, 2003, suggested that the parking stalls P11 HC through P20 be gated. Our fear is that no one will be available to unlock the gate at 5:00 am, forcing beach users and surfers to park in only 10 stalls. We suggest the gate be placed just beyond P20. This would allow 20 stalls to safely park in even if the gate is opened late in the morning.

In addition, nowhere in the draft EA are there any details of a gate or access way for the Alii Cove residents. The EA should state where they will be accessing Ali'i Drive and the beach at Wai'aha.

The Planners for this project did a wonderful job on the layout on this much needed public facility and we support the need for it. We hope this will serve as a model for the possibility of having other restrooms/parking at the pumping stations further down Ali'i drive as well.

Respectfully Yours,

Mike Varney

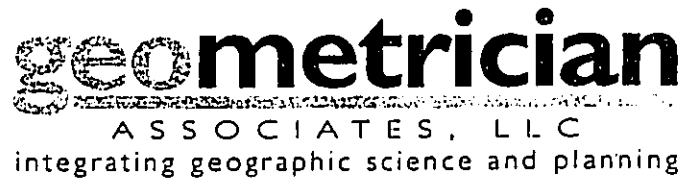


P.S. While not specifically covered by this project, I have supported the removal of on street parking on the makai side of Ali'i Drive if this project is built. Parking on the beach side only narrows this busy roadway and once there is legal mauka parking it will be much safer to not have cars there. It will also improve the view plane to the ocean.

cc: Councilman Curtis Tyler, Planning Director Chris Yuen, Curt Deweese Sunstone

040462





September 24, 2003

Michael Varney  
Honl's Beach Association  
P.O. Box 2891  
Kamuela HI 96743

Dear Mr. Varney:

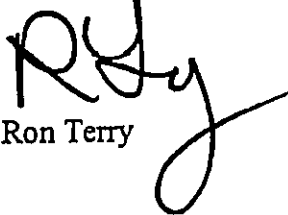
**Subject: Comment Letter to Draft Environmental Assessment, Honl's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your e-mail letter of September 7, 2003, to Larry Brown of the Hawai'i County Planning Department, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Control of access to future expansion parking area.* Per the ordinance, the expansion area will be deeded to the County, which will then be responsible to construct and maintain the improvements.
2. *Date for completion of expansion area.* The County will determine at what date they will construct the improvements.
3. *Location of gate to secure property and Ali'i Cove residents access.* The gate was placed at its location in response to agency comments that the area needed to be secured at sunset to avoid drinking, loitering and littering on and near the pump station. Ali'i Cove residents will have vehicular access to Ali'i Cove through another entrance on Ali'i Drive. They may also have pedestrian access through the parking lot area.
4. *Commendation for planning project.* On behalf of Sunstone, thank you for this comment.
5. *Removal of on-street parking if project is built.* We agree that street parking should not be allowed once the parking lot is complete.

Thank you for your participation in the Environmental Assessment process.

Sincerely,



Ron Terry

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

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 22, 2003

HONLPARKING.RCM

LD-NAV

Mr. Ron Terry  
GeoMetrician Associates  
HC 2 Box 9575  
Keeau, Hawaii 96749

Dear Mr. Terry:

SUBJECT: Honl's Parking Lot and Restroom Facilities  
North Kona, Hawaii - TMK: (3) 7-5-18: 88

Thank you for the opportunity to review and comment on the subject matter.

A copy of the Draft Environmental Assessment pertaining to the subject matter was made available to the following Department of Land and Natural Resources' Divisions for their review and comment:

- Division of Forestry & Wildlife
- Division of State Parks
- Engineering Division
- Office of Conservation and Coastal Lands
- Land-Hawaii District Land Office

Attached herewith is a copy of the Engineering Division comment.

Based on the attached responses the Department of Land and Natural Resources has no other comment to offer.

Should you have any questions, please contact Nicholas A. Vaccaro of the Land Division Support Services Branch at (808) 587-0384.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dierdre S. Mamiya".

DIERDRE S. MAMIYA  
Administrator

C: HDLO

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

LINDA LINGLE  
GOVERNOR OF HAWAII



TO: ADMINISTRATOR  
PLANNER  
RESOURCES  
ADMINISTRATIVE  
INTEREST



RECEIVED  
LAND DIVISION

2003 AUG 18 P 4: 33

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

FOR:  
COMMENTS & REF.  
DRAFT REPLY  
FILE  
FOLLOW UP  
INFO  
RUN COPIES  
RUSH DUE  
SEE ME  
FAX/SEND COPY TO

August 7, 2003

LD/NAV  
Ref.: HONIPARKING.CMT

Suspense Date: 8/18/03

MEMORANDUM:

TO: XXX Division of Forestry & Wildlife  
XXX Division of State Parks  
XXX Engineering Division  
XXX Office of Conservation and Coastal Lands  
XXX Land-Hawaii District Land Office

FROM: Deirdre S. Mamiya, Administrator  
Land Division

SUBJECT: Honl's Parking Lot and Restroom Facilities  
North Kona, Hawaii - TMK: (3) 7-5-18: 88

Please review the attached document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

If you have any questions, please contact Nicholas A. Vaccaro at ext.: 7-0384.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

(X) We have no comments.

( ) Comments attached.

Division State Parks

Signed: [Signature]

Date: 8/16/03

Title: State Parks Admin

RECEIVED  
DIVISION OF  
STATE PARKS  
AUG 12 9 17 AM '03

LINDA LINGLE  
GOVERNOR OF HAWAII

RECEIVED  
LAND DIVISION



2003 AUG 18 P 4:32

DEPT. OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

August 7, 2003

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

LD/NAV  
Ref.: HONIPARKING.CMT

Suspense Date: 8/18/03

MEMORANDUM:

TO:

- XXX Division of Forestry & Wildlife
- XXX Division of State Parks
- XXX Engineering Division
- XXX Office of Conservation and Coastal Lands
- XXX Land-Hawaii District Land Office

FROM: Deirdre S. Mamiya, Administrator  
Land Division

SUBJECT: Honl's Parking Lot and Restroom Facilities  
North Kona, Hawaii - TMK: (3) 7-5-18: 88

Please review the attached document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

If you have any questions, please contact Nicholas A. Vaccaro at ext.: 7-0384.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Division \_\_\_\_\_

Signed: Michael G. Buck

Date: AUG 12 2003

Title: **MICHAEL G. BUCK, ADMINISTRATOR  
DIVISION OF FORESTRY AND WILDLIFE**

LINDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED  
LAND DIVISION



2003 AUG 20 A 10: 05 STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
DEPT. OF LAND &  
NATURAL RESOURCES POST OFFICE BOX 621  
STATE OF HAWAII HONOLULU, HAWAII 96809

August 7, 2003

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

LD/NAV  
Ref.: HONIPARKING.CMT

Suspense Date: 8/18/03

MEMORANDUM:

TO:

- XXX Division of Forestry & Wildlife
- XXX Division of State Parks
- XXX Engineering Division
- XXX Office of Conservation and Coastal Lands
- XXX Land-Hawaii District Land Office

FROM: Deirdre S. Mamiya, Administrator  
Land Division

SUBJECT: Honl's Parking Lot and Restroom Facilities  
North Kona, Hawaii - TMK: (3) 7-5-18: 88

Please review the attached document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

If you have any questions, please contact Nicholas A. Vaccaro at ext.: 7-0384.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

( ) We have no comments.

Division Eng

Date: 8-15-03

Comments attached.

Signed: Eric T. Hirono

Title: ERIC T. HIRONO, CHIEF ENGINEER

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

LD/NAV

Ref.: *HONOLULU PARKING, CMT*

COMMENTS

- We confirm that the project site is located in Zone X.
- Please note that the project site is located in Zone \_\_\_\_\_.
- Please note that the correct Flood Zone designation for the project site is \_\_\_\_\_.
- Please note that the project must comply with rules and regulations of the National Flood Insurance Program (NFIP), whenever work is required within a flood zone. If there are questions regarding the NFIP, please contact the State Coordinator, Mr. Sterling Yong, of the Department of Land and Natural Resources at 587-0248. If there are questions regarding flood ordinances, please call the applicable County coordinators below:
- Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning..
- Mr. Wallace Kudo at (808) 241-6620 of the County of Kauai, Department of Public Works
- The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- The applicant should provide the water demands and calculations to the Engineering Division the water demands will be included in the State Water Projects Plan update.
- Additional Comments

Should you have any questions, please call Mr. Andrew Monden of the Planning Branch at 587-0229.

Signed: *Eric T. Hirano*

ERIC T. HIRANO, CHIEF ENGINEER

Date: *8/15/03*

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

September 24, 2003

Dierdre Mamiya, Acting Administrator  
Office of Conservation and Coastal Lands  
Hawai'i State Department of Land and Natural Resources  
P.O. Box 621  
Honolulu HI 96809

Dear Ms. Mamiya:


**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of August 22, 2003, concerning the Draft EA, which also transmitted comments from the various divisions of DLNR. As your letter notes, only the Engineering Division had a substantive comment. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following response to this comment.

1. *Flood Zone Determination.* Thank you for noting that the EA correctly stated that the project is in Flood Zone X.

Thank for your distributing the EA to the various divisions of DLNR and collecting the comments.

Sincerely,

  
Ron Terry

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801-3378

In reply, please refer to:  
EMD / CWB

08084PJS.03

August 29, 2003

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

Dear Mr. Terry:

**Subject: Draft Environmental Assessment (DEA) for  
Honl's Parking Lot & Restroom Facilities in Kailua-Kona, Hawaii  
TMK: (3) 7-5-018:088**

The Department of Health, Clean Water Branch (CWB), acknowledges receipt of the subject document, received on August 7, 2003. The DEA states on page 1-2 that the "proposed parking lot/restroom project that is the subject of this Environmental Assessment arose as a result of Change of Zone conditions required by the Hawai'i County Council, but it is not otherwise a part of the Ali'i Cove project." Page 3-1 states that the "proposed facility would be located on Ali'i Drive, on a roughly 20,180-square foot section of the grounds of a County-owned Waiaha Sewer Pump Station (TMK: 7-5-18:88, total area 0.98 acres)."

For your information, construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area would require a National Pollutant Discharge Elimination System (NPDES) permit. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.** Please see Hawaii Administrative Rules (HAR), Sections 11-55-04(a), 11-55-04(a)(5), and 11-55-04(a)(7) which are available on the CWB website at <http://www.hawaii.gov/doh/rules/11-55.pdf>.

Storm water discharges from the construction activity may enter Kailua Harbor which is classified as a Class AA, Marine Water Embayment (HAR, Section 11-54-06(a)(2)(A)). Based on this determination, NPDES individual permit may be required for the construction activity, any discharge of hydrotesting water, and/or discharge of construction dewatering effluent. The NPDES permit application forms are available on the CWB website at <http://www.hawaii.gov/doh/eh/cwb/forms/index.html>.

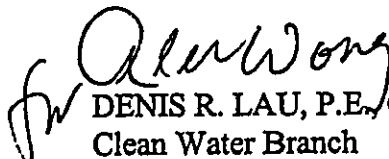


Mr. Ron Terry  
August 29, 2003  
Page 2

Please note that, in general, anyone causing or contributing to a violation of the State water quality standards must apply for an NPDES permit coverage. Discharges which are not an integral and normal part of the operation, but are caused by heavy rains, floods or other events outside the reasonable control of the owner or operation must also be permitted. Point sources include vehicle wash discharges or a discharge of processed wastewater from your construction activity. If there is a discharge of any pollutant to State waters, Section 342D-11, HRS, provides for penalties of up to \$25,000 per day for each violation. The CWB reserves its right to seek penalties for all violations.

If you have any questions, please contact Ms. Joanna L. Seto of the Engineering Section, CWB, at 586-4309.

Sincerely,

  
DENIS R. LAU, P.E., CHIEF  
Clean Water Branch

JLS:cu

- c: DHO, Kona [via fax (808) 322-1511 only]  
Director, Office of Environmental Quality Control, Department of Health  
[via fax 586-4186 only]
- Ms. Alice Kawaha, Hawaii County Planning Department [via fax (808) 961-8742 only]

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

September 24, 2003

Denis R. Lau, P.E., Chief  
Clean Water Branch  
Hawai'i State Department of Health  
P.O. Box 3378  
Honolulu HI 96801-3378

Dear Mr. Lau:

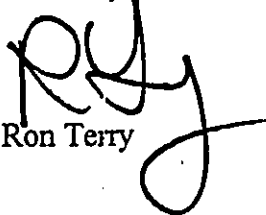
**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of August 29, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *NPDES permit.* The parking lot/restrooms will be included in the application for the NPDES permit for the Ali'i Cove project. Thank you for your information concerning the details of the permit.

Thank you for your participation in the Environmental Assessment process.

Sincerely,

  
Ron Terry

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801

CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

In reply, please refer to:  
EMD / WB

H7 5 018 088.wpd  
WP9 030761

September 5, 2003

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

Dear Mr. Terry:

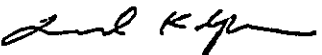
Subject: Draft Environmental Assessment (DEA)  
Honl's Parking Lot and Restroom Facilities  
North Kona, Hawaii  
TMK: (3) 7-5-018: 088

We have reviewed the subject document which requests comments on the draft environmental assessment of the above project.

We have no objections to the proposed project as wastewater treatment and disposal have been adequately addressed in the DEA - connection to the county sewer service system.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at direct toll free no. 974-4000, extension 64294.

Sincerely,

  
HAROLD K. YEE, P.E., CHIEF  
Wastewater Branch

LNK:erm

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

September 24, 2003

Harold K. Yee, P.E., Chief  
Wastewater Branch  
Hawai'i State Department of Health  
P.O. Box 3378  
Honolulu HI 96801-3378

Dear Mr. Yee:

**Subject: Comment Letter to Draft Environmental Assessment, Honl's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of September 5, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Wastewater plans.* Thank you for your statement of no objection, since the restrooms will connect to the County sewer system. We acknowledge the right of your branch to review detailed wastewater system plans for conformance to applicable rules.

Thank you for your participation in the Environmental Assessment process.

Sincerely,



Ron Terry

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

September 5, 2003

Mr. Ron Terry  
GeoMetrician Associates  
HC 2 Box 9575  
Keaau, Hawai'i 96749

Subject: Honl's Parking Lot and Restroom Facilities (Waiaha Bay)  
Kailua-Kona, North Kona, Hawaii  
TMK: (3) 7-5-18:088  
Sunstone Realty Partners X, LLC  
Draft Environmental Assessment

Dear Mr. Terry:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment "EA".

We have no comments and take no exceptions at this time to the general statements, facts and findings set forth in the subject document. However, we would like to take this opportunity to provide the following comments related to the overall project:

It is our assumption that, in accordance with County of Hawai'i Ordinance 03-18, Condition E (5), the proposed improvements specifically for the comfort station and parking lot will be used as credit against the sum specified in Condition N (1), as is allowed by Condition N. As such, the parking lot and comfort station may become the responsibility of the Department of Parks and Recreation. However, in review of the proposed improvements provided in Figure 3 of the subject document and the future responsibility we may incur, we have several concerns that we would like addressed prior to further development and final approval of the proposed construction documents.

To reiterate comments provided in our response to the pre-consultation for the Draft EA, we request the Department of Public Works and the Planning Department be consulted on the

September 5, 2003

appropriateness of providing diagonal parking stalls for public use directly off Ali'i Drive. Also, the provision of diagonal compact stalls directly off Ali'i Drive may be problematic in that drivers may unsuccessfully attempt to park in stalls that would result in undue disruptions to traffic flow along the main road.

The new landscaping features for the site appear to obscure automobile reversing sight lines in conjunction with oncoming vehicular, bicycle and pedestrian traffic. Also, there appears to be a conflict between landscaping and the provision of a safe accessible route from the new accessible parking stalls.

The location and layout of the driveway also generates some concerns. The gate at the driveway precludes the provision of a flared condition that is normally provided on public roads, especially those without defined, raised concrete sidewalks. The proximity of the driveway to the pedestrian crossing at Ali'i Drive, especially with the landscaping indicated, appears to be a potentially dangerous condition regardless of the embedded caution lights.

The single entrance parking lot has no provisions for a vehicular turnaround in the event that the parking lot is full when additional automobiles enter. Our understanding is the access aisle for the accessible parking shall not be considered for any use other than it was intended. Also, we recommend a designated reserved parking area for Department of Parks and Recreation maintenance vehicle to facilitate service of the restroom throughout the day.

The EA indicates the restroom facilities would service multiple user groups, specifically mentioned were bicyclists. However, there do not appear to be any bicycle racks provided for security purposes while a cyclist would engage the facilities.

In general, the programming of the building does not appear consistent with the needs of our department. The men's and women's restrooms appear too spacious for the fixtures provided and the long, narrow janitor's closet is impractical for our needs. We would prefer lavatories be provided at each restroom rather than on the exterior of the building, hidden from view. The drinking fountains should be the "hi-lo" accessible type and the single shower does not satisfy ADAAG requirements. All aspects of the building shall comply with § HRS 103-50. Sufficient floor drains or perimeter drains through the exterior walls should be provided to adequately drain all surface water from inside the restrooms. All fixtures should be stainless steel, institutional type fixtures rated for use in high abuse locations.

There are no provisions indicated for electrical power and lighting for the facility. Sufficient lighting should be provided for use of the facility throughout its designate hours and security lighting is a must. Site lighting may also be recommended for the parking areas depending on project parking lot hours.

All plans should be reviewed and approved by the State of Hawai'i Disability and Communication Access Board in accordance with HRS § 103-50 prior to construction.


Honl's Parking Lot and Restroom Facility (Waiaha Bay)  
Mr. Ron Terry, GeoMetrician Associates

September 5, 2003

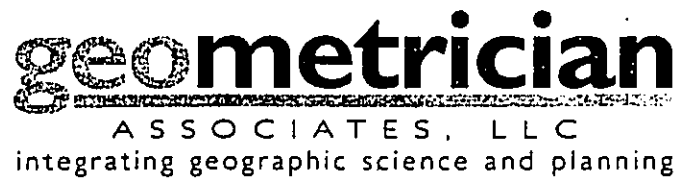
In conclusion, we request the aforementioned concerns be addressed and we be afforded the opportunity to review and comment on the proposed construction documents prior to their finalization.

Should you have any questions or concerns, or wish to discuss our comments, please contact our Park Planner, James Komata at 961-8531.

Respectfully,

  
Patricia G. Engelhard  
Director

Copy: Director, Office of Environmental Quality Control (via U.S. Mail)  
Ms. Alice Kawaha, County of Hawai'i Planning Department (Hand Delivered)



September 24, 2003

Patricia G. Englehard, Director  
Hawai'i County Parks and Recreation Department  
101 Pauahi Street, Suite 6  
Hilo HI 96720

Dear Ms. Englehard:

**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of September 5, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Future responsibility of P&R Department.* Sunstone acknowledges the importance of the Department's interests in the facility and appreciates the ability over the last six months to coordinate the improvements with your office.
2. *Consulting Planning Department and Public Works concerning diagonal parking.* The design of the parking lot has received final approval as part of the Plan Approval process, during which the Planning Department solicits and reviews input from Public Works and other departments. In consideration of Public Works' comments, Planning requested the applicant to move the parking stalls three feet mauka in order to provide more backing distance, which was done. According to Sunstone, the design now meets with DPW design guidelines for size and backup distances, and the reversing movements and distances are clear of the road right of way. Also, please note that sidewalk will be mauka of the parking lot.
3. *Landscaping obscuring drivers's vision.* The landscaping will be designed to keep a safe sight distance.
4. *Driveway layout precluding flared condition and proximity of driveway to pedestrian crossing.* The driveway will be flared and its design was approved in the Plan Approval process. The sidewalk is mauka of the parking stalls to provide a safe walkway.
5. *No provision for vehicular turnaround; P&R space.* There is a hammerhead designed into the parking lot to facilitate turnarounds. As this will be a County facility, P&R may wish to designate a space for its exclusive use.
6. *No bicycle racks for bicyclists using bathroom.* The ordinance did not require installation of bicycle racks. P&R may wish to install them.
7. *Building programming does not meet with P&R needs; lavatories; ADA requirements.* Sunstone believes that the restrooms offer a very functional design that has been reviewed

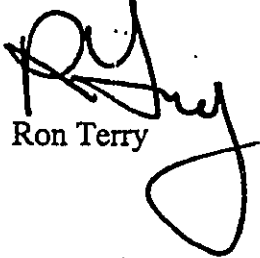


and approved by a number of agencies during the design process. Outdoor lavatories are becoming increasingly common in the restrooms of public recreational facilities. The Disability and Communications Access Review Board commented on the project on March 24, 2003. According to Sunstone, their comments have been incorporated in the revised design and the construction documents are expected to fully comply with ADA requirements and meet with the approval of the review board.

8. *Electrical power and lighting.* Electrical power and lighting have been supplied. The Department of Environmental Management stated that it does not wish to have the facility lighted at night, in order to reduce the potential for its use at night and for interference with the pump station functions and integrity.
9. *P&R to be afforded opportunity to review and comment on the proposed construction documents prior to their finalization.* Sunstone will continue to coordinate with your department.

Thank you for your participation in the Environmental Assessment process.

Sincerely,



Ron Terry



**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII**

345 KEKUANAOA STREET, SUITE 20 • HILO, HAWAII 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

September 10, 2003

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

**DRAFT ENVIRONMENTAL ASSESSMENT  
HONL'S PARKING LOT AND RESTROOM FACILITIES  
TAX MAP KEY 7-5-018:088**

*We have reviewed the subject document and our comments are as follows.*

As Parcel 88 was created from Parcel 8 through Subdivision No. 6849 (SUB 97-64), water for the proposed restroom facilities is available from the water commitment for 199 additional units assigned to Parcel 8. Prior to granting water service, the applicant shall submit construction plans for review and approval and water demand calculations for the facilities prepared by a professional engineer in the State of Hawaii. Based on the water demand calculations the appropriate units will be deducted from the water commitment. Presently, the applicant has a total of 200 units of water or an average day demand of 80,000 gallons per day (gpd), for the multi-family residential project and related recreational improvements. In accordance to the Department's Rules and Regulations and the 2002 Water System Standards, the water demand calculations shall account for each dwelling unit using an average day demand of 400 gpd. Therefore, the number of dwelling units cannot be 200 as stated in Special Management Area Use Permit No. 426. All dwelling units and water use such as irrigation, swimming pool(s), and any amenities provided by the development shall be within the 200 units of water assigned to Parcel 8. Should the applicant require more than 200 units of water or exceed the average day demand of 80,000 gpd for the proposed restroom facilities and 200-Unit Multiple Family Residential Project, the Department requires extensive off-site improvements prior to issuing additional units of water.

For the applicant's information, the Department also requires that a backflow preventer be installed with the service to the restroom facilities.

Should there be any questions, please contact Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070, extension 1.

Sincerely yours,

Milton D. Pavao, P.E.  
Manager

SHK:sco

copy - Director, Office of Environmental Quality Control  
Planning Department

*... Water brings progress...*

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

September 24, 2003

Milton D. Pavao, Manager  
Hawai'i County Dept. of Water Supply  
345 Kekuanaoa Street, Suite 20  
Hilo HI 96720

Dear Mr. Pavao:

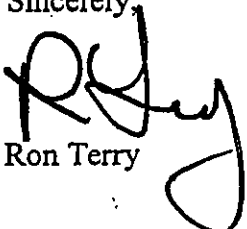
**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of September 10, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Submit construction plans to DWS for review prior to granting water service.* The need for this is acknowledged.
2. *Water use from all amenities shall be within the 200 units.* Because the Draft EA concerned the Parking Lot and Restroom facilities, we presume that your comment should be construed to mean that water use from these facilities might be counted against the 200 units allotted to the Ali'i Cove project. We would like to clarify that this facility will be constructed by Sunstone but afterwards will be a County facility. It is Sunstone's understanding that, as such, the water use from this facility should not and will not be counted against the Ali'i Cove project.
3. *Backflow preventer shall be installed with service to restroom.* The backflow preventer will be installed.

Thank you for your participation in the Environmental Assessment process.

Sincerely,

  
Ron Terry

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HAWAII 96801-3378

In reply, please refer to:  
File:

September 16, 2003

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

Dear Mr. Terry:

**SUBJECT: Comments to the Honi's Parking Lot and Restroom  
Draft Environmental Assessment  
Tax Map Key: 7-5-018: 088, North Kona, Hawaii**


Our comments should be printed as follows:

"Project activities shall comply with the Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control.

Should there be any questions, please contact me at 586-4701.

Sincerely,

  
For  
Russell S. Takata  
Program Manager  
Noise, Radiation & IAQ Branch

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

September 24, 2003

Russell S. Takata, Program Manager  
Noise, Radiation and IAQ Branch  
Hawai'i State Department of Health  
P.O. Box 3378  
Honolulu HI 96801-3378

Dear Mr. Takata:

**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of September 16, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Need to comply with Community Noise Control, Chapter 11-46, HAR.* The project will comply with this and all other laws and regulations of the State of Hawai'i.

Thank you for your participation in the Environmental Assessment process.

Sincerely,

  
Ron Terry

PHONE (808) 594-1888

FAX (808) 594-1885



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD03/1106

August 27, 2003

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

RE: Waiaha Parking Lot and Restroom Facilities, TMK (3) 7-5-018:088

Dear Mr. Terry,

OHA is in receipt of your request for comments on the Draft Environmental Assessment for the above referenced project. We offer the following comments.

***Cultural Practices***

In keeping with the State's policy of protecting and preserving Hawaiian Cultural Practices we ask that you use the correct name for Waiaha Bay in all future correspondence. The surf break also has its own name. We suggest that you contact Mikahala or Mauna Roy of Kulana Huli Honua to ensure that cultural resources are not impacted, and that you are using proper place names in your documents. While the pumping station itself may not be the site of current cultural practices, all of the area along Ali'i drive was important in Hawaiian history and cultural practice continue in the area today. It is important that the Environmental Assessment take the surrounding area into account in it Cultural Impact Statement.

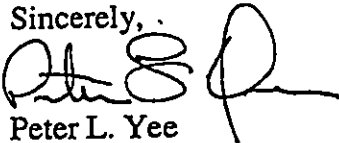
***Improvements to Ali'i Drive***

We suggest that this project be coordinated with improvements to Ali'i drive to ensure that all conditions of permitting are met. The documentation provided does not ensure that improvements to Ali'i drive will not impact the number of total available parking spaces. The final EA should ensure that 20 parking spaces will be available after road

widening is complete, and that the potential for 20 additional spaces will also be available, for a total of 40 spaces.

Thank you for this opportunity to comment. If you have further questions please contact Pua Aiu at 594-1931 or e-mail her at [paiu@oha.org](mailto:paiu@oha.org).

Sincerely,



Peter L. Yee

Director

Nationhood and Native Rights

C: Director  
Office of Environmental Quality Control  
235 South Beretania St., Ste 702  
Honolulu, HI 96813

Hawaii County Planning Dept.  
101 Pauahi St.  
Hilo, HI 96720  
ATTN: Alice Kawaha

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

'September 24, 2003

Peter Yee  
Office of Hawaiian Affairs  
711 Kapi'olani Street, Suite 500  
Honolulu HI 96813

Dear Mr. Yee:

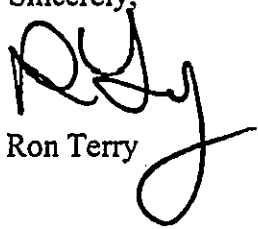
**Subject: Comment Letter to Draft Environmental Assessment, Honl's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of August 27, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Cultural practices and name of Waiaha Bay.* We acknowledge that Waiaha is the correct name of the bay, but the surf spot is called Honl's by most locals, including the citizens' organization that has formed to protect the area around the site. We also acknowledge the cultural importance of many areas in Kailua-Kona, but it is clear that project, which was proposed by Councilman Curtis Tyler to respond to the needs of local residents for safe parking for a surf site and restrooms to protect water quality, does not intrude or impact on the values of these areas.
2. *Improvements to Ali'i Drive and preserving 20 parking spaces.* We are not aware of any proposed improvements to Ali'i Drive that would interfere with the proposed project. As part of the the Change of Zone ordinance for the Ali'i Cove project, Ali'i Drive will have its mauka shoulder paved, but this will not interfere in any way with the parking lot, which is not located on the right of way. The street improvements have been coordinated with the parking lot design to accommodate the 20 spaces that will be built as part of this project, per the ordinance, and the space for 20 more, which would be built by the County.

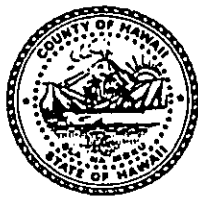
Thank you for your participation in the Environmental Assessment process.

Sincerely,

  
Ron Terry



Harry Kim  
Mayor



Barbara Bell  
Director

**County of Hawaii**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
25 Aupuni Street, Room 208 • Hilo, Hawaii 96720-4252  
(808) 961-8083 • Fax (808) 961-8086

August 13, 2003

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

**SUBJECT: Draft Environmental Assessment  
Honl's Parking Lot and Restroom Facilities  
North Kona, Hawai'i  
TMK: (3) 7-5-018-088**

We have reviewed the subject request and have the following comments to offer:

- Commercial operations may not use transfer stations for disposal.

Also attached are comments from our Wastewater Division.

A handwritten signature in cursive script, appearing to read "Barbara Bell".

Barbara Bell  
DIRECTOR

cc: SWD  
WWD  
OEQC  
Planning Dept.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
SOLID WASTE DIVISION

COUNTY OF HAWAII - 108 RAILROAD AVENUE - HILO, HI 96720  
HILO (808) 961-8339 WAIMEA (808) 887-3018 KONA (808) 327-3507

Date: 8/12/02

MEMORANDUM

TO: Christopher Yuen, Director  
Planning Department  
FROM: R. GONSALVES  
Solid Waste Division  
SUBJECT: SOLID WASTE MANAGEMENT PLAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Relating to the subject application for HONL'S PARKING LOT this division has  
RESTROOM FACILITIES  
NO comments  
and/or TRK: 7-5-18:88  
\_\_\_\_\_

- b) THE FOLLOWING clarifications/comments, as indicated:
- Commercial operations may not use transfer stations for disposal.
  - Aggregates and any other construction/demolition waste should be reused to its fullest extent.
  - Ample room should be provided for recycling.
  - Greenwaste may be disposed of only at the drop sites located at the Kailua and Hilo Transfer Stations.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## WASTEWATER DIVISION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
108 RAILROAD AVENUE - HILO, HAWAII 96720  
(808) 961-8338 - FAX (808) 961-8644

August 13, 2003

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

SUBJECT: Draft Environmental Assessment  
Honl's Parking Lot and Restroom Facilities  
TMK: (3) 7-5-018:088

We have reviewed the referenced document and have the following comments:

- On pages S-1 and 1-1, the report claims that the proposed action is "also for protection of coastal water quality." Yet on page 3-3, it is stated that "there is a potential for water quality impacts" and that "monitoring by the County is recommended." This would appear to be a direct contradiction.
- On page 3-7 under *Wastewater Treatment*, it should be made clear that odors could likely occur on more than an "occasional" basis. In general, the Wastewater Division is very concerned with public activities encroaching so closely upon our operations.
- On top of page 3-8, there appears to be something missing. The paragraph opens in the middle of a sentence.

Thank you for the opportunity to comment on the Draft Environmental Assessment. If you have any questions, please contact the undersigned at 961-8338.

Peter Boucher, P.E.  
Division Chief

cc: Director, OEQC  
Alice Kawaha, Planning Dept.  
Barbara Bell, DEM

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

September 24, 2003

Barbara Bell, Director  
Hawai'i County Department of Environmental Management  
25 Aupuni Street, Room 208  
Hilo HI 96720

Dear Ms. Bell:

**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of August 13, 2003, concerning the Draft EA, which transmitted the comments of your Wastewater and Solid Waste Division. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

*Solid Waste Division comments:*

1. *Commercial operations may not use transfer stations for disposal.* The contractors for the project are aware of and will abide by this regulation.

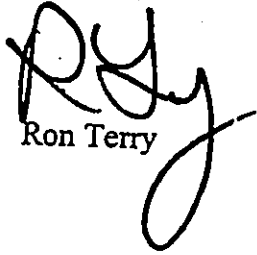
*Wastewater Division comments:*

1. *Water quality impacts.* The distinction is made because of the two potential sources of water quality impacts. One derives from beachgoers who do not have access to restroom facilities and instead urinate and defecate on the beach. This situation will be improved by providing restrooms. The second is water quality impacts from runoff on paved parking lots, which may carry petrochemicals, herbicides, nutrients, heavy metals and other pollutants to receiving waters without the filtration that is provided by a grass surface. The project will add slightly to the extent of paved surfaces near Ali'i Drive. Water quality impacts for this project, on balance, would appear to be beneficial, but monitoring of all Class AA waters next to County roads and other paved facilities is prudent.
2. *Odors.* The cited section has been amended to state that Wastewater Division is very concerned with public activities encroaching so closely upon its operations, and that odor may occur on a more than occasional basis.
3. *Missing portion of sentence.* We apologize for the deletion in some printed copies. The full sentence reads: "In the case of the proposed project, it is important to reiterate that all ground disturbance will occur on a roughly 20,000-square foot portion of a property that

.. has been completely graded and utilized for sewer pump station functions for several decades." This has been corrected for the Final EA.

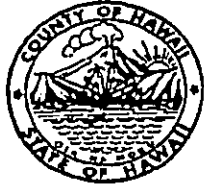
Thank you for your participation in the Environmental Assessment process.

Sincerely,



Ron Terry

Harry Kim  
Mayor



Bruce C. McClure  
Director

Dixie Kaetsu  
Managing Director

County of Hawaii  
DEPARTMENT OF PUBLIC WORKS  
101 Pauahi Street, Suite 7 • Hilo, Hawaii 96720-4224  
(808) 961-8321 • Fax (808) 961-8630

Ronald K. Takahashi  
Deputy Director

September 22, 2003

Mr. Ron Terry  
GeoMetrician Associates  
HC2 Box 9575  
Keaau, HI 96749

Subject: Draft Environmental Assessment  
Honls Parking Lot and Restroom Facilities  
TMK: 7-5-018:088

We reviewed the subject document dated July 2003 and have the following comments:

1. The subject site is not located within a Special Flood Hazard area on the Flood Insurance Rate Map. However, the site is located in or near a low area, subject to periodic inundation. Sufficient data should be provided to ensure that the finished floor level of the proposed restrooms is designed to prevent flood damage and contamination of potential flood waters. Filling in the low area between Alii Drive and the sewage pump station will result in alteration of existing drainage facilities. The proposed project shall provide equivalent drainage facilities and address any development related impacts. All development generated runoff shall be disposed of in an approved manner. A drainage report meeting with the approval of the Department of Public Works will be required.
2. In the interest of pedestrian and bicyclist safety, the Department of Public Works does not recommend parking spaces directly off of Alii Drive. As shown, vehicles will back over the shoulder which is heavily used by bicyclists, and pedestrians. However, because Condition E of Ordinance 03-018 requires that 20 spaces be provided on the existing County property, consideration should be given to other arrangements. Consider facing diagonally parked vehicles toward the northwest with sufficient space off of the shoulder to back in to the spaces. Such a revised plan will provide for safer ingress and egress.
3. According to our Traffic Division, the proposed embedded crosswalk lights are not warranted. If possible, the crosswalk should be aligned with the beach access on the other side of Alii Drive. A streetlight will be required at no cost to the County.

Honl's Parking Draft EA  
TMK: 7-5-018:088  
September 22, 2003  
p. 2 of 2

4. All earthwork and grading shall conform to Chapter 10 of Hawaii County Code, Erosion and Sediment Control of Hawaii County Code.
5. The applicant shall comply with Chapter 11-55, Water Pollution Control, Hawaii Administrative Rules, Department of Health, which requires an NPDES permit for certain construction activity.

If you have any questions, please contact Kiran Emler of our Kona office at 327-3530.



Galen M. Kuba, Division Chief  
Engineering Division

KE

c: Director - OEQC  
Planning Director  
ENG-HILO/KONA

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

September 26, 2003

Galen M. Kuba, Division Chief  
Engineering Division  
Hawai'i County Department of Public Works  
101 Pauahi Street, Suite 7  
Hilo HI 96720

Dear Mr. Kuba:

**Subject: Comment Letter to Draft Environmental Assessment, Honl's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

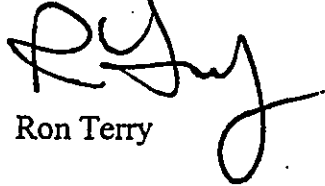
This letter responds to your letter of September 22, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Flood and drainage concerns.* Thank you for noting that the EA correctly stated that the project is not within a Special Flood Zone Hazard Area. The parking lot and restroom area will be included in the drainage study for the Ali'i Cove project, which your department will review.
2. *Diagonal parking.* The design of the parking lot has received final approval as part of the Plan Approval process, during which the Planning Department solicited and reviewed input from Public Works and other departments. In consideration of Public Works' comments, Planning requested the applicant to move the parking stalls three feet mauka in order to provide more backing distance, which was done. According to Sunstone, the design exceeds with DPW design guidelines for size and backup distances, and the reversing movements and distances are clear of the road right of way. Also, please note that the sidewalk will be mauka of the parking lot.
3. *Crosswalk alignment, embedded crosswalk lights, streetlight.* The planned crosswalk aligns fairly closely with the path that the public uses to access Honl's Beach and Waiaha Bay, and it will be constructed as you have requested. Any streetlights required by the change of zone ordinance and/or Plan Approval will be constructed.
4. *Earthwork and grading.* All earthwork and grading will comply with Chapter 10 of the Hawai'i County Code.
5. *NPDES permit.* The parking lot/restrooms will be included in the application for the NPDES permit for the Ali'i Cove project.



Thank you for your participation in the Environmental Assessment process.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Terry". The signature is stylized with a large, looped "R" and a long, sweeping tail that extends to the right.

Ron Terry

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. Box 3378  
HONOLULU, HAWAII 96801-3378

In reply, please refer to:  
File:

September 19, 2003

03-1004A CAB

Mr. Ron Terry  
Principal  
Geometrician Associates  
HC2 Box 9575  
Keaau, Hawaii 96749

Dear Mr. Terry:

SUBJECT: Draft Environmental Assessment for the Honi's Parking Lot and  
Restroom Project, Kailua-Kona, Hawaii

This letter is to transmit the following comments on the subject document:

Control of Fugitive Dust:

There is a significant potential for fugitive dust emissions during all phases of construction. Proposed construction activities will occur in proximity to existing public areas and major thoroughfares, thereby exacerbating potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. Implementation of adequate dust control measures during all phases of development and construction activities is warranted.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

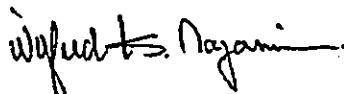
The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

Mr. Ron Terry  
September 19, 2003  
Page 2

- a) Plan the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Provide an adequate water source at the site prior to start-up of construction activities;
- c) Landscape and provide rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimize dust from shoulders and access roads;
- e) Provide adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Control dust from debris being hauled away from the project site.

If you have any questions, please contact Mr. Barry Ching of my staff at 586-4200.

Sincerely,



WILFRED K. NAGAMINE  
Manager, Clean Air Branch

BC:jhm

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

September 26, 2003

Wilfred K. Nagamine, Manager  
Clean Air Branch  
Hawai'i State Department of Health  
P.O. Box 3378  
Honolulu HI 96801-3378

Dear Mr. Nagamine:

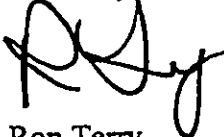
**Subject: Comment Letter to Draft Environmental Assessment, Honi's  
Parking Lot and Restroom Facilities, TMK: 7-5-018-088**

This letter responds to your letter of September 22, 2003, concerning the Draft EA. As the author of the EA and on behalf of Sunstone Realty Partners X, LLC, I offer the following point-by-point responses to your individual comments.

1. *Control of fugitive dust.* The project will be constructed in coordination with the Ali'i Cove project, which will include a dust control management plan that will feature appropriate measures, such as those you listed.

Thank you for your participation in the Environmental Assessment process.

Sincerely,



Ron Terry