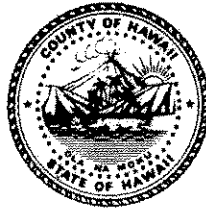


Harry Kim
Mayor



Bruce C. McClure
Director

Jiro A. Sumada
Deputy Director

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

June 2, 2006

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

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
06 JUN -5 P1:02
RECEIVED

SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT (FEA) / FINDING OF NO SIGNIFICANT IMPACT (FONSI)
MAMALAHOA HIGHWAY IMPROVEMENTS – Parking Lot and Bus Shelter
TMK: (3) 8-1-12: 5 and 6, Ke'eke'e, South Kona, Island of Hawaii

The Department of Public Works did not receive any substantive comments during the 30-day comment period which began on April 23, 2006 and ended on May 23, 2006 for the proposed project. Based on our prior review of the draft environmental assessment we have determined that the subject project will not have a significant environmental effect. As such, the Department of Public Works has issued a Finding of No Significant Impact (FONSI) for the subject project. Please publish a notice of this finding in your next edition of *The Environmental Notice*.

We have enclosed a completed OEQC Publication Form, and four copies of the Final Environmental Assessment. The project summary previously transmitted for the Draft EA may be utilized since there were no changes to the project description. Should there be any questions, please call Casey Yanagihara, Project Engineer, at (808) 961-8321.


BRUCE C. MCCLURE, P.E.
Director of Public Works

Copy: Brian T. Nishimura

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

**MAMALAHOA HIGHWAY IMPROVEMENTS
PARKING LOT AND BUS SHELTER**

Keekee, South Kona, Island of Hawaii

JUNE, 2006

PREPARED FOR:

COUNTY OF HAWAII

DEPARTMENT OF PUBLIC WORKS
101 AUPUNI STREET, SUITE 7
HILO, HAWAII 96720-8360

DEPT. OF ENVIRONMENTAL
QUALITY CONTROL

PREPARED BY:

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 AUPUNI STREET
SUITE 217
HILO, HAWAII 96720-4221

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TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Purpose	1
1.2 Identification of Proposing Agency	1
1.3 Identification of Approving Agency	1
1.4 Technical Description	1
1.5 Project Background	5
1.5.1 Need for the Project	5
1.5.2 Land Use Designations	5
1.5.3 Listing of Permits and Approvals	6
1.6 Agency and Public Consultation	6
2. ENVIRONMENTAL SETTING	8
2.1 Physical Environment	8
2.1.1 Geology and Hazards	8
2.1.2 Soils	8
2.1.3 Climate	9
2.1.4 Hydrology and Drainage	9
2.1.5 Flora and Fauna	9
2.1.6 Air Quality	10
2.1.7 Noise	10
2.1.8 Scenic and Open Space Resources	11
2.1.9 Aquifers and Wetlands	11
2.2 Social, Cultural and Economic Setting	11
2.2.1 Socio-Economic Characteristics	11
2.2.2 Adjacent Land Uses	12
2.3 Public Facilities and Services	12
2.3.1 Roads and Traffic	12
2.3.2 Water	13
2.3.3 Wastewater	13
2.3.4 Electricity, Telephone and Cable T.V.	14
2.3.5 Solid Waste	14
2.3.6 Protective Services	14
2.3.7 Recreation Facilities	14
2.4 Archaeology, Historic and Cultural Resources	15
3. SUMMARY OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES	16
3.1 Short Term Impacts	16
3.2 Long Term Impacts	16
4. ALTERNATIVES	17
4.1 No Action	17
4.2 Alternative Sites	17
5. DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION	18
5.1 Significance Criteria	18
5.2 Findings	20
5.3 Reasons Supporting Determination	20

1. INTRODUCTION

1.1 Purpose

The County of Hawaii, Department of Public Works (DPW) is proposing to develop a parking lot and bus shelter to serve the community of Kealahou, South Kona Hawaii. The property involved is situated on the west side of the Mamalahou Highway, approximately 235 feet south of the Ke'e Ke'e Street-Mamalahou Highway intersection, at Keekee 1st, South Kona, Island of Hawaii. (See Figure 1 – Location Map, Figure 2 – Tax Plat Map) The proposed use of County funds triggers environmental requirements for the preparation of an Environmental Assessment (EA), in compliance with Chapter 343, Hawaii Revised Statutes.

The County is proposing to lease two privately owned parcels of land which consists of 8,460 square feet (parcel 5) and 8,416 square feet (parcel 6) to construct the parking lot and bus shelter. A preliminary site plan has been developed showing a minimum of 11 standard parking stalls and 1 accessible stall. A future temporary bus shelter, approximately 9' x 15' in size is also shown on the preliminary site plan. The final layout and total number of stalls is subject to topographic conditions found on the property. (See Figure 3 – Preliminary Site Plan)

1.2 Identification of Proposing Agency

The County of Hawaii, Department of Public Works (DPW) is the proposing agency for the project. Mr. Bruce C. McClure is the Director of the Department of Public Works whose business address is 101 Pauahi Street, Suite 7, Hilo, Hawaii 96720-8360.

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 proposed parking lot and bus shelter are part of the County's Mamalahou Highway Improvement Project which extends from Honalo to Captain Cook and is intended to address problems related to traffic congestion within this busy corridor. In addition to the subject parking lot and bus shelter, other improvements planned within the Kealahou Section of the project include two-way left turn lanes, paved shoulders and sidewalks where possible. The improvements planned within the Mamalahou Highway right-of-way have been determined to be exempt from the requirements for the preparation of an environmental assessment because they are considered repairs or maintenance of existing facilities which involve no change of use beyond that previously existing. As such, the subject environmental assessment is limited to the new construction of the parking lot and bus shelter within the two parcels that will be leased from a private land owner.

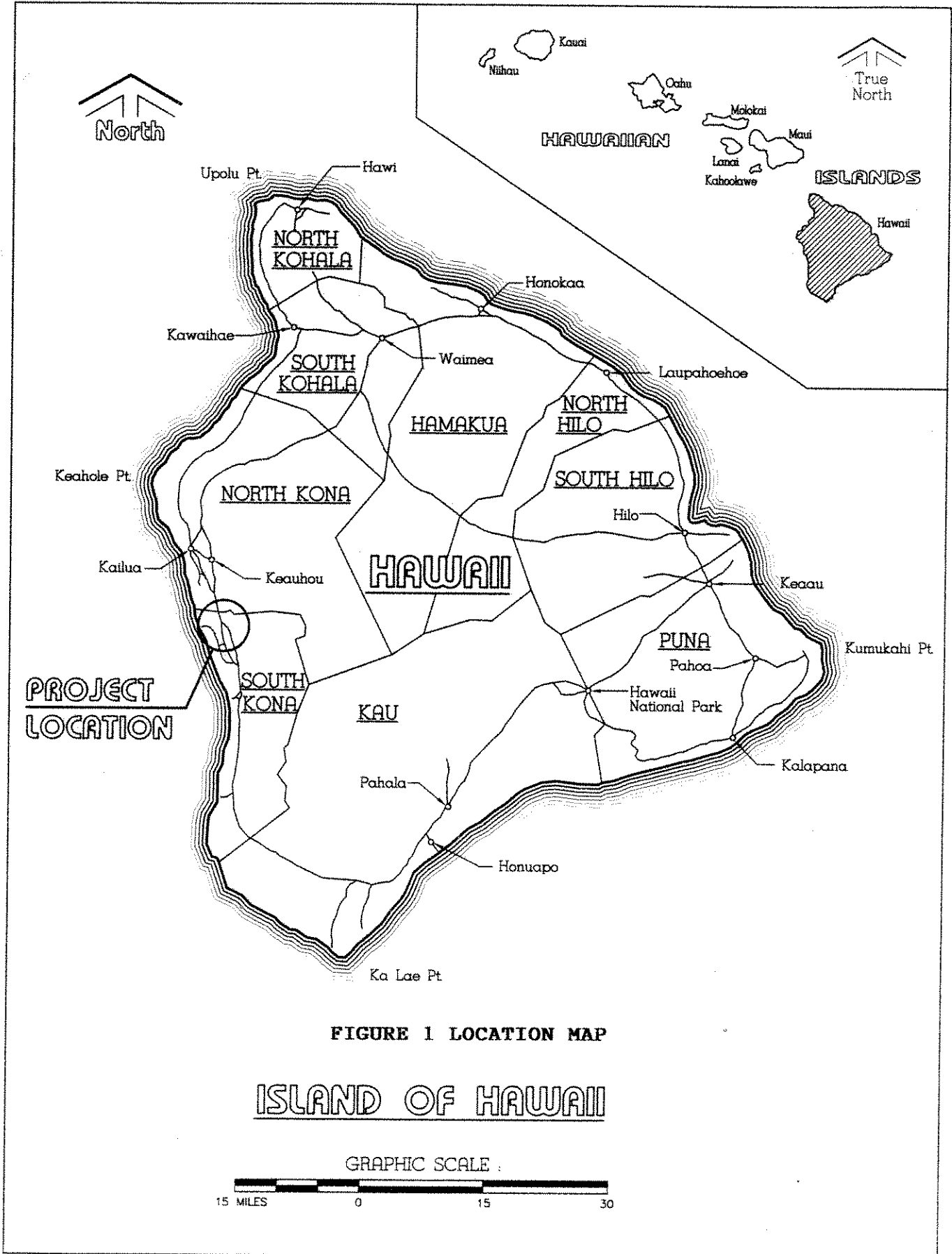
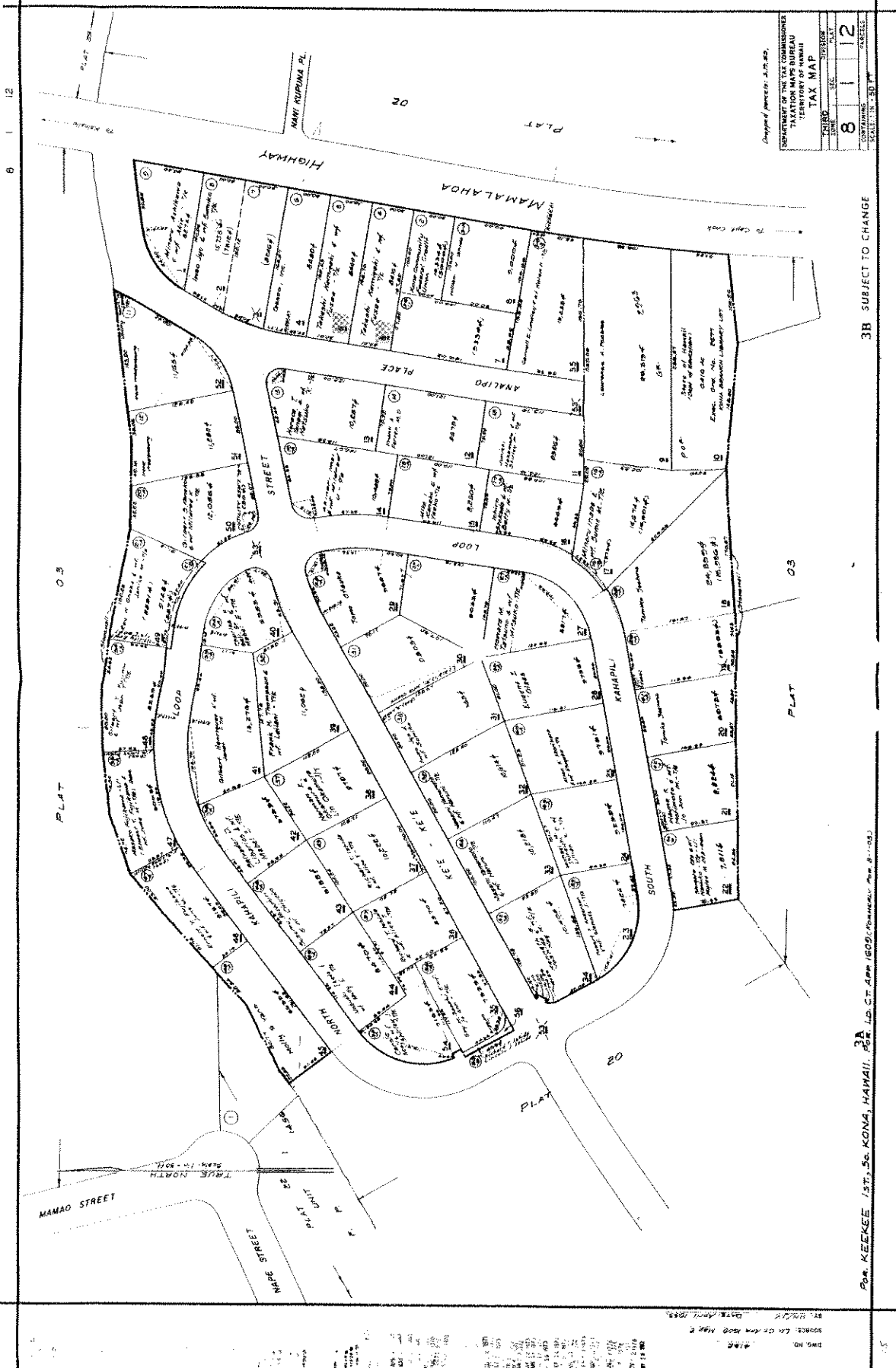


FIGURE 1 LOCATION MAP

ISLAND OF HAWAII





Checked/Amended: J.P. 82

DEPARTMENT OF THE TAX COMMISSIONER
 TERRITORY OF HAWAII
 COUNTY OF KONA
 TAX MAP

CHINE	SEC.	SECTION	PLAT	SCALE
8	1	12		

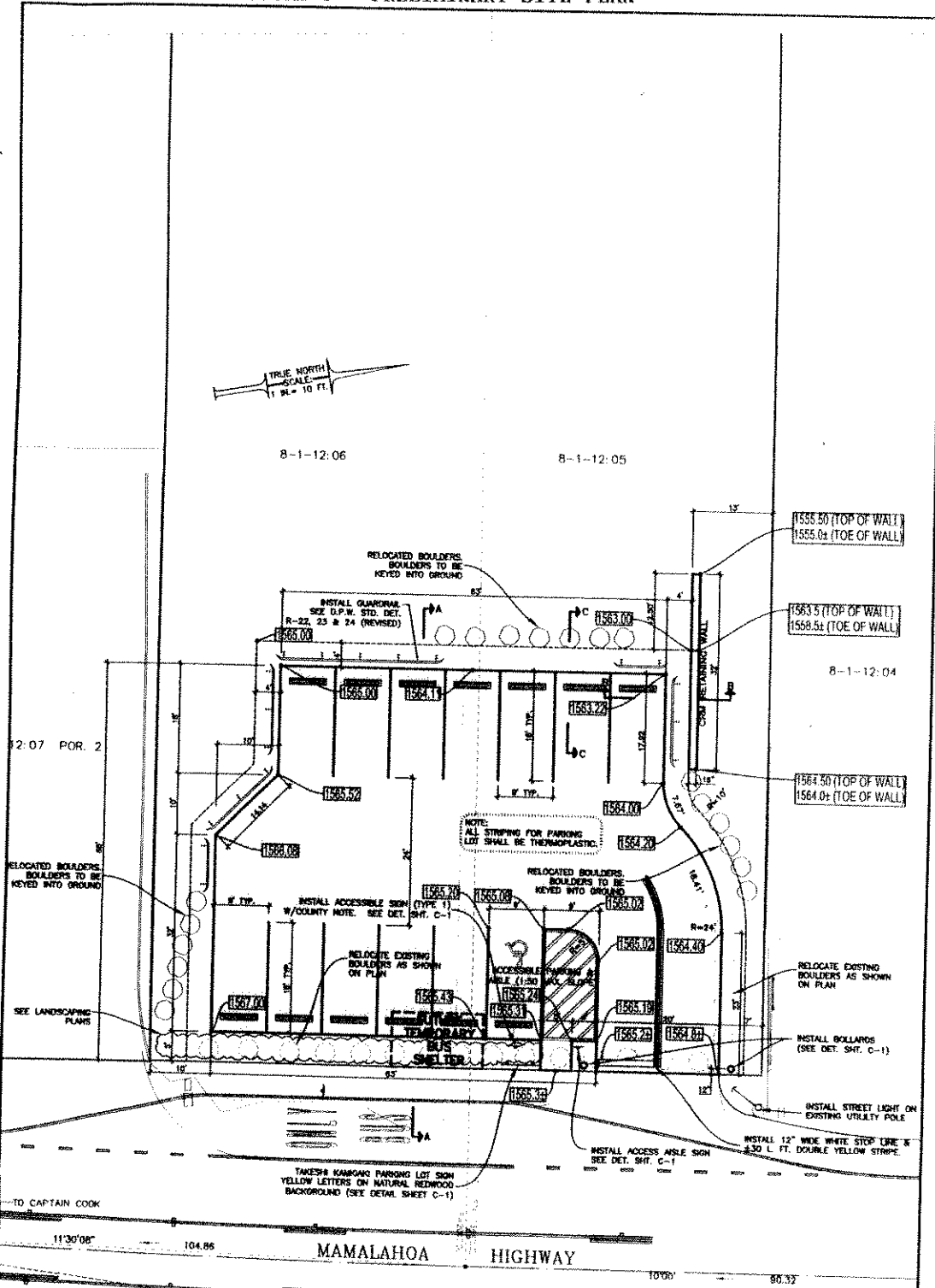
3B SUBJECT TO CHANGE

FOR KEEKEE 1ST, 5th, KONA, HAWAII. 3A
 SOURCE: LO. CT. ANN. 1809, HAWAIIAN PLAT. 21-103

DATE: APRIL 1982
 BY: HULLY
 SOURCE: LO. CT. ANN. 1809, HAWAIIAN PLAT. 21-103

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FIGURE 3 - PRELIMINARY SITE PLAN



- NOTE:
1. FINAL LAYOUT TO DEPEND ON TOPOGRAPHIC CONDITIONS.
 2. TOTAL NO. OF PARKING STALLS:
ACCESSIBLE STALL ~ 1
STANDARD 9 X 18 STALLS ~ 12

SUBJECT TO CHANGE
MAY 26, 2005

**NEW KAMIGAKI PARKING LOT
AND BUS SHELTER**
T.M.K.: 3RD DIV. 8-1-12:05 & 06
Prepared By:
HILO ENGINEERING, INC.
484 Kalanikoa Street
Hilo, Hawaii 96720

The preliminary site plan indicates 20' wide driveway entrance on the north side of the subject property allowing two-way traffic flow in and out of the parking lot. The pavement area will be approximately 85' along the frontage of Mamalahoa Highway and approximately 65' deep. A 5' wide landscaping strip will be provided between the parking stalls and the Mamalahoa Highway. One handicapped stall and 11 standard stalls are shown on the preliminary site plan as well as a future temporary bus shelter which will be approximately 9' x 15' in size. The dimensions provided are approximate and may vary in size depending on the topographic survey and design.

The proposed parking lot and bus shelter has an estimated cost of \$92,000. Construction is expected to commence in September, 2006 and be completed in December, 2006.

1.5 Project Background

1.5.1 Need for the Project

The Mamalahoa Highway is the only north-south highway serving this section of the South Kona District. The Mamalahoa Highway is also the only link to all of the other districts on the island and is part of the highway system which circumnavigates the County. Most of the jobs in West Hawaii are concentrated in the luxury resorts along the coast in South Kohala and North Kona and in Kailua-Kona and Keauhou. Very few people can afford to live close to these jobs because of high housing prices and the vast majority of workers live great distances from their employment. In addition to all of the people living in the South Kona District itself, many workers commute from the Ka'u District (Ocean View, Naalehu and Pahala). Most of this north-south commuter traffic moves on a single lane in each direction on the Mamalahoa Highway and passes through the project area in Kealahou.

In addition to the commuter traffic, congestion between Honalo and Captain Cook is exacerbated by all of the individual driveway connections that exist for homes and businesses along the highway. Each car stopping to turn left or to negotiate parking along the shoulder causes a wave of stopped cars that may extend backwards for miles. The construction of the proposed parking lot will allow vehicles to park without creating delays that are now caused by vehicles attempting to park along the highway.

The proposed project also involves the creation of a bus only lane next to the sidewalk to pick up passengers waiting at the proposed bus shelter. The bus only lane will allow bus pick-ups to be made without holding up traffic on Mamalahoa Highway and without disrupting the flow of traffic.

1.5.2 Land Use Designations

The subject property is situated within the State Land Use Urban District. The County General Plan Land Use Pattern Allocation Guide Map (LUPAG) designates this area as "Medium Density Urban". The county zoning designation for the project area is Village Commercial (CV-10). Public use facilities owned or managed by the

County to fulfill a governmental function for public benefit are allowed in any district provided that the Planning Director has issued Plan Approval for such use.

The proposed project is not situated within the Special Management Area designated by the County of Hawaii. The project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone. The proposed project is consistent with all State and County land use designations and regulations.

1.5.3 Listing of Permits and Approvals

The following list of permits and approvals may be required for the proposed project:

County of Hawaii

Department of Public Works
Planning Department

Approval-Project Construction Plans
Plan Approval

1.6 Agency and Public Consultation

The Department of Public Works (DPW) has been working with the community to address the traffic congestion problems for this section of the Mamalahoa Highway (Honalo to Captain Cook) for several years. Beginning in 2004, DPW staff have attended Kona Traffic Safety Committee meetings (fourth Tuesday of every month), Kona Road Projects meetings, South Kona Traffic Solutions meetings and individual community working group meetings (Honalo, Kainaliu, Kealahou and Captain Cook). The proposed parking lot, bus shelter and other highway improvements within the Kealahou project area have been discussed during the Kealahou Working Group meetings which were held on 12/7/04, 5/31/05, 7/7/05, 7/14/05, and 7/21/05.

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

United States Fish and Wildlife Service, Division of Ecological Services
State of Hawaii, Department of Health
State of Hawaii, Department of Land and Natural Resources, Division of Forestry and
Wildlife and the State Historic Preservation Division
State of Hawaii, Department of Transportation
State of Hawaii, Department of Hawaiian Home Lands
State of Hawaii, Office of Hawaiian Affairs
County of Hawaii, Planning Department
County of Hawaii, Department of Public Works
County of Hawaii, Department of Water Supply
County of Hawaii, Police Department
County of Hawaii, Fire Department
County of Hawaii, Department of Environmental Management

County of Hawaii, Mass Transit Agency
Adjacent Property Owner, Orchid Isle Estate Farms, LLC
Adjacent Property Owner, Kona Community Federal Credit Union
Community Organization, Mr. Dan Olsen, President, Kona Traffic Safety Committee
Community Organization, Ms. Janice Yang, Kailua-Kona Hawaiian Civic Club

2. ENVIRONMENTAL SETTING

2.1 Physical Environment

2.1.1 Geology and Hazards

Environmental Setting

The subject property is located on the western slopes of Mauna Loa which is a shield volcano that is still active and most recently erupted in 1984.

The volcanic hazard as assessed by the United States Geological Survey is "3" on a scale of ascending risk 9 to 1 (Heliker 1990). Zone "3" areas of Mauna Loa are less affected by rift activity than in zone 2 and thus the hazard is gradationally lower.

The entire island of Hawaii is in earthquake zone 4 of the Uniform Building Code which establishes structural design standards for earthquake resistance for certain types of buildings. This zone is prone to major damages from potential earthquake activity.

Impacts

The proposed project will not expose the parking lot and bus shelter or the general public to any additional hazard risk not already experienced in the entire district of South Kona.

2.1.2 Soils

Environmental Setting

The soils of the project area are classified as Kona extremely rocky muck (rKYD) which consists of well drained thin organic soils over pahoehoe lava bedrock. This soil has a capability subclass rating of VII₁ which indicates very severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife. (U. S. Soil Conservation Service, 1973) The Land Study Bureau's overall master productivity rating of the subject area for agricultural use is class "E" or "very poor". (Land Study Bureau, 1965)

The project area is not listed as either *Prime, Other, or Unique Agricultural Land* on the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) map.

Impacts

Given the Urban designation, Village Commercial zoning designation and very poor agricultural capability and productivity ratings of the soil, no adverse impact on agricultural soils or uses are anticipated as a result of the proposed project.

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 "leeward" side of the island of Hawaii which is sheltered from the northeasterly trade winds that prevail throughout the state for most of the year. As such, rainfall in the region is relatively low (approximately 75 inches/year). (University of Hawaii Press, 1983)

Impacts

Climatic conditions will not have a significant impact on the proposed project.

2.1.4 Hydrology and Drainage

Environmental Setting

The project site is designated Zone X (Areas determined to be outside the 500-year flood plain) on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency.

Impacts and Mitigation Measures

Development of the proposed project has the potential to increase surface runoff. The proposed project will adhere to County and State requirements for disposing of runoff and addressing drainage concerns. As such, no adverse drainage impacts are anticipated as a result of the proposed project.

2.1.5 Flora and Fauna

Environmental Setting

The existing vegetation of the project area consists of grasses, trees and shrubs that are typical of this section of South Kona. With regard to the proposed parking lot and bus shelter site, almost all of the project area has been previously cleared and graded with heavy machinery and is primarily covered with shrubs and grasses. The remainder of the land is overgrown and dominated with Christmas Berry trees.

The U.S. Fish & Wildlife Service published a proposed rule to designate critical habitat for 47 plant species from the Island of Hawaii in the Federal Register on May 28, 2002. The subject project area was not included in the proposed critical habitat designations. In addition, the U.S. Fish & Wildlife Service published a proposed rule to designate critical habitat for the Blackburn's Sphinx Moth, currently the only Hawaiian insect federally listed as endangered, in the Federal Register on June 13, 2002. The subject project area was not included in the proposed critical habitat designation for the Blackburn's Sphinx Moth.

Given the project's general location and elevation, there is a potential for the Hawaiian Hawk (*I'o*) and Owl (*Pu'eo*) may frequent the general area. There are no indications that the project area itself, serves as a habitat for these native birds, however. Given the urban-commercial setting of the project area, introduced animals such as rats, mongoose, dogs, and cats appear to be common.

Impacts

No listed, candidate or proposed endangered animal or plant species are likely to be found on the proposed project site. As such, no significant adverse effects on these species or their habitat is expected as a result of the proposed project.

2.1.6 Air Quality

Environmental Setting

Pollutants derived from the volcanic emissions from the ongoing Kilauea eruption affect the subject area. Other sources of air pollutants to a limited degree include vehicle emissions and dust from vehicles utilizing the Mamalahoa Highway. 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 resulting from construction activity include dust and exhaust from machinery involved in the construction of the proposed parking lot and bus shelter. The contractors will be required to comply with the appropriate fugitive dust requirements of the State Department of Health.

2.1.7 Noise

Environmental Setting

Existing noise levels are typical of a urban commercial setting, which is affected primarily by traffic on the adjacent streets. The project site is not situated in close proximity to any significant noise generators such as airports, industrial activity or major highways. The closest airport is situated approximately seventeen miles northwest of the project site.

Impacts and Mitigation Measures

Temporary noise impacts will occur from construction activities of the project and are unavoidable. Mitigation measures can be taken, however, to minimize noise impacts including the use of mufflers and implementing construction curfew periods. The contractors will be required to comply with the appropriate noise requirements of the State Department of Health. Upon completion of the parking lot and bus shelter, noise levels should be similar to existing conditions.

2.1.8 Scenic and Open Space Resources

Environmental Setting

The project area is situated within the commercial center of Kealahou town with views limited by surrounding buildings and the existing vegetation on site. The Natural Beauty section of the Hawaii County General Plan does not include any natural beauty sites that would be affected by the proposed project.

Impacts

The proposed project will not have a significant impact on the scenic views or open space resources of the South Kona district.

2.1.9 Aquifers and Wetlands

Environmental Setting

The project area is within the Kealahou aquifer system, which has a sustainable yield of approximately 38 million gallons per day.

The project area is not situated within or adjacent to a wetland identified by or delineated on maps issued by the U.S. Department of Interior, Fish and Wildlife Service. In addition, the proposed project is not located in an area designated by the U.S. Environmental Protection Agency (EPA) as being supported by a sole source aquifer.

Impacts

The proposed project will not have any adverse impact on any wetland or aquifer resource.

2.2 Social, Cultural and Economic Setting

2.2.1 Socio-Economic Characteristics

Setting

Hawaii County's population increased by more than 85,000 persons between 1970 and 2000. Between 1980 and 1990, Hawaii Island's population increased by 19 percent, with an average annual growth rate of 3 percent, compared to a growth rate of 1.4 percent statewide. According to the 2000 U.S. Census, Hawaii Island's population had grown to 148,677 persons. During the twenty year time period between 1980 and 2000, the South Kona district's population grew from 5,914 to 8,589 persons, a 30% increase.

The primary economic activity in the South Kona district is agriculture which includes coffee growing and processing, macadamia nuts, citrus fruits and cattle ranching. The major trade and population centers within the district are situated along the Mamalahoa Highway at Kealahou, Captain Cook and Honaunau.

Impacts

The proposed parking lot and bus shelter will have a beneficial socioeconomic impact by helping to reduce congestion on Mamalahoa Highway and providing safe and efficient parking spaces for this section of Kealahou town. The construction of the proposed parking lot will allow the County to eliminate some of the on-street parking in and around Kealahou town and reduce the delays caused by vehicles attempting to park along the highway. Elimination of the on-street parking will also allow buses to pull into a bus only lane next to the sidewalk to pick up passengers waiting at the proposed bus shelter. The bus only lane will allow bus pick-ups to be made without holding up traffic on Mamalahoa Highway and without disrupting the flow of traffic.

2.2.2 Adjacent Land Uses

Existing Setting

The project area is situated in the commercial center of Kealahou town. There are financial institutions, restaurants, offices, churches, governmental services, and business services within close proximity to the project site. A single family residential subdivision is also situated west or makai of the subject property.

Impacts

The proposed parking lot and bus shelter will not alter the character of the existing land use pattern of the surrounding properties which is primarily commercial in nature. Although a single family residential subdivision is situated on the western or makai side of the subject property, the severe slope and existing vegetation on the western side of the property will provide a buffer between the parking lot and the residences.

2.3 Public Facilities and Services

2.3.1 Roads and Traffic

Setting

The public roadway providing access to the site is the Mamalahoa Highway, which is a two-lane county roadway within a 60' wide right-of-way. At this time, the Mamalahoa Highway serves as the only connection between South Kona and the two adjoining districts, North Kona and Ka'u.

The proposed parking lot and bus shelter are part of the County's Mamalahoa Highway Improvement Project which extends from Honalo to Captain Cook and is intended to address problems related to traffic congestion within this busy corridor. In addition to the subject parking lot and bus shelter, other improvements planned within the Kealahou Section of the project include two-way left turn lanes, paved shoulders and sidewalks where possible.

Impacts

The proposed project will have a beneficial effect by reducing traffic congestion on Mamalahoa Highway. The construction of the proposed parking lot will allow the County to eliminate some of the on-street parking in and around Kealahou town and reduce the delays caused by vehicles attempting to park along the highway. Elimination of the on-street parking will also allow buses to pull into a bus only lane next to the sidewalk to pick up passengers waiting at the proposed bus shelter. The bus only lane will allow bus pick-ups to be made without holding up traffic on Mamalahoa Highway and without disrupting the flow of traffic.

2.3.2 Water

Existing Setting

Irrigation for landscaping will be provided through an existing water service lateral from the County Department of Water Supply located at the project site.

Impacts:

The proposed improvements will have minimal impact on the existing Department of Water Supply sources or transmission system.

2.3.3 Wastewater

Existing Setting

The proposed project will not include any wastewater disposal facility.

Impacts

The proposed parking lot and bus shelter will not have any impact on wastewater or sewage disposal systems.

2.3.4 Electricity, Telephone and Cable T.V.

Existing Setting

The proposed project will not utilize electricity, telephone or cable TV services.

Impacts

The proposed project will not have any impact on the existing capacity of these services.

2.3.5 Solid Waste

Existing Setting

The proposed project will not generate any solid waste other than a small amount of brush that will be cleared at the time of construction. This volume of waste is expected to be minimal because the site has been previously cleared and involves less than 6,000 square feet of land area.

Impacts and Mitigation Measures

The proposed parking lot and bus shelter will not have any adverse impact on the solid waste disposal system.

2.3.6 Protective Services

Existing Setting

Protective services including fire, police, rescue and medical services are located in close proximity to the project site. Police and fire facilities are located in Captain Cook, approximately 2 miles to the south and the Kona Community Hospital is located in Kealahou.

Impacts

The proposed project will not create an additional burden on the existing protective service providers.

2.3.7 Recreation Facilities

Existing Setting

The proposed project will not have any impacts on recreational facilities located in the district.

Impacts

The proposed project will not create an additional burden on existing recreational facilities.

2.4 Archaeology, Historic and Cultural Resources

Setting

The project area has been previously disturbed with heavy equipment while being cleared and graded. As such, it would be highly unlikely to find surface or subsurface archaeological resources within the project area. In a letter dated February 13, 2006, the State Historic Preservation Division indicated that they believe that "no historic properties will be affected by this undertaking." The reasons cited include "previous grubbing/grading has altered the land" and "photographs provided by applicant clearly depict a completely graded, disturbed, flattened area"

The entire letter from the State Historic Preservation Division is included in appendix A along with the other pre-assessment comment letters received.

The Office of Hawaiian Affairs (OHA) and the Kona Hawaiian Civic Club have been consulted with regard to any known traditional cultural places or practices on the subject property and none have been identified. Both the State Historic Preservation Division and OHA stated that in the event that historic resources, including human skeletal remains, are identified during construction activities, all work needs to cease in the immediate vicinity and the State Historic Preservation Division must be contacted.

Impacts and Mitigation Measures

Although the South Kona district in general is culturally and historically rich, there is no indication that the specific project area is being used or was previously used for cultural or religious practices. As such, the proposed project is anticipated to have no effect on traditional cultural or religious practices. In addition, the contractor will be instructed to comply with the instructions of the State Historic Preservation division in the event that historic resources, including human skeletal remains, are identified during construction activities, all work in the immediate vicinity must cease and the State Historic Preservation Division must be contacted immediately.

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 including increased noise levels, dust and exhaust from machinery involved in the construction of the parking lot and bus shelter. Mitigation measures will be implemented to minimize the potential impacts of these construction activities.

Mitigation: The contractor will be instructed to utilize best management practices to minimize all impacts including the use of mufflers and implementing construction curfew periods. State Department of Health regulations regarding noise and dust will be adhered to during construction.

3.2 Long Term Impacts

Drainage and Erosion:

Impacts: Development of the proposed project has the potential to increase surface runoff and flooding in the area.

Mitigation: The proposed project will adhere to County and State requirements for disposing of runoff and addressing drainage concerns. As such, no adverse drainage impacts are anticipated as a result of the proposed project.

Historic Sites:

Impacts: Although unlikely, the proposed project has the potential to destroy historic sites situated within the project area.

Mitigation: The contractor will be instructed to comply with the instructions of the State Historic Preservation division in the event that historic resources, including human skeletal remains, are identified during construction activities, all work in the immediate vicinity must cease and the State Historic Preservation Division must be contacted immediately.

4. ALTERNATIVES

4.1 No Action

If the proposed parking lot and bus shelter is not built on the subject property, the private property owner will have the option of utilizing the property for commercial or residential purposes in accordance with the uses permitted within the Village Commercial zoning designation. There are no immediate plans for the development of the property at this time.

4.2 Alternative Sites

The Department of Public Works has looked for other potential sites for the proposed parking lot and bus shelter but none are available in the immediate vicinity. Although other sites may exist, they are not located in appropriate locations, will generate more significant impacts and will be more costly to develop

5. DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION

5.1 Significance Criteria

According to the Department of Health Rules (11-200-1.2), 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 any one 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 parking lot and bus shelter utilizing approximately 5,500 square feet of land that has been previously disturbed by heavy equipment during grubbing/grading activity. The project site is currently vacant and does not contain any significant natural or cultural resources.

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

The project area will be leased from a private property owner who may develop the site for other uses once the lease has been terminated. These alternative uses of the property are not being foreclosed by the proposed project.

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 development 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 project will have a beneficial socioeconomic impact by helping to address traffic congestion issues along this section of the Mamalahoa Highway and providing a safer and more convenient environment for motorists to park their vehicles and bus riders to board the bus.

5. Substantially affects public health

The proposed project does not substantially affect public health. Any construction related impacts of noise, dust and emissions will be mitigated by compliance with the State Department of Health Administrative Rules.

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

The proposed project, in and of itself, will not have any substantial secondary impacts. The proposed improvements are intended to address congestion problems that already exist on the Mamalahoa Highway.

7. Involves a substantial degradation of environmental quality.

The proposed parking lot and bus shelter will not alter the character of the existing land use pattern of the surrounding properties which are primarily commercial in nature. Impacts generated by the proposed project will be minimal 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,

The proposed project will not have any substantial secondary impacts because it is not a generator of growth. The proposed project 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 proposed project will not have any substantial adverse effect on any rare, threatened or endangered species or its habitat.

10. Detrimentally affects air or water quality or ambient noise levels.

Short term impacts will result from the proposed construction activity including increased noise levels, dust and exhaust from machinery involved in the construction activity. The contractor will be instructed to utilize best management practices to minimize all impacts including the use of mufflers and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction. Given the relative short construction time period, the potential impacts of these construction activities should be minimal.

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 located in an environmentally sensitive area. The flood designation is Zone X (Areas determined to be outside the 500-year flood plain) and the volcanic hazard risk is the same as the entire city of Hilo. All construction activity will be in compliance with current code requirements.

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

The proposed project will not have a significant impact on the scenic views of the coastline, ocean and horizon of the area. The project area is situated within the commercial center of Kealahou town with views limited by surrounding buildings and the existing vegetation on site.

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 parking lot and bus shelter will not have a significant effect. As such, a Finding of No Significant Impact for the proposed project 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 Department of Public Works and State Department of Health.

REFERENCES

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University of Hawaii at Manoa, Dept. of Geography. 1983. Atlas of Hawaii. 2nd ed. Honolulu: University of Hawaii Press

APPENDIX A - REPRODUCTION OF COMMENTS MADE DURING THE PRE-ASSESSMENT CONSULTATION PERIOD

1. State of Hawaii, Department of Hawaiian Home Lands, from Micah A. Kane, Chairman, dated February 16, 2006.
2. State of Hawaii, Department of Health, from Larry K. Shiro, Acting District Environmental Health Program Chief, dated February 9, 2006.
3. State of Hawaii, Office of Hawaiian Affairs, from Clyde W. Nāmu'o, Administrator, dated February 28, 2006.
4. Department of Land and Natural Resources, Division of Forestry and Wildlife, from Paul J. Conry, Administrator, dated February 7, 2006.
5. Department of Land and Natural Resources, State Historic Preservation Division, from Melanie Chinen, Administrator, dated February 13, 2006.
6. County of Hawaii, Department of Environmental Management, from Barbara Bell, Director, dated February 10, 2006.
7. County of Hawaii, Fire Department, from Darryl Oliveira, Fire Chief, dated February 21, 2006.
8. County of Hawaii, Police Department, from Ronald T. Nakamichi, Assistant Police Chief, Area II Operations, dated February 9, 2006.
9. County of Hawaii, Planning Department, from Christopher J. Yuen, Director, dated February 22, 2006.



LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

February 16, 2006

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

Dear Mr. Nishimura:

Thank you for the opportunity to participate in the pre-consultation environmental assessment process for the proposed parking lot and bus shelter project in the Kealakekua Community, South Kona, Hawaii. The Department of Hawaiian Home Lands has no comments to offer and future consultation on this project is not necessary.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

Micah A. Kane, Chairman
Hawaiian Homes Commission

for



LINDA LINGLE
GOVERNOR



CHIYOME LEINAALA FUKINO, M.D.
DIRECTOR OF HEALTH

**STATE OF HAWAII
DEPARTMENT OF HEALTH**

P.O. BOX 916
HILO, HAWAII 96721-0916

February 9, 2006

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

Dear Mr. Nishimura:

Subject: Pre-Environmental Assessment Consultation
County of Hawaii, Department of Public Works
Proposed Parking Lot and Bus Shelter
Tax Map Key: (3) 8-1-12:5 & 6 Keekee 1st, South Kona, Hawaii

The Health Department found no environmental health concerns with regulatory implications in the submittals.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry K. Shiro".

LARRY K. SHIRO
Acting District Environmental Health Program Chief



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

HRD06/2243

February 28, 2006

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

RE: Pre-Environmental Assessment Consultation for the Construction of a Parking Lot and a Bus Shelter, Kealakekua, Hawai'i Island, TMK (3) 8-1-12: 5&6.

Dear Mr. Nishimura,

The Office of Hawaiian Affairs (OHA) is in receipt of your February 2, 2006 request for comment on the above listed proposed project. OHA offers the following comments:

Please contact Janice Yang of the Kailua-Kona Hawaiian Civic Club and Ruby McDonald of OHA's Kailua-Kona office. Both individuals will be able to assist you in your pre-consultation effort. Thank you for your continued correspondence.

OHA asks that, In accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck, Native Rights Policy Advocate, at (808) 594-0239 or jessey@oha.org.

'O wau iho nō,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".
Clyde W. Nāmu'o
Administrator

CC: Ruby McDonald
OHA Community Affairs Coordinator (Kailua-Kona)
75-5706 Hanama Pl., Suite 107
Kailua-Kona, HI 96740

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

ROBERT K. MASUDA
DEPUTY DIRECTOR FOR LAND

DEAN NAKANO, Acting
DEPUTY DIRECTOR FOR
THE COMMISSION ON
WATER RESOURCE MANAGEMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE

1151 PUNCHBOWL STREET

HONOLULU, HAWAII 96813

February 7, 2006

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

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

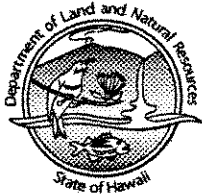
Dear Mr. Nishimura:

Subject: Pre-Environmental Assessment Consultation, County of Hawaii,
Department of Public Works, Proposed Parking Lot and Bus Shelter,
TMK: (3) 8-1-12: 5 and 6 Keekee 1st South Kona, Hawaii.

We appreciate the opportunity to comment on your subject request. Department of Land and Natural Resources, Division of Forestry and Wildlife has no objections to your proposed parking lot and bus shelter project as it will not impact any of our management programs. No further consultation is needed from DOFAW. Thank you for the opportunity to comment on your project.

Sincerely yours,

Handwritten signature of Paul J. Conry in cursive.
Paul J. Conry
Administrator



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

February 13, 2006

Brian Nishimura, Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawai'i 96720-4221

LOG NO: 2006.0322
DOC NO: 0602MM21
Archaeology

Dear Mr. Nishimura:

**SUBJECT: Chapter 6E-8 Historic Preservation Review [County/Public Works] –
Proposed Parking Lot and Bus Shelter
Waiakea Ahupua'a, South Kona District, Island of Hawai'i
TMK: (3) 8-1-012:005, 006**

The County of Hawaii proposes to lease subject property and develop a parking lot and bus shelter on 8,460 and 8,416 square feet of land situated on west side of Mamalahoa Highway in Kealahou.

We believe that **no historic properties will be affected** by this undertaking 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) this project has gone through the historic review process, and mitigation has been completed
- f) other: *Photographs provided by applicant clearly depict a completely graded, disturbed, flattened area formerly used illegally for parking. SHPD staff has direct knowledge of subject properties through daily observation.*

In the event that historic resources, including human skeletal remains, 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 Division, Hawaii Section, needs to be contacted immediately at (808) 327-3690.

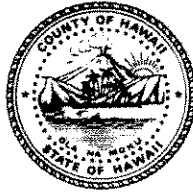
Aloha,

Forz

Melanie Chinen, Administrator
State Historic Preservation Division

MM:dlb

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

February 10, 2006

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

Subject: Pre-Environmental Assessment Consultation
County of Hawai'i, Department of Public Works
Proposed Parking Lot and Bus Shelter
TMK: 8-1-12: 5 & 6 Keekee 1st, South Kona, Hawaii

We have no comments to make on the subject Pre-Environmental Assessment.

Thank you for allowing us to review and comment.

Barbara Bell
DIRECTOR

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Desmond K. Wery
Deputy Fire Chief

County of Hawai'i

FIRE DEPARTMENT


25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 961-8297 • Fax (808) 961-8296

February 21, 2006

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

SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION
County of Hawaii, Department of Public Works
Proposed Parking Lot and Bus Shelter
TAX MAP KEY: (3)8-1-12:5 & 6 Keekee 1st, South Kona, Hawaii

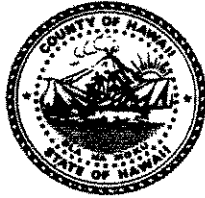
We have no comments to offer at this time in reference to the above-mentioned Pre-Environmental Assessment Consultation.


for DARRYL OLIVEIRA
Fire Chief

DJO:lpc



Harry Kim
Mayor



Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

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

February 9, 2006

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

SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION
COUNTY OF HAWAII, DEPARTMENT OF PUBLIC WORKS
PROPOSED PARKING LOT AND BUS SHELTER
TMK: (3) 8-1-12: 5&6 KEEKEE 1ST, SOUTH KONA, HAWAII

Dear Mr. Nishimura:

Staff has reviewed your proposal and has the following comments.


This area of Mamalahoa Highway has severe traffic congestion problems during peak commuting hours. Currently, the Department of Public Works has been working with the community and has been exploring the idea of restricting parking along certain sections of this highway during peak traffic hours. Because of this, there was some concern voiced regarding your plan to place the bus shelter within the public right-of-way.

We would also request that the driveway of the parking lot accommodate two-way traffic to ensure that traffic will not be congested on Mamalahoa Highway as a result of a vehicle attempting to enter the parking lot while another is exiting.

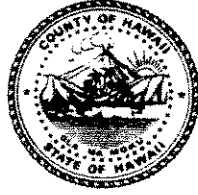
Thank you for allowing us the opportunity to provide input. Should you have any further questions or comments, please contact the Kona District Commander, Captain Paul Kealoha, at 326-4646, extension 249.

Sincerely,

LAWRENCE K. MAHUNA
POLICE CHIEF


RONALD T. NAKAMICHI
ASSISTANT POLICE CHIEF
AREA II OPERATIONS

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED™ AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Aupuni Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

February 22, 2006

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

Dear Mr. Nishimura:

Pre-Environmental Assessment Consultation
Applicant: County of Hawaii, Department of Public Works
Project: Proposed Parking Lot and Bus Shelter
TMK: 8-1-12:5 & 6 and County Right-of-Way, Keekee, South Kona, Hawaii

This is in response to your letter dated February 2, 2006.

The Department of Public Works is proposing to develop a parking lot on the subject parcels and a bus shelter within the adjacent Mamalahoa Highway right-of-way.

We have the following comments to offer:

1. According to the General Plan Land Use Pattern Allocation Guide Map, the parcels are designated Medium Density Urban (mdu). This area is characterized as "Village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential – up to 35 units per acre)".
2. Both parcels are designated Urban by the State Land Use Commission.

Mr. Brian T. Nishimura
Planning Consultant
Page 2
February 22, 2006

3. County zoning for both parcels is Village Commercial (CV-10). Public uses and structures, as permitted under section 25-4-11 are allowed. "Public use", "public building" and "public structure" mean a use conducted by or a structure or building owned or managed by the federal government, the State of Hawaii or the County to fulfill a governmental function, activity or service for public benefit and in accordance with public policy. These uses are allowed in any district, provided that the Planning Director has issued Plan Approval for such use.
4. As stated above, Plan Approval is required to establish the proposed use.
5. These parcels are not located within the County's Special Management Area.
6. In reference to the site plan, locating the bus shelter out of the Mamalahoa Highway right-of-way should be considered.
7. If the bus shelter is located within the right-of-way, buses would have to stop on the road, thereby affecting traffic flow on Mamalahoa Highway. Pull-outs should be addressed.

Please submit a copy of the Draft Environmental Assessment for our review.

If you have questions, please feel free to contact Esther Imamura or Larry Brown at 961-8288, extension 257 or 258, respectively.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

ETI:cd

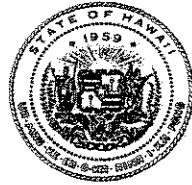
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xc: Planning Department – Kona

**APPENDIX B - REPRODUCTION OF COMMENTS RECEIVED DURING THE 30-DAY
PUBLIC COMMENT PERIOD**

1. State of Hawaii, Department of Transportation, from Rodney K. Haraga, Director, dated March 30, 2006.
2. County of Hawaii, Planning Department, from Christopher J. Yuen, Director, dated May 12, 2006.

LINDA LINGLE
GOVERNOR



RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BARRY FUKUNAGA
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

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

IN REPLY REFER TO:

STP 8.2098

March 30, 2006

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

Dear Mr. Nishimura:


Subject: Proposed Parking Lot and Bus Shelter
Pre-Environmental Assessment Consultation
County of Hawaii, Department of Public Works
TMK: (3) 8-1-12: 5 & 6 Keekee 1st, South Kona, Hawaii

Thank you for your transmittal requesting our comments on the subject project.

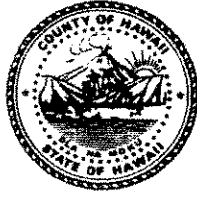
The proposed parking lot and bus shelter will access Mamalahoa Highway on the section of roadway under the jurisdiction of the County. The proposed project will not impact our State transportation facilities in the area.

We appreciate the opportunity to provide comments.

Very truly yours,


RODNEY K. HARAGA
Director of Transportation

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

May 12,, 2006

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

Dear Mr. Nishimura:


Draft Environmental Assessment
Applicant: County of Hawaii, Department of Public Works
Project: Proposed Parking Lot and Bus Shelter
TMK: 8-1-12:5 & 6, Keekee, South Kona, Hawaii

This is in response to your letter dated April 21, 2006 concerning the Department of Public Works' proposal to develop a parking lot and bus shelter on the subject parcels.

According to Figure 3 – Preliminary Site Plan, the project includes a bus-only lane next to the sidewalk to pick up passengers waiting at the proposed bus shelter. The bus pick-ups would not hold up or disrupt the flow of traffic. Therefore, our earlier remarks have been addressed and we have no further comments to offer.

If you have questions, please feel free to contact Esther Imamura or Larry Brown at 961-8288, extension 257 or 258, respectively.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

ETI:cd

PA\WPWIN60\ETI\EA\draftPre-consul\NishimuraDPWPkgLtBusShelter810125&6-2.rtf

xc: Planning Department – Kona