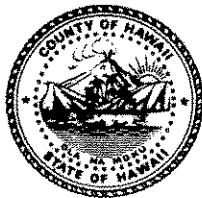


Harry Kim  
Mayor



Dixie Kaetsu  
Managing Director

Peter L. Hendricks  
Deputy Managing Director

## County of Hawai'i

25 Aupuni Street, Room 215 • Hilo, Hawai'i 96720-4252 • (808) 961-8211 • Fax (808) 961-6553  
KONA: 75-5706 Kuakini Highway, Suite 103 • Kailua-Kona, Hawai'i 96740  
(808) 329-5226 • Fax (808) 326-5663

May 2, 2005

Genevieve Salmonson, Director  
State of Hawai'i  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawai'i 96813

Subject: Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI)  
Pāhoa Fire Station and Police Sub-Station  
TMK: (3) 1-5-7: 17, Keonepoko-Nui and Keonepoko-Iki, Puna, Island of Hawai'i

Dear Ms. Salmonson:

The County of Hawai'i has reviewed the comments received during the 30-day comment period which began on February 23, 2005, and determined that the subject property will not have a significant environmental effect. As such, the County of Hawai'i has issued a Finding of No Significant Impact (FONSI). Please publish a notice of this finding in your next edition of *The Environmental Review*. ✓

We have includes a completed OEQC Publication Form, the project summary and four copies of the Final Environmental Assessment. If you have any questions, please feel free to contact Nick Ah Yo at (808) 896-1626.

Aloha,

Harry Kim  
MAYOR

w/attachments

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

MAY -5 P2:29

RECEIVED

2005-05-23 FONSI

MAY 23 2005

PAHOA FIRE STATION AND POLICE SUB-STATION

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

---

**PAHOA FIRE STATION AND POLICE SUB-STATION**

Keonepoko-Nui and Keonepoko-Iki, Puna, Island of Hawaii

APRIL, 2005

PREPARED FOR:

COUNTY OF HAWAII

MAYOR'S OFFICE  
25 AUPUNI STREET, ROOM 215  
HILO, HAWAII 96720-4252

U.S. DEPARTMENT OF ENVIRONMENT  
QUALITY CONTROL

05 MAY -5 P2:30

RECEIVED

PREPARED BY:

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 AUPUNI STREET  
SUITE 217  
HILO, HAWAII 96720-4221

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## **1. Introduction**

### **1.1 Purpose**

The County of Hawaii has obtained management and control of approximately 19.464 acres of land for public safety, recreation and other public purposes, through Executive Order No. 4073 signed on October 8, 2004. (A copy of which is included as Appendix A) The County is proposing to construct a new fire station on the subject property. The County will also be pursuing plans to locate a police substation as well as recreational facilities on the site to serve the people of lower Puna. Hawaii County will utilize federal funds for planning and designing the new fire station. The use of state land, county and federal funding triggers environmental requirements for both state and federal regulations in accordance with Chapter 343, Hawaii Revised Statutes and the Code of Federal Regulations 24 CFR, Part 58. The purpose of this Environmental Assessment is to comply with both the state and federal environmental regulations.

### **1.2 Identification of Proposing Agency**

The County of Hawaii is the proposing agency for this project. Mayor Harry Kim, is the chief executive officer of the County of Hawaii and his mailing address is 25 Aupuni Street, Room 215, Hilo, Hawaii 96720-4252.

### **1.3 Identification of Approving Agency**

In accordance with Chapter 343, HRS, the Mayor of the County of Hawaii is the appropriate accepting authority of the Environmental Assessment.

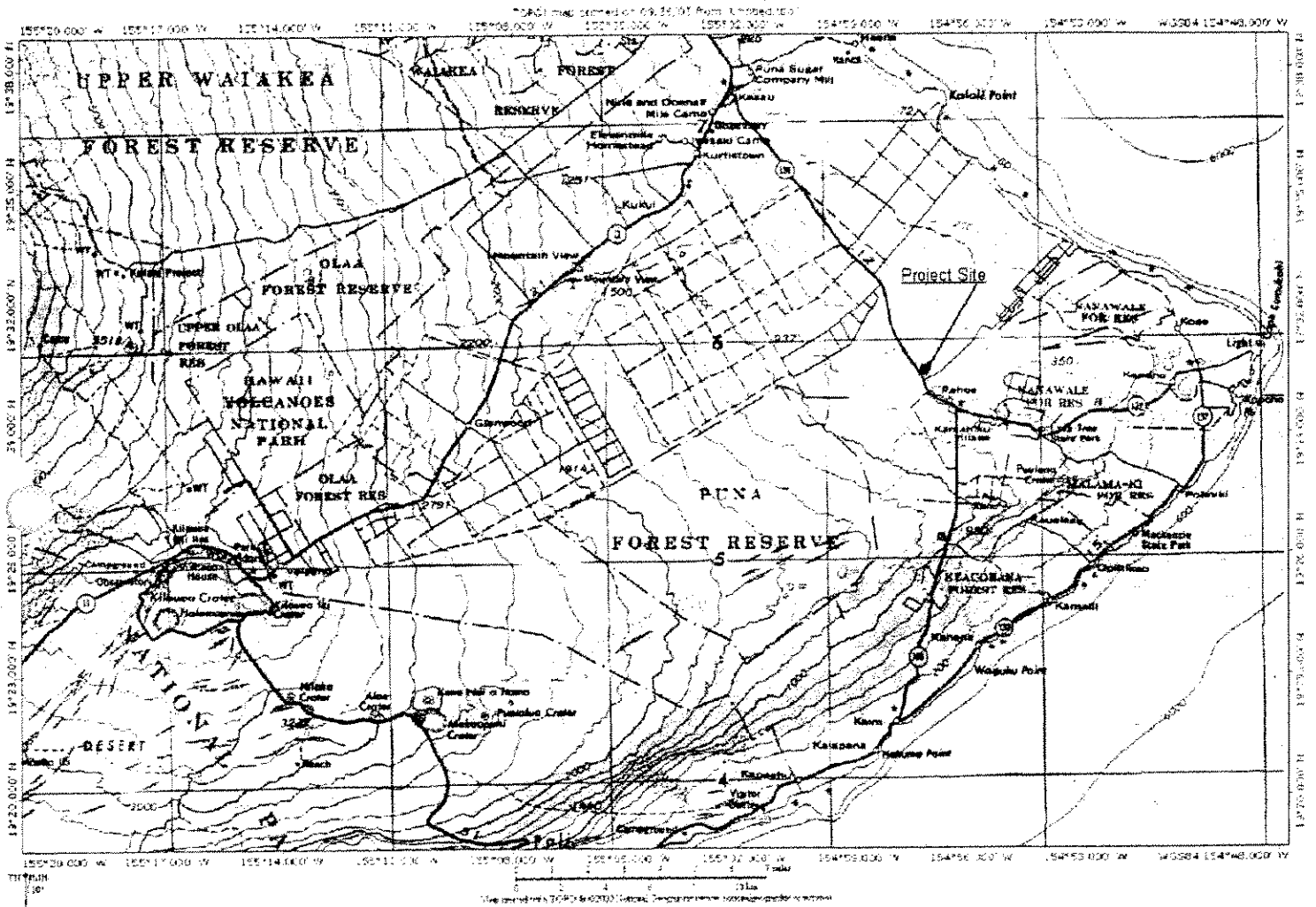
### **1.4 Technical Description**

The property is located in Keonepoko-Nui and Keonepoko-Iki, Puna, Island of Hawaii and identified as Tax Map Key: (3) 1-5-7: 17. The subject property is situated on the northeast side of Kaaau-Pahoa Road (State Highway 130), approximately 700 feet northwest of the intersection of the Pahoa By-Pass Road and the Pahoa Village Road. (Please see Figure 1 Location Map and Figure 2 Tax Plat Map) The subject property is situated within the State Land Use Agricultural District and was previously utilized as an anthurium farm and packing facility. The lease which allowed the anthurium operation extended from 1965 to 2000 and the property has remained fallow since the termination of the lease.

The subject property was extensively cleared and graded for use as an anthurium farm and packing facility. The State conducted a clean-up of the property and removed most of the farm structures in 2001 and 2002. Presently, the property is predominantly vacant except for two warehouse buildings, and one shade house structure.

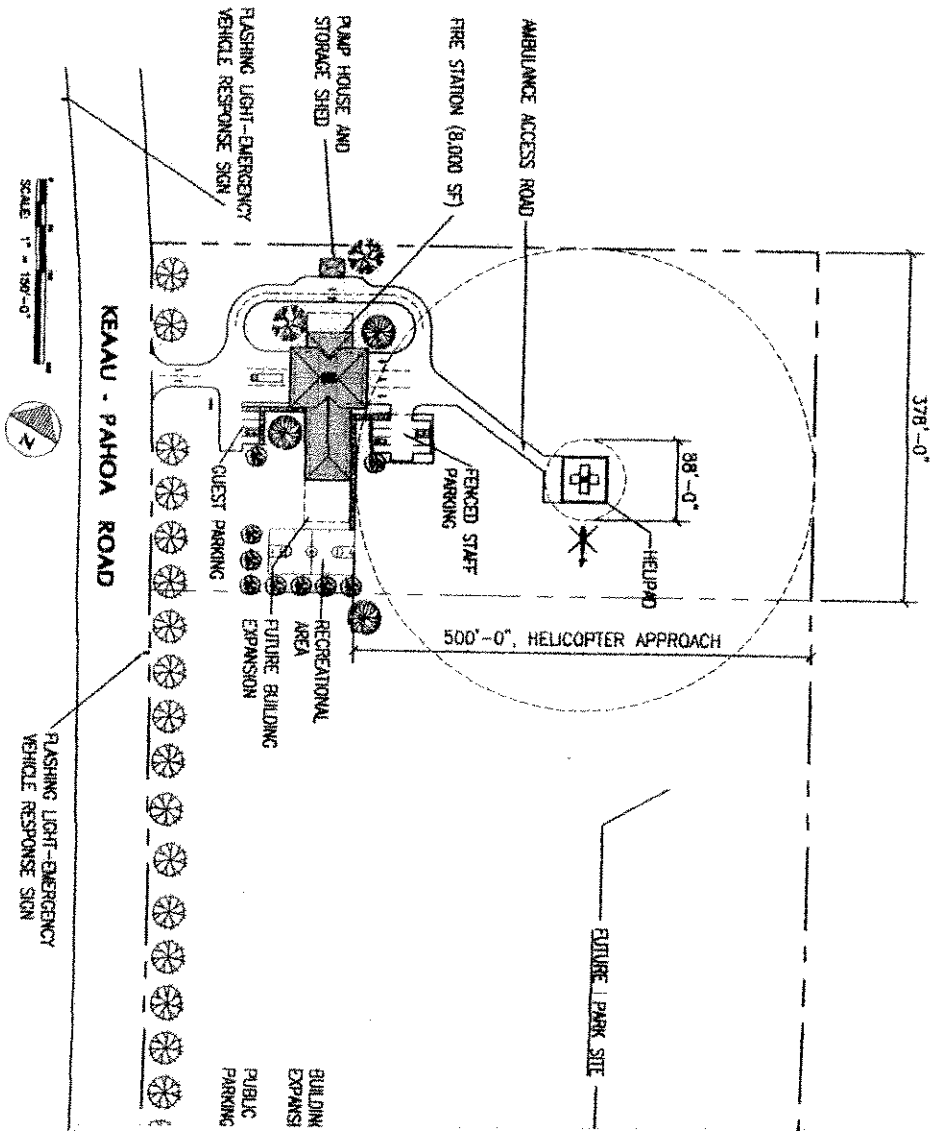
The proposed fire station will be situated along the northwestern corner of the subject property. (Please see Figure 3 – Preliminary Site Plan) The facilities will include a fire station structure approximately 8,000 square feet in size, a pump house and storage shed, recreation area, parking and an emergency helipad. The fire station structure will include three bays which will have a total capacity for six vehicles (two fire apparatus per bay), accommodations for up to eight fire

FIGURE 1 - LOCATION MAP





**FIGURE 3 - PRELIMINARY SITE PLAN**



**PRELIMINARY MASTER SITE PLAN**

**PAHOA FIRE STATION, PUNA, HAWAII**

**ARCHITECTS-HAWAII**  
 1201 Bishop Street, Suite 400  
 American Savings Bank Tower  
 Honolulu, Hawaii 96813  
 Telephone: (808) 521-9635  
 Facsimile: (808) 521-3299





Department of Transportation	Approval of Driveway Connection(s)
County of Hawaii	
Planning Commission	Approval of Special Permit Application
Department of Public Works	Approval of Project Construction Plans
Department of Water Supply	Approval of Project Construction Plans
Planning Department	Plan Approval Approval of Project Construction Plans

### 1.6 Agency and Public Consultation

The following public and private organizations and individuals were consulted during the preparation of this environmental assessment:

- United States Fish and Wildlife Services, Division of Ecological Services
- State of Hawaii, Department of Land and Natural Resources, Historic Preservation Division
- State of Hawaii, Dept. of Land and Natural Resources, Division of Forestry and Wildlife
- State of Hawaii, Department of Health
- State of Hawaii, Department of Transportation
- State of Hawaii, Department of Agriculture
- State of Hawaii, Office of Hawaiian Affairs
- State of Hawaii, Department of Hawaiian Home Lands
- County of Hawaii, Planning Department
- County of Hawaii, Department of Public Works
- County of Hawaii, Department of Environmental Management
- County of Hawaii, Department of Water Supply
- County of Hawaii, Department of Parks and Recreation
- County of Hawaii, Police Department
- County of Hawaii, Fire Department
- County of Hawaii, Councilman Gary Safarik
- Jeffrey Tanaka – surrounding property owner (within 500 feet of the property)
- Shinji Muratsuchi – surrounding property owner (within 500 feet of the property)
- James M. Hara Trust – surrounding property owner (within 500 feet of the property)
- Timothy Gardner – surrounding property owner (within 500 feet of the property)
- Satsuyo Taira - surrounding property owner (within 500 feet of the property)
- Gilbert Hara - surrounding property owner (within 500 feet of the property)
- Pahoa Market Place LLC - surrounding property owner (within 500 feet of the property)
- Harry & Iris Isa - surrounding property owner (within 500 feet of the property)
- Kevin & Judy Wong - surrounding property owner (within 500 feet of the property)
- Wilfred & Clara Nahooikaika – surrounding property owner (within 500 feet of the property)
- Sanford's Service Center – surrounding property owner (within 500 feet of the property)
- Hikari Nursery/Landscaping - surrounding property owner (within 500 feet of the property)
- Neal Okimoto - surrounding property owner (within 500 feet of the property)

Leonard Paresa, Jr. - surrounding property owner (within 500 feet of the property)  
Rene Siracusa – Malama O Puna, attendee of public meeting held on 12/7/04  
Denyse Temple – Puna resident, attendee of public meeting held on 12/7/04  
John Briski – Police Officer, attendee of public meeting held on 12/7/04  
Captain Derek Pacheco – Police Department, attendee of public meeting held on 12/7/04  
Captain Paul Ferreira – Police Department, attendee of public meeting held on 12/7/04  
Captain Nicholas AhYo – Fire Department, attendee of public meeting held on 12/7/04  
Skip Bethea – County of Hawaii, Legislative Auditor’s Office, attendee of public meeting held on 12/7/04

## 2. ENVIRONMENTAL SETTING

### 2.1 Physical Environment

#### 2.1.1 Geology and Hazards

##### *Environmental Setting*

The project area is located on the lower eastern slope of Kilauea and consists of the Puna volcanic series (Stems and Macdonald, 1946). The Puna volcanic series consists mainly of basaltic lava flows.

The volcanic hazard as assessed by the United States Geological Survey for the project area is "2" on a scale of ascending risk 9 to 1 (Heliker 1990). Zone "2" includes the areas that are adjacent to and downslope from the east rift zone. The subject property is situated north of the lower east rift zone, which includes Pahoa, is also in Zone 2 where the land slopes away to the north as well as the south and flows can advance in either direction.

The island of Hawaii is one of the most seismically active areas in the world and has experienced more than twenty large earthquakes (magnitude 6 or larger) over the past 166 years. (Wyss and Koyanagi, 1992) Magnitude 6 earthquakes can be expected to cause structural damage to non-reinforced buildings. The Building Code rating for the entire island of Hawaii is seismic Zone 4 which has the highest risk for seismic activity.

Two significant hurricanes have affected the Island of Hawaii over the past 50 years. Damage from hurricanes result from coastal wave/surge and high winds. The project site is not within a coastal hazard area for hurricanes or tsunami inundation. The hazards from hurricane winds are far more extensive and unpredictable than the water hazard. Winds may blow from variable directions and may be amplified by topographic conditions. (County of Hawaii, 2003)

##### *Impacts and Mitigation Measures*

Although the proposed project site is situated within lava hazard zone 2, it is situated near the boundary to lava hazard zone 3. In describing the Lava Flow Hazard Zone Maps Helicker states the following:

“Hazard zone boundaries are approximate. The change in the degree of hazard from one zone to the next is generally gradual rather than abrupt, and the change can occur over the distance of a mile or more. Within a single hazard zone, the severity of hazard may vary on a scale too fine to map. These variations may be the result of gradual changes that extend across the entire zone. For example, the hazard posed by lava flows decreases gradually as the distance from vents increase.”

The project site is situated further away from the lower east rift zone of Kilauea than the existing fire station and police sub-station situated within Pahoa town. As such, the volcanic hazard risk for the proposed site is the same or lower than any other alternative site within the service area for Pahoa and the lower Puna community.

The Hawaii County Building Code requires that all new structures be designed to resist forces to seismic Zone 4 standards. The proposed facilities will also be hardened to the extent feasible to allow the public safety functions to be carried out during a time of disaster such as an earthquake or a hurricane.

### **2.1.2 Soils**

#### *Environmental Setting*

The soils of the project area are classified as pahoehoe lava flows (rLW) which is characterized as having a billowy, glassy surface that is relatively smooth. In some areas, however, the surface may be rough and broken. The Agricultural Capability Subclass rating for pahoehoe lava flows is VIIIs, nonirrigated, which includes "soils and landforms with limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, or water supply, or to esthetic purposes." (U.S. Soil Conservation Service 1973)

#### *Impacts*

Although the project area has been previously utilized for growing anthuriums, the soil characteristics of the site are not well suited for traditional agricultural field crops. The project site does not include prime or unique farmland of statewide or local importance

### **2.1.3 Climate**

#### *Environmental Setting*

Hawaii's climate is generally characterized as mild with uniform temperatures, moderate humidity, and two identifiable seasons. The "summer" season, between May and October is generally warmer and drier. The "winter" season, between October and April is cooler and wetter. The project area is situated along the "windward" side of the Island of Hawaii which is exposed to northeasterly trade winds that causes relatively high rainfall (over 160 inches annually). (University of Hawaii Press, 1983)

#### *Impacts*

The climatic conditions of the project area will not have a significant impact on the proposed project.

### **2.1.4 Hydrology and Drainage**

#### *Environmental Setting*

The project area is within the Pahoia aquifer system which has a sustainable yield of approximately 435 million gallons per day. Figures provided in the County of Hawaii, Proposed General Plan Document indicate that the present average consumption of the Pahoia water system is 0.40 million gallons per day. (County of Hawaii, 2001)

According to the Department of Public Works, Engineering Division, the subject area is not mapped by the Federal Emergency Management Agency (FEMA) and is designated as Zone "X" – an area determined to be outside the 500-year flood plain (may include areas with unknown flood hazards).

## *Impacts and Mitigation Measures*

The proposed use of the subject property for a fire station and police sub-station is not anticipated to have any significant adverse impact on hydrology and drainage. Any potential impacts may be mitigated by complying with State and County regulations. The Department of Public Works, Engineering Division provided the following comments regarding drainage:

“All development-generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works.”

### **2.1.5 Water Quality**

#### *Environmental Setting*

There are no inland water bodies in the vicinity of the project area. The nearest coastal waters are situated approximately 6 miles east of the project site. The project area is not situated within or adjacent to a wetland identified by the U.S. Department of Interior, Fish and Wildlife Service or in an area designated by the U.S. Environmental Protection Agency as being supported by a sole source aquifer.

#### *Impacts*

The proposed project is not expected to have any direct impact on any streams, wetlands, aquifer resource or marine waters. The project site is not located within one mile of a listed Wild and Scenic River and will not have an effect on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic Rivers System.

### **2.1.6 Flora and Fauna**

#### *Environmental Setting*

The entire property, except for a swath approximately 30 feet wide running between the east and west boundaries of the property, has been previously cleared and graded for the growing of anthuriums between 1966 and 2000. The property has remained vacant since the agricultural lease was terminated in 2000. The vegetation that is presently on the site is predominantly a mixture of grasses and weeds which have emerged after the removal of most of the anthurium shade houses. The vegetation of the undisturbed swath is primarily ohia trees (*Metrosideros polymorpha*). No candidate, proposed, or listed threatened or endangered species as set forth in the Endangered Species Act of 1973, as amended are known from this area and given the extent of prior disturbance by earthmoving equipment and agricultural use, it is highly unlikely that any are present on the subject property.

Although a faunal survey was not conducted, it is highly unlikely that any candidate, proposed, or listed threatened or endangered species would be found on the project site. This is due to the extensive prior disturbance of the project site by earthmoving equipment and the intensive anthurium production which occurred between 1966 and 2000.

## *Impacts*

Based on the extensive prior disturbance of the project site, it is highly unlikely that any candidate, proposed, or listed threatened or endangered species as set forth in the Endangered Species Act of 1973, as amended are present on the subject property. As such, the proposed project will not have any significant impact on any protected or native plant or animal species.

### **2.1.7 Air Quality**

#### *Environmental Setting*

The air quality of the subject area is affected by pollutants derived from the volcanic emissions from the ongoing Kilauea eruption. Other sources of air pollutants to a limited degree include vehicle exhaust emissions along the neighboring streets and property. In general, however, the ambient air quality of the project area meets all federal and state standards as evidenced by its designation as an "attainment" area by the State Department of Health, Clean Air Branch.

#### *Impacts and Mitigation Measures*

Short term impacts will result from the construction activity involved with developing the subject property including dust and exhaust from machinery and vehicles. Given the temporary nature of the construction time period, the potential impacts of these construction activities should be minimal. In addition, the contractor will be required to comply with all applicable state and County requirements, including the requirements to utilize best management practices to minimize dust impact and comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," and Section 11-60.1-33, Fugitive Dust.

### **2.1.8 Noise**

#### *Environmental Setting*

Existing noise levels at the project site are typical of a rural residential setting fronting on a major thoroughfare. Existing noise levels are influenced by the traffic on the Keaau-Paho highway and agricultural equipment operating on surrounding properties. These noise levels are considered to be low to moderate exposures and well within guidelines for non-noise sensitive land uses.

#### *Impacts and Mitigation Measures*

Temporary noise impacts will occur from construction activities for the development of the property and are unavoidable. Mitigation measures can be taken, however, to minimize noise impacts including the use of mufflers and implementing construction curfew periods. All project activities must comply with the Administrative Rules of the Department of Health, Chapter 11-46, on "Community Noise Control".

Temporary noise impacts will also be generated during the course of responding to fire alarms as well as the use of the emergency helipad. These noise disturbances are unavoidable but will be intermittent and of short duration.

## **2.1.9 Scenic Resources**

### *Environmental Setting*

The view of Mauna Kea and Mauna Loa from the Pahoia-Keaau, Vocano-Keaau Roads, and various Puna subdivisions is listed as an example of natural beauty in the Hawaii County General Plan. These views will not be adversely affected by the development of the project site for a fire station and police sub-station.

### *Impacts and Mitigation Measures*

Adequate setbacks from the Keaau-Pahoia highway will ensure that the view of Mauna Kea and Mauna Loa will not be adversely affected by the development of the project site for a fire station and police sub-station.

## **2.1.10 Hazardous or Toxic Conditions**

### *Environmental Setting*

A Phase I Environmental Site Assessment Report was prepared for the subject property by Yukie Ohashi, Certified Environmental Inspector (Certification # 12135 CEI). A complete copy of the Phase I Environmental Site Assessment Report is included as Appendix C. A summary of the Phase I Environmental Site Assessment findings is provided as follows:

“Based on visual onsite inspections and observations, reports and files analyzed and reviewed, asbestos test results, and information obtained through interviews, we find no evidence of hazardous or toxic conditions or contaminants, waste impoundments, contaminated soils, leaking or damaged aboveground fuel tanks, or polychlorinated biphenyls (PCBs) on the property. In addition no structures containing asbestos are present on the study area.

“Based on our analysis of the historical record, personal interviews, and the field inspection, it is our opinion that no further property assessments are necessary.”

### *Impacts*

Based on the findings of the Phase I Environmental Site Assessment Report prepared for the subject property, there are no hazardous or toxic conditions present on the property that will require mitigation.

## **2.2 Social, Cultural and Economic Setting**

### **2.2.1 Socio-Economic Characteristics**

#### *Setting*

Hawaii County's population increased by more than 56,000 persons between 1980 and 2000. Between 1980 and 1990, Hawaii Island's population increased by 30.7 percent, and increased by 23.6 percent between 1990 and 2000. The April 1, 2000 population figure for Hawaii County was 148,677 according to census figures compiled by the County of Hawaii, Department of Research and Development.

The Puna district had a population of 31,335 in 2000 which represented approximately 21 percent of the total population for Hawaii Island. Between 1990 and the year 2000, the Puna district was the fastest growing district on the island with population increasing by 50.8 percent. (County of Hawaii, 2004) This growth is largely the result of the availability of relatively inexpensive residential sized lots and the proximity to the employment centers in the City of Hilo.

The primary economic activity in Puna is the agricultural industry which includes truck farming, papaya, anthurium and orchid production. Although the district enjoys some economic benefit from tourism, visitor accommodations are limited to small bed and breakfast and vacation rental operations.

### *Impacts*

The proposed project will provide public safety improvements which are needed to address the rapid population growth being experienced in the Puna district. The present fire station and police sub-station are woefully inadequate and has no additional space for future expansion. The subject property will provide adequate space to address present needs as well as sufficient room to accommodate expansion. The proposed action, in and of itself, will not generate growth, but provides the necessary support to sustain a growing population and economy in the region.

With regard to “environmental justice” considerations, the proposed project will not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations. In fact, the proposed project will have a substantial positive impact on the public health services provided to the region. The proposed facilities will enable the County to improve the health and safety services provided to the lower Puna community by improving response readiness and allowing continued service during natural disasters. No adverse impacts on low income or minority persons are anticipated from the proposed project.

### **2.2.2 Adjacent Land Uses**

#### *Existing Setting*

The project area is situated in an area with mixed residential, agricultural and commercial uses. There are single family dwellings on parcels immediately adjacent to the subject property. The Pahoia Agricultural Park, Phase II is situated east of the subject property and includes a mix of residential and agricultural uses. The Pahoia Market Place includes a mix of commercial and industrial uses and is situated approximately 300 feet southwest of the subject property.

Although all of the parcels immediately adjacent to the subject property are situated within the State Land Use Agricultural district, there are several parcels within a thousand feet of the subject property that are situated in the State Land Use Urban district and zoned for commercial or mixed industrial and commercial uses.

The proposed project is not situated within an FAA-designated civilian airport Runway Clear Zone (RCZ), within a military airfield Clear Zone (CZ) or Accident potential Zone (APZ).



The closest airport is the Hilo International Airport situated approximately 15 miles northwest of the project site.

The proposed project is not situated within one mile of a NPL (“Superfund”) site, nor within ½ mile of a CERCLIS site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials.

#### *Impacts and Mitigation Measures*

The proposed project will not be inconsistent with the character of the mixed residential, agricultural and commercial uses of the surrounding properties. Any impacts on the surrounding properties due to noise and other disturbances caused by the proposed fire station and police sub-station can be mitigated by providing adequate setbacks, careful construction management practices and compliance with federal, state and county regulations.

### **2.3 Public Facilities and Services**

#### **2.3.1 Roads**

##### *Existing Setting*

The Keaau-Pahoa Road (State Highway 130), fronting along the western border of the subject property, is a two-way, two-lane roadway with a right-of-way width of 80 feet. The pavement width is 22 feet wide with 8 foot wide shoulders. This highway is the primary transportation link between lower Puna and destinations within and beyond the Puna district.

##### *Impacts and Mitigation Measures*

Public comments received during the pre-assessment consultation period have raised concerns regarding the potential traffic hazard created on the Keaau-Pahoa Road by emergency vehicles leaving the proposed fire station. To address this concern, the fire department will install two signs with a flashing light approximately 300 feet in each direction from the station. The flashing light will be activated during emergency responses to provide a warning to motorists on the Keaau-Pahoa Road that emergency vehicles are departing the fire station and that they should proceed with caution. Other traffic generated by the proposed fire station and police sub-station will be minimal and will occur primarily during shift changes. As such, it is determined that the proposed fire station and police sub-station will not have any significant adverse impact on the roads and traffic circulation in the area.

#### **2.3.2 Water System**

##### *Existing Setting*

Water is available from an existing 12-inch waterline along the Keaau-Pahoa Road. The Department of Water Supply has provided the following comments:

“Please be informed that the aforementioned parcel has a service lateral for a 1½-inch meter with 5 equivalent units of water or an average of 2,000 gallons per day. Prior to

the reinstallation of the meter, a backflow preventer shall be installed and approved by the Department.

“The current water availability for the Pahoa area, which is subject to change, is that water is available up to 7 units per existing zoned lots of record. The Department will require water use calculations to determine if water is adequately available for the proposed uses.”

### *Impacts*

The proposed project is not anticipated to have a significant adverse impact on the existing Department of Water Supply system serving the subject location. The necessary water use calculations will be provided to the Department of Water Supply as requested.

### **2.3.3 Protective Services**

#### *Existing Setting*

The existing fire station and Police sub-station are located within Pahoa town situated to the south of the subject property. These facilities are currently inadequate to serve the growing needs of the lower Puna community.

#### *Impacts*

The proposed project will improve the fire and police protection provided to this section of the Puna district.

### **2.3.4 Power and Communication Systems**

#### *Setting*

The project area is served by Hawaii Electric Light Company's (HELCO) power lines fronting the property. Telephone service is also available to the project site.

#### *Impacts*

The proposed action will not have any significant adverse impact on the power and communication systems serving the region.

### **2.3.5 Wastewater**

#### *Setting*

The project area is not situated within the service limits of the County wastewater disposal system. All wastewater generated will be disposed into a septic system meeting with the approval of the Department of Health.

#### *Impacts*

The proposed action will not have any significant adverse impact regarding wastewater disposal.

### **2.3.6 Solid Waste**

#### *Setting*

There is no municipal collection system for solid waste in the County of Hawaii. There is a solid waste transfer station situated in Pahoia south of the subject property.

#### *Impacts*

The proposed action will not have any significant adverse impact regarding solid waste.

## **2.4 Archaeology, Historic and Cultural Resources**

#### *Setting*

Rechtman Consulting, LLC conducted an assessment of potential impacts to historic properties that may result from the development of the subject property. A complete copy of the report is provided in Appendix D attached to the Environmental Assessment. Their efforts and findings are described as follows:

“On two separate days (October 18 and November 29, 2004) Matthew Clark, B.A., Dave Nelson, B.A. Christopher Hand, B.A. Michael Rivera, B.A., and Oliver Bautista, B.A., under the direct supervision of Robert Rechtman, Ph.D. carried out both a surface and subsurface reconnaissance of the property. The surface survey included pedestrian transects using a five meter spacing interval across the previously bulldozed portions of the parcel and an intensive 100% survey of the previously unbulldozed swath. At the makai end of the swath makai of the property boundary (off the parcel) a series of interconnected lava tube entrances (Figure 6) were identified. The tube was explored in both mauka (on property) and makai directions as far as humanly possible.

“There were no historic properties observed in the extensively bulldozed areas or in the unbulldozed swath, and there was no ancient or historic cultural material or skeletal remains observed lava tube. While the tube did not contain any ancient or historic material, a significant quantity of modern debris (i.e., rusted metal, plastic, broken glass, building materials) was observed. It appeared as though the majority of this material was deposited as the result of water flowing through the tube, perhaps carrying debris that was discarded in an entrance located mauka of Highway 130.

“There were no historic properties identified within the APE associated with the above-described undertaking. Therefore, the determination is that no historic properties will be affected as a result of the proposed undertaking. It is requested that the Hawai'i SHPO provide concurrence with this determination.”

Consultation with the former lessees of the subject property (Mr. Alan Kuwahara, Mr. Kanani Brown) surrounding property owners (Mr. Tim Gardner, Mr. Leonard Paresa, Jr.) and the Maku'u Farmers Association (a local Hawaiian community based organization) has not indicated the presence of any known cultural places or resources and any past or current use of the subject property for traditional cultural practices. The consultation with Mr. Kuwahara provided the information regarding the presence of the lava tube. The subsequent exploration of the lava tube indicated that it did not contain any ancient or historic cultural material or skeletal remains.

## *Impacts*

The archaeological consultant has determined that no historic properties will be affected by the proposed action. The State Historic Preservation Office (SHPO) has submitted a letter concurring with the findings of the archaeological consultant. This letter of concurrence is included in Appendix D attached to the complete report submitted by the archaeological consultant. In addition, consultation with former lessees of the subject property, surrounding property owners and the Maku'u Farmers Association has not identified any known traditional cultural places or practices on the subject property. As such, the proposed action is anticipated to have "no effect" on significant historic sites or cultural activities.

### 3. SUMMARY OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

#### 3.1 Short Term Impacts

##### *Construction Activity*

*Impacts:* Short term impacts will result from the proposed construction activity for the proposed Fire Station and Police Sub-Station including increased noise levels, dust and exhaust from machinery.

*Mitigation:* Given the relative short construction time period involved in developing the proposed facilities, the potential impacts of the construction activities should be minimal. In addition, the contractor(s) will be required to comply with all applicable state and County requirements including the State Department of Health regulations and any requirements to utilize best management practices to minimize impacts.

#### 3.2 Long Term Impacts

##### *Natural Hazards:*

*Impacts:* The project area is situated in volcanic hazard zone 2, one of the more seismically active areas in the world, and an area that may be exposed to hurricanes and strong winds.

*Mitigation:* The project site is situated further away from the lower east rift zone of Kilauea than the existing fire station and police sub-station situated within Pahoa town. As such, the volcanic hazard risk for the proposed site is the same or lower than any other alternative site within the service area for Pahoa and the lower Puna community.

The Hawaii County Building Code requires that all new structures be designed to resist forces to seismic Zone 4 standards. The proposed facilities will also be hardened to the extent feasible to allow the public safety functions to be carried out during a time of disaster such as an earthquake or a hurricane.

##### *Drainage:*

*Impacts:* County requirements stipulate that, all development generated runoff be disposed on site and cannot be directed toward any adjacent properties.

*Mitigation:* The County of Hawaii will prepare a drainage report and any recommended drainage system will be constructed with the approval of the Department of Public Works. The contractor(s) will be responsible for obtaining all necessary permits to comply with all drainage requirements, including any requirements to utilize best management practices to minimize any potential impacts.

##### *Scenic Resources:*

*Impacts:* Construction of the proposed facilities may potentially affect the view of Mauna Kea and Mauna Loa from the Pahoa-Keaau Road.

*Mitigation:* Adequate setbacks from the Keaau-Pahoa highway will ensure that the view of Mauna Kea and Mauna Loa will not be adversely affected by the development of the project site for a fire station and police sub-station.

*Roadways and Traffic:*

*Impacts:* Concerns have been raised regarding the potential traffic hazard created on the Keaau-Pahoa Road by emergency vehicles leaving the proposed fire station.

*Mitigation:* To address the potential traffic hazard, the fire department will install two signs with a flashing light approximately 300 feet in each direction from the station. The flashing light will be activated during emergency responses to provide a warning to motorists on the Keaau-Pahoa Road that emergency vehicles are departing the fire station and that they should proceed with caution. Other traffic generated by the proposed fire station and police sub-station will be minimal and will occur primarily during shift changes.

## 4. ALTERNATIVES

### 4.1 No Action Alternative

The no action alternative would result in the property being returned to the State of Hawaii. Given the State Land Use Agricultural designation and the prior use of the property for anthurium production, the property would probably be auctioned for an agricultural lease. It should be noted, however, that the State Department of Land and Natural Resources was unable to issue another lease since the previous one was terminated in December, 2000.

### 4.2 Alternative Sites

The Hawaii County Fire Department has spent years looking for a suitable site for a new Pahoia Fire Station. Although several were evaluated, none have been as promising as the subject property. In addition, none of the alternative sites considered were big enough to accommodate the Police Sub-Station as well as the future recreational uses envisioned for the subject property. In any case, the Fire Department is working under time constraints related to the federal funding obtained for the proposed project. As such, switching to an alternative site would place those funds in jeopardy.

## 5. DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION

### 5.1 Significance Criteria

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact on the environment if it meets anyone of the following thirteen criteria.

**1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.**

The proposed project involves the construction of a fire station and police sub-station on approximately 19.464 acres of state land. The property has been previously cleared and graded for use as an anthurium farm. As such, the subject property does not contain any existing natural or cultural resources that will be destroyed or irrevocably lost by the proposed action.

**2. Curtails the range of beneficial uses of the environment.**

The project site has been previously cleared and graded the and the existing vegetation is primarily composed of alien species. The property was previously utilized as an anthurium farm and there are a sufficient number of agricultural parcels in the area, including a state agricultural park, that are available for similar agricultural uses.

**3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders.**

The proposed action is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

**4. Substantially affects the economic or social welfare of the community or state.**

The proposed action will have a positive impact on the economic and social welfare of the community. The proposed facilities will enable the County to improve the health and safety services provided to the lower Puna community. The modern, energy efficient facilities will improve response readiness for the community and allow continued service during natural disasters. The proposed action, in and of itself, will not generate growth, but provides necessary support to sustain a growing population and economy in the region.

**5. Substantially affects public health.**

The proposed action will have a substantial positive impact on public health of the region. The proposed facilities will enable the County to improve the health and safety



services provided to the lower Puna community by improving response readiness and allow continued service during natural disasters. Potential noise, air, water and drainage impacts will be addressed through careful construction management practices and compliance with federal, state and County requirements.

**6. Involves substantial secondary impacts, such as population changes or effects on public facilities.**

The proposed project will not have any substantial secondary impacts because it is not a generator of growth. Rather, the proposed action will support and sustain a growing population and economy in the region.

**7. Involves a substantial degradation of environmental quality.**

The proposed fire station and police sub-station will have modern energy efficient designs including current lighting fixtures as well as water conservation plumbing fixtures. The proposed project will comply with all governmental regulations and will not involve a substantial degradation of environmental quality.

**8. Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions.**

As stated previously, the proposed action will not have any substantial secondary impacts and is consistent with the County's long range plans for the area. The proposed action does not involve a commitment for larger actions and will not induce other actions having a cumulative effect on the environment.

**9. Substantially affects a rare, threatened or endangered species or its habitat.**

The project site has been extensively disturbed by earthmoving equipment and does not have any candidate, proposed, or listed threatened or endangered species on the property. As such, the proposed action will not have any substantial adverse effect on any rare~threatened or endangered species or its habitat.

**10. Detrimentially affects air or water quality or ambient noise levels.**

Short term impacts will result from the proposed action including increased noise levels, dust and exhaust from machinery involved in the construction of project improvements. Given the relative short construction time period the potential impacts of these construction activities should be minimal. The contractor(s) will be required to comply with all applicable federal, state and County requirements, including complying with State Department of Health regulations and any requirements to utilize best management practices to minimize all impacts.

**11. Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

The project site is not situated in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters. However, the project area is situated in volcanic hazard

zone 2, one of the more seismically active areas in the world, and an area that may be exposed to hurricanes and strong winds. Nevertheless the project site is situated further away from the lower east rift zone of Kilauea than the existing fire station and police sub-station situated within Pahoa town. As such, the volcanic hazard risk for the proposed site is the same or lower than any other alternative site within the service area for Pahoa and the lower Puna community. The Hawaii County Building Code requires that all new structures be designed to resist forces to seismic Zone 4 standards. The proposed facilities will also be hardened to the extent feasible to allow the public safety functions to be carried out during a time of disaster such as an earthquake or a hurricane.

**12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.**

Adequate setbacks from the Keaau-Pahoa highway will ensure that the view of Mauna Kea and Mauna Loa will not be adversely affected by the development of the project site for a fire station and police sub-station.

**13. Requires substantial energy consumption.**

The proposed project will not require substantial energy consumption,

**5.2 Findings**

Based on the foregoing information presented, it is determined that the proposed fire station and police sub-station on the project site will not have a significant effect. As such, a determination of a Finding of No Significant Impact for the proposed action is appropriate.

**5.3 Reasons Supporting Determination**

The nature and scale of the proposed action is such that no significant environmental effects are anticipated. Potential impacts, if any, can be mitigated through careful construction management practices and compliance with all governmental requirements including those of the State Department of Health and the County Department of Public Works.

## REFERENCES

- County of Hawaii, Planning Department, *Proposed General Plan Document*, 2001.
- County of Hawaii, Department of Research and Development, *Data Book*, 2004.
- County of Hawaii, *Hazard Mitigation Plan: Natural Hazards*, 2003.
- Heliker, C. 1990. *Volcano and Seismic Hazards on the Island of Hawaii*. Washington: GPO
- University of Hawaii Department of Geography. 1983. *Atlas of Hawaii*. University of Hawaii Press, Honolulu.
- U.S. Soil Conservation Service. 1973. *Soil Survey of the Island of Hawaii, State of Hawaii*. Washington: U.S.D. A.
- Stearns, H.T. and Macdonald G.A. 1946. *Geology and Ground-Water Resources of the Island of Hawaii*. Bulletin 9, Hawaii Division of Hydrography. Advertiser Publishing Co., Ltd. Honolulu.
- Wyss, M. and Koyanagi, R. Y., *Isoseismal maps, macroseismic epicenters, and estimated magnitudes of historical earthquakes in the Hawaiian Islands*: U.S. Geological Survey Bulletin 2006, 1992.

**APPENDIX A**  
**EXECUTIVE ORDER NO. 4073**



FOR PUBLIC SAFETY, RECREATION AND OTHER PUBLIC PURPOSES, to be under the control and management of the COUNTY OF HAWAII, being that parcel of land situate at Keonepoko-Nui and Keonepoko-Iki, Puna, Island of Hawaii, Hawaii, containing an area of 19.464 acres, together with improvemetns, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 23,847 and dated August 25, 2004.

SUBJECT, HOWEVER, to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the County of Hawaii shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

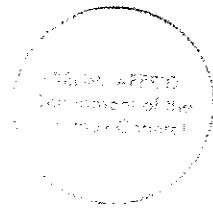
IN WITNESS WHEREOF, I have hereunto set my hand and  
caused the Great Seal of the State of Hawaii to be affixed.  
Done at the Capitol at Honolulu this 24<sup>th</sup> day of  
October, 2004.

  
\_\_\_\_\_  
Governor of the State of Hawaii

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy Attorney General

Dated: September 24, 2004



STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY That the within is a true copy of Executive Order No. 4073 setting aside land for public purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed his name and caused the Great Seal of the State to be affixed.



DONE in Honolulu, this 12<sup>th</sup> day of October, A.D. 2004







STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

C.S.F. No. 23,847

August 25, 2004

PUBLIC SAFETY  
AND RECREATIONAL PURPOSES SITE

Keonepoko-Nui and Keonepoko-Iki, Puna,  
Island of Hawaii, Hawaii

Being a portion of the Government Lands of Keonepoko-Nui and  
Keonepoko-Iki.

Being also portions of Lots 14 and 16 of Keonepoko Homesteads.

Beginning at the northwest corner of this parcel of land, the south  
corner of Grant S-13,450 to Kumaichi Kawazoe and on the northeast side of Keaau-  
Pahoa Road, Federal Aid Secondary Project No. S-0130(8), the coordinates of said point  
of beginning referred to Government Survey Triangulation Station "PAHOA" being  
2694.95 feet North and 801.31 feet West, thence running by azimuths measured  
clockwise from True South:-

1. 238° 50' 713.44 feet along Grant S-13,450 to Kumaichi Kawazoe;
2. 328° 50' 1200.00 feet along Grant S-15,858 to Department of  
Hawaiian Home Lands and Lots 22 and 21 of  
Pahoa Agricultural Park, Phase II, File  
Plan 1714;

**EXHIBIT "A"**

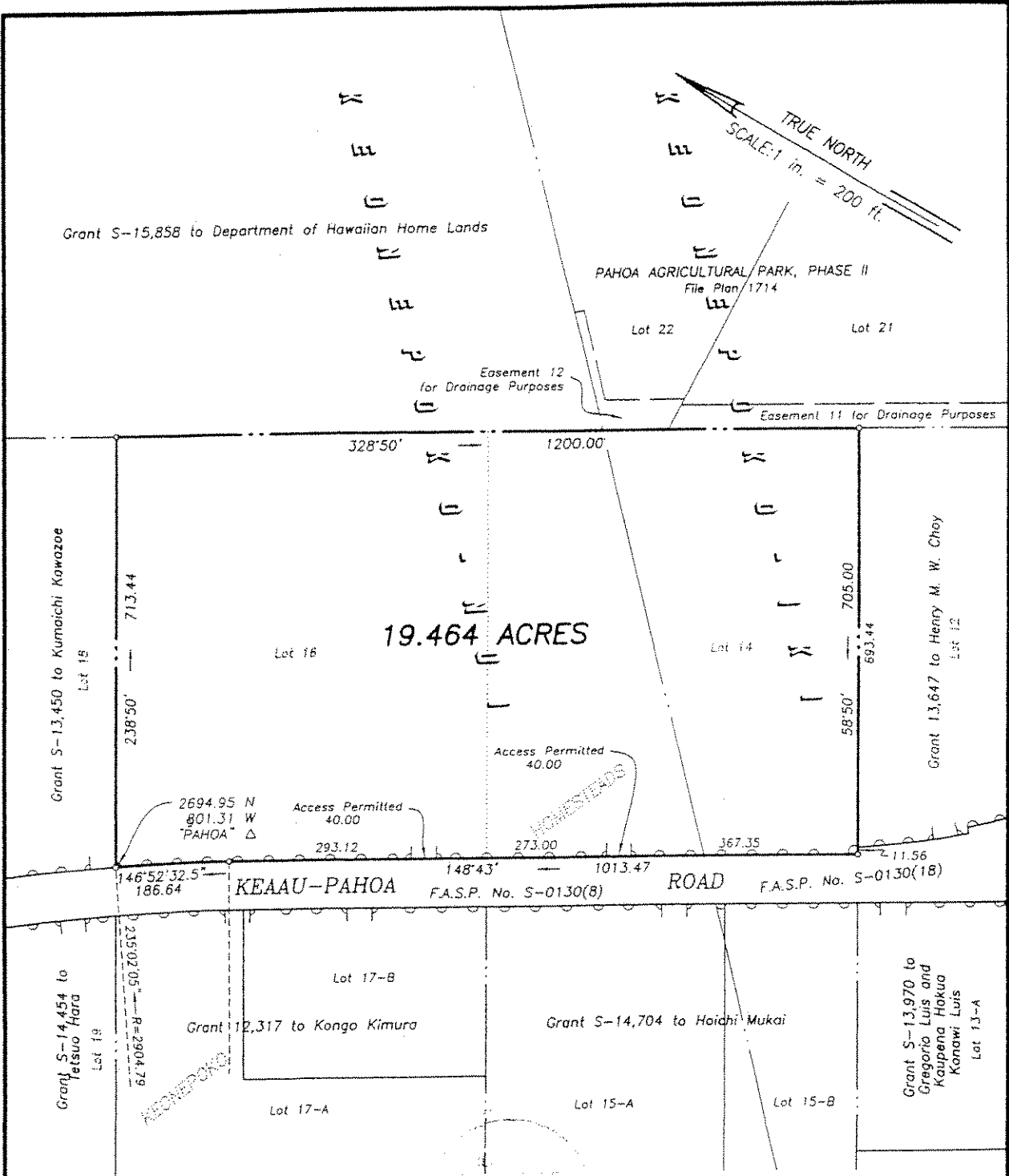
3. 58° 50' 693.44 feet along Grant 13,647 to Henry M. W. Choy;
4. 58° 50' 11.56 feet along a jog on the northeast side of  
Keaau-Pahoa Road, F.A.S.P. No. S-0130(18);
5. 148° 43' 367.35 feet along the northeast side of Keaau-Pahoa Road,  
F.A.S.P. Nos. S-0130(18) and S-0130(8);
6. 148° 43' 40.00 feet along the northeast side of Keaau-Pahoa  
Road, F.A.S.P. No. S-0130(8);
7. 148° 43' 273.00 feet along the northeast side of Keaau-Pahoa  
Road, F.A.S.P. No. S-0130(8);
8. 148° 43' 40.00 feet along the northeast side of Keaau-Pahoa  
Road, F.A.S.P. No. S-0130(8);
9. 148° 43' 293.12 feet along the northeast side of Keaau-Pahoa  
Road, F.A.S.P. No. S-0130(8);
10. Thence along the northeast side of Keaau-Pahoa Road, F.A.S.P. No. S-0130(8) on  
a curve to the left with a radius of  
2904.79 feet, the chord azimuth and  
distance being:  
146° 52' 32.5" 186.64 feet  
to the point of beginning and containing  
an AREA OF 19.464 ACRES.

Vehicle access shall not be permitted into and from Keaau-Pahoa Road, F.A.S. P. Nos. S-0130(8) and S-0130(18) over and across Courses 4, 5, 7, 9 and 10 of the above-described parcel of land.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Glenn Kodani  
Glenn J. Kodani  
Land Surveyor gm

Compiled from map and desc.  
furn. by County of Hawaii.  
Said map and description have been  
examined and checked as to form and  
mathematical correctness but not on the  
ground by the Survey Division.



REDUCED NOT TO SCALE

EXHIBIT "B"

**PUBLIC SAFETY  
AND RECREATIONAL PURPOSES SITE**

Keonepoko-Nui and Keonepoko-Iki, Puna, Island of Hawaii, Hawaii

Scale: 1 inch = 200 feet

Job H-245(04)  
C. BK.

denotes no vehicle access permitted  
 denotes access permitted

TAX MAP 1-5-07

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

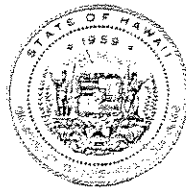
C.S.F. NO. \* 23,847

JGL August 25, 2004

**APPENDIX B – REPRODUCTION OF COMMENTS MADE DURING THE PRE-ASSESSMENT CONSULTATION PERIOD**

1. State of Hawaii, Department of Land and Natural Resources, Division of Forestry and Wildlife, October 27, 2004.
2. State of Hawaii, Department of Health, District Environmental Health Program Chief, October 29, 2004.
3. County of Hawaii, Police Department, October 23, 2004.
4. County of Hawaii, Department of Water Supply, November 15, 2004.
5. County of Hawaii, Department of Public Works, Engineering Division, November 22, 2004
6. County of Hawaii, Department of Environmental Management, November 23, 2004.
7. County of Hawaii, Planning Department, November 9, 2004.
8. County of Hawaii, Hawaii County Council, Gary S. Safarik, Chairman, December 7, 2004
9. Malama O Puna, Renè Siracusa, President, December 1, 2004

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE

1151 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

October 27, 2004

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DAN DAVIDSON  
DEPUTY DIRECTOR FOR LAND

YVONNE Y. IZLI  
DEPUTY DIRECTOR FOR  
THE COMMISSION ON  
WATER RESOURCE MANAGEMENT

BOATING RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAPOLA'ONE ISLAND RESERVE  
COMMISSION  
LAND MANAGEMENT  
STATE PARKS

Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

Subject: Pre-Environmental Assessment Consultation, County of Hawaii: Public Safety  
and Recreational Purposes TMK: (3) 1-5-7: 17 Keonepoko-Nui and Keonepoko-  
Iki, Puna, Hawaii

DOFAW has reviewed your information dated October 22, 2004, regarding the potential impacts your project may have on our management programs and endangered species in particular. We have no objections to your project and we will not need to be consulted further on your project. Thank you for the opportunity to comment on your project.

Sincerely yours,

Paul J. Conry  
Administrator

LINDA LINGLE  
GOVERNOR



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

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 916  
HILO, HAWAII 96721-0916

October 29, 2004

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

Subject: Pre-Environmental Assessment Consultation  
County of Hawaii: Public Safety and Recreational Purposes  
Tax Map Key: (3) 1-5-7:17  
Keonepoko-Nui and Keonepoko-Iki, Puna, Hawaii

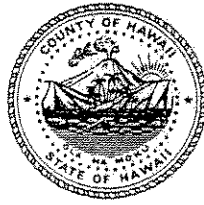
The Health Department found no environmental health concerns with regulatory implications in the submittals. No additional notification or consultation is requested.

Sincerely,

---

AARON A. UENO  
District Environmental Health  
Program Chief, Hawaii District

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) 961-8869

October 28, 2004

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION  
COUNTY OF HAWAII: PUBLIC SAFETY AND RECREATIONAL  
PURPOSES; TAX MAP KEY (3) 1-5-7:17 KEONEPOKO-NUI AND  
KEONEPOKO-IKI, PUNA, HAWAII

Staff has reviewed the above-referenced project and has no comments or objections to offer at this time. However, please keep us informed of any future notifications and/or consultations.

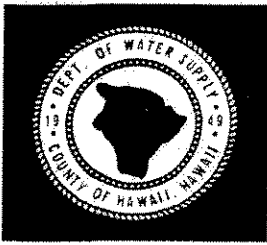
Thank you for the opportunity to comment.

Sincerely,

HARRY S. KUBOJIRI  
DEPUTY POLICE CHIEF  
ACTING POLICE CHIEF

DDP/lli





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720

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

November 15, 2004

Mr. Brian T. Nishimura  
101 Aupuni Street, Suite 217  
Hilo, HI 96720-4221

**PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION  
COUNTY OF HAWAII: PUBLIC SAFETY AND RECREATIONAL PURPOSES  
TAX MAP KEY 1-5-007:017**

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

Please be informed that the aforementioned parcel has a service lateral for a 1½-inch meter with 5 equivalent units of water or an average of 2,000 gallons per day. Prior to the reinstallation of the meter, a backflow preventer shall be installed and approved by the Department.

The current water availability for the Pahoa area, which is subject to change, is that water is available up to 7 units per existing zoned lots of record. The Department will require water use calculations to determine if water is adequately available for the proposed uses.

Should there be any questions, please contact Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070, extension 252.

Sincerely yours,

Milton D. Pavao, P.E.  
Manager

SHK:sco

*... Water brings progress...*

Harry Kim  
Mayor



Bruce C. Mc  
Director

Ronald K. Taka  
Deputy Director

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

November 22, 2004

Brian T. Nishimura, Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

**SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION**  
County of Hawaii: Public Safety and Recreational Purposes  
Keonepoko-Nui and Keonepoko-Iki, Puna, Hawaii  
TMK: 1-5-07: 017

We have reviewed the subject project as described in your letter dated October 22, 2004 and have the following comments.

All development-generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works.

The subject parcel is in an area that is not mapped by the Federal Emergency Management Agency (FEMA) and is designated as Zone X - an area determined to be outside the 500-year floodplain (may include areas with unknown flood hazards).

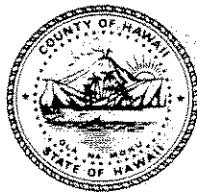
All earthwork activity, including grading and grubbing, shall conform to Chapter 10, Erosion and Sedimentation Control, of the Hawaii County Code.

Questions may be referred to Mr. Kelly Gomes of the Engineering Division at 961-8327.

*Kelly Gomes*  
for GALEN M. KUBA, Division Chief  
Engineering Division

KG

Harry Kim  
Mayor



Barbara Bell  
Director

Nelson Ho  
Deputy Director

## County of Hawaii

### DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252  
(808) 961-8083 • Fax (808) 961-8086

November 23, 2004

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, HI 96720-4221

Re: Pre-Environmental Assessment Consultation  
County of Hawai'i: Public Safety and Recreational Purposes  
TMK: (3) 1-5-7:17 Keonepoko-Nui and Keonepoko-Iki, Puna, Hawai'i

We have reviewed your letter of October 22, 2004 and have no comments to offer.

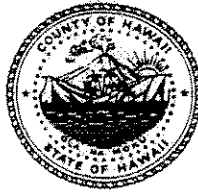
Thank you for the opportunity to review the Pre-Environmental Assessment.

  
\_\_\_\_\_  
for Barbara Bell  
DIRECTOR

cc: SWD

6360

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

November 9, 2004

Mr. Brian T. Nishimura  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

**SUBJECT: Pre-Draft Environmental Assessment Comments  
Propose Public Safety and Recreational Uses in the State Land Use  
Agricultural District  
Keonepoko-Nui and Keonepoko-Iki, Puna, Island and County of Hawaii  
Tax Map Key: (3) 1-5-007:017**

---

We are in receipt of your letter, dated October 22 2004, requesting our comments on the Environmental Assessment (EA) being prepared for the proposed use of the lands acquired by the County of Hawaii through Governor's Executive Order No 4073.

We understand the County of Hawaii intends to construct a new fire station on the subject property. Additional future uses include the location of a police substation and recreational facilities on the site. The County of Hawaii of Hawaii intends to seek a Special Permit for the proposed uses in the State Land Use (SLU) Agricultural district that are not included in §205-4.5(a), Hawaii Revised Statutes.

The subject 19.464-acre parcel is zoned Agricultural (A-1a) by the County of Hawaii and is situated in the SLU Agricultural district. The Land Use Pattern Allocation Guide (LUPAG) map of the General Plan (GP) designates this general area for Urban Expansion.

While the approval of a Special Permit to allow for the construction of a fire station, police substation and is one possible permitting strategy, the EA should also discuss the option of amending the SLU district boundary and the County of Hawaii zoning regarding future uses.

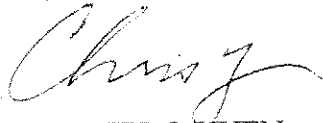
*Hawai'i County is an equal opportunity provider and employer*

Brian T. Nishimura  
Page 2  
November 9, 2004

We note that the subject property is in very close proximity to the intersection of Pahoa Village Road, Pahoa By-pass Road (Hwy. 130) and Kahakai Blvd. With the anticipated increase in vehicular traffic likely to result from the new commercial development on TMK 1-5-07:080 and the potential commercial development of TMK 1-5-07:020, we suggest the EA should include a detailed discussion on the improvements that may be required to ensure the safe access and egress to the project site. This discussion might also include the possible option of acquiring access to Auina Street east of the project site as an alternate point of access and egress, particularly for the future recreational uses.

Thank you for the opportunity to comment on the proposed project. We look forward to commenting on the Draft EA upon its publication. Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,

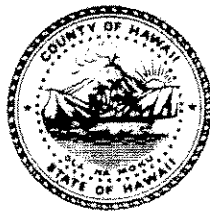


CHRISTOPHER J. YUEN  
Planning Director

LMB:cd  
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xc: DPW  
State of Hawaii – DOT  
Fire Dept.  
Police Dept.  
P&R

GARY S. SAFARIK  
*Chairman & Presiding Officer*



Phone: (808) 961-8267  
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Email: gsafarik@interpac.net

*County of Hawai'i  
Hawai'i County Building  
25 Aupuni Street  
Hilo, Hawai'i 96720*

December 7, 2004

Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawai'i 96720

Re: Pre-Environmental Assessment Consultation  
County of Hawai'i  
Public Safety and Recreational Purposes  
Tax Map Key (3) 1-5-7: 17 Keonepoko-Nui and Keonepoko-Iki, Puna, Hawai'i

Dear Mr. Nishimura,

Thank you for your letter dated November 23, 2004, inviting comments prior to preparation of a Draft Environmental Assessment (EA) for the Pahoa Fire Station, a Police Substation and recreational facilities to be located on 19.5 acres of state land obtained by the County of Hawai'i through the Governor's Executive Order No. 4073.

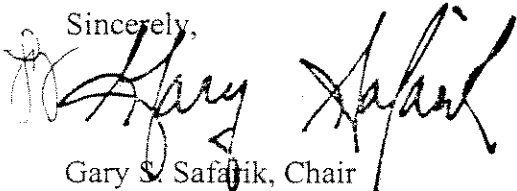
This property is located near the intersection of the Pahoa By-Pass Road and the Pahoa Village Road. With direct access to the main Keaau-Pahoa Highway, the response time for these emergency services will be enhanced significantly, given the dramatic increase in traffic along the Pahoa Village Road where the Fire Station and Police Substation are currently located. The current Fire and Police facilities could then be upgraded and utilized for other community needs such as a health center and public library.

One of the important needs of the Pahoa community is a new County gym for the general public. This rapidly growing community has been under-served in several areas, including recreational activities, and a new County gym would allow the Pahoa High School gym to be used exclusively for the Pahoa school complex-related activities.

The Pahoia community is also looking at various options for utilizing the 56-acre parcel located near the current Fire and Police facilities, which is owned by the County of Hawai'i, and this and other planning options, such as the creation of a landscaped promenade along Pahoia Village Road, are now possible with the relocation of these facilities which would no longer require emergency vehicle egress along Pahoia Village Road.

In sum, I fully support the ongoing efforts to construct these new facilities for our Puna community. Thank you again for the opportunity to comment and I look forward to further public discussion as the plans move to the County Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Safarik". The signature is written in a cursive style with a large initial "G".

Gary S. Safarik, Chair  
Hawai'i County Council

**Malama O Puna**  
**P. O. Box 1520**  
**Pahoa, Hawai 'i 96778**  
**(808) 954-9254 \* [www.malamaopuna.org](http://www.malamaopuna.org)**

*Preserving Hawai 'i's precious natural heritage*

December 1, 2004

Brian T. Nishimura, Planning Consultant  
101 Aupuni St., Suite 217  
Hilo, Hawai 'i 96720

RE: PEA Consultation: TMK (3) 1-5-7: 17

Dear Mr. Nishimura:

Thank you for adding Malama O Puna to your consultation list. I am replying as President of Malama O Puna, and not in my capacity as the Planning Commissioner representing Puna.

My organization has been looking forward to this project for several years. From strictly a health and public safety standpoint, giving Fire and Police direct access to the highway will hasten emergency response time, as traffic within Pahoa Village itself has increased dramatically within the last few years (and I have seen some drivers either not pull over and yield right-of-way to the fire engine or ambulance, or just stop, clueless, in the middle of the street).

The parcels in question are devoid of rare/endangered biota or archaeological sites. At present, they are an eyesore. We would be interested to see a landscaping plan for this project – one which would not hamper either Fire or Police in their activities. It is obvious that a highway venue would be extremely visible to residents and tourists alike, and we would like the parcels to be professionally landscaped. Since the Pahoa sign triangle designed by David Tamura is across the street, we suggest that the landscaping of these parcels be in harmony with that design, to avoid visual conflict.

Some positive spinoffs that we can foresee as a result of the relocation of Fire and Police services, is that their present locations could be given over to other uses which our community needs. For example, the location of the police sub-station, diagonally across from the Pahoa Family Health Center, is the perfect site for a needed Kidney Dialysis Center, and has sufficient parking. The present Fire House could house a new public library (the State System plans to phase out the public part of the library on the high school campus, leaving only the school library there, so the Friends of Pahoa Library have been looking for a new site).

Other benefits of this project would be that Pahoa Village Road could be closed from time to time for special events such as block parties and street fairs. At present, only two short blocks can be closed, in order to allow emergency vehicles egress from



town. Therefore only the businesses in the old (wooden boardwalk) part of town currently benefit from these events. The ability to close off more of the street would benefit more merchants. There have also been community discussions in the past in support of closing off Pahoa Village Road entirely (except for certain early morning hours for delivery trucks) and creating a landscaped walking promenade, with free shuttles, such as electric golf carts, to take people to and from their cars at either end of town. The major obstacle to this dream has always been the need to get Fire/Police/Ambulance services out to the highway quickly. This project will enable the community to revisit this dream and work on turning it into a reality.

Although your letter didn't state it specifically, I assume that the "recreational facilities" referred to would be a new County gym for the use of the general public, which would then reserve the present gym for the use of the Pahoa school complex. This is another much needed project, especially because recreational (and other) level of service has not been keeping pace with our rapidly growing population.

I will be pleased to attend the public meeting on December 7<sup>th</sup>. Your letter did not mention a time. Once that is determined, please do NOT depend on a notice in the newspaper to get the word out, because if you do you will be lucky to get 6 people there. As someone who has organized many community events, please accept a friendly suggestion: make flyers on brightly colored paper and post them all over town. Thank you for seeking input.

Sincerely,  
René Siracusa  
President, Malama O Puna  
Co-Chair, Pahoa Weed and Seed Strategy Committee

**APPENDIX C – PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

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### APPENDIX A / FIGURES

- 1 Location Map
- 2 TMK Map
- 3A-3D Site Photographs

### APPENDIX B

EMSL Analytical, Inc. Asbestos Analysis of Bulk Materials via  
EPA 600/R-93/116 Method using Polarized Light Microscopy

### APPENDIX C

EDR Environmental Data Resources, Inc. Radius Map with GeoCheck,  
Keonepoko Homesteads, Parcel 17

**Keonepoko Homesteads**  
**TMK: (3<sup>rd</sup>) 1-5-07: 17**  
**Phase 1 Environmental Site Assessment**

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**I. INTRODUCTION and PURPOSE**

This Phase 1 Environmental Site Assessment (ESA) of the State of Hawaii Keonepoko Homesteads, Parcel 17, is prepared at the request of Brian T. Nishimura, Planning Consultant ("Client"), 101 Aupuni Street, Suite 217, Hilo, Hawaii 96720.

The purpose of this Phase 1 ESA is to provide an evaluation of the potential presence of hazardous materials, contaminants, toxic chemicals and gases, and radioactive substances on or beneath property identified as the 19.464-Acre Keonepoko Homesteads, Parcel 17 property ("property", "subject property", "study area"). The property occupies a land parcel identified as TMK: (3) 1-5-07: 17, situated within the Keonepoko Nui and Keonepoko Iki land divisions, District of Puna, Island and County of Hawaii (Appendix A, Figures 1 and 2).

**1.1 Scope of Work and Methodology**

The scope of this assessment, as outlined in our written agreement with the Client, dated September 28, 2004, includes the following work tasks:

1. Conduct a historic site evaluation
2. Review past environmental investigations/assessments, if available
3. Conduct interviews with parties with past and present ownership interest
4. Conduct a physical site inspection
5. Prepare a written report on the assessment findings

The Phase 1 ESA will determine if any hazardous materials and/or conditions exist on the property and will make appropriate recommendations. The study will be in accordance with standards described in ASTM E 1527-00.

Ms. Yukie Ohashi, Certified Environmental Inspector, conducted a physical site inspection on November 4, 5, 26, 2004. On November 4, 2004, the State file for the lease (General Lease No. S-3949) was reviewed and a brief interview was conducted with Mr. Harry Yada, Hawaii Land Agent, of the State of Hawaii Department of Land and Natural Resources, Division of Land Management, owner of the property. On November 18<sup>th</sup>, Mr. Alan Kuwahara, President of Hawaiian Greenhouse, Inc. and former lessee (1966-1994) of the property, was interviewed. Alan Kuwahara is the son of James and Doris Kuwahara, the original lessees and operators of Hawaiian Greenhouse, Inc. On November 24, 2004, a telephone interview was conducted with Mr. Kanani Brown, Big Island Floral, Inc., former lessee (1994-1999) of the property. On November 30, 2004, Ms. Elizabeth Leopoldino of Leo's Recycle, Inc. was interviewed regarding clearing activities in 2002. Telephone calls to attempt an interview C&H Ishii General Contractor, a second contractor involved in clearing activities, were not returned.

## 1.2 Background Information

The study area of 19.464 acres (or approximately 20 acres) consists of former agricultural land. The State of Hawaii has historically owned this property to the present. Prior to 1966 the land was in its natural forested condition. With the issuance of a general lease to Hawaiian Greenhouse, Inc. in 1966 for agricultural purposes, the property was cleared and graded for anthurium and cut foliage farming and was actively farmed from 1966 until 1999. The State lease was re-assigned to Big Island Floral, Inc. in 1994 but terminated on December 31, 1999. In 2001 and 2002, at the direction and under contract of the State DLNR, most of the improvements, including saran shade cloth greenhouses, irrigation lines, and debris (eg., construction debris, tires, wood, bamboo) were removed by local contractors. Remaining structures include two warehouses and a greenhouse; all structures are in disrepair.

## II. FINDINGS

A summary of our findings is presented below. Graphic figures are appended to this report in Appendix A, these include maps and site photographs. The photographs represent the condition of the property on November 4<sup>th</sup>, 5<sup>th</sup>, 26<sup>th</sup>, 2004, or as otherwise noted.

### 2.1 Location and Surrounding Uses

The subject property is comprised of TMK: (3) 1-5-07: 17 and its total acreage of 19.464 acres is within the Keonepoko Homesteads in the Keonepoko Nui and Keonepoko Iki land divisions, District of Puna, Island, County, and State of Hawaii. The property is accessed from a driveway at Pahoa Road (Route 130) and is located at the following address: 15-2615 Pahoa Road, Pahoa, Hawaii 96778.

The subject property is located at the northwestern end of Pahoa Town and bordered by Pahoa Road to the west. Residential lots are located to the west of Pahoa Road, and to the north and south. The lot adjacent to the south boundary (Parcel 19) is also established as an anthurium farm. To the east is vacant State of Hawaii-owned land.

The surrounding land uses are characterized as residential and agricultural (i.e., anthurium and tropical floral farms) and the nearest urban area is the town of Pahoa located less than a mile to the southeast. The old Pahoa Air Strip is located about a mile northwest of the subject property. The subject property is located approximately 10 miles inland of Cape Kumukahi, the eastern tip of the island of Hawaii.

A Formerly Used Defense Site (FUDS), used by the Navy as a bombing range for a period of 1 to 2 years (from circa 1945 and 1946 or 1947) is believed to be located a few miles to the north of the subject property (A. Kuwahara, personal communication) and has been documented on Corps of Engineers maps.<sup>1</sup> The former activities on the FUDS property has had no effect on the subject property due to the distance separation from the subject property.

### 2.2 Physical Characteristics of the Subject Property

The property is characterized as disturbed open agricultural land with herbaceous and woody vegetation. A row of ohia trees (*Metrosideros polymorpha*), remnant from the original ungraded condition is present near the south boundary. This strip of land was left ungraded because of a naturally occurring subterranean lava tube (Alan Kuwahara, personal communication). The elevation range of the property is approximately 500 ft – 700 ft above mean sea level (amsl). Built structures include dirt roads (now obscured by vegetation), and abandoned structures formerly used as warehouses and for equipment and chemical storage. There is one remaining shade cloth greenhouse. All structures are in disrepair.

The original soil type as mapped by the United States Department of Agriculture Soil Conservation Service (now, Natural Resources Conservation Service) is characterized as Lava flows, pahoehoe (rLW), which has been mapped as a miscellaneous land type. This lava has a

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<sup>1</sup> Environment Hawaii, Volume 3, Number 2, August 1992.

billowy, glassy surface that is relatively smooth. In some areas, however, the surface is rough and broken, and there are hummocks and pressure domes.<sup>2</sup> Soil types in Hawaii are not known to generate radon and other toxic gasses.

Pahoehoe lava has no soil covering and is typically bare of vegetation except for mosses and lichens. The vegetation on the surrounding properties consist of scattered ohia trees which have gained a foothold in cracks and crevices. The remnant ohia trees on the property evidences the character of the property prior to the farming activities which commenced in 1966.

The annual rainfall for the area is approximately 160 inches.<sup>3</sup> This section of the Puna District is exposed to the northeast trade winds which prevail for most of the year.

There are no natural drainages on the property; surface water from rainfall percolates into the ground or sheet flows to low ling areas. No flooding has been observed during the period of active farming (A. Kuwahara, K. Brown, personal communications). A drainage easement (Easement 11 for Drainage Purposes) located at the southeastern boundary on adjacent State-owned land was constructed in association with highway construction, however, flooding has not been observed during the period of active farming (A. Kuwahara, K. Brown, personal communication). On the dates of the site inspection no debris which might be associated with drainage was found on the property. There are no hazardous/toxic waste generators in the surrounding area that could discharge contaminants onto the property, and the lack of any defined drainage from offsite, excludes any past potential for contamination from off site sources.

The property is secured with a locked gate at Pahoia Road and by landscaping along the remaining roadside boundary. When the property was actively farmed from 1966 to 1999, and from 1999 to the present, access from Pahoia Road has been secured. There are no public access easements onto the property. On the dates of the site inspection, the property was free of litter and debris.

### **2.3 Land Uses on the Property**

The State of Hawaii has owned the subject property and adjacent parcels at Keonepoko Nui and Keonepoko Iki. Prior to farming activities which began in 1966, the soils on the subject property consisted of pahoehoe lava land and the dominant vegetation was ohia trees. Preparation for farming required grading and construction of farm structures, including warehouses and greenhouses. Greenhouses of saran shade cloth covered elevated planting beds and ground planting beds. County water was provided from Pahoia Road. Farming operations ceased at the end of 1999. Clean-up of the property and removal of most farm structures occurred in 2001 and 2002, and, presently, the property is generally vacant, except for 2 warehouses and one greenhouse structure.

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<sup>2</sup> Soil Conservation Survey, Soil Survey of Island of Hawaii, State of Hawaii, North Pahoia Quadrangle, [www.ctahr.hawaii.edu/soilsurvey/soils.htm](http://www.ctahr.hawaii.edu/soilsurvey/soils.htm)

<sup>3</sup> Atlas of Hawaii, Third Edition, page 57.

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During the 30+ years of active anthurium and foliage farming the following have had potential to generate hazardous conditions:

- UST – A 1,000 gallon underground storage fuel tank (UST) for diesel was installed by Hawaiian Greenhouse, Inc. and used in place from approximately 1970 to 1980. The location was in front of the warehouse/packing plant building (Figure 3A, Photo C). About 1980, after a malfunction in the pump, it was removed and relocated approximately 40 ft. to the south and erected as an elevated aboveground tank (AST). At the time of the removal, the pit was kept open and the soil was examined for any contamination. No contamination was detected, and the pit was then filled. (This information was provided by A. Kuwahara, personal communication).
- ASTs Fuel tanks – A concrete pad supported by a rock wall (Figure 3C, Photos M, N) formed the base for a low tower to support two 1,000-gallon ASTs for gasoline and diesel fuel. The tanks were in place from 1980 to 1999, and fueled by Akana Petroleum and other vendors, on an as needed basis. No known leaks or spills occurred during the time of operation by Hawaiian Greenhouse, Inc. and Big Island Floral, Inc. (A. Kuwahara, K. Brown, personal communications). The tanks were sold in 1999 (K. Brown, personal communication).
- Warehouse/Packing Plant – An approximately 60 ft x 80 ft steel warehouse (constructed in the late 1960's-early 1970's) served as office space and packing plant (Figure 3A, Photos C-F; Figure 3B, Photos G-L). Ceiling insulation, tile, and ceiling boards were tested for asbestos. Result indicate no asbestos detected (Appendix B, EMSL Analytical, Inc.<sup>4</sup>).
- Farm chemical storage – Farm chemicals were stored on shelves in a covered warehouse (Figure 3C, Photos O, P). Farm chemicals (herbicides, pesticides, fungicides, fertilizers) were stored on shelves and no know spills occurred over active farming years (A. Kuwahara, K. Brown, personal communications) and labels with skull/crossbones were under lock and key (K. Brown, personal communication).
- Chemical usage – Applications of herbicides, pesticides, fungicides, and fertilizers were as directed on the labels. No chemicals with arsenic were believed to be used (A. Kuwahara, personal communication).

Active farming was terminated at the end of 1999. Big Island Floral, Inc. sold off parts of various structures (K. Brown, personal communication). Remaining debris was subject to clean up actions which occurred in 2002 at the direction of DLNR. According to DLNR's file for General Lease No. S-3949 to Big Island Floral, Inc., during March 2002, C&H Ishii General Contracting, Inc., under contract to DLNR, removed shade house materials including saran shade cloth, all pipe and cable material, all irrigation pipe fittings, wood benches and supports, pots, trays, and other planting materials. In addition, C&H Ishii General Contractor, Inc. cleaned the

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<sup>4</sup> EMSL Analytical, Inc., Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy.



area around two warehouses of any wood, bamboo, metal, and other material not part of the warehouse structure.<sup>5</sup> Attempts to verify the cleanup content were made with C&H Ishii General Contractor, Inc., but telephone calls were not returned. During June 2002, Leo's Recycle, Inc. under contract to DLNR, removed and disposed of tires abandoned on the subject property under General Lease No. S-3949 to Big Island Floral, Inc. (according to the DLNR File, and E. Leopoldino, personal communication).

## 2.4 Site Description and Inspection

Maps depicting site location and property ownership are shown in Appendix A, Figures 1 and 2, and site photographs are shown in Figures 3A – 3D.

The property was inspected for suspicious stains, concrete etching, the presence of drums or containers of unidentified materials, appearance of foundation remnants of any previous structures, potential asbestos-containing material in any structures, electrical transformers, if any, underground tanks, piping, sumps, or other types of impoundment structures, aboveground tanks, and the apparent direction of storm water run-off from the property and adjacent parcels.

### General Observations of the Site

The site inspection focused on whether hazardous/toxic materials or conditions may be present on/at the site.

- *Character of the property.* Much of the 20-acre property is characterized as vacant farm land and is dominated by herbaceous and woody introduced species, a row of ohia trees, with an ornamental landscape border along portions along the highway. On the dates of the inspection, the property was clean, and free of litter and debris. No evidences of unusual conditions which may have generated any hazardous or toxic conditions were found.
- *Electrical transformers.* Overhead electricity lines to the property are from Pahoa Road (opposite side). There are no electrical transformers on the property.
- *Drainage.* There are no onsite drainages. Adjacent to the property's southeast boundary is a drainage easement, however, there have not been any flooding occurrences on the subject property.
- *Warehouse/Packing Plant.* Materials, including ceiling insulation, floor tiles, and ceiling board, were tested for asbestos; results indicate that no asbestos detected.
- *UST/AST.* The formerly used tanks were not present on the property. The site inspection of the AST pad did not detect any areas of soil contamination. The former site of the UST is covered and compacted. A statement by Mr. Alan Kuwahara of the closure

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<sup>5</sup> General Lease No. S-3949.

procedure indicates that there was no soil contamination from the UST. Moreover, the reuse of the tank as an AST indicates that the tank was in good condition. From the interview with Mr. Kuwahara, there appears to be no cause to test soils at the UST location.

- *Collapsed shade cloth greenhouse.* The old and non-functional greenhouse does not pose any environmental risk, and is therefore, of no concern.

### III. REGULATORY AGENCY RECORDS

Environmental legislation, laws and regulations have been promulgated that govern hazardous and toxic wastes and materials, and the manufacture, generation, use, storage, release, and disposal of such materials. As a consequence of these laws and regulations, State and Federal agencies collect and disseminate information for use in evaluating recognized environmental conditions (RECs). As part of this study, a search of regulatory records was made through Environmental Data Resources, Inc. (EDR) for major federal, state, and local regulatory agency lists. The EDR analysis of the various databases is consistent with ASTM Standard Practice for Environmental Site Assessments, E 1527-00, which establishes search radii for the various programs. The Keonepoko Homesteads, Parcel 17 property and the surrounding area (the “study area”), is described in the EDR report dated November 17, 2004); the full report is included as Appendix C and is summarized in this section.<sup>6</sup>

#### 3.1 Federal ASTM Standards

**National Priorities List (NPL)** - The NPL is maintained by the United States Environmental Protection Agency (EPA) as a database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. To become a NPL site, a site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria jointly set by the United State Department of Health and Human Services and the EPA.

No NPL sites were identified by the EDR report (2004) within a 1-mile search radius of the study area.

**Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS) List** - The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release or threatened release of hazardous substances, pursuant to the Comprehensive Environmental Response, Compensation and Liability (Superfund) Act of 1980.

There are no CERCLIS sites within the 0.5 mile radius of the study area (EDR 2004).

**Resource Conservation and Recovery Act (RCRA) List** - The EPA RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment, or disposal of hazardous wastes.

RCRA Large Quantity Generators are facilities that generate at least 1,000 kilograms per month of non-acutely hazardous waste or 1 kilogram per month of acutely hazardous waste.

RCRA Small Quantity Generators are facilities that generate less than 1,000 kilograms per month of non-acutely hazardous waste.

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<sup>6</sup> EDR Environmental Data Resources, Inc. Radius Map with GeoCheck.

No properties within a 0.25-mile search radius (or adjoining properties) of the study area were identified by EDR (2004) as a RCRA Large or Small Quantity Generator treatment, storage, or disposal facility.

**RCRA Corrective Actions (CORRACTS)** - The EPA maintains a database of RCRA facilities that have conducted, or are currently conducting, a corrective action. A Corrective Action Order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No CORRACTS properties were identified within a 1-mile search radius of the study area (EDR 2004).

**Emergency Response Notification System (ERNS)**. The ERNS national database is a collection of information on reported releases of oil and hazardous substances into the environment. The ERNS database contains preliminary information on specific releases, including spill location, the substance released, and the responsible party.

The EDR report (2004) did not identify any ERNS sites on the subject property.

### 3.2 State ASTM Standards

**Solid Waste Land Fill (SWLF) List** - The State of Hawaii Department of Health Solid and Hazardous Waste Branch, maintains an inventory of active sanitary landfill and incinerator facilities.

There are no SWLF sites within a 0.5-mile radius of the study area.

**Leaking Underground Storage Tank (LUST) List** - The State of Hawaii Department of Health (DOH), Solid and Hazardous Waste Branch, maintains an inventory of leaking underground storage tanks (LUSTs).

There were no LUST sites within a 1-mile search radius (EDR 2004).

**Underground Storage Tank (UST) List** - The State of Hawaii Department of Health (DOH), Solid and Hazardous Waste Branch, maintains an inventory of registered underground fuel storage tanks (USTs).

EDR (2004) identified one registered USTs within 0.75 mile radius of the study area, an Aloha Petroleum station at 15-2660 Keaau-Pahoa Road in Pahoa to the south of the subject property.

**Spills.** EDR (2004) identified no Release Notifications.

**Public Water Systems (PWS).** EDR (2004) identified 4 wells ½ - 1 mile northwest of the subject property.

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3.3 **Federal ASTM Supplemental**

*FUDS (Formerly Used Defense Sites).* EDR researched locations of Formerly Used Defense Sites Properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

The EDR report (2004) did not identify any FUDS within one mile of the subject property.

3.4 **State or Local ASTM Supplemental**

EDR (2004) did not identify any Spills.

#### ***IV. INTERVIEWS***

Interviews were conducted with individuals to gather information regarding the exposure of the subject property to the effects or potential effects of hazardous materials. Those who were interviewed or provided support include the following individuals:

**Mr. Kanani Brown** was formerly, President of Big Island Floral, Inc.

**Mr. Alan Kuwahara** is President of Hawaiian Greenhouse, Inc.

**Ms. Elizabeth Leopoldino** is with Leo's Recycle, Inc.

**Mr. Harry Yada** is District Land Agent, State of Hawaii Department of Land and Natural Resources, Land Division.

**V. OPINIONS**

Based on visual onsite inspections and observations, reports and files analyzed and reviewed, asbestos test results, and information obtained through interviews, we find no evidence of hazardous or toxic conditions or contaminants, waste impoundments, contaminated soils, leaking or damaged aboveground fuel tanks, or polychlorinated biphenyls (PCBs) on the property. In addition no structures containing asbestos are present on the study area.

Based on our analysis of the historical record, personal interviews, and the field inspection, it is our opinion that no further property assessments are necessary.

***VI. CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS***

A “Certification and Statement of Limiting Conditions” is attached following this page.





**Environmental Assessment Association**  
**CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS**

**Certification:** The Environmental Inspector certifies to the Buyer, Seller and/or lender in a transaction as named in the inspection report "Principal Parties"; and the Inspector and the Principal Parties agree that:

1. The Environmental Inspector has no present or contemplated future (a) partnership with Principal Parties nor (b) an interest in the property inspected which could adversely affect the Inspector's ability to perform an objective inspection; and neither the employment of the inspector to conduct the inspection, nor the compensation for it, is contingent on the results of the inspection.
2. The Environmental Inspector has no personal interest in or bias with respect to the subject matter of the inspection report or any parties who may be part of a financial transaction involving the property. The conclusions and recommendations of the report are not based in whole or in part upon the race, color, creed, sex or national origin of any of the Principle Parties.
3. The Environmental Inspector has personally inspected the property, both inside and out and has made visual inspection of adjacent properties, to the extent possible by readily available access. The inspection does not include the removal of any soil, water or air samples, the moving of furniture or fixtures, or any type of inspection that would require extraordinary effort to access.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the inspection assignment or by the undersigned affecting the conclusions and recommendations contained in the report).
5. This Environmental Inspection report has been

made in conformity with and is subject to the requirements of the Code of Professional Ethics of the Environmental Assessment Association.

6. All opinions, conclusions and recommendations concerning the inspected property that are set forth in the inspection report were prepared by the Environmental Inspector whose signature appears on the report.

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

1. The Inspector assumes no responsibility for matters of a legal nature affecting the property inspected or the title thereto. The property is inspected assuming responsible ownership.
2. Any sketch appearing in or attached to the inspection report, or any statement of dimensions, capacities, quantities or distances, are approximate and are included to assist the reader in visualizing the property. The inspector has made no survey of the property.
3. The Inspector is not required to give testimony or appear in court because of having made the inspection with reference to the property in question, unless arrangements have been previously made therefor.
4. This report is not intended to have any direct effect on the value of the property inspected but simply to provide a visual Environmental Assessment solely for the benefit of the Principal Parties.
5. The Inspector assumes that there are no hidden, unapparent, or latent conditions or defects in or of the property, subsoil, or structures, other

than those noted on the inspection report or any addendum to the report which the Inspector has included. The Inspector assumes no responsibility for such conditions, or for the inspection, engineering or repair which might be required to discover or correct such factors.

6. Information, estimates and opinions furnished to the Inspector, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Inspector has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of such items.
7. The Inspection and Inspection Report are made by the Inspector solely for the benefit and personal use of the Principal Parties. Disclosure of the contents of the Inspection Report is

governed by the Bylaws and Regulations of the Environmental Assessment Association. No disclosure may be made of the Inspection Report without the prior written consent of the Inspector and the Inspector undertakes no responsibility for harm or damages to any party other than the Principle Parties.

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

Inspectors Name: Yukio Ohashi, CEI # 12135

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

**VII. REFERENCES**

EDR Environmental Data Resources, Inc. (November 17, 2004) The EDR Radius Map with GeoCheck, Keonepoko Homesteads, Parcel 17, 15-2615 Pahoia Road, Pahoia, HI 96778. Inquiry Number: 1309425.2s. Milford, Connecticut.

EMSL Analytical, Inc. (Report Date: November 14, 2004) Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy.

Environment Hawaii, Volume 3, Number 2, August 1992. "Use of Islands by Armed Forces Leaves Few Stones Unturned". Honolulu, Hawaii.

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Juvik, Sonia P. and James O. Juvik (eds.). (1998) *Atlas of Hawaii*. 3rd edition. Honolulu: University of Hawaii Press. Honolulu, Hawaii.

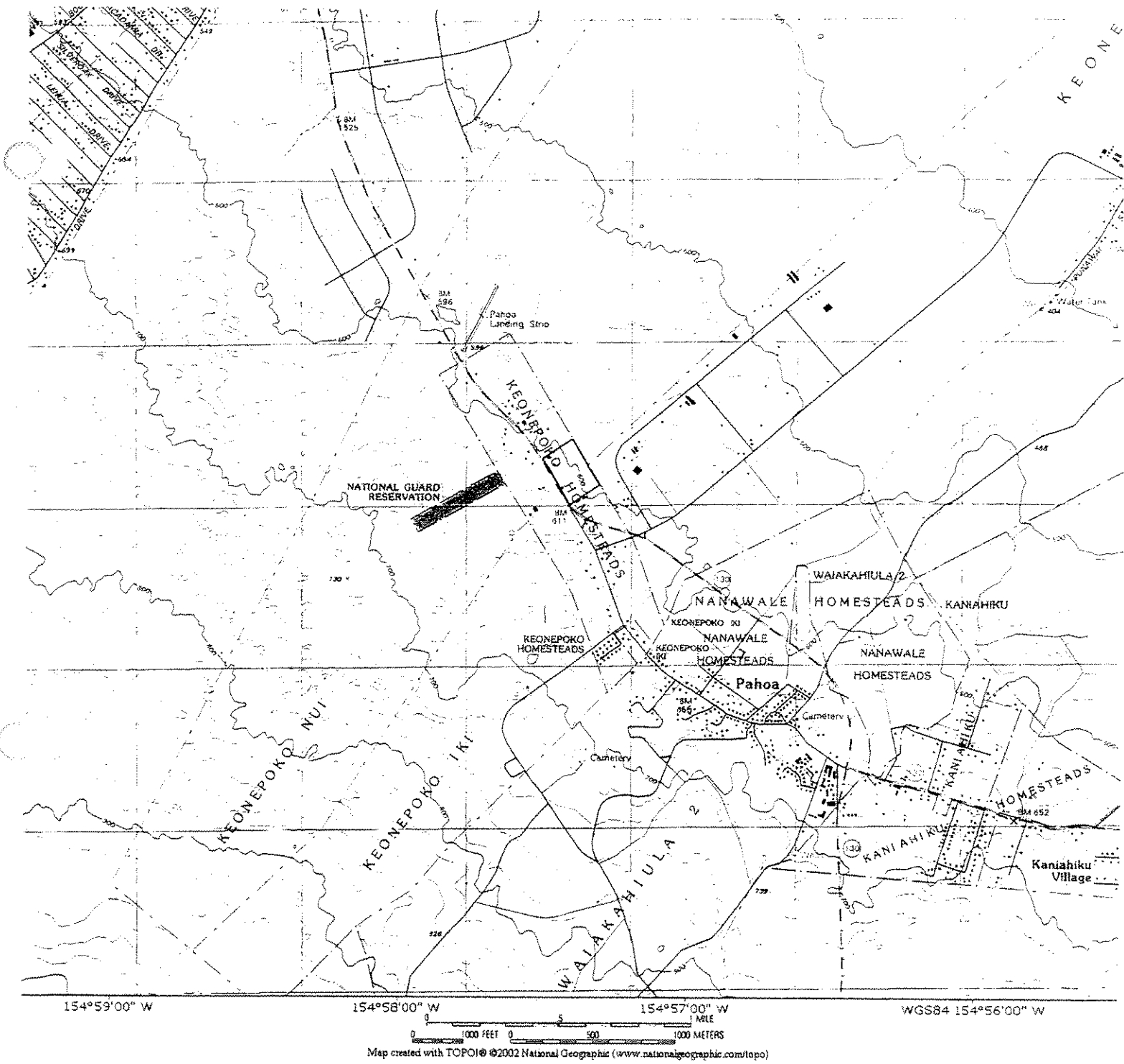
MacDonald, Gordon A., Agatin T. Abbott and Frank L. Peterson. (1983) *Volcanos in the Sea: The Geology of Hawaii*. 2<sup>nd</sup> edition. University of Hawaii Press. Honolulu, Hawaii.

Keonepoko Homesteads, Parcel 17


*APPENDIX A*

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Figures



**LEGEND**

 Project Site

**FIGURE 1**  
**Keonepoko Homesteads, Parcel 17**  
**LOCATION MAP**

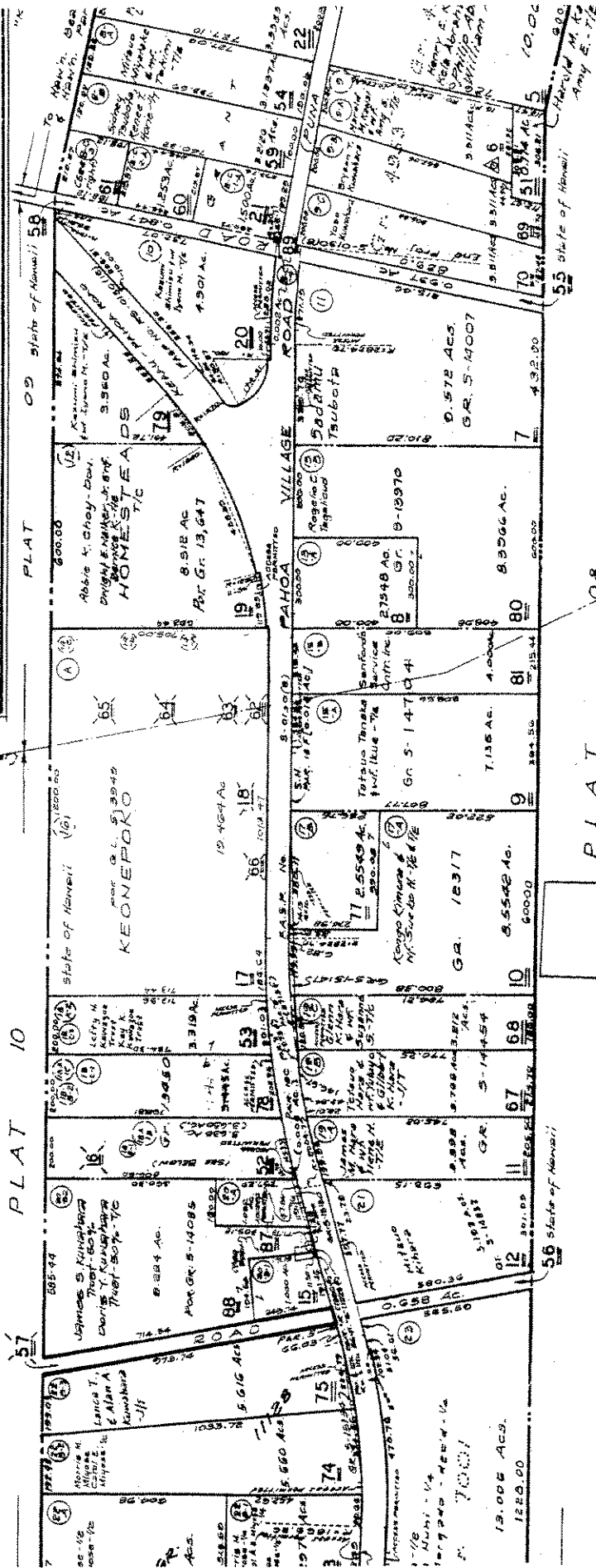
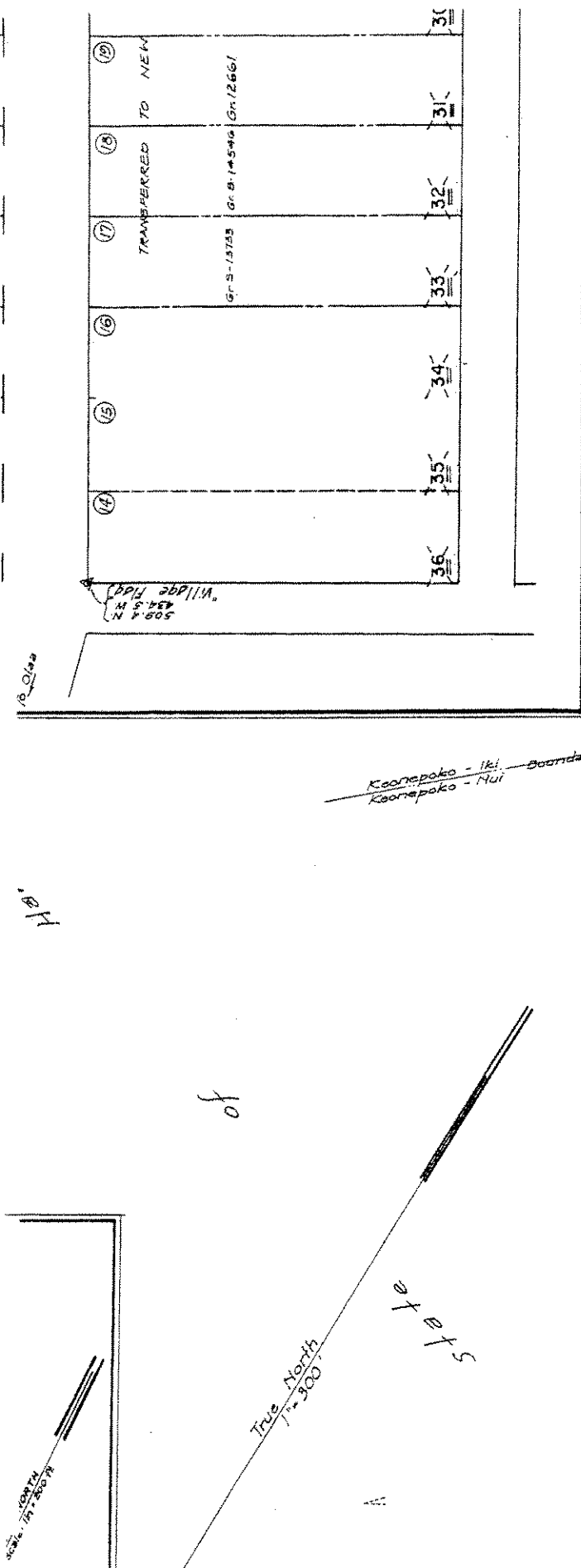
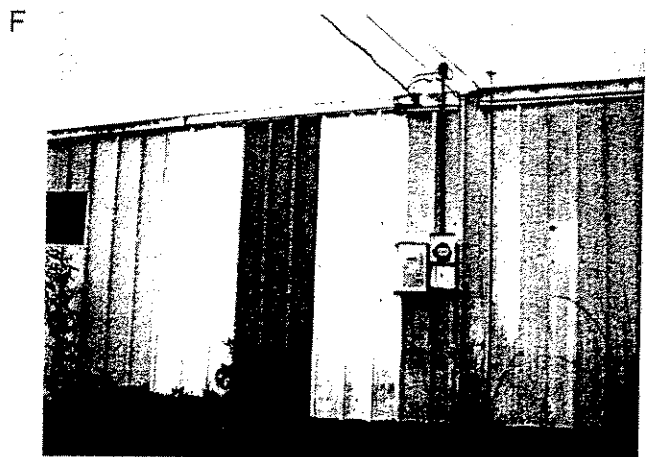
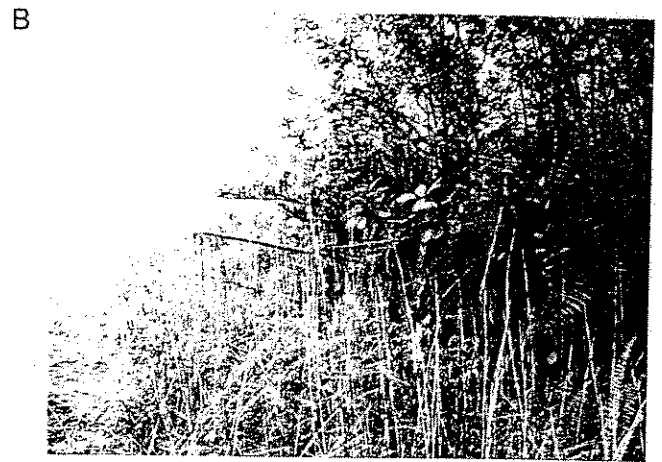


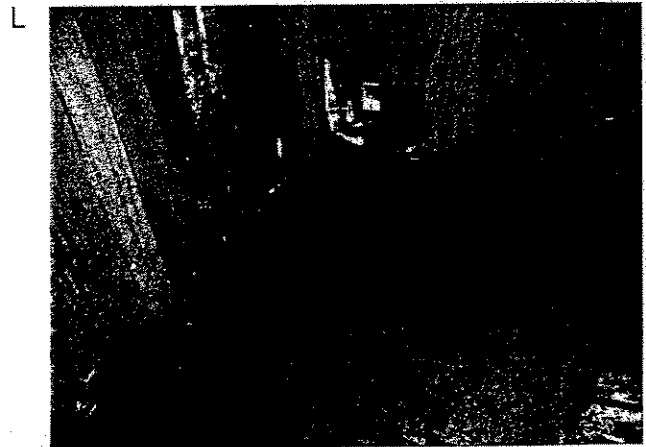
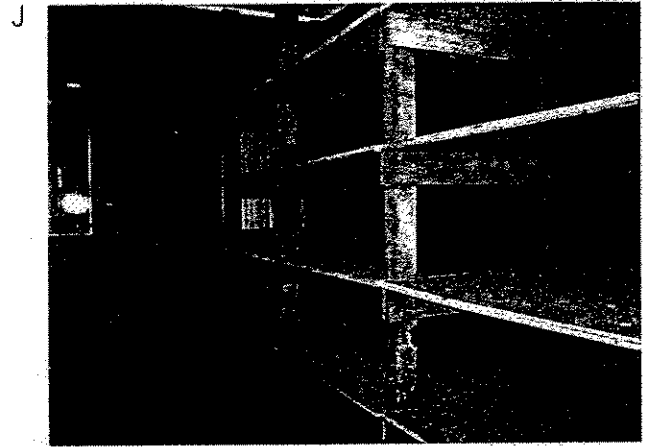
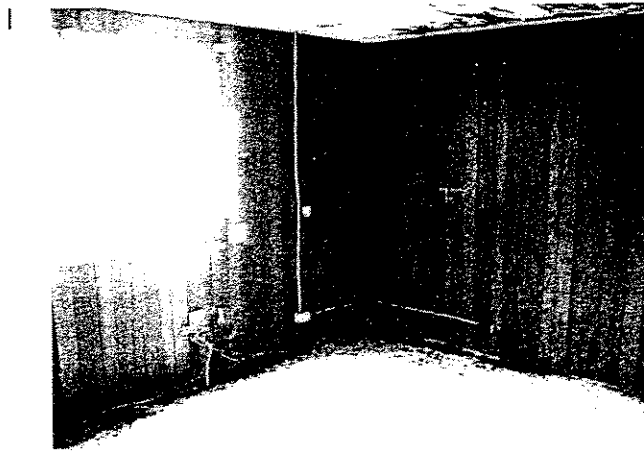
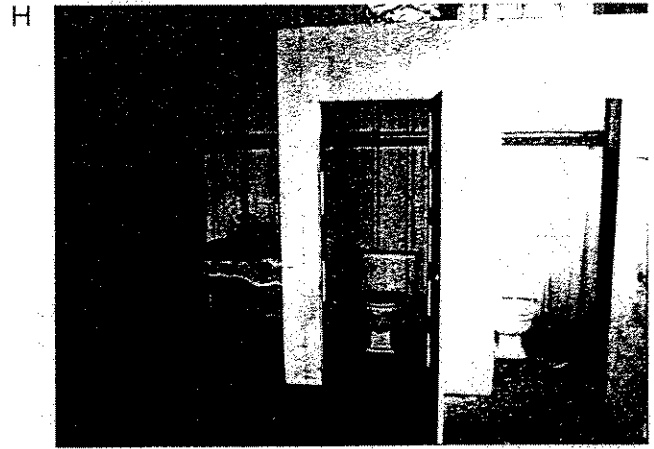
FIGURE 2  
Keonepoko Homesteads, Parcel 17  
LANDOWNERSHIP MAP  
TMK: (3) 1-5-07: 17



Photos A, B. Access to Keonepoko Homesteads, Parcel 17 ("Property") is from Pahoa Highway (Route 130). The access driveway to the Property has been locked and gated since farming operations began in the 1960's.

Photos C, D, E, F. The metal Warehouse Building (roughly approximately 60 ft x 80 ft) is abandoned and in disrepair. An underground fuel storage tank (UST) was formerly located directly to the south of the building but removed after approximately 10 years of use from 1970-1980. The 1,000 gallon tank was moved to a new location and erected as an aboveground fuel storage tank (AST) (see Photos M, N). The Warehouse was formerly used for office space and processing of agricultural floral products; processing included washing, sorting and packing. The paved area on the western side of the building was a parking area (Photo E).

FIGURE 3A  
Keonepoko Homesteads, Parcel 17  
SITE PHOTOGRAPHS



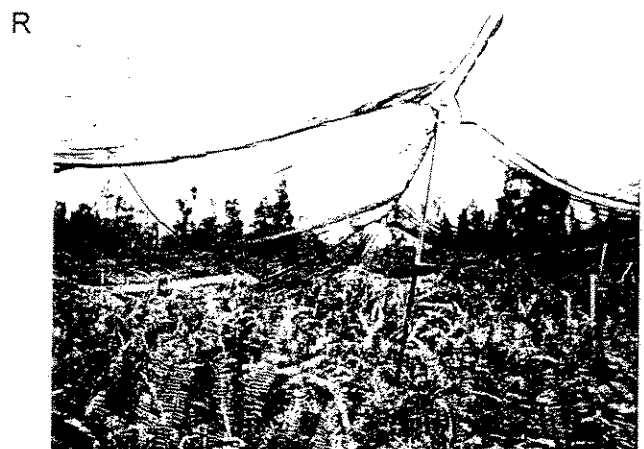
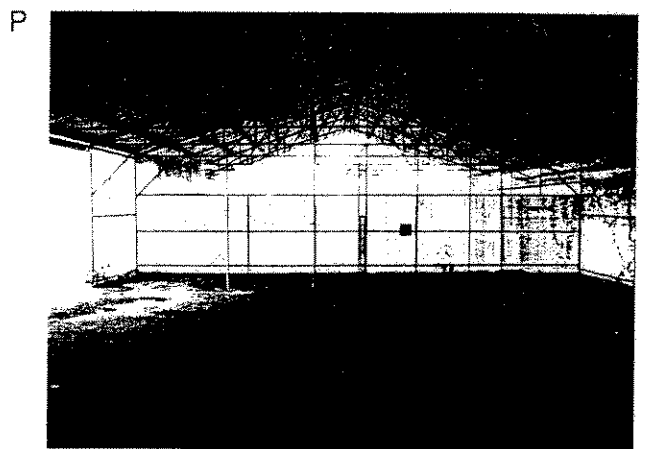
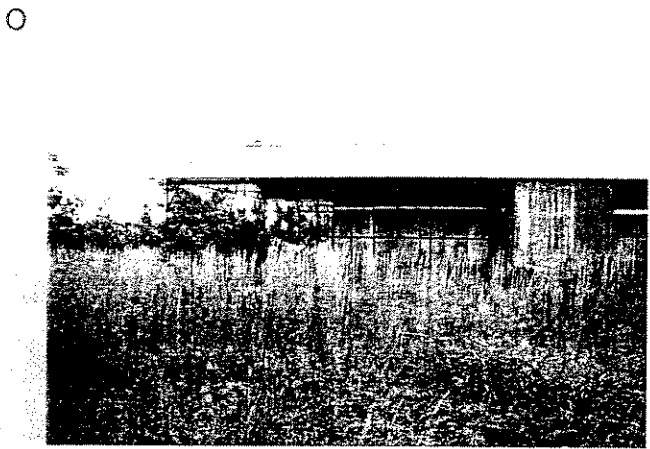
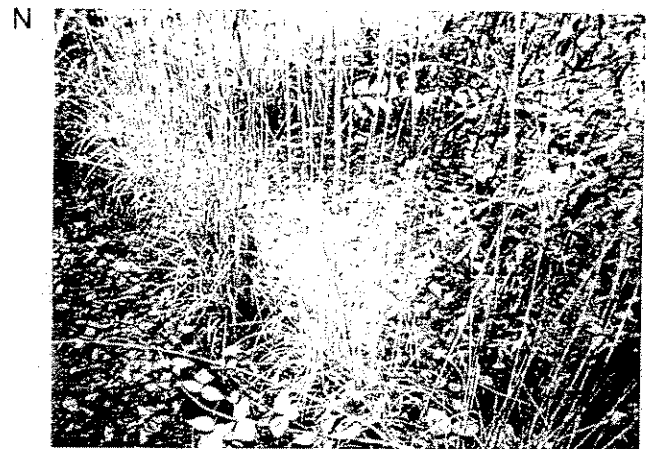
*Photo G.* The interior floor of the Warehouse is concrete. The structure is of steel beams; a portion of the roof is covered with insulation.

*Photos H, I, J.* Toilets, office and storage space occupy a small portion of the building.

*Photos K, L.* Roof leaks have damaged ceiling boards, walls, and flooring, as well as insulation material. Vinyl tile, ceiling board and insulation have been tested for asbestos; results indicate no presence of asbestos in these materials.

**FIGURE 3B**  
Keonepoko Homesteads, Parcel 17  
SITE PHOTOGRAPHS





*Photos M, N.* An elevated pad is present near the western driveway access of the Property. The rock-lined concrete pad previously supported 2 1,000-gallon ASTs which were removed in 1999. A visual inspection did not detect fuel contamination of soils and the vigorous growth of weeds is an indicator that soil on/surrounding the pad is not contaminated.

*Photos O, P.* The Equipment Shed was used for parking vehicles and farm machinery and for agricultural chemical storage.

*Photos Q, R.* The only remaining shade cloth nursery is a 1.4-acre structure at the southeastern corner of the property (on the left). The structure on the right is on the adjacent property (TMK: 1-5-07: 19)

FIGURE 3C  
Keonepoko Homesteads, Parcel 17  
SITE PHOTOGRAPHS

S



T



U



V



W



X



*Photos S, T, U, V.* During 2001 – 2002 all structures and debris were removed from the Property (except for the Warehouse, Equipment Shed, and one Shade Cloth Nursery structure) under the direction of DLNR. Typical views of the Property are shown in Photos S, T, U, V. Vegetation included herbaceous and woody growth. A row of the native chia (*Metrosideros polymorpha*), remnant from the original forest prior to grading for the agricultural use in the 1960's, stands over a lava tube which traverses the property in an east-west direction.

*Photos W, X.* Adjacent to the north is TMK: 1-5-07: 53, occupied as a residential lot (Photo W). To the west is the Pahoia Highway and a residential lot (TMK: 1-5-07: 77).

**FIGURE 3D**  
Keonepoko Homesteads, Parcel 17  
SITE PHOTOGRAPHS

*APPENDIX B*

---

EMSL Analytical, Inc.  
Asbestos Analysis

**EMSL Analytical, Inc**

382 South Abbott Avenue, Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015 Email: [milpitaslab@emsl.com](mailto:milpitaslab@emsl.com)

Attn: **Yukie Ohashi**

**Yukie Ohashi  
PO Box 786  
Volcano, HI 96785**

Customer ID: MISC-ACCT  
Customer PO: Check#279@\$21.0  
Received: 11/10/04 10:30 AM  
EMSL Order: 090402990

Fax: Phone: (808) 985-2222  
Project: **Keonepoko Homesteads Lot**

EMSL Proj:  
Analysis Date: 11/11/2004  
Report Date: 11/14/2004

**Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Location	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A 090402990-0001	Insulation / ceiling, 20 sq in	Tan Fibrous Heterogeneous	80% Glass 5% Cellulose	15% Non-fibrous (other)	None Detected
B-A 090402990-0002	Vinyl tile, adhesive, floor, 6 sq in - tile	Gray Non-Fibrous layers: 2		100% Non-fibrous (other)	None Detected
B-B 090402990-0004	Vinyl tile, adhesive, floor, 6 sq in - mastic	Gold Non-Fibrous layers: 2	2% Cellulose	98% Non-fibrous (other)	None Detected
C-A 090402990-0003	Ceiling, gypsum board, 4 sq in - texture	White Fibrous layers: 2		100% Non-fibrous (other)	<1% Chrysotile
C-B 090402990-0005	Ceiling, gypsum board, 4 sq in - sheet rock	White Fibrous layers: 2	5% Cellulose	95% Non-fibrous (other)	None Detected

Analyst(s)

Kays Hadi (5)

\_\_\_\_\_ or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. Samples reported as <1% or none detected may require additional testing by TEM to confirm asbestos quantities. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client.

Analysis performed by EMSL Milpitas (NVLAP #101048-3)

*APPENDIX C*

---

EDR Environmental Data Resources, Inc.  
Radius Map with GeoCheck



**EDR™** Environmental  
Data Resources Inc

## **The EDR Radius Map with GeoCheck®**

**Keonepoko Homesteads, Parcel 17  
15-2615 Pahoia Road  
Pahoia, HI 96778**

**Inquiry Number: 1309425.2s**

**November 17, 2004**

## **The Standard in Environmental Risk Management Information**

**440 Wheelers Farms Road  
Milford, Connecticut 06460**

### **Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)**

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 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting Source Map .....	A-7
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Physical Setting Source Records Searched .....	A-12

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

15-2615 PAHOA ROAD  
PAHOA, HI 96778

#### COORDINATES

Latitude (North): 19.507300 - 19° 30' 26.3"  
Longitude (West): 154.957000 - 154° 57' 25.2"  
Universal Transverse Mercator: Zone 5  
UTM X (Meters): 294623.8  
UTM Y (Meters): 2158003.5  
Elevation: 604 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 19154-E8 PAHOA NORTH, HI  
Source: USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

### FEDERAL ASTM STANDARD

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned  
CORRACTS..... Corrective Action Report  
RCRIS-TSD..... Resource Conservation and Recovery Information System  
RCRIS-LQG..... Resource Conservation and Recovery Information System  
RCRIS-SQG..... Resource Conservation and Recovery Information System  
ERNS..... Emergency Response Notification System

### STATE ASTM STANDARD

SHWS..... Sites List



## EXECUTIVE SUMMARY

SWF/LF.....	Permitted Landfills in the State of Hawaii
LUST.....	Leaking Underground Storage Tank Database
UST.....	Underground Storage Tank Database
VCP.....	Voluntary Response Program Sites

### FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
ODI.....	Open Dump Inventory
UMTRA.....	Uranium Mill Tailings Sites
FUDS.....	Formerly Used Defense Sites
INDIAN RESERV.....	Indian Reservations
DOD.....	Department of Defense Sites
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

SPILLS.....	Release Notifications
-------------	-----------------------

### EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

### BROWNFIELDS DATABASES

US BROWNFIELDS.....	A Listing of Brownfields Sites
BROWNFIELDS.....	Brownfields Sites
VCP.....	Voluntary Response Program Sites

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

# EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

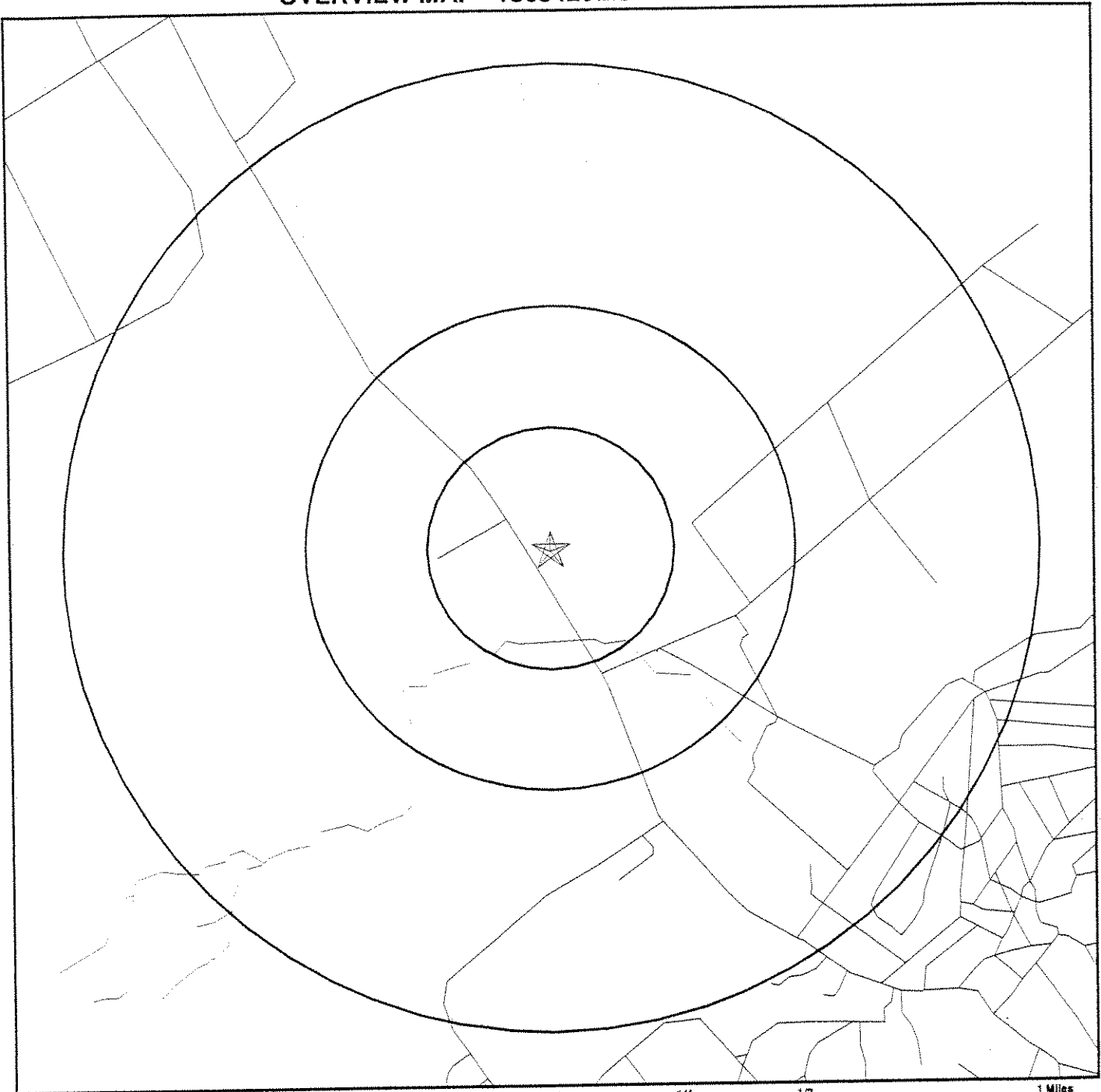
Site Name

Database(s)

ALOHA PETROLEUM

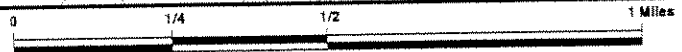
UST

# OVERVIEW MAP - 1309425.2s - Yukie Ohashi



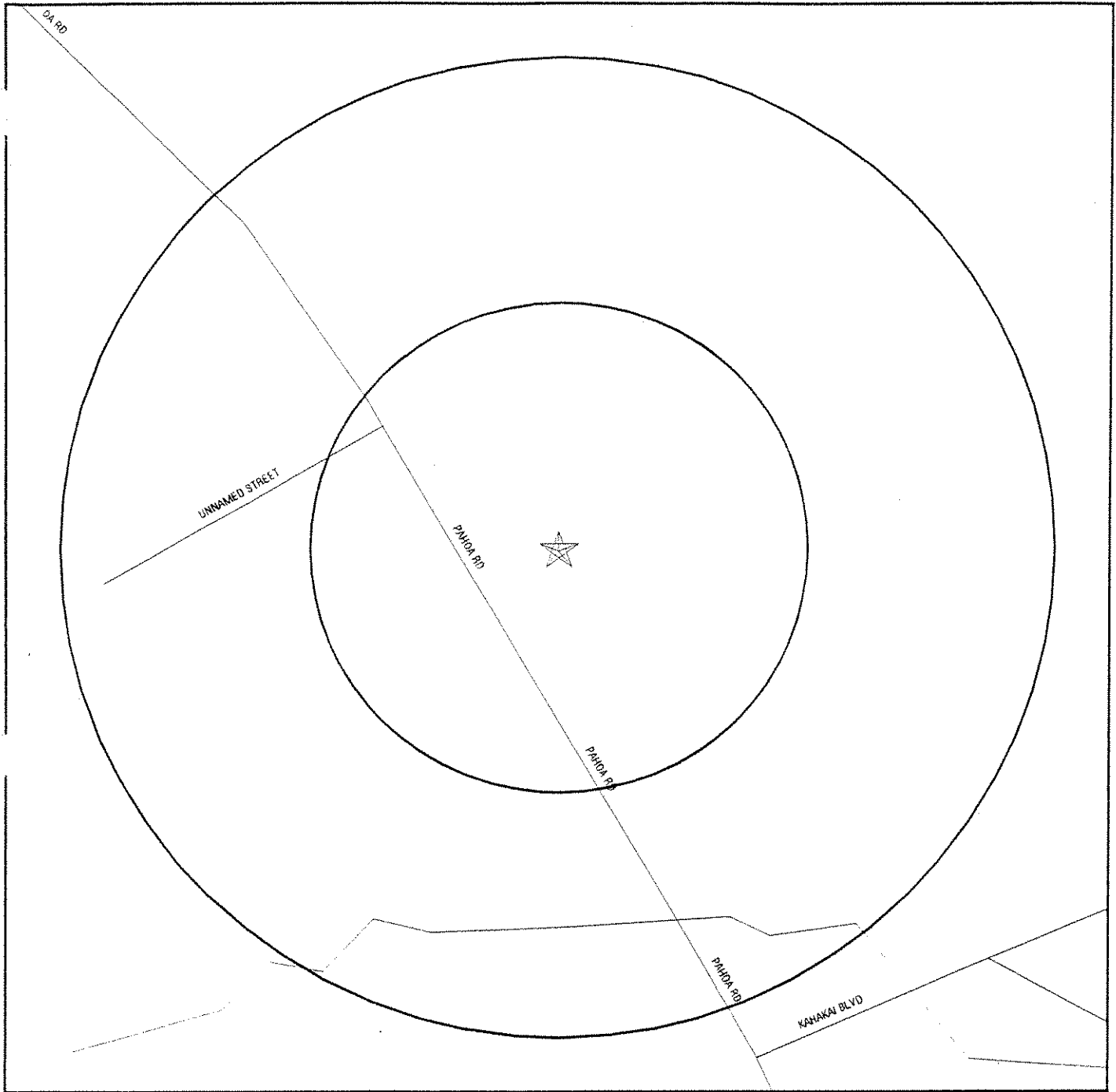
- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- ▨ Indian Reservations BIA
- ▨ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



TARGET PROPERTY:	Keonepoko Homesteads, Parcel 17	CUSTOMER:	Yukie Ohashi
ADDRESS:	15-2615 Pahoia Road	CONTACT:	Yukie Ohashi
CITY/STATE/ZIP:	Pahoia HI 96778	INQUIRY #:	1309425.2s
LAT/LONG:	19.5073 / 154.9570	DATE:	November 17, 2004 12:29 pm

# DETAIL MAP - 1309425.2s - Yukie Ohashi



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



TARGET PROPERTY: Keonepoko Homesteads, Parcel 17  
 ADDRESS: 15-2615 Pahoia Road  
 CITY/STATE/ZIP: Pahoia HI 96778  
 LAT/LONG: 19.5073 / 154.9570

CUSTOMER: Yukie Ohashi  
 CONTACT: Yukie Ohashi  
 INQUIRY #: 1309425.2s  
 DATE: November 17, 2004 12:29 pm

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
SHWS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
SPILLS		TP	NR	NR	NR	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Coal Gas		1.000	0	0	0	0	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>BROWNFIELDS DATABASES</u></b>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

**NOTES:**

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

Database(s) EDR ID Number  
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PAHOA	U003967144	ALOHA PETROLEUM	15-2660 KEAAU - PAHOA ROAD	96778	UST



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

## FEDERAL ASTM STANDARD RECORDS

### **NPL: National Priority List**

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/30/04

Date Made Active at EDR: 09/09/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/03/04

Elapsed ASTM days: 37

Date of Last EDR Contact: 11/02/04

### **NPL Site Boundaries**

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

### **Proposed NPL: Proposed National Priority List Sites**

Source: EPA

Telephone: N/A

Date of Government Version: 07/22/04

Date Made Active at EDR: 09/09/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/03/04

Elapsed ASTM days: 37

Date of Last EDR Contact: 11/02/04

### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/10/04

Date Made Active at EDR: 10/27/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/21/04

Elapsed ASTM days: 36

Date of Last EDR Contact: 09/21/04

### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/10/04  
Date Made Active at EDR: 10/27/04  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/21/04  
Elapsed ASTM days: 36  
Date of Last EDR Contact: 09/21/04

## **CORRACTS:** Corrective Action Report

Source: EPA  
Telephone: 800-424-9346  
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/04  
Date Made Active at EDR: 08/10/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/25/04  
Elapsed ASTM days: 46  
Date of Last EDR Contact: 09/07/04

## **RCRIS:** Resource Conservation and Recovery Information System

Source: EPA  
Telephone: 800-424-9346  
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 08/10/04  
Date Made Active at EDR: 10/11/04  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/24/04  
Elapsed ASTM days: 48  
Date of Last EDR Contact: 08/24/04

## **ERNS:** Emergency Response Notification System

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342  
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/03  
Date Made Active at EDR: 03/12/04  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04  
Elapsed ASTM days: 46  
Date of Last EDR Contact: 10/25/04

## **FEDERAL ASTM SUPPLEMENTAL RECORDS**

### **BRS:** Biennial Reporting System

Source: EPA/NTIS  
Telephone: 800-424-9346  
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01  
Database Release Frequency: Biennially

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/13/04

### **CONSENT:** Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/05/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 10/25/04  
Date of Next Scheduled EDR Contact: 01/24/05

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**ROD: Records Of Decision**

Source: EPA  
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/07/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 10/06/04  
Date of Next Scheduled EDR Contact: 01/03/05

**DELISTED NPL: National Priority List Deletions**

Source: EPA  
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/30/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/02/04  
Date of Next Scheduled EDR Contact: 01/31/05

**FINDS: Facility Index System/Facility Identification Initiative Program Summary Report**

Source: EPA  
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/09/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/08/04  
Date of Next Scheduled EDR Contact: 01/03/05

**HMIRS: Hazardous Materials Information Reporting System**

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/17/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/20/04  
Date of Next Scheduled EDR Contact: 07/19/04

**MLTS: Material Licensing Tracking System**

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/15/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/04  
Date of Next Scheduled EDR Contact: 01/03/05

**MINES: Mines Master Index File**

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959

Date of Government Version: 09/13/04  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/28/04  
Date of Next Scheduled EDR Contact: 12/27/04

**NPL LIENS: Federal Superfund Liens**

Source: EPA  
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/23/04  
Date of Next Scheduled EDR Contact: 11/22/04

**PADS: PCB Activity Database System**

Source: EPA  
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/29/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 08/10/04  
Date of Next Scheduled EDR Contact: 11/08/04

**DOD: Department of Defense Sites**

Source: USGS  
Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/12/04  
Date of Next Scheduled EDR Contact: 11/08/04

**UMTRA: Uranium Mill Tailings Sites**

Source: Department of Energy  
Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 04/22/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/20/04

**ODI: Open Dump Inventory**

Source: Environmental Protection Agency  
Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95  
Date of Next Scheduled EDR Contact: N/A

**FUDS: Formerly Used Defense Sites**

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 10/04/04  
Date of Next Scheduled EDR Contact: 01/03/05

**INDIAN RESERV: Indian Reservations**

Source: USGS  
Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/12/04  
Date of Next Scheduled EDR Contact: 11/08/04

## RAATS: RCRA Administrative Action Tracking System

Source: EPA  
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/06/04

## TRIS: Toxic Chemical Release Inventory System

Source: EPA  
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/20/04

## TSCA: Toxic Substances Control Act

Source: EPA  
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/06/04

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA  
Telephone: 202-564-2501

Date of Government Version: 04/13/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/20/04

## SSTS: Section 7 Tracking Systems

Source: EPA  
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 10/18/04  
Date of Next Scheduled EDR Contact: 01/17/05

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/13/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/04  
Date of Next Scheduled EDR Contact: 12/20/04

## STATE OF HAWAII ASTM STANDARD RECORDS

### SHWS: Sites List

Source: Department of Health  
Telephone: 808-586-4249

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 07/12/01  
Date Made Active at EDR: 10/16/01  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/24/01  
Elapsed ASTM days: 22  
Date of Last EDR Contact: 09/21/04

### SWF/LF: Permitted Landfills in the State of Hawaii

Source: Department of Health  
Telephone: 808-586-4245

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/19/04  
Date Made Active at EDR: 06/22/04  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/20/04  
Elapsed ASTM days: 33  
Date of Last EDR Contact: 10/25/04

### LUST: Leaking Underground Storage Tank Database

Source: Department of Health  
Telephone: 808-586-4228

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/01/04  
Date Made Active at EDR: 07/29/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/30/04  
Elapsed ASTM days: 29  
Date of Last EDR Contact: 09/27/04

### UST: Underground Storage Tank Database

Source: Department of Health  
Telephone: 808-586-4228

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/01/04  
Date Made Active at EDR: 07/29/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/30/04  
Elapsed ASTM days: 29  
Date of Last EDR Contact: 09/27/04

### VCP: Voluntary Response Program Sites

Source: Department of Health  
Telephone: 808-586-4249

Date of Government Version: 10/10/03  
Date Made Active at EDR: 10/21/03  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/13/03  
Elapsed ASTM days: 8  
Date of Last EDR Contact: 09/20/04

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STATE OF HAWAII ASTM SUPPLEMENTAL RECORDS

### **SPILLS:** Release Notifications

Source: Department of Health  
Telephone: 808-586-4249

Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 09/01/00  
Database Release Frequency: Varies

Date of Last EDR Contact: 09/21/04  
Date of Next Scheduled EDR Contact: 12/20/04

## EDR PROPRIETARY HISTORICAL DATABASES

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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## BROWNFIELDS DATABASES

### **BROWNFIELDS:** Brownfields Sites

Source: Department of Health  
Telephone: 808-586-4249

Date of Government Version: 10/10/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/20/04

### **VCP:** Voluntary Response Program Sites

Source: Department of Health  
Telephone: 808-586-4249

Date of Government Version: 10/04/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 09/20/04  
Date of Next Scheduled EDR Contact: 12/20/04

### **US BROWNFIELDS:** A Listing of Brownfields Sites

Source: Environmental Protection Agency  
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients--States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

#### **Electric Power Transmission Line Data**

Source: PennWell Corporation  
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

#### **AHA Hospitals:**

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

#### **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

#### **Nursing Homes**

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

#### **Public Schools**

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

#### **Private Schools**

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.



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# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STREET AND ADDRESS INFORMATION

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## GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

KEONEPOKO HOMESTEADS, PARCEL 17  
15-2615 PAHOA ROAD  
PAHOA, HI 96778

### TARGET PROPERTY COORDINATES

Latitude (North):	19.507299 - 19° 30' 26.3"
Longitude (West):	154.957001 - 154° 57' 25.2"
Universal Tranverse Mercator:	Zone 5
UTM X (Meters):	294623.8
UTM Y (Meters):	2158003.5
Elevation:	604 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

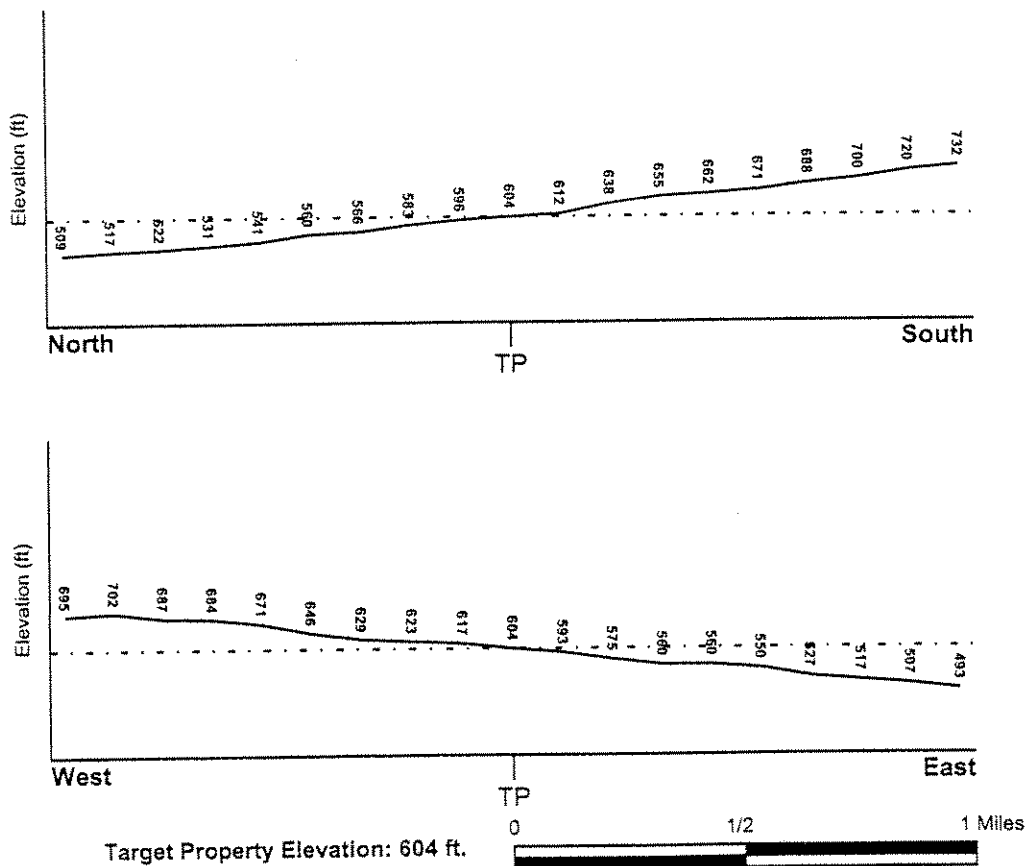
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 19154-E8 PAHOA NORTH, HI  
 General Topographic Gradient: General NE  
 Source: USGS 7.5 min quad index

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

<u>Target Property County</u> HAWAII, HI	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	1551661150C
Additional Panels in search area:	1551661375C

### NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> PAHOA NORTH	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>	
Not Reported		

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

## GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

### ROCK STRATIGRAPHIC UNIT

Era: -  
 System: -  
 Series: -  
 Code: N/A (decoded above as Era, System & Series)

### GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: LAVA FLOWS

Soil Surface Texture: unweathered bedrock

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	60 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: fragmental material  
extremely stony - silty clay loam  
cinders  
fine sandy loam

Surficial Soil Types: fragmental material  
extremely stony - silty clay loam  
cinders  
fine sandy loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: fragmental material  
weathered bedrock  
cinders

## ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	USGS0223751	1/2 - 1 Mile NW

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
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## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

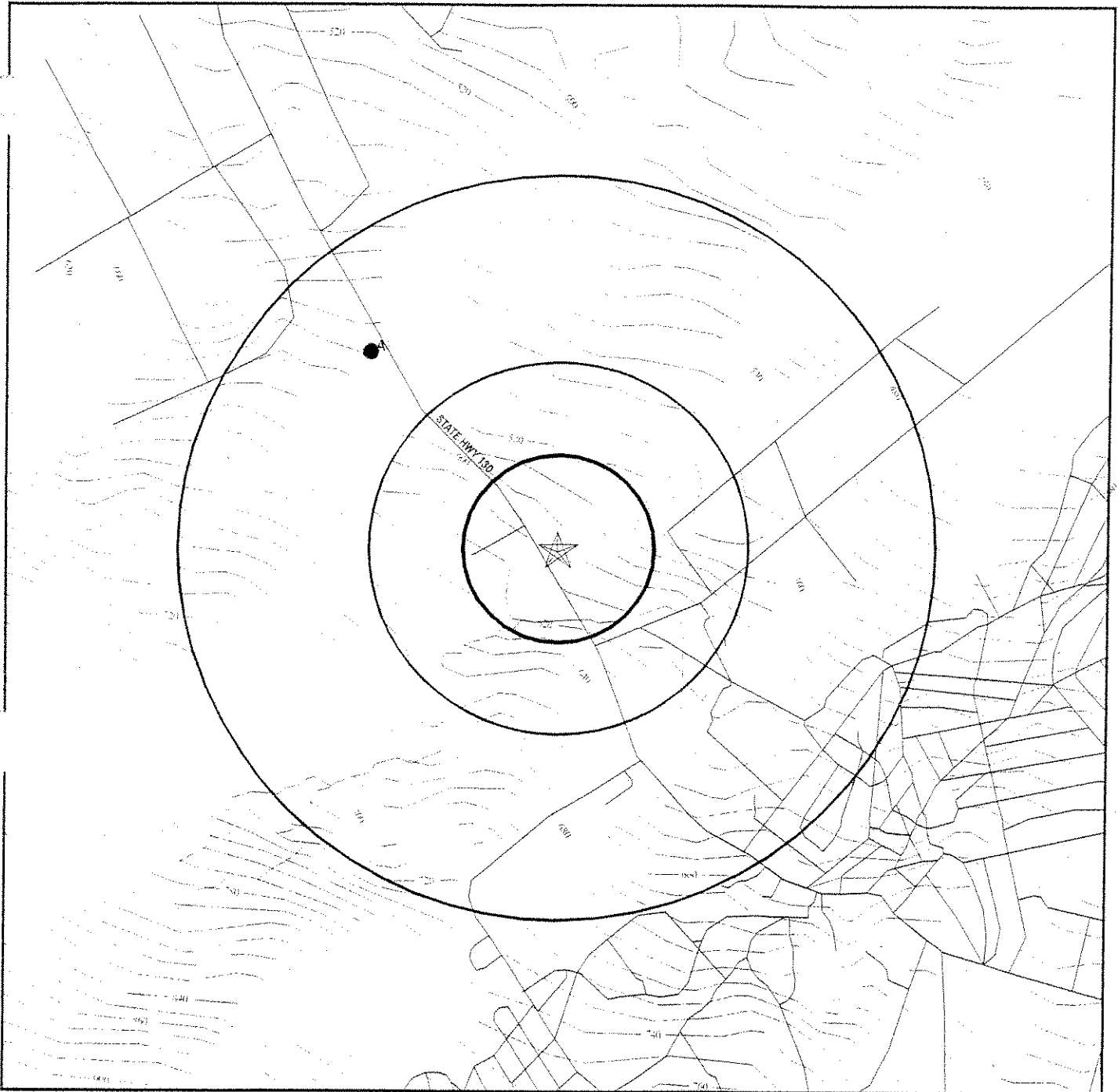
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A4	HI0000111	1/2 - 1 Mile NW

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

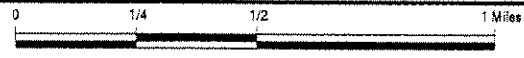
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	8-3188-002	1/2 - 1 Mile NW
A3	8-3188-001	1/2 - 1 Mile NW

# PHYSICAL SETTING SOURCE MAP - 1309425.2s



- ∩ County Boundary
- ∩ Major Roads
- Contour Lines
- ⊙ Earthquake epicenter, Richter 5 or greater
- ⊕ Water Wells
- ⊕ Public Water Supply Wells
- Cluster of Multiple Icons

- ↑ Groundwater Flow Direction
- ⊕ Indeterminate Groundwater Flow at Location
- ⊕ Groundwater Flow Varies at Location



<b>TARGET PROPERTY:</b>	Keonepoko Homesteads, Parcel 17	<b>CUSTOMER:</b>	Yukie Ohashi
<b>ADDRESS:</b>	15-2615 Pahoa Road	<b>CONTACT:</b>	Yukie Ohashi
<b>CITY/STATE/ZIP:</b>	Pahoa HI 96778	<b>INQUIRY #:</b>	1309425.2s
<b>LAT/LONG:</b>	19.5073 / 154.9570	<b>DATE:</b>	November 17, 2004 12:29 pm



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**A1**  
**NW**  
1/2 - 1 Mile  
Higher

HI WELLS      8-3188-002

Wid:	8-3188-002	Island Code:	8
Island Name:	Hawaii	Well no:	3188-02
Well name:	Keonepoko Nui 2	Old name:	Not Reported
Yr drilled:	1997	Driller:	WAT RES INTL
Quad_map:	72	Latitude:	193104
Longitude:	1545802	UTM:	Y
Gps:	N	Owner/user:	State DhhI
Old number:	Not Reported	Well_type:	ROT
Type:	Rotary Drill	Casing dia:	16
Ground Elev:	604	Well depth:	650
Solid casing Depth:	590	Perf casing Depth:	650
Use:	UNU	Use Desc:	Unused
Use year:	97	Water Top Elev:	16.77
Chloride value:	10	Test date:	05/29/1997 00:00:00
Pumping Test rate:	1000	Drop in water Lvl:	5.8
Chloride Test:	5	Temperature:	20.0
Units:	C	Pump Capacity:	0
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	Not Reported	Geology desc:	Not Reported
Installed:	Not Reported	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max CI year:	0
Min chlorides:	Not Reported	Min CI year:	0
Bot_hole depth:	-47	bot_solid depth:	14
Bot_perf depth:	-47	Well Capacity:	172
Pump Capacity:	Not Reported	Draft (mgd):	Not Reported
Tax map key:	1-5-008:001	Aquifer code:	80801
Latest head mmt:	0	Cur head mmt:	Not Reported
Current CI mmt:	Not Reported	Const. Date:	06/04/1997 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	JERRY NAKAGAWA
Transmissivity:	66800	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

**A2**  
**NW**  
1/2 - 1 Mile  
Higher

FED USGS      USGS0223751

Agency:	USGS	Site ID:	193105154580301
Site Name:	8-3188-01 KEONEPOKO		
Dec. Latitude:	19.51503		
Dec. Longitude:	-154.96473		
Coord Sys:	NAD83		
State:	HI		
County:	Hawaii County		
Altitude:	602.75		
Hydrologic code:	20010000		
Topographic:	Flat surface		
Site Type:	Ground-water other than Spring		
Const Date:	19771206	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Primary Aquifer: Not Reported  
 Aquifer type: Not Reported  
 Well depth: 650  
 Hole depth: 650  
 Project no: Not Reported  
 Source: driller

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1977-12-06	587.82	

**A3**

**NW**

1/2 - 1 Mile  
Higher

HI WELLS 8-3188-001

Wid:	8-3188-001	Island Code:	8
Island Name:	Hawaii	Well no:	3188-01
Well name:	Keonepoko Nui 1	Old name:	Not Reported
Yr drilled:	1977	Driller:	ROSCOE MOSS
Quad_map:	72	Latitude:	193105
Longitude:	1545803	UTM:	Y
Gps:	N	Owner/user:	Hawaii Dws
Old number:	Not Reported	Well_type:	PER
Type:	Percussion Drill	Casing dia:	14
Ground Elev:	603	Well depth:	650
Solid casing Depth:	601	Perf casing Depth:	621
Use:	MUN	Use Desc:	Municipal
Use year:	77	Water Top Elev:	15.11
Chloride value:	0	Test date:	12/06/1977 00:00:00
Pumping Test rate:	1000	Drop in water Lvl:	0.6
Chloride Test:	7	Temperature:	20.0
Units:	C	Pump Capacity:	700
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	Not Reported	Geology desc:	Not Reported
Installed:	98	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max Cl year:	0
Min chlorides:	12/08/1977 00:00:00	Min Cl year:	0
Bot_hole depth:	-47	bot_solid depth:	2
Bot_perf depth:	-18	Well Capacity:	1667
Pump Capacity:	1.008	Draft (mgd):	Not Reported
Tax map key:	1-5-008:001	Aquifer code:	80801
Latest head mmt:	0	Cur head mmt:	Not Reported
Current Cl mmt:	Not Reported	Const. Date:	12/01/1977 00:00:00
Pump Inst. Date:	03/04/1998 00:00:00	Surveyor:	EDWARD W HOHU
Transmissivity:	0	Pump intake elev:	-2
Pump depth:	605		

**A4**

**NW**

1/2 - 1 Mile  
Higher

FRDS PWS HI0000111

PWS ID:	HI0000111	PWS Status:	Not Reported
Date initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	DWS PAHOA		
	PAHOA, HI 96778		

Treatment Objective: DISINFECTION  
 Treatment Process: GASEOUS CHLORINATION, POST  
 Source: Ground water

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Addressee / Facility: System Owner/Responsible Party  
MR. H. WILLIAM SEWAKE  
MANAGER, DEPT OF WATER SUPPLY  
25 AUPUNI STREET  
HILO, HI 96720

Facility Latitude: 19 29 24.0000  
Facility Latitude: 19 29 25.0000  
Facility Latitude: 19 31 5.0000  
City Served: PAHOA  
Treatment Class: Treated

Facility Longitude: 154 56 47.0000  
Facility Longitude: 154 56 46.0000  
Facility Longitude: 154 58 3.0000

Population: 1851

PWS currently has or had major violation(s) or enforcement: No

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

Federal EPA Radon Zone for HAWAII County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

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Federal Area Radon Information for Zip Code: 96778

Number of sites tested: 4

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	-0.400 pCi/L	100%	0%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey  
EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### **AQUIFLOW<sup>®</sup> Information System**

Source: EDR proprietary database of groundwater flow information  
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services  
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

## ADDITIONAL ENVIRONMENTAL RECORD SOURCES

### **FEDERAL WATER WELLS**

#### **PWS: Public Water Systems**

Source: EPA/Office of Drinking Water  
Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### **PWS ENF: Public Water Systems Violation and Enforcement Data**

Source: EPA/Office of Drinking Water  
Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### **USGS Water Wells: USGS National Water Inventory System (NWIS)**

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STATE RECORDS

### Ground Water Wells

Source: Department of Land and Natural Resources  
Telephone: 808-587-0242

## RADON

### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## OTHER

**Airport Landing Facilities:** Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

**Epicenters:** World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



EDR™ Environmental  
Data Resources Inc

"Linking Technology with Tradition"®

## Sanborn® Map Report

**Ship To:** Yukie Ohashi  
Yukie Ohashi  
P.O. Box 786  
Volcano, HI 96785

**Order Date:** 11/17/2004 **Completion Date:** 11/17/2004

**Inquiry #:** 1309425.3S

**P.O. #:** NA

**Site Name:** Keonepoko Homesteads Parcel 17

**Address:** 15-2615 Pahoia Road

**City/State:** Pahoia, HI 96778

**Cross Streets:**

**Customer Project:** NA  
6014845MER 808-985-2222

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

**NO COVERAGE**

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**EDR™** Environmental  
Data Resources Inc

**The EDR-City Directory**  
*Abstract*

**Keonepoko Homesteads Parcel 1  
15-2615 Pahoia Road  
Pahoia, HI 96778**

November 19, 2004

**Inquiry Number: 1309425-4**

**The Standard  
In Environmental  
Risk Management  
Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

**Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802



## Environmental Data Resources, Inc. City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

### City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice."* (ASTM E 1527-00, Section 7.3.2.1, page 12.)

### NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

Please call EDR Nationwide Customer Service at  
1-800-352-0050 (8am-8pm EST)  
with questions or comments about your report.  
*Thank you for your business!*

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#### 4. SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1960 through 2004. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

**Date EDR Searched Historical Sources:**  
 City Directories Nov 19, 2004

**Target Property:**  
 15-2615 Pahoia Road  
 Pahoia, HI 96778

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
--1960	Street not listed in research source.	N/A	Polk's City Directory
--1965	Street not listed in research source.	N/A	Polk's City Directory
--1970	Street not listed in research source.	N/A	Polk's City Directory
--1975	Street not listed in research source.	N/A	Polk's City Directory
--1980	Street not listed in research source.	N/A	Polk's City Directory
--1985	Street not listed in research source.	N/A	Polk's City Directory
--1990	Street not listed in research source.	N/A	Polk's City Directory
--1995	Street not listed in research source.	N/A	Polk's City Directory
--2000	Address not Listed in Research Source	N/A	Polk's City Directory
--2004	Address not Listed in Research Source	N/A	Polk's City Directory

**Adjoining Properties**

**SURROUNDING**  
 Pahoia Road  
 Pahoia, HI 96778

**Surrounding Area Property Log of Address Changes**  
 2004 Pahoia Road

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1960	Street not listed in research source.	N/A	Polk's City Directory
1965	Street not listed in research source.	N/A	Polk's City Directory
1970	Street not listed in research source.	N/A	Polk's City Directory
1975	Street not listed in research source.	N/A	Polk's City Directory
1980	Street not listed in research source.	N/A	Polk's City Directory
1985	Street not listed in research source.	N/A	Polk's City Directory
1990	Street not listed in research source.	N/A	Polk's City Directory
1995	Street not listed in research source.	N/A	Polk's City Directory
2000	<b>**Pahoia Road Addresses**</b> Residence (16-2066) -No Other Listings on Street		Polk's City Directory

*PUR ID*

Year

2004

Uses

**\*\*Pahoa Road Addresses\*\***

Residence (16-2066)

-No Other Listings on Street

NAICS

Source

Polk's City Directory



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"Linking Technology with Tradition"®

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Yukie Ohashi  
P.O. Box 786  
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This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

**NO COVERAGE**

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**APPENDIX D – ASSESSMENT OF IMPACTS TO HISTORIC PROPERTIES**

Request for SHPO Concurrence with a  
Determination of No Historic Properties  
Affected Pursuant to the National Environmental  
Policy Act and in Compliance with Section 106  
of the National Historic Preservation Act

(TMK: 3-1-5-07:17)

Keonepoko Nui and  
Keonepoko Iki *ahupua'a*  
Puna District  
Island of Hawai'i



PREPARED BY:

Robert B. Rechtman, Ph.D.

PREPARED FOR:

Brian Nishimura  
101 Aupuni Street, Suite 217  
Hilo, HI 96720

December 2004

---

**RECHTMAN CONSULTING, LLC**

HC 1 Box 4149 Kea'au, Hawai'i 96749-9710

phone: (808) 966-7636 fax: (808) 443-0065

e-mail: bob@rechtmanconsulting.com

ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL STUDIES

LINDA LINGLE  
GOVERNOR OF HAWAII



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

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

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

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

**HAWAII HISTORIC PRESERVATION**  
**DIVISION REVIEW**

Log No.: 2005.0906

Doc No.: 0504CD57

**Applicant/Agency:** Robert B. Rechtman  
**Address:** Rechtman Consulting, LLC  
HC 1 Box 4149  
Kea'au, Hawaii 96749-9710

**SUBJECT:** **REVISED:** National Historic Preservation Act Section 106 Review – Request for SHPO Concurrence with a Determination of No Historic Properties Affected Pursuant to the National Environmental Policy Act and in Compliance with Section 106 of the National Historic Preservation Act

**Ahupua`a:** Keonopoko Nui and Keonopoko Iki  
**District, Island:** Puna, Hawai'i  
**TMK:** (3) 1-5-007:017

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


- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: On April 18, 2005, MaryAnne Maignet, SHPD staff archaeologist, conducted a field inspection of the proposed project area and verified no historic properties were present on the subject property.

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



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

In the event that historic sites (human skeletal remains, etc.) are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Office needs to be contacted immediately at 243-5169, on Maui, or at (808) 692-8023, on O'ahu.

Staff:   
Melanie Chinen, Administrator  
Historic Preservation Division

Date: 4/28/05

Request for SHPO Concurrence with a  
Determination of No Historic Properties  
Affected Pursuant to the National Environmental  
Policy Act and in Compliance with Section 106  
of the National Historic Preservation Act

(TMK: 3-1-5-07:17)

Keonepoko Nui and  
Keonepoko Iki *ahupua'a*  
Puna District  
Island of Hawai'i

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## INTRODUCTION

At the request of Brian Nishimura, on behalf of his client, the County of Hawai'i, Rechtman Consulting, LLC conducted an assessment of potential effects to historic properties that might result from the development of TMK:3-1-5-7:17, a roughly 19.5 acre parcel in Keonepoko Nui and Keonepoko Iki *ahupua'a*, Puna District, Island of Hawai'i (Figures 1 and 2). Through an Executive Order (No. 4073), the County of Hawai'i has obtained management and control over this parcel from the State of Hawai'i for safety, recreation, and other public purposes. The County of Hawai'i is proposing to construct a new fire station on the subject property; as well as pursuing future plans to locate a police substation and possibly other public recreational facilities on the parcel. The funding source for the initial development plan (the fire station) is the Community Development Block Grant Program (CDBG) administered by the Department of Housing and Urban Development (HUD). This project is thus considered a Federal undertaking, and is subject to (among other regulations) the National Environmental Policy Act and Section 106 of the National Historic Preservation Act. Section 106 provides for concurrent compliance (36 CFR §800.3(b)) with respect these authorities.

## THE AREA OF POTENTIAL EFFECTS AND THE IDENTIFICATION OF HISTORIC PROPERTIES

While the proposed fire station is only going to occupy a few acres at most, it was determined that an appropriate Area of Potential Effects (APE) would be the entire parcel. Records on file at the Department of Land and Natural Resources-State Historic Preservation Division indicate that the subject parcel has never been surveyed for historic properties, and that the results of archaeological studies on nearby parcels (Barrera 1990; Bordner 1977; Chaffee and Spear 1993; Charvet-Pond and Rosendahl 1993; Conte et al. 1994; Desilets and Rechtman 2004; Ewart and Luscomb 1974; Franklin et al. 1992; Kasberg and Rechtman 2004; Komori and Peterson 1987; McEldowney and Stone 1991; Rechtman 2003; Rosendahl 1989; Smith 1991; Yent 1983) demonstrate the possibility that historic properties could be present on the study parcel. Given the APE and the possibility that the undertaking might affect historic properties, the process of identifying historic properties was initiated pursuant to 36 CFR§800.4 and included consultation with members of the Maku'u Farmers Association (a local Hawaiian community based organization) and a family member of the original lessee of the property, along with an archaeological survey of the entire parcel.

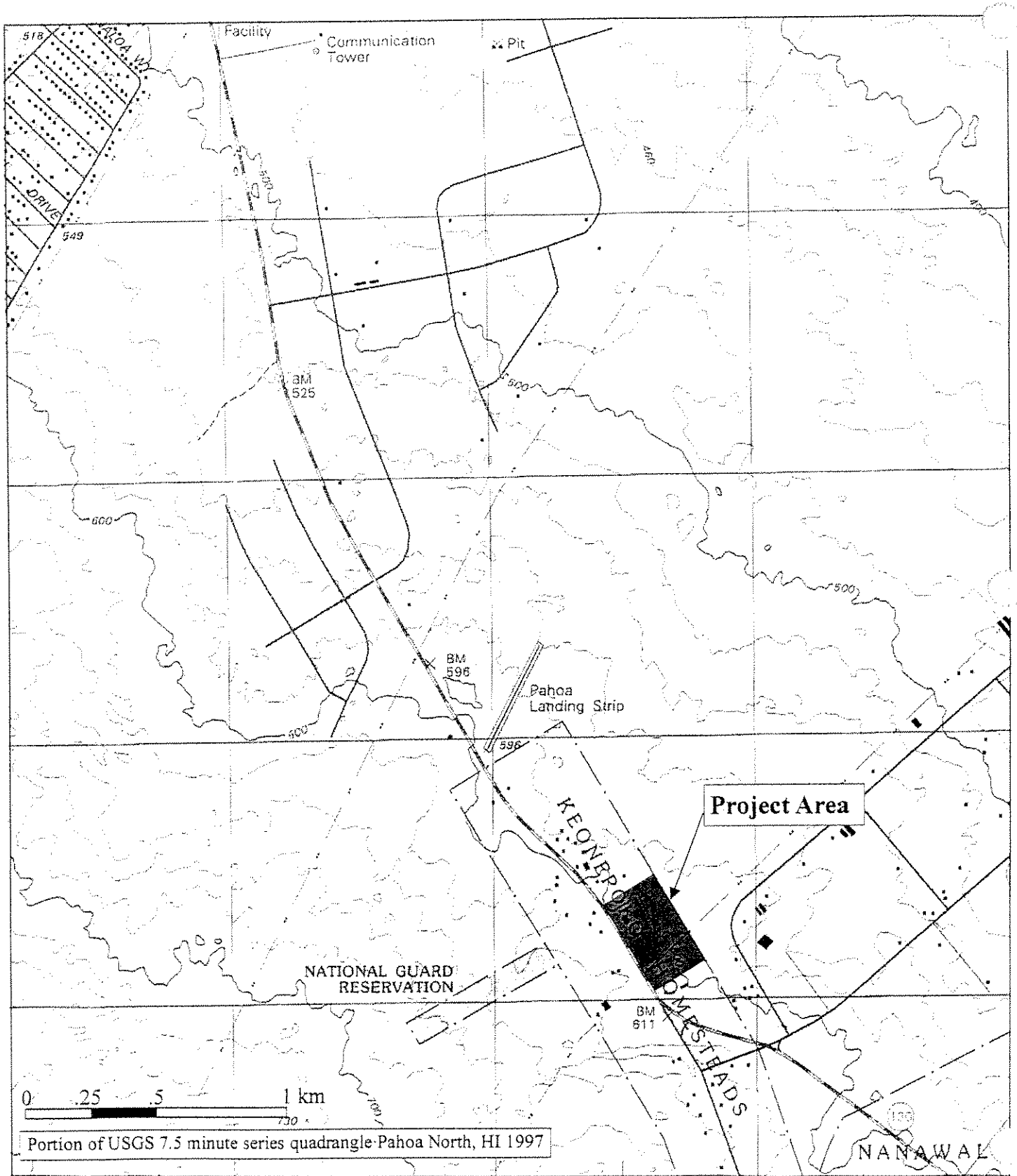


Figure 1. Project area location.

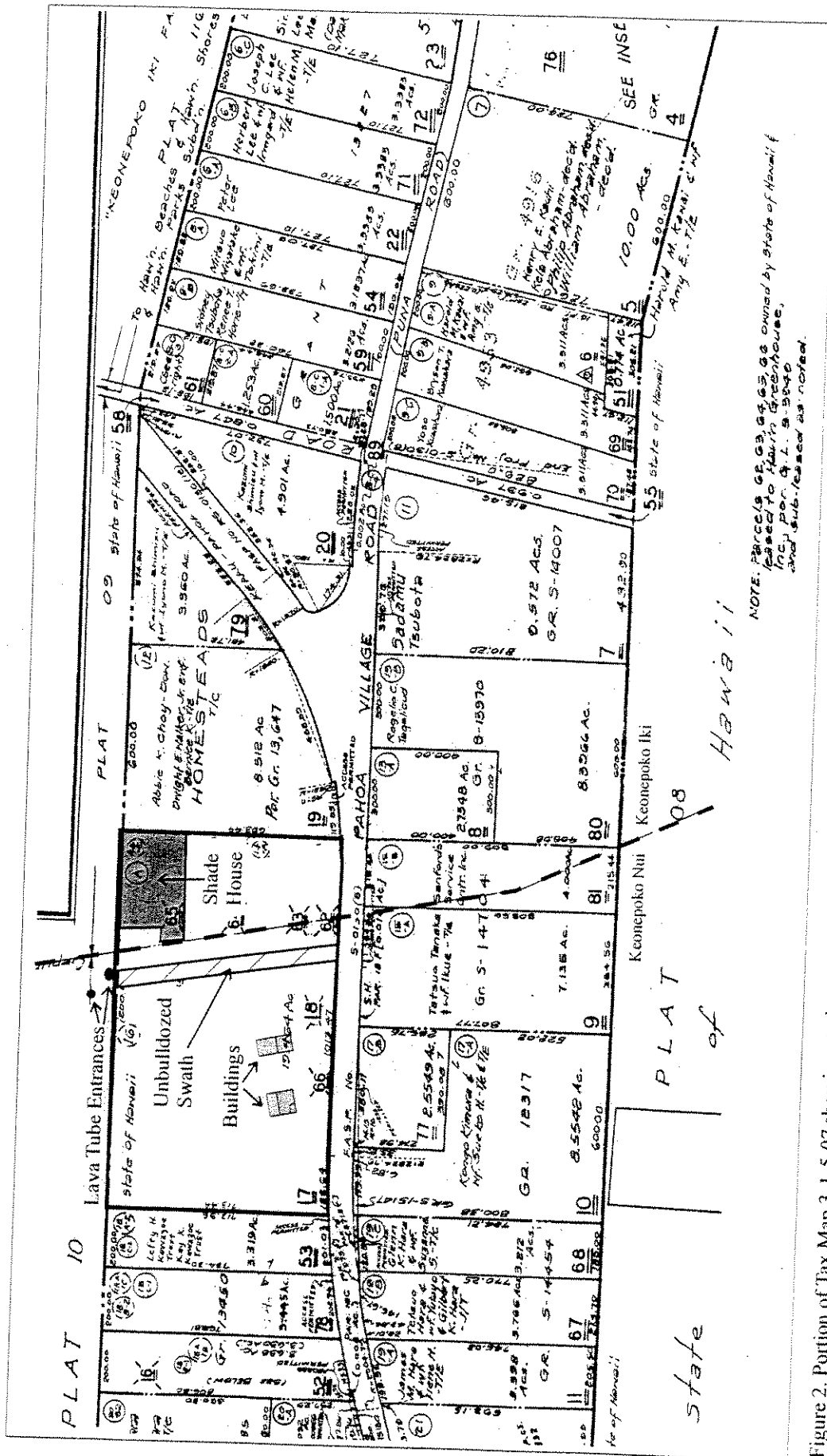


Figure 2. Portion of Tax Map 3-1-5-07 showing study parcel (17) and the locations of buildings, the unbulldozed swath, and lava tube entrances.

None of the consulted parties provided specific information about the presence of historic properties; however, some information did come to light about a potential historic property. TMK:3-1-5-7:17 was originally leased to the Kuwahara family and developed as an anthurium farm. Improvements included wholesale grading of the property and importation of cinder soil, the erection of shade cloth over most of the parcel (a portion of which remains today, Figure 3), and the construction of several structures for packing and warehousing (Figure 4). Alan Kuwahara, the son of the original lessee of the property related that when the initial grading was done the bulldozer broke into a lava tube along the northeastern parcel boundary in the southeastern portion of the property. The tube appeared to project in *mauka*/*makai* direction, and it was known at the time that a tube entrance was situated in a due *mauka* direction on another agricultural lot on the other side of Highway 130. As such, a decision was made to not bulldoze a roughly 30 foot wide corridor thought to correspond to the course of the tube as it ran beneath the property (see Figure 2). This is evident today as a swath of natural terrain and vegetation within an otherwise completely altered parcel (Figure 5).



Figure 3. Section of shade house remaining in the eastern portion of the parcel.



Figure 4. One of several modern building constructed on the study parcel.



Figure 5. Unbulldozed vegetated swath running *mauka/makai* through the parcel, view to the southeast.

On two separate days (October 18 and November 29, 2004) Matthew Clark, B.A., Dave Nelson, B.A., Christopher Hand, B.A., Michael Rivera, B.A., and Oliver Bautista, B.A., under the direct supervision of Robert Rechtman, Ph.D. carried out both a surface and subsurface reconnaissance of the property. The surface survey included pedestrian transects using a five meter spacing interval across the previously bulldozed portions of the parcel and an intensive 100% survey of the previously unbulldozed swath. At the *makai* end of the swath *makai* of the property boundary (off the parcel) a series of interconnected lava tube entrances (Figure 6) were identified. The tube was explored in both *mauka* (on property) and *makai* directions as far as humanly possible.

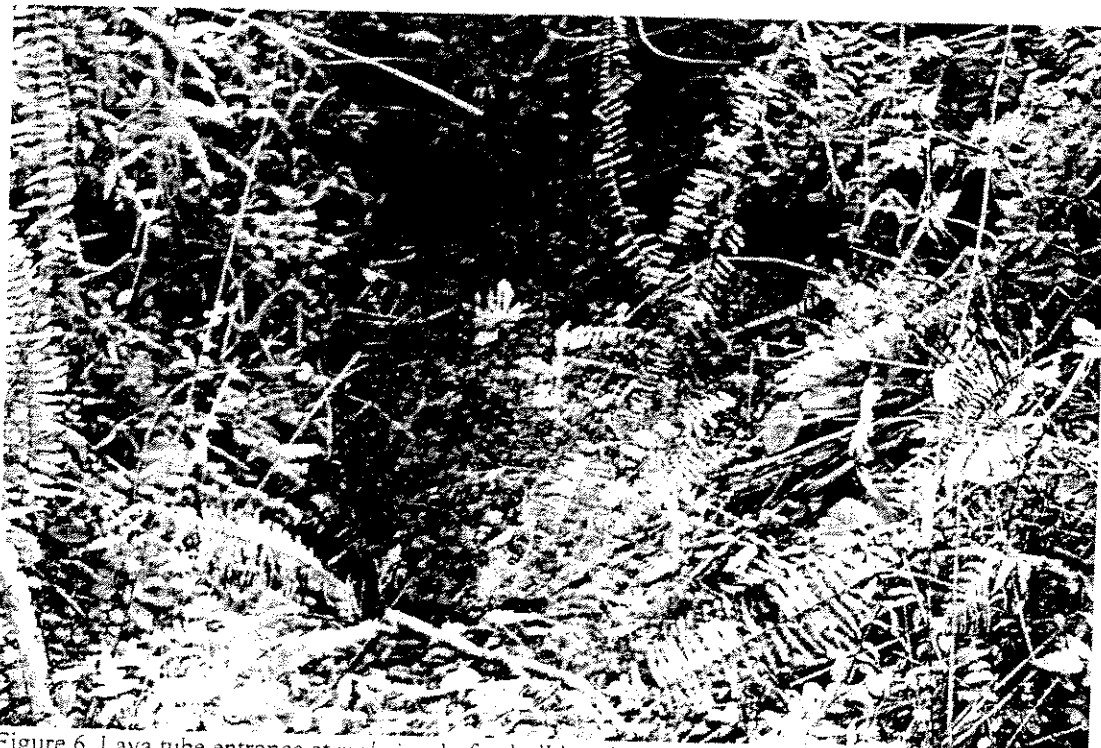


Figure 6. Lava tube entrance at *makai* end of unbulldozed swath.



There were no historic properties observed in the extensively bulldozed areas or in the unbulldozed swath, and there was no ancient or historic cultural material or skeletal remains observed lava tube. While the tube did not contain any ancient or historic material, a significant quantity of modern debris (i.e., rusted metal, plastic, broken glass, building materials) was observed. It appeared as though the majority of this material was deposited as the result of water flowing through the tube, perhaps carrying debris that was discarded in an entrance located *mauka* of Highway 130.

## DETERMINATION OF EFFECTS

There were no historic properties identified within the APE associated with the above-described undertaking. Therefore, the determination is that no historic properties will be affected as a result of the proposed undertaking. It is requested that the Hawai'i SHPO provide concurrence with this determination.

It is further recommended for safety reasons that as part of the development of the parcel the existing entrances to the lava tube be barricaded and that the previously unbulldozed area remains in its current state.

## REFERENCES CITED

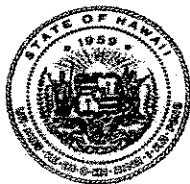
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1983 Survey of a Lava Tube, Pahoa, Puna, Hawaii Island, TMK: 3-1-5-08:1. Prepared for Department of Land and Natural Resources.

**APPENDIX E – LETTERS RECEIVED DURING THE 30-DAY COMMENT PERIOD  
AND RESPONSES**

1. State of Hawaii, Office of Hawaiian Affairs, Clyde W. Nāmu’o, Administrator, January 10, 2005.  
Response: From Brian T. Nishimura, Planning Consultant, March 11, 2005.
2. State of Hawaii, Department of Transportation, Rodney K. Haraga, Director, January 12, 2005.  
Response: From Brian T. Nishimura, Planning Consultant, March 11, 2005.
3. State of Hawaii, Office of Environmental Quality Control, Genevieve Salmonson, Director, March 7, 2005.  
Response: From Brian T. Nishimura, Planning Consultant, March 11, 2005.
4. County of Hawaii, Office of Housing and Community Development, Edwin S. Taira, Housing Administrator, January 28, 2005.  
Response: From Brian T. Nishimura, Planning Consultant, March 11, 2005.
5. County of Hawaii, Planning Department, Christopher J. Yuen, Director, February 7, 2005.  
Response: From Brian T. Nishimura, Planning Consultant, March 11, 2005.
6. Malama O Puna, Renè Siracusa, President, March 1, 2005.  
Response: From Brian T. Nishimura, Planning Consultant, March 11, 2005.

LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

RODNEY K. HARAGA  
DIRECTOR

Deputy Directors  
BRUCE Y. MATSUI  
BARRY FUKUNAGA  
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.1538

January 12, 2005

Mr. Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

Subject: Pre-Environmental Assessment Consultation  
County of Hawaii: Public Safety and Recreational Purposes  
TMK: (3) 1-5-7: 17

Thank you for your transmittal requesting our review of the subject project. The project will affect our highway facilities.

Our comments are as follows:

1. A traffic assessment report should be prepared and submitted, for our review and approval. The report must include an evaluation of and address the impacts of the development on our State highway facilities, including information on the actual development proposal and anticipated timetables, through full build out.
2. Any proposed new or changes of existing access from the project to Keaaau-Pahoa Highway must be submitted to our Highways Division for review and approval.
3. A use and occupancy agreement or easement with our Highways Division will be required for all utilities within the highway right-of-way.
4. No additional storm water runoff from the project will be allowed onto the highway right-of-way. A drainage report should be submitted to our Highways Division Hawaii District Office for review and approval.
5. Plans for all construction work within/or adjoining the highway right-of-way must be submitted for our review and approval. This shall also include obtaining all appropriate construction and environmental (e.g. NPDES) permits, including any applicable permits from our Highways Division.

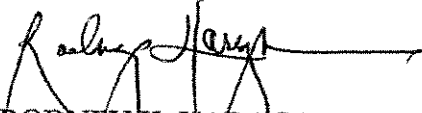
Mr. Brian T. Nishimura  
Page 2  
January 12, 2005

STP 8.1538

We will defer further comments until we review the traffic report.

We appreciate your providing this advance notice and for the opportunity to provide comments.

Very truly yours,



RODNEY K. HARAGA  
Director of Transportation

BRIAN T. NISHIMURA, PLANNING CONSULTANT  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221  
Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: btnishi@verizon.net

---

March 11, 2005

Mr. Rodney K. Haraga, Director  
State of Hawai'i  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawai'i 96813-5097

Subject: Draft Environmental Assessment  
Pahoa Fire Station and Police Substation  
TMK: (3) 1-5-7: 17

Dear Mr. Haraga:

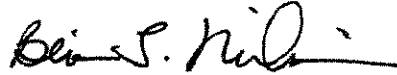
Thank you for your letter dated January 12, 2005, providing pre-assessment comments regarding the subject project. Although your comments were received after the Draft Environmental Assessment had already been completed, we believe that your concerns have been addressed. The responses to your comments are provided as follows:

1. Traffic assessment report: At the time the pre-assessment consultation letter was drafted, the County identified three future uses for the subject property, a fire station, police substation and recreational facilities. It was later decided to limit the scope of the subject environmental assessment to the fire station and police sub-station uses. The proposed recreational facilities will be considered at a later date with a separate environmental assessment. We believe that a traffic study should be conducted for the proposed recreational uses because of the larger traffic volume that those activities will generate. Traffic generated by the proposed fire station and police sub-station will be minimal and will occur primarily during shift changes. As such, a traffic study has not been done for this portion of the project but will be addressed as part of the environmental review for the recreational use of the property.
2. Plan review and approval: As requested, any proposed new or changes of existing access from the project to Keaau-Pahoa Highway will be submitted to the State Highways Division for review and approval.
3. Use and occupancy agreement: As requested, all utilities within the highway right-of-way will be subject to a use and occupancy agreement or easement with the State Highways Division.
4. Additional storm water runoff and drainage report: No additional storm water runoff will be allowed onto the highway right-of-way. A drainage report will be submitted to the Highways Division, Hawaii District Office for review and approval.

5. Plans for construction work: As requested, plans for all construction work within or adjoining the highway right-of-way will be submitted to the Department of Transportation for review and approval. All necessary permits will be obtained.

Thank you for taking the time to comment on the proposed project.

Sincerely,



Brian T. Nishimura, Planning Consultant

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

March 7, 2005

The Honorable Harry Kim, Mayor  
County of Hawaii  
25 Aupuni Street, Room 215  
Hilo, Hawaii 96720-4252

Dear Mayor Kim:

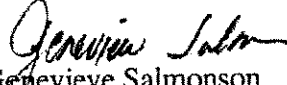
Subject: Draft EA for the Pāhoa Fire Station and Police Sub-Station, Hawai'i

Thank you for the opportunity to review and comment on the subject project. We have the following comments.

1. Please apply sustainable building techniques as presented in <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm> when designing and building the stations.
2. Please comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.

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

Sincerely,

  
Genevieve Salmonson  
Director

c: Brian Nishimura



**BRIAN T. NISHIMURA, PLANNING CONSULTANT**

101 Aupuni Street, Suite 217

Hilo, Hawaii 96720-4221

Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: [btnishi@verizon.net](mailto:btnishi@verizon.net)

---

March 11, 2005

Ms. Genevieve Salmonson, Director  
State of Hawaii  
Office of Environmental Quality Control  
235 S. Beretania St., Suite 702  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
Pahoa Fire Station and Police Substation  
TMK: (3) 1-5-7: 17

Dear Ms. Salmonson:

Thank you for your letter dated March 7, 2005, providing comments regarding the subject Draft Environmental Assessment. The responses to your comments are provided as follows:

1. Sustainable building techniques: The project architect will review the sustainable building techniques as presented in <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm> . These techniques will be utilized where appropriate for the proposed project.
2. Use of indigenous plants and recycled glass: The project architect will be asked to comply with sections 103D-407 and 408 of the Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.

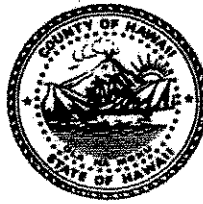
Thank you for taking the time to comment on the proposed project.

Sincerely,



Brian T. Nishimura, Planning Consultant

Harry Kim  
Mayor



Edwin S. Taira  
Housing Administrator

**County of Hawaii**  
**OFFICE OF HOUSING AND**  
**COMMUNITY DEVELOPMENT**

50 Wailuku Drive • Hilo, Hawai'i 96720-2484  
V/TT (808) 961-8379 • FAX (808) 961-8685

January 28, 2005

Brian T. Nishimura  
Planning Consultant  
101 Aupuni Street, Suite 217  
Hilo, Hawai'i 96720-4221

**SUBJECT: 2003 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
DRAFT ENVIRONMENTAL ASSESSMENT - PAHOA FIRE STATION**

We have received and transmitted a copy of the draft Environmental Assessment (EA) for the subject project to the County's Planning Department for review and comment.

Based on our review of the draft EA the following is requested:

1. Please attach to the final EA a signatory page and line for the Mayor, Corporation Counsel, Housing Administrator and Planning Director to sign;
2. In CFR Part 58, through Executive Order 12898, all federal agencies must consider environmental justice issues in the implementation of their programs, policies and activities. As this project is receiving federal funds, please add a section entitled Environmental Justice and state whether the project has a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

Upon completion of the comment period for State environmental requirements, please forward a revise and completed EA for County execution.

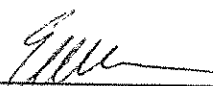


Brian T. Nishimura

Page 2

January 28, 2005

Thank you for your cooperation and understanding in these matters. Should you have any questions or need further information, please call Brian Ishimoto at 961-8379.



---

Edwin S. Taira  
Housing Administrator

xc: Nicholas Ah Yo, Fire Department

BRIAN T. NISHIMURA, PLANNING CONSULTANT  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221  
Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: btnishi@verizon.net

---

March 11, 2005

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

Subject: Draft Environmental Assessment  
Pahoa Fire Station and Police Substation  
TMK: (3) 1-5-7: 17

Dear Mr. Taira:

Thank you for your letter dated January 28, 2005, providing comments on the subject Draft Environmental Assessment. The responses to your comments are provided as follows:

1. Signatory page: As requested, the final document will include a signatory page and line for the Mayor, Corporation Counsel, Housing Administrator and Planning Director to sign.
2. Environmental Justice: As requested, environmental justice considerations will be included in the final document. Rather than create a new section, however, the following has been added to Section 2.2.1 Socio-Economic Characteristics: "With regard to 'environmental justice' considerations, the proposed project will not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations. In fact, the proposed project will have a substantial positive impact on the public health services provided to the region. The proposed facilities will enable the County to improve the health and safety services provided to the lower Puna community by improving response readiness and allowing continued service during natural disasters. No adverse impacts on low income or minority persons are anticipated from the proposed project."

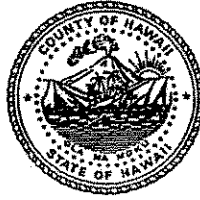
Thank you for taking the time to comment on the proposed project.

Sincerely,



Brian T. Nishimura, Planning Consultant

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

February 7, 2005

Mr. Brian T. Nishimura  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

**SUBJECT: Draft Environmental Assessment Comments and  
Anticipated Finding of No Significant Impact (FONSI)  
Proposed Pahoa Fire Station and Police Sub-Station  
Keonepoko-Nui and Keonepoko-Iki, Puna, Island and County of Hawaii  
Tax Map Key: (3) 1-5-007:017**

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We have reviewed the subject DEA and have no additional comment to that which we offered in our pre-consultation letter dated November 9, 2004. Furthermore, the Planning Department has no objections to the anticipated issuance of a Finding of No Significant Impact (FONSI) for the proposed project.

Thank you for the opportunity to review and comment on the subject DEA. 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:cd

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*Hawai'i County is an equal opportunity provider and employer*

**BRIAN T. NISHIMURA, PLANNING CONSULTANT**

101 Aupuni Street, Suite 217

Hilo, Hawaii 96720-4221

Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: [btnishi@verizon.net](mailto:btnishi@verizon.net)

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March 11, 2005

Mr. Christopher J. Yuen, Director  
County of Hawaii  
Planning Department  
101 Pauahi St., Suite 3  
Hilo, Hawaii 96720-3043

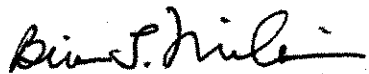
Subject: Draft Environmental Assessment  
Pahoa Fire Station and Police Substation  
TMK: (3) 1-5-7: 17

Dear Mr. Yuen:

Thank you for your letter dated February 7, 2005, providing comments regarding the subject Draft Environmental Assessment. We appreciate your determination of no objections to the anticipated issuance of a Finding of No Significant Impact (FONSI) for the proposed project.

Thank you for taking the time to comment on the proposed project.

Sincerely,



Brian T. Nishimura, Planning Consultant

# MALAMA O PUNA

P. O. Box 1520

Pahoa, Hawai 'i 96778

Voice mail (808) 965-9254

[malamaopuna@yahoo.com](mailto:malamaopuna@yahoo.com) \* [www.malamaopuna.org](http://www.malamaopuna.org)

*Preserving Hawai 'i's precious natural heritage*

March 1, 2005

Brian T. Nishimura, Planning Consultant  
101 Aupuni St., Ste. 217  
Hilo, Hawai 'i 96720

RE: PAHOA FIRE STATION AND POLICE SUBSTATION

Dear Mr. Nishimura:

This letter will confirm my previous letter dd. December 1, 2004 in support of this project. As was discussed at the public meeting, there are some concerns about traffic safety in that area, and I am confident that solutions will be worked into your plan.

However, I noticed a glaring omission to the plan in comparing the original pre-EA notice with that printed in the Feb. 8<sup>th</sup> Environmental Notice: the recreational component and gym has disappeared. I strongly object to this. I am aware that Rep. Helene Hale is against building a gym on that site because "she is already building a gym by Pahoa School, and our community doesn't need two gyms". Boy is she wrong! Once "her" gym is built (and that looks pretty iffy right now) for the High and Intermediate School students, the existing gym, which is on the Elementary School campus, could be used for K-6, since they do not have a covered play area and we have 200+inches of annual rainfall.

However, this still leaves the general public without a venue for recreation and large town meetings. The community has outgrown the Pahoa Neighborhood Facility, which is only available to one group over the entire 2-day weekend. With our rapidly increasing population, much more space is needed. Please restore the recreational component to this plan. The Puna community and its needs will be here a lot longer than Mrs. Hale and her personal agenda.



René Siracusa  
President, Malama O Puna

BRIAN T. NISHIMURA, PLANNING CONSULTANT  
101 Aupuni Street, Suite 217  
Hilo, Hawaii 96720-4221  
Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: btnishi@verizon.net

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March 11, 2005

Ms. René Siracusa, President  
Malama O Puna  
P.O. Box 1520  
Pahoa, Hawaii 96778

Subject: Draft Environmental Assessment  
Pahoa Fire Station and Police Substation  
TMK: (3) 1-5-7: 17

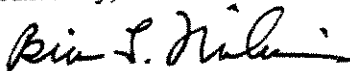
Dear Ms. Siracusa:

Thank you for your letter dated March 1, 2005, providing comments regarding the subject Draft Environmental Assessment. We appreciate your continued support for this project. The responses to your comments are provided as follows:

1. Omission of recreational component: If you will recall, we discussed this matter during the public meeting in Pahoa held on December 7, 2004. The Department of Parks and Recreation requested that the recreational component be removed from consideration in the present environmental assessment to allow additional time for them to plan the various facilities that will be included in their project. The County has not changed their position regarding the need for additional recreational facilities to serve the lower Puna community. The Department of Parks and Recreation will pursue this project separately from the Fire Department and Police Department at a later date.

Thank you for taking the time to comment on the proposed project.

Sincerely,



Brian T. Nishimura, Planning Consultant