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GOVERNOR



JAN S. GOUVEIA
ACTING COMPTROLLER
KERRY K. YONESHIGE
ACTING DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

DEC 13 2011

(P)1342.1

MEMORANDUM

TO: Mr. Gary Hooser, Director
Office of Environmental Quality Control

FROM: Ernest Y. W. Lau
Public Works Administrator

SUBJECT: Final Environmental Impact Statement for the
Kona Judiciary Complex Site Selection
DAGS Job No. 11-21-7388
Kona District, Island of Hawaii
Tax Map Key: Various

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

11 DEC 13 PM 2:56

RECEIVED

This is a follow-up to my November 23, 2011 letter regarding the subject matter.

It was brought to our attention that the comment letter from the U. S. Fish and Wildlife Service was inadvertently omitted from the previous submittal. The comment letter and response letter have now been incorporated into the attached Final Environmental Impact Statement (FEIS).

Please republish the Notice of Availability of this document noting the correction in the December 23, 2011 issue of *The Environmental Notice*. Enclosed are the following items:

- One (1) hard copy of the FEIS.
- One (1) hard copy of the OEQC publication form.
- One (1) hard copy of the FEIS distribution list.
- One (1) CD with a copy of the FEIS and the OEQC publication form in PDF format.

We ask that you please continue to review and process the subject document for acceptance by the Governor. Thank you again for your assistance in this matter.

Mr. Gary Hooser
(P)1342.1
Page 2

If you have any questions, please have your staff call Mr. Joseph Earing of the Planning Branch at 586-0486.

JE:mo

Attachments

c: Ms. Gloria Yoshimoto, Judiciary w/o attachments
Mr. Jeffrey Overton, Group 70 w/o attachments

**OEQC Publication Form
The Environmental Notice**

Instructions to Applicant or Agency:

1. Fill out this Publication Form and email to: oeqc@doh.hawaii.gov
2. Send one (1) pdf and one (1) hardcopy of the EA / EIS to OEQC

Name of Project:	Kona Judiciary Complex Site Selection
Applicable Law:	HRS 343 Environmental Review
Type of Document:	Final EIS, Notice of Availability
Island:	Hawai'i
District:	North Kona
TMK:	Various
Permits Required:	<ul style="list-style-type: none">• Final EIS Acceptance• Range of possible permits pending final site selection, would include: State Land Use District Boundary Amendment, Change in Zone, State and/or County Roadway Access Permits, Various Site, Grading, Building, and Infrastructure Approvals for Construction
Name of Applicant or Proposing Agency:	State of Hawai'i
Address	Department of Accounting and General Services (DAGS)
City, State, Zip	Planning Branch
Contact and Phone	1151 Punchbowl Street, Room 430
	P.O. Box 119
	Honolulu, HI 96810
	Contact: Ralph Morita, Public Works Manager
	(808) 586-0500
Accepting Authority:	Governor, State of Hawai'i, c/o Office of Environmental Quality Control, 235 S. Beretania Street, Suite 702, Honolulu, HI 96813
Consultant	Group 70 International, Inc.
Address	925 Bethel Street, 5 th Floor
City, State, Zip	Honolulu, HI 96813
Contact and Phone	Contact: Jeffrey H. Overton, AICP, LEED AP
	(808) 523-5866

Project Summary: Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words).

The Kona Judiciary Complex Site Selection is being jointly undertaken by DAGS and the Hawai'i State Judiciary to address a long-standing need for a new Judiciary complex in the West Hawai'i service area. The West Hawai'i service area is a region with a growing population and inadequate facilities to perform Judiciary functions. The project purpose is to take a broad look at the Kona region, and identify the most viable candidate sites for the future Kona Judiciary Complex.

Potential short-term (construction phase) impacts evaluated in the EIS include: soil disturbance, erosion, drainage, air quality, noise, and traffic due to construction. Short-term beneficial impacts include construction expenditures and employment.

Potential long-term impacts (operations phase) include effects on soil, water quality, drainage, natural hazard areas, vegetation and wildlife, archaeology, cultural resources, traffic, noise, air quality, visual resources, socio-economic considerations, infrastructure and public services. Long-term beneficial impacts will include employment and community development. Materials and economic resources will be irretrievably committed to developing and constructing the new Kona Judiciary Complex.

The significance of potential impacts will vary depending upon the selected site. The EIS presents a complete analysis of the anticipated impacts and recommended mitigation to minimize impacts to within acceptable regulatory standards.

Kona Judiciary Complex Site Selection

Kona District, Island of Hawai'i, Hawai'i

~~Draft~~ Final Environmental Impact Statement

Applicant:



State of Hawai'i,
Department of Accounting and General Services



The Judiciary – State of Hawai'i

Prepared by:



Sustainable Development • Architecture • Planning & Environmental Services • Civil Engineering
Honolulu, Hawai'i

~~August~~ December 2011

Kona Judiciary Complex Site Selection

Kona District, Island of Hawai'i, Hawai'i

Tax Map Keys: ~~3-7-3-009:005,~~ ~~3-7-3-009:025,~~ ~~3-7-3-010:039,~~ ~~3-7-4-020:007,~~ ~~3-7-4-020:003,~~
~~3-7-3-009:017,~~ ~~3-7-4-008:005,~~ ~~3-7-4-008:047,~~ ~~3-7-4-021:008,~~ ~~3-7-4-021:023,~~ ~~3-7-4-008:072,~~
~~3-7-4-020:010,~~ ~~3-7-4-020:022,~~ ~~3-7-4-020:004,~~ ~~3-7-4-020:009,~~ ~~3-7-4-020:007,~~ ~~3-7-4-021:020~~

Draft Final Environmental Impact Statement

Applicant:



State of Hawai'i
Department of Accounting and General Services
Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810

Accepting Authority:

Governor, State of Hawai'i

Prepared By:



Sustainable Development • Architecture • Planning & Environmental Services • Civil Engineering
Honolulu, Hawai'i

This environmental document is prepared pursuant to Chapter 11-200, Hawai'i Administrative Rules (Department of Health), "Environmental Impact Statement Rules"

Jeffrey H. Overton, AICP, LEED AP

12/13/11

Date

August December 2011



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
Table of Contents	i
List of Tables	iv
List of Figures	v
Appendices	vi
Acronyms Used	vii
1.0 PROJECT SUMMARY	1-1
1.1 Project Information Summary	1-1
1.2 Project Background	1-1
1.2.1 Overview of the Hawai'i State Judicial System	1-1
1.2.2 Existing Operations of the Third Circuit	1-3
1.2.3 Existing Facilities of the Third Circuit	1-3
1.3 Proposed Action	1-6
1.3.1 Site Selection and Candidate Sites	1-6
1.3.2 Preliminary Space Program and Parking Requirements	1-6
1.3.3 Staffing and Visitors	1-9
1.3.4 Preliminary Development Cost Estimate	1-9
1.3.5 Estimated Development Schedule	1-9 10
1.4 Environmental Review under Chapter 343, Hawai'i Revised Statutes	1-10
1.5 Significant Beneficial Impacts, Adverse Impacts, and Proposed Mitigation Measures with the Proposed Project	1-11
1.5.1 Beneficial Impacts	1-11
1.5.2 Adverse Impacts	1-11
1.5.3 Proposed Mitigation Measures	1-12
1.6 Unresolved Issues	1-13
1.7 Summary of Compatibility with Land Use Policies and Plans	1-13
1.8 Summary of Alternatives Considered to the Proposed Action	1-13 14
1.8.1 No-Action Alternative	1-14
1.8.2 Renovate and/or Expand Existing Facilities in West Hawai'i or Lease Additional Space	1-14
1.8.3 Postponing Action Pending Further Study	1-14
1.8.4 Seven Candidate Sites (Proposed Project)	1-14 15
1.9 Listing of Potential Government Permits and Approvals	1-15
2.0 PURPOSE AND NEED OF THE PROPOSED PROJECT	2-1
2.1 Project Purpose	2-1
2.2 Project Need	2-1
2.2.1 Existing Third Circuit Facilities and Space Summary	2-1
2.2.2 Population	2-4
2.2.3 Case Filings	2-5
2.2.4 Third Circuit Current and Projected Judgeships	2-5
2.2.5 Summary of Project Need	2-6



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



3.0	IDENTIFICATION OF CANDIDATE SITES	3-1
3.1	Evaluation of Potential Sites.....	3-1
3.2	Identification of Candidate Sites	3-5
3.2.1	Selection of Candidate Sites.....	3-5
3.2.2	Summary of Potential Site Evaluation.....	3-8
4.0	EVALUATION OF CANDIDATE SITES	4-1
4.1	Introduction	4-1
4.2	Presentation of Candidate Sites.....	4-1
4.3	Evaluation Criteria.....	4-10 11
4.4	Candidate Site Evaluation	4-10 11
4.4.1	Building Site Criteria.....	4-10 11
4.4.2	Community Criteria	4-19 20
4.4.3	Site Acquisition Cost Considerations.....	4-33 34
4.5	Ratings Summary.....	4-36 38
4.6	Summary Discussion	4-36 38
5.0	ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND RECOMMENDED MITIGATIVE MEASURES	5-1
5.1	Project Area Description	5-1
5.2	Physical Environment	5-4
5.2.1	Climate.....	5-4
5.2.2	Geology and Topography	5-4
5.2.3	Soils and Agriculture	5-5
5.3	Natural Hazards	5-9
5.4	Groundwater, Hydrology, and Surface Water	5-11
5.4.1	Groundwater and Hydrology	5-11
5.4.2	Surface Water and Drainage	5-11
5.5	Botanical Resources	5-12
5.6	Avifauna and Mammal Fauna.....	5-13
5.7	Archaeological, Historic, and Cultural Resources	5-13 15
5.7.1	Archaeological and Historic Resources.....	5-13 15
5.7.2	Cultural Resources and Traditional Practices	5-26
5.8	Hazardous Materials	5-31
5.9	Traffic	5-35
5.10	Air Quality	5-47
5.11	Ambient Noise	5-48
5.12	Infrastructure and Utilities	5-49
5.12.1	Water Supply	5-49
5.12.2	Wastewater Treatment and Disposal.....	5-50
5.12.3	Solid Waste	5-51
5.12.4	Power.....	5-52
5.12.5	Telecommunications	5-52
5.13	Sustainable Practices	5-53
5.14	Public Services	5-54
5.14.1	Police Protection and Law Enforcement.....	5-54
5.14.2	Fire Protection and Emergency Medical Services	5-55
5.14.3	Hospital Services	5-55
5.14.4	Schools	5-55



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



5.14.5	Public Libraries.....	5-56
5.14.6	Public Parks.....	5-56
5.14.7	Public Transit Services: Hele-On Bus and Shared Ride Taxi Program.....	5-56
5.15	View Planes, Corridors, and Resources.....	5-57
5.16	Socioeconomic Conditions.....	5-65
5.16.1	Population Trends and Demographics	5-65
5.16.2	Economic Characteristics.....	5-67
5.17	Summary of Potential Impacts	5-67
5.17.1	Interrelationships and Cumulative Environmental Impacts	5-67
5.17.2	Potential Secondary Effects	5-68
5.17.3	Relationship between Local Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity	5-69 68
5.17.4	Irreversible and Irretrievable Commitments of Resources	5-69
5.17.5	Adverse Environmental Effects that Cannot Be Avoided	5-69
6.0	RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES, AND CONTROLS FOR THE AFFECTED AREA	6-1
6.1	Federal Controls	6-1
6.1.1	CZMA	6-1
6.1.2	Title III of the ADA	6-2
6.1.3	Endangered Species Act.....	6-2
6.2	State of Hawai'i Plans and Controls.....	6-2
6.2.1	State Land Use Law, HRS, Chapter 205	6-3
6.2.2	CZM, HRS, § 205A.....	6-3
6.2.3	Hawai'i State Plan, HRS, Chapter 226	6-6
6.2.4	Environmental Impact Statement Law, HRS, Chapter 343	6-17 18
6.2.5	State Functional Plans.....	6-18 19
6.2.6	Hawai'i 2050 Sustainability Plan	6-22 23
6.3	County of Hawai'i Plans, Policies, and Controls.....	6-25 26
6.3.1	County of Hawai'i General Plan	6-25 26
6.3.2	West Hawai'i Regional Plan	6-35
6.3.3	Keāhole to Honaunau Regional Circulation Plan – County Action Plan (2006) ..	6-37
6.3.4	Special Management Area	6-37 38
6.3.5	Kona CDP	6-38
6.4	Reason for EIS Preparation.....	6-45
7.0	ALTERNATIVES TO THE PROPOSED PROJECT	7-1
7.1	No-Action Alternative	7-1
7.2	Renovate and/or Expand Existing Facilities in West Hawai'i or Lease Additional Space ...	7-2
7.3	Postponing Action Pending Further Study.....	7-3
7.4	Seven Candidate Sites (Proposed Project)	7-4
8.0	AGENCIES AND PARTIES CONSULTED	8-1
9.0	REFERENCES	9-1
10.0	PREPARERS OF THE EIS.....	10-1



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



LIST OF TABLES

1-1	Space Program Summary for the Kona Judiciary Complex (Gross SF).....	1-7
1-2	Preliminary Cost Estimate Summary	1-10
1-3	Estimated Development Schedule	1-10
1-4	List of Anticipated Approvals.....	1-15
2-1	Existing West Hawai'i Third Circuit Floor Area.....	2-4
2-2	Third Circuit Population Projection	2-4
2-3	Current and Projected Judgeship Estimate.....	2-5
2-4	West Hawai'i Judgeships and Program	2-6
3-1	Potential Sites.....	3-1
3-2	Potential Site Evaluation Criteria.....	3-3
3-3	Potential Site Evaluations.....	3-4
3-4	Candidate Sites.....	3-8
4-1	Summary of Site Acquisition Costs	4-34
4-2	Improvement Costs Summary	4-35
4-3	Combined Total Cost Summary	4-37
4-3 4	Evaluations Rating Summary	4-37
5-1	Presence of Biological Resources on Candidate Sites.....	5-14
5-2	Historic Properties Previously Identified in Candidate Site A: Kaloko Makai within the Kaloko Ahupua'a	5-17
5-3	Historic Properties Previously Identified in the Honokōhau Ahupua'a Portion of Candidate Site D: Lanihau/DHHL.....	5-18
5-4	Historic Properties Previously Identified in the Candidate Sites within the Kealakehe Ahupua'a	5-19
5-5	Summary of Previous Subsurface Testing in the Candidate Sites within the Kealakehe Ahupua'a	5-19
5-6	Historic Properties Previously Identified in Candidate Sites within the Keahuolū Ahupua'a	5-22
5-7	Peak Hour Trip Generation Characteristics.....	5-38
5-8	Projected LOS Traffic Operating Conditions (without and with Project in Year 2030)	5-45
5-9	Site Accessibility Ranking from a Traffic Perspective.....	5-47
5-10	Preliminary Water Demand and Fire Flows	5-50
5-11	De Facto Population Trends and Projections, 1980-2020	5-66
5-12	Population and Demographics, 2000	5-66
5-13	Civilian Labor Force, 2004	5-67
6-1	CZM, HRS § 205A – Objective and Policies.....	6-3
6-2	Hawai'i State Plan, HRS Chapter 226	6-7
6-3	Hawai'i 2050 Sustainability Plan (SB2532 HD1, 2010 Legislative Session).....	6-23
6-4	(Elements of the) County of Hawai'i General Plan	6-26
6-5	Strategies and Actions – West Hawai'i Regional Plan (1989)	6-35
6-6	(Elements of the) Kona CDP – Objectives, Policies, and Actions	6-38
7-1	Candidate Sites.....	7-4
8-1	Consulted Parties	8-1



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



LIST OF FIGURES

1-1	State of Hawai'i Judicial Circuits	1-2
1-2	Third Circuit Departmental Organization	1-4
1-3	Third Circuit Judiciary Districts and Facilities Locations	1-5
1-4	Conceptual Massing Study and Site Plan	1-8
3-1	Kona Judiciary Complex Potential Sites Map (Kona)	3-2
4-1	Kona Judiciary Complex Candidate Sites Map	4-2
4-2	County Public Transportation (Hele-On Bus) Routes	4-25
4-3	State Land Use Districts.....	4-26
4-4	Land Use Pattern Allocation Guide	4-27
4-5	Kona CDP Land Use.....	4-28
4-6	FIRM and Tsunami Evacuation Zone	4-29
4-7	Existing Land Use and Institutions	4-30
4-8	Proximity to Kailua-Kona and Law Offices	4-31
4-9	Proximity to West Hawai'i Civic Center	4-32
5-1	Surrounding Land Uses	5-2
5-2	Topography and Soils.....	5-7
5-3	ALISH and Land Study Bureau.....	5-8
5-4	County of Hawai'i Lava Zones	5-10
5-5	Candidate Sites and West Hawai'i Ahupua'a	5-16
5-6	Potential Hazardous Material Locations (EDR Radius Map)	5-33
5-7	Sites Photo Key	5-59
5-7A	Views of Site A: Koloko Makai	5-60
5-7B	Views of Site B: Kealakehe (1)	5-60
5-7C	View of Site C: Civic Center	5-61
5-7D	Views of Site D: Lanihau/DHHL	5-61
5-7E	Views of Site E: La'i'Ōpua	5-62
5-7F	Views of Site F: Makalapua Center	5-62
5-7G	Views of Site G: Kealakehe (2).....	5-63



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



APPENDICES

- A. Kona Judiciary Complex Preliminary Program and Development Cost Estimate Summary - 7 Judges. (Group 70 International, Inc., July 2011).
- B. Kona Judiciary Complex Preliminary Parking Requirements. (Group 70 International, Inc., July 2011).
- C. Environmental Impact Statement Preparation Notice Comments and Responses and ~~Draft~~ Environmental Impact Statement Comments and Responses.
- D. Traffic Assessment Report for the Proposed Kona Judiciary Complex North Kona, Hawai'i. (TMC, Randall S. Okaneku, PE, July 2011).
- E. Civil Infrastructure Analysis (including Electrical and Telephone Utility Assessment) Proposed Kona Judiciary Complex (~~Draft~~) North Kona, Big Island, Hawai'i TMK: 3-7-3-009: 025, 3-7-4-008: 005, 3-7-4-020: 003, 004, 007, 010 and 007, 3-7-4-021: 088 and 023. (Gray, Hong, Nojima & Associates, Inc., ~~July~~ October 2011).
- F. Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project (~~Draft~~): Kaloko, Honokōhau, Kealakehe, and Keahuolū Ahupua'a, North Kona District, Hawai'i Island TMK:[3]-7-3-009:025, [3]-7-4-020:007, [3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005, [3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020:004. (Cultural Surveys Hawai'i, Inc., ~~July~~ November 2011).
- G. Biological Surveys Conducted for the Kona Judiciary Complex Site Selection Project, North Kona District, Island of Hawai'i. (Rana Biological Consulting, Inc. and AECOS Consultants, July 2011).
- H. Archaeological Literature Review and Field Inspection for Seven Locations Under Consideration for the Kona Judiciary Complex Project (Draft): Honokōhau, Kaloko, Keahuolū, and Kealakehe Ahupua'a, North Kona District, Hawai'i Island TMK:[3]-7-3-009:025; [3]-7-4-008:005; [3]-7-4-020: 003, 004, 007, 010; [3]-7-4-021:008, 023. (Cultural Surveys Hawai'i, Inc., June 2011).
- I. Kona Judiciary Complex Sustainable Design Strategies. (Group 70 International, Inc., July 2011).
- J. Kona Judiciary Complex Site Selection EDR Radius Map Report with GeoCheck. (Environmental Data Resources Inc., May 2011).
- K. Kona Judiciary Complex Candidate Sites Evaluation (Group 70 International, Inc., July 2011).
- L. Kona Judiciary Complex Preliminary Site Acquisition Cost Considerations (Group 70 International, Inc., July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



LIST OF ACRONYMS

AAQS	Ambient Air Quality Standards
ADA	American Disabilities Act
AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai'i
ASEA	Aquifer Sector Area
ASYA	Aquifer System Area
BMP	Best Management Practice
CDP	Community Development Plan
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQ	Conditionally-Exempt Small Quantity
CIA	Cultural Impact Assessment
CJC	Children's Justice Center
CJC-WH	Children's Justice Center of West Hawai'i
CORRACTS	Corrective Action Report
CSH	Cultural Surveys Hawai'i
CZM	Coastal Zone Management
CMZA	Coastal Zone Management Act
DAGS	Department of Accounting and General Services
dBA	Decibels
DBEDT	Department of Business, Economic Development, and Tourism
DEIS	Draft Environmental Impact Statement
DHHL	Department of Hawaiian Home Lands
DLNR	Department of Land and Natural Resources
DOA	Department of Agriculture
DOE	Department of Education
DOH	Department of Health
DOT	Department of Transportation
DPW	Department of Public Works
DWS	Department of Water Supply
EDR	Environmental Data Resources, Inc.
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
ENG	Engineering Controls Sites List
EO	Executive Order
ERNS	Environmental Response Notification System
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FFE	Furniture, Fixtures and Equipment
FINDS	Facility Index System/Facility Registry System
FIRM	Federal Insurance Rate Map
FTE	Full-time Equivalent
GPD	Gallons Per Day
HAR	Hawai'i Administrative Rules
HCPC	Hawai'i County Planning Commission
HELCO	Hawai'i Electric Light Company
HHFDC	Hawai'i Housing Finance and Development Corporation
HRS	Hawai'i Revised Statutes
INST	Institute



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



ITE	Institute of Engineers
KKTS	Kailua-Kona Transfer Station
KWWTP	Kealakehe Wastewater Treatment Plant
LEED	Leadership in Energy & Environmental Design
LOS	Level of Service
LQG	Large Quantity Generators
LSB	Land Study Bureau
LUPAG	Land Use Pattern Allocation Guide
LUST	Leaking Underground Storage Tank
m	Meters
MGD	Million Gallons Per Day
MINES	Mines Master Index File
MSL	Mean Sea Level
NC	New Construction
NCES	National Center for Education Statistics
NCSC	National Center for State Courts
NFRAP	No Further Action Planned
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NRCS	Natural Resources Conservation Service
OADC	Office of the Administrative Director of the Courts
OEQC	Office of Environmental Quality and Control
OIBC	Oahu Island Burial Council
PM	Particulate Matter
PSD	Department of Public Safety
QLT	Queen Liliuokalani Trust
RCRA	Resource Conservation and Recovery Act
ROW	Right-of-way
SF	Square Feet
SFP	State Functional Plan
SHPD	State Historic Preservation Division
SHWS	State of Hawai'i Waste Sites List
SIHP	State Inventory of Historic Properties
SLUD	State Land Use District
SMA	Special Management Area
spp.	Species
SWF/LF	Solid Waste Facility/Landfill
TMK	Tax Map Key
TOD	Transit Oriented Development
TSDF	Treatment, Storage and Disposal Facilities
UBC	Uniform Building Code
UFC	Uniform Fire Code
UH	University of Hawai'i
UHWHI	University of Hawai'i, West Hawai'i
US	United States
USC	United States Code
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VCP	Voluntary Cleanup Priority
VPH	Vehicle Trips per Hour
WHSL	West Hawai'i Sanitary Landfill

CHAPTER 1.0

PROJECT SUMMARY



1.0 PROJECT SUMMARY

Chapter 1.0 provides an overview of the contents and purpose of this Environmental Impact Statement (EIS) along with a description of the public consultation process. This chapter summarizes the proposed Kona Judiciary Complex (proposed project) and its potential impacts, the proposed mitigative measures, as well as alternatives to the proposed project.

1.1 PROJECT INFORMATION SUMMARY

Applicant:	State of Hawai'i Department of Accounting and General Services (DAGS) Planning Branch 1151 Punchbowl Street, Room 430 P.O. Box 119 Honolulu, Hawai'i 96810 Contact: Ralph Morita, Public Works Manager (808) 586-0500
Accepting Authority:	Governor, State of Hawai'i
Name of Action:	Kona Judiciary Complex Site Selection
Planning/Environmental Consultant:	Group 70 International, Inc. 925 Bethel Street, Fifth Floor Honolulu, Hawai'i 96813 Contact: Jeffrey H. Overton, AICP, LEED AP (808) 523-5866

1.2 PROJECT BACKGROUND

The State of Hawai'i DAGS, on behalf of the State of Hawai'i Judiciary (Judiciary), is proposing to build a new Judiciary Complex in Kona for the West Hawai'i service area of the Third Judicial Circuit (Third Circuit) which comprises the entire County/Island of Hawai'i. It is in recognition of the inadequacy of the current facilities in West Hawai'i that DAGS has commissioned a Site Selection Study and EIS to identify potential locations for the future Kona Judiciary Complex. The environmental review process began in November 2010 with the issuance of the Kona Judiciary Complex Site Selection Environmental Impact Statement Preparation Notice (EISPN).

1.2.1 Overview of the Hawai'i State Judicial System

The State of Hawai'i's judicial branch is a unified state court system that functions under the sole administrative leadership of the Chief Justice of the Hawai'i State Supreme Court. The Chief Justice has jurisdiction over all the courts, including the Hawai'i State Supreme Court, the Intermediate Court of Appeals, and the trial courts. The trial courts consist of Circuit, Family, and District Courts.

Circuit Courts

All jury trials are held in Circuit Courts, which have general jurisdiction over all civil and criminal cases. Circuit Courts have exclusive jurisdiction over most felony criminal cases, all probate cases, and most guardianship cases. Cases typically handled in Circuit Courts include felony criminal



KONA JUDICIARY COMPLEX SITE SELECTION

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cases, general civil cases with more than \$10,000 in dispute, domestic relations, probate matters, guardianships, juvenile matters and abuse prevention. Circuit Courts share jurisdiction with Family Court divisions over certain types of cases, including certain criminal felony cases and guardianship cases for incapacitated adults. Circuit Courts also have exclusive jurisdiction over most civil cases with more than \$20,000 in dispute. Circuit Courts share jurisdiction with District Courts over civil cases with amounts in dispute between \$10,000 and \$20,000, exclusive of fees, costs and interest.

Family Courts

Family Courts rule in all legal matters involving children, such as delinquency, waiver, status offenses, abuse and neglect, termination of parental rights, adoption, guardianships, and detention. Family Courts also hear traditional domestic-relations cases, including divorce, non-support, paternity, uniform child custody jurisdiction cases and miscellaneous custody matters.

District Courts

District Courts have exclusive jurisdiction over traffic infractions, landlord-tenant disputes, and non-jury trial civil cases where the contested amount is under \$10,000. District Courts also rule in civil criminal offenses punishable by fine or by imprisonment not exceeding one (1) year, county-ordinance cases, petitions for restraining orders, and may rule in civil cases where a claim does not exceed \$20,000.

Trial courts function in four (4) judicial districts, roughly geographically equivalent to the four (4) major islands as follows:

- First Circuit: Consists of the Island of O'ahu and other islands of the State not included in any other circuit.
- Second Circuit: Consists of the Islands of Maui, Moloka'i, Lāna'i, Kaho'olawe and Molokini.
- Third Circuit: Consists of the Island of Hawai'i.
- Fifth Circuit: Consists of the Islands of Kaua'i and Ni'ihau.

The Fourth Circuit, which was formerly an active jurisdiction on the Island of Hawai'i, was eliminated in 1943 when it merged into the Third Circuit. A statewide map depicting the extent of each circuit is shown in *Figure 1-1*.

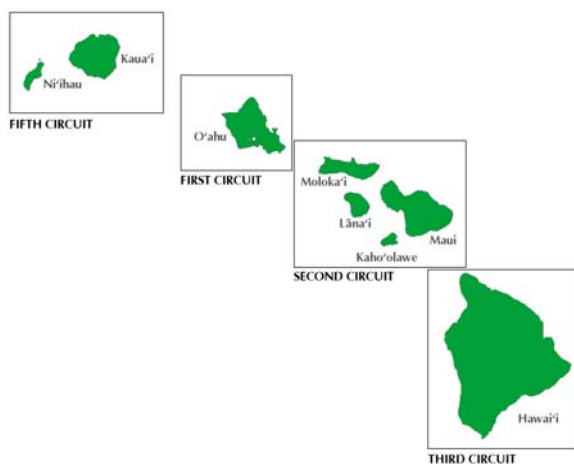


Figure 1-1
State of Hawai'i Judicial Circuits



1.2.2 Existing Operations of the Third Circuit

The Third Circuit has jurisdiction on the County/Island of Hawai'i, which is the largest and most southeastern island of the Hawaiian archipelago. The County/Island of Hawai'i consists of a land area that is approximately twice the combined land area of all the other islands in the State. The Third Circuit is administratively divided into two (2) geographic districts, East Hawai'i and West Hawai'i.

The geographic area of "East Hawai'i" includes the judicial districts of Puna, South Hilo and North Hilo. The geographic area of "West Hawai'i" includes the judicial districts of Hāmākua, North Kohala, South Kohala, North Kona, South Kona and Ka'ū. Judicial districts are important for facilities planning, as cases are typically filed and heard in the judicial district where they originate. The one exception to this rule in the Third Circuit is that Hāmākua Circuit Court civil and criminal cases are heard in South Hilo.

Within the Third Circuit, Circuit Court operations take place in Hilo and Kealahou (Kona); Family Court operations are held in Hilo, Kealahou, Kailua-Kona, and Waimea; and District Court operations take place in the Districts of South Hilo, North Kona, and South Kohala. The North Kohala, Ka'ū, and Hāmākua District Courts were temporarily closed in 2010. Puna District Court once serviced the Puna district but has been closed since 2009. District Court cases for the Puna area are currently held at the Hale Kaulike facility in South Hilo. The Ka'ū District Court is scheduled for permanent closure in November 2011.

Administratively, the Third Circuit falls under the direction of the Chief Justice. The Chief Justice and the Administrative Director of the Courts oversee the Judiciary statewide, while the Chief Judge and Chief Court Administrator for the Third Circuit oversee totality of operations within the Third Circuit, including the Circuit Court of the Third Circuit, Family Court of the Third Circuit and District Courts of the Third Circuit.

1.2.3 Existing Facilities of the Third Circuit

The Judiciary operates 12 facilities within the Third Circuit. Eight (8) are court facilities (a ninth courthouse, the Puna District Court, closed in 2009). There are two (2) Children's Justice Centers (CJC) in the Third Circuit, one (1) CJC for districts in East Hawai'i and one (1) CJC for districts in West Hawai'i. There are also two (2) Driver Education Section classrooms. *Figure 1-3* presents the locations of the Judiciary's Third Circuit facilities.

Existing facilities are described in detail in *Chapter 2.0*.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

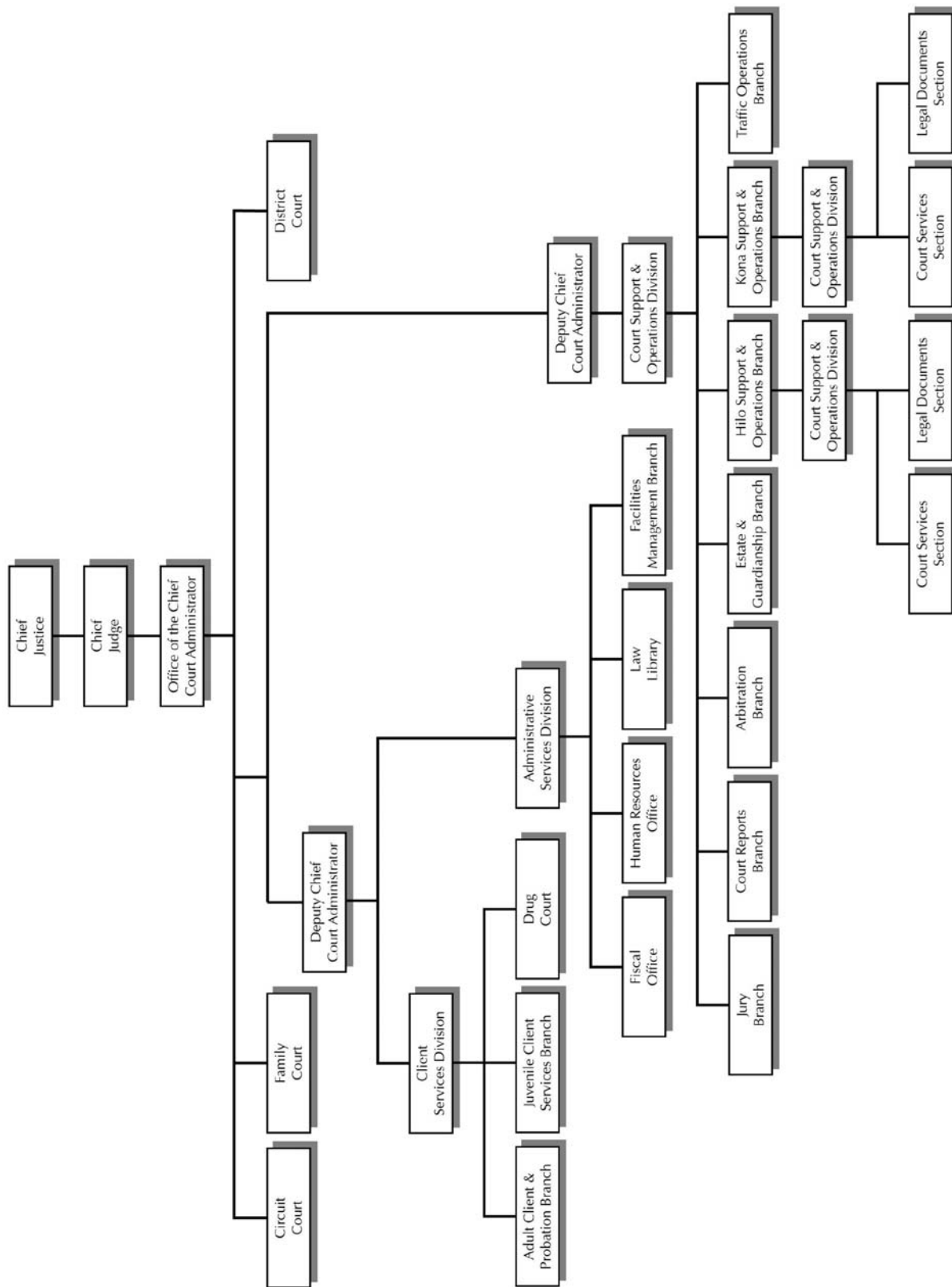


Figure 1-2
Third Circuit Departmental Organization



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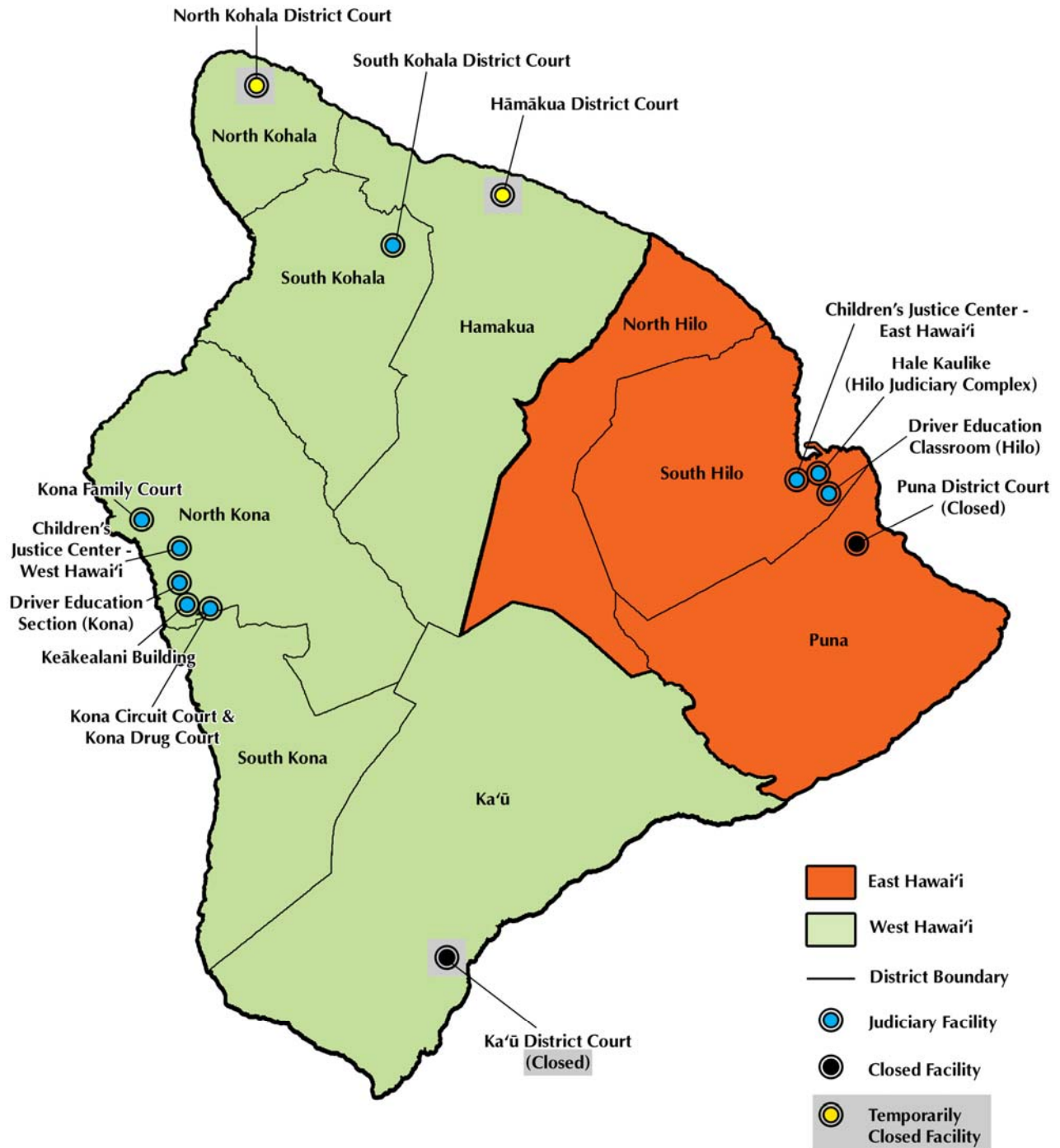


Figure 1-3
Third Circuit Judicial Districts and Facilities Locations



1.3 PROPOSED ACTION

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions.

1.3.1 Site Selection and Candidate Sites

The process of selecting a site for a Judiciary Complex generally requires identification of a number of viable "potential" sites which can be evaluated and compared. A preliminary list of 14 Potential Sites was compiled to evaluate their suitability for developing the Kona Judiciary Complex. The evaluation was based on meeting a set of minimum criteria for developing a Judiciary facility. The site selection effort was geographically focused in the Kona region, emphasizing the proximity to the area's population center, Kona International Airport, existing Judiciary facilities to be replaced, and related government agencies and private attorney offices. From the larger pool of Potential Sites, a select group of Candidate Sites was identified which best meet the minimum screening criteria.

Site selection is discussed in detail in *Chapter 3.0* and *Chapter 4.0*.

1.3.2 Preliminary Space Program and Parking Requirements

The preliminary space program for the Kona Judiciary Complex (see *Appendix A*) is designed to consolidate and relocate complex adjudication functions and court activities requiring higher levels of judicial, staff, and facility resources within a central location in West Hawai'i. The Kona Judiciary Complex would be comparable to the consolidation of Judiciary activities at Hale Kaulike (the Hilo Judiciary Complex) in East Hawai'i. The space program for the Kona Judiciary Complex will combine the functions of at least four (4) of the five (5) existing facilities in the Kona region with consideration to accommodate anticipated needs of a growing population through 2030 and beyond. It is anticipated that such a facility may also serve the programming needs to support the judicial functions for all of West Hawai'i, including remote and rural areas of Ka'u and perhaps Kohala as well. The preliminary estimates indicate that the future Kona Judiciary Complex will be programmed to accommodate the full-time equivalent (FTE) of seven (7) judges and their support staff. The preliminary space program estimates a facility that would occupy approximately 141,800 (estimated gross) square feet (SF). *Table 1-1* provides the preliminary assessment of programmed space.

Preliminary facility massing studies were also conducted to examine the suitability of the Candidate Sites for the potential development of the Kona Judiciary Complex. The preliminary massing studies prepared conceptual two-story and three-story diagrammatic roof plans and conceptual site layouts for buildings and a surface parking area. A typical facility massing study and conceptual site layout is shown in *Figure 1-4*. In both two- and three-story scenarios, the facility should fit comfortably on a 10-acre site along with a large plaza space, 500 parking stalls, and a sally port. The facility is anticipated to keep with the scale and design context set by the newly constructed West Hawai'i Civic Center. The massing study for the Kona Judiciary Complex is preliminary, and final site layout and building design will be determined during the design phase.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 1-1 SPACE PROGRAM SUMMARY FOR THE KONA JUDICIARY COMPLEX (GROSS SF)	
Department	Gross SF
Support and Operations	
Court Rooms ¹	41,600
Judicial Chambers ²	17,000
Legal Documents	14,100
Jury Branch	4,400
Court Administration	
Court Administration	4,500
Law Library	4,300
Client User Services	
Juvenile Services	7,300
Adult Probation	9,700
Drug Court	2,300
Driver Education	2,300
Other Agencies	
County Prosecutor	300
Public Defender	300
Department of Public Safety (PSD)	
Court Holding	9,500
Court Security	2,200
Support	
Judiciary Information Technology and Communications Division	1,800
Ancillary Functions	20,200
Total	141,800³

Note: Gross SF shown above are estimates for planning purposes only and subject to change

¹ Space Program based on three (3) Circuit courtrooms, two (2) District courtrooms, and two (2) Family courtrooms.

² Space Program based on three (3) Circuit Judges, two (2) District Judges, and two (2) Family Judges.

³ Space Program based on a circulation factor ranging from 20-30% and a building support gross up factor ranging from 15-20%. Gross square feet (GSF) units represent the total floor area required to perform a specific Judiciary function and include both circulation space and building support spaces. GSF area is generally calculated by adding a 25% grossing factor for circulation space and a 20% grossing factor for building support spaces to the net building area ($GSF = 1.45 \times \text{building area NSF}$) to arrive at a gross building area.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

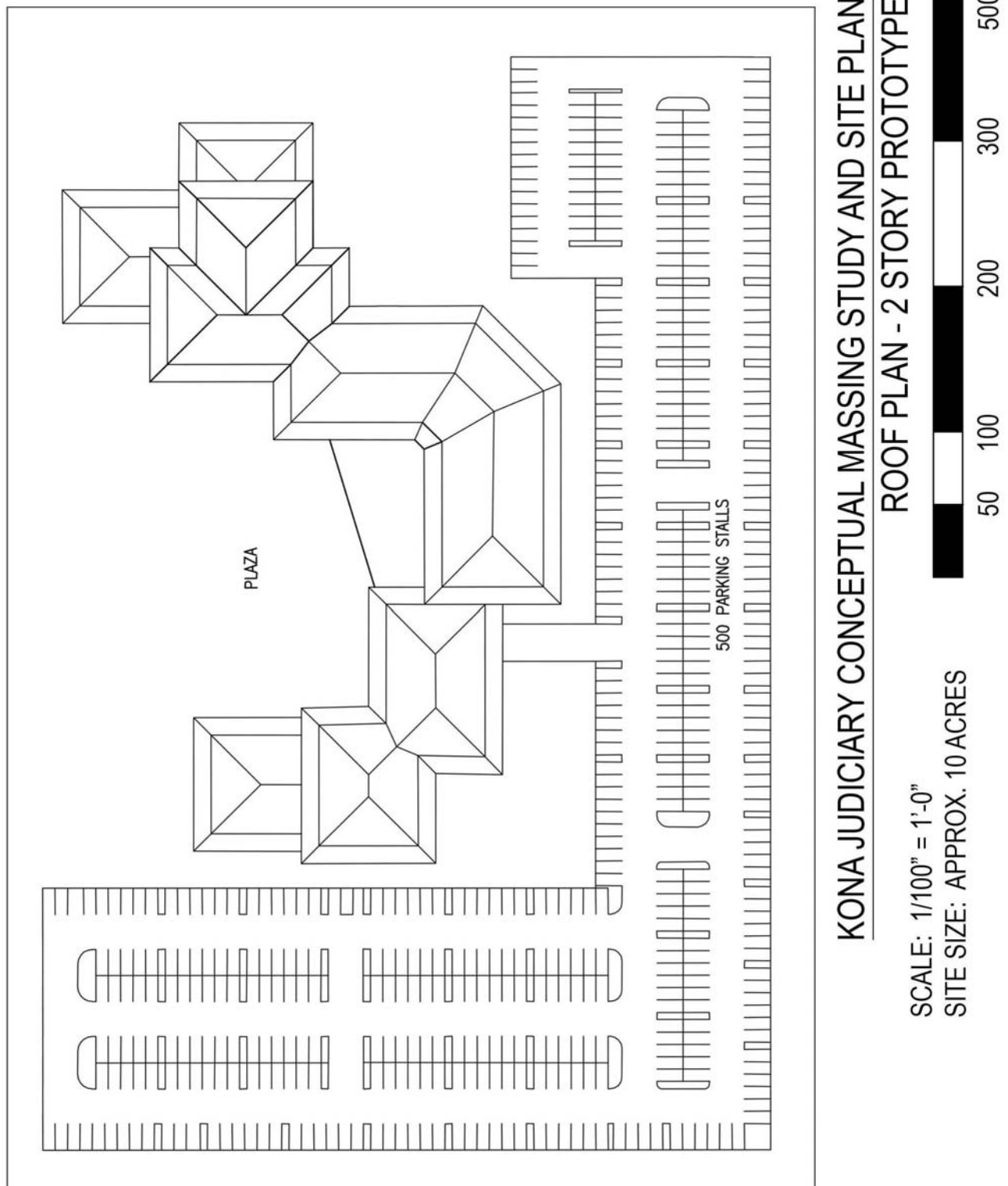


Figure 1-4
Conceptual Massing Study and Site Plan



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



The preliminary parking and loading requirements for the proposed facility has been calculated per the requirements of the Hawai'i County Code, Chapter 25 Zoning, Division 5 Off-Street Parking and Loading. The required number of off-street parking spaces was determined based on the building use and applicable parking standard:

- One (1) parking space per 300 SF of office space
- One (1) parking space per four (4) fixed seats in areas of assembly
- One (1) parking space per 1,000 SF of non-occupied storage space
- At least 67% of the required parking shall be standard-sized spaces
- Nine (9) accessible spaces are required for total parking between 401 and 500 spaces
- Two (2) loading spaces per first 50,001-100,000 SF of building floor area, plus one (1) additional space for each additional 100,000 SF

Based on County standards, the parking requirements for the project include approximately 470 off-street spaces, nine (9) accessible spaces and three (3) loading spaces. Approximately 315 spaces are required to be standard-sized. Please refer to *Appendix B* for a detailed breakdown of parking and loading space requirements.

1.3.3 Staffing and Visitors

The proposed new facility has been sized to accommodate the future staffing needs of the Judiciary in West Hawai'i to the year 2030 and beyond. Staffing projections for the Third Circuit were made to the year 2030 by the National Center for State Courts (NCSC). NCSC based their staffing projections on anticipated population growth and case filing projections. In 2017, during the first year of facility operation, approximately 100 employees are anticipated to work at the Kona Judiciary Complex. By the year 2030, the number is anticipated to increase to approximately 150 employees. The Judiciary complex is anticipated to reach its full occupancy of 220 employees between the years 2030 and 2050.

The number of daily visitors to court facilities is highly variable and is not tracked by the Judiciary. The number of visitors will vary by facility, based on court calendars, juror schedules, and courtroom capacities, among other factors. Court administrative staff at Hale Kaulike (the Hilo Judiciary Complex) have noted that the parking provided at that facility has been sufficient to accommodate both staff and visitors, even on busy court days. The Kona Judiciary Complex will provide off-street parking in compliance with the Hawai'i County Code. The County Code requires approximately 500 parking stalls for the facility, and full occupancy of the proposed facility is approximately 220 staff, therefore, the number of daily visitors (vehicles) parking at the facility at the same time is not expected to exceed 280 persons (vehicles).

1.3.4 Preliminary Development Cost Estimate

The development budget will be inclusive of anticipated land acquisition costs; site work and preparation; construction of facilities; furniture, fixtures and equipment (FFE) and estimated design and permitting fees. All costs and fees have been escalated to September 2013, at an escalation rate of 5% per annum. Please refer to *Appendix A* for a detailed breakdown of estimated preliminary development costs.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 1-2 PRELIMINARY DEVELOPMENT COST ESTIMATE

Estimated Land Acquisition Costs	\$4,500,000
Estimated Design and Permitting Fees	\$7,500,000
Estimated Construction Costs	\$72,900,000
Estimated FFE	\$5,800,000
Total	\$90,700,000

Notes: Cost estimates above are based on construction of a 141,737 gross SF facility.

Construction cost estimate is escalated to September 2013.

Escalation rate is estimated at 5% per annum.

Construction costs shown above are estimates subject to future adjustments.

Cost estimate does not include a contingency factor.

1.3.5 Estimated Development Schedule

Detailed project planning and design will commence after selection of the future site for the Kona Judiciary Complex. Progress will be contingent upon the legislative appropriation of State funding, and the issuance of required State and County land use permits and development approvals. Another variable is land acquisition and cost negotiations. This process will vary based on the terms set by the landowner of the selected site. The following estimated development schedule is subject to change due to the factors mentioned above:

Table 1-3 ESTIMATED DEVELOPMENT SCHEDULE

Year	Development Schedule Benchmark
2010-2011	Site Selection and EIS
2012	Land Acquisition
2012-2013	Design/Permitting
2014-2016	Construction
2016	Furniture and Equipment
2017	Facility Open

The new Kona Judiciary Complex is anticipated to open in 2017. The existing Judiciary service West Hawai'i facilities will continue to operate until the new facility is constructed and opened. Upon completion of construction, existing operations from current locations will be consolidated into the facility.

1.4 ENVIRONMENTAL REVIEW UNDER CHAPTER 343, HAWAII REVISÉD STATUTES

The State environmental review process is being administered to fulfill the requirements under Hawai'i Revised Statutes (HRS) §343, and Hawai'i Administrative Rules (HAR), §11-200. Accordingly, an environmental analysis is required for a project or program that proposes one (1) or more of the following nine (9) land uses or administrative acts:

- Use of State or County lands or funds
- Use of any lands classified as Conservation District
- Use within the Shoreline Setback Area
- Use within any historic site or district
- Use within the Waikiki Special District



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



- Any amendment to County General Plans
- Reclassification of State Conservation District lands
- Construction or modification of helicopter facilities
- Any wastewater facility with specified exceptions; waste-to-energy facility; landfill; oil refinery; or power generating facility.

The Kona Judiciary Complex Site Selection Study involves the use of State funds and therefore is subject to an approved Final EIS. The environmental review process was initiated (with the publication of an EISPN) in November 2010. This Draft EIS is **was** subject to 45-day public comment and review period upon publication by the State Office of Environmental Quality and Control (OEQC). The EIS provides an administrative record that tracks all comments received and response letters sent during the environmental review process. Current administrative rules stipulate that comment letters submitted by an agency or citizen group which contain no comments on the project but only serve to verify receipt of the EISPN **or Draft EIS** do not require a written response. A record of comments and responses prior to the publication of the **EISPN and** Draft EIS is provided in *Appendix C*.

1.5 SIGNIFICANT BENEFICIAL IMPACTS, ADVERSE IMPACTS, AND PROPOSED MITIGATION MEASURES WITH THE PROPOSED PROJECT

Development of the Kona Judiciary Complex will result in numerous beneficial impacts. Local and State economic benefits will include construction-related jobs out to 2017. The significant impacts of the project are anticipated to be largely beneficial, as discussed below. Mitigative measures are proposed to offset potential adverse impacts.

1.5.1 Beneficial Impacts

The Judiciary facilities in West Hawai'i are barely adequate to support current operations. The Kona Judiciary Complex will replace inefficient, disparate facilities with a new, consolidated structure that provides space to accommodate projected judgeships in the decades ahead. The new facility would also provide a state-of-the-art, positive work environment for the Judiciary staff, attorneys and the public.

1.5.2 Adverse Impacts

The project will produce potential short-term and long-term impacts. The project will involve loss of raw land with the construction of a new approximately 140,000 SF Judiciary complex on approximately 10 acres in West Hawai'i. Construction activities will create local short-term construction-related impacts on the environment. Potential short-term impacts evaluated in the EIS include soil disturbance, dust and erosion due to excavation and grading, traffic in the project's vicinity due to construction equipment and trucks, and increased noise due to the construction-related operations. Drainage and runoff issues related to construction are also possible. There will also be views of site and building construction and flora/fauna habitat disruption.

Over the long-term, there will be additional traffic generated by the project during morning and afternoon peak hours at full build-out. The findings of a traffic impact assessment are summarized in *Chapter 5.9* and the complete study is provided in *Appendix D*. With the project, there will be an additional long-term demand on County infrastructure. Infrastructure requirements associated with the project are presented in *Chapter 5.12* and the complete study is provided in *Appendix E*. Also addressed in *Chapter 5.0* is the increased demand on water supply, demand for wastewater management, incremental increase in ambient noise, and project effects on the visual landscape.



1.5.3 Proposed Mitigation Measures

There are few potential long-term adverse impacts anticipated to result from the Kona Judiciary Complex. With application of the various mitigation measures described in this EIS, the potential adverse impacts are not considered significant. Potential short-term impacts due to construction activities will be limited to construction effects such as temporary noise, visual, and air quality impacts related to dust and equipment emissions. Long-term impacts are expected to be modest and consistent with the urban environment in which the project is located. Potential short-term and long-term impacts, and proposed mitigative measures, are discussed in detail in *Chapter 5.0* and summarized below.

Noise Mitigation

Temporary but unavoidable noise impacts may occur during the demolition and construction activities within the area. Construction activities will adhere to State DOH noise regulations per Title 11, Chapter 46, of the HAR 11-46. The use of properly muffled construction equipment will help ameliorate noise impacts. Once construction is completed, there will be minor additional noise impacts resulting from facility operations.

Visual Mitigation

Special consideration will be given during project design to ensure public view planes from the mountains to the sea will not be significantly affected. The new Judiciary complex will be visible from public view points and some private locations. Facility and site design measures will be implemented to blend and integrate the built environment with the surrounding area.

Air Quality Mitigation

The impact of construction activity on air quality will be mitigated by conforming to strict dust control measures, particularly those specified in the State Department of Health's (DOH) Ambient Air Quality Standards, Chapter 11-59, HAR.

Traffic Mitigation

Project implementation will contribute significant traffic to the area which will result in long-term effects on local traffic patterns. Mitigation measures such as access improvements, signalization and turning lane improvements are recommended in accordance with traffic impacts anticipated at each Candidate Site. The complete traffic study is provided in *Appendix D*.

Archaeological and Cultural Resource Mitigation

An archaeological literature review, field inspection, and a cultural impact assessment (CIA) were conducted for the project and are included in *Appendix F*. Based upon findings of the review, additional measures of archaeological and cultural monitoring for subsurface work conducted within the project area are recommended.

Flora/Fauna

As discussed in *Chapter 5.0*, there are no known endangered species of flora or fauna or critical habitat located on any of the Candidate Sites. Biological surveys for the project were conducted for the EIS and are included in *Appendix G*. Development of the Judiciary Complex is not expected to adversely affect vegetation or wildlife species at any of the Candidate Sites.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Infrastructure

A Civil Infrastructure Analysis is included in *Appendix E*. Implementation of the project will require improvements to the existing potable water, wastewater and drainage infrastructure systems to serve the proposed facility. Site specific infrastructure improvements will depend on the selected Candidate Site and will be determined during design.

1.6 UNRESOLVED ISSUES

There are several issues which are currently considered as unresolved at the time of this EIS, as are identified below.

Selection of a Site

The selection of a site for development of the Kona Judiciary Complex is not resolved. The Site Selection Study prepares an analysis of Candidate Sites resulting in a comparison under various selection criteria. Ratings under the selection criteria have been summarized, identifying certain Candidate Sites with higher ratings than others. Selection of the future site for the Kona Judiciary Complex will be made the Chief Justice.

Technical Engineering Studies

Technical characteristics of the Candidate Sites have been addressed on a generalized level that is appropriate for a site screening level of analysis. Once selected, the proposed site for the Kona Judiciary Complex will be studied at a design level of technical detail. Specific site characteristics will be analyzed and site planning, civil engineering and architectural design will be completed for development of the selected site. Generalized site development requirements are evaluated in this EIS for each site.

Final Facility Program and Design

The final facility program and design for the Kona Judiciary Complex will be completed in the next phase of the project. The current study is based on a preliminary program and massing exercise conducted for site selection planning purposes only. Prior to development, updated programming information will be compiled and analyzed to create the final facility program, followed by facility design for architecture and engineering.

Archaeological Review under State Historic Preservation Division (SHPD)

The Archaeological Literature Review and Field Inspection (*Appendix H*) was conducted for the seven (7) Candidate Sites. Comments from the SHPD were not received as of December 2011. Upon selection of the preferred site for the Kona Judiciary Complex and development of detailed site development plans, an Archaeological Inventory Survey (AIS) will be conducted for the selected site. At that time, the project will seek SHPD concurrence with the findings and recommendations of the AIS and mitigation plans, as required, prior to start of construction.

1.7 SUMMARY OF COMPATIBILITY WITH LAND USE POLICIES AND PLANS

The planned improvements are compatible with and supportive of Federal, State of Hawai'i and County of Hawai'i land use policies, plans, and controls related to the natural and social environment. As discussed in *Chapter 6.0*, the project will further establish public goals, objectives, and policies.



1.8 SUMMARY OF ALTERNATIVES CONSIDERED TO THE PROPOSED ACTION

Alternatives to the proposed project are evaluated in *Chapter 7.0*. A range of potential alternative actions could be contemplated for the project's future. For this EIS alternatives analysis, several categories of alternatives to the project are evaluated, including the following:

- No-Action Alternative
- Renovate and/or Expand Existing Facilities in West Hawai'i or Lease Additional Space
- Postponing Action Pending Further Study
- Seven Candidate Sites (Proposed Project)

The project will consider the Judiciary's objectives for the Kona Judiciary Complex, as defined in *Chapter 7.0*. The EIS alternatives analysis considers each alternative and its ability to satisfy the Judiciary's objectives. The following is a summary of the evaluation of the range of alternatives considered in *Chapter 7.0*.

1.8.1 No-Action Alternative

The no-action alternative is the baseline against which all other alternatives are measured. The no-action alternative details the "what happens" scenario to the conditions and use of the existing Judiciary facilities servicing the West Hawai'i region of the Third Circuit if the proposed project is not implemented.

The no-action alternative is considered to be unacceptable due to existing over-capacity conditions and the anticipated growth in caseload activity and judgeships.

1.8.2 Renovate and/or Expand Existing Facilities in West Hawai'i or Lease Additional Space

Renovation and expansion of the existing facility would not solve the inefficiencies of separate facilities. This option would only provide a short-term solution and would strictly limit the future flexibility of facility improvements and not provide for needed security control.

Retention and expansion of existing facilities in West Hawai'i would not meet the objectives of the project to improve working conditions and provide space for Judiciary growth. The Keakealani Building was formerly a hospital and is not effectively sized, configured or furnished for court functions. The Lender's Document Building has limited space and is not Americans with Disabilities Act (ADA) compliant. The Kona Circuit Court, Division 3 and the Kona Drug Court at Haleki'i Street are currently at capacity and would not support expansion. Limitations to future flexibility, parking, accessibility and security are other concerns at these facilities.

Leasing additional privately-owned space would provide some short term solutions but would result in long-term disadvantages with increased lease rent costs to the State and lack of flexibility and control over facilities. This option would not meet the objectives of the project.

1.8.3 Postponing Action Pending Further Study

For several decades, the West Hawai'i community has voiced its struggle with the inadequate Judiciary facilities. Although a commitment was made by the State to provide new facilities to accommodate a growing demand, there has been a long delay in the State providing improved facilities. Postponing action until further study is conducted is considered to be unacceptable due to



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



existing over-capacity conditions, on-going security concerns, and the anticipated growth in caseload activity and judgeships.

1.8.4 Seven Candidate Sites (Proposed Project)

The outcome of the alternatives analysis points to development of a new Judiciary complex at a new site. The current site selection study is essentially an alternatives evaluation with the advantages and disadvantages of seven (7) different Candidate Site options considered in detail.

1.9 LISTING OF POTENTIAL GOVERNMENT PERMITS AND APPROVALS

In addition to completing the State environmental review process under HRS §343, additional State and County permits will be required. However, given the number of Candidate Sites to be evaluated, the range of State and County of Hawai'i land use permits and approvals are uncertain at this time. Depending on the final selected site, the possible land use approvals could include one (1) or more of the following (with the decision authority identified): State Land Use Boundary Amendment (State Land Use Commission); General Plan Amendment (Hawai'i County Planning Commission (HCPC)); Change of Zoning District or Zoning District Variance (HCPC); and Special Management Area (SMA) Use Permit (HCPC).

Subsequent project construction will also require approvals for various site grading, building, and infrastructure permits from the County. A comprehensive site-by-site list of the various land use, building, construction and infrastructure approvals will be provided in the Draft EIS. Table 1-4. The table identifies the major State and County land use permits and approvals that are anticipated to be required for the project, including site, building, construction, and infrastructure approvals.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 1-4 LIST OF ANTICIPATED APPROVALS

Permits	Candidate Site A: Kaloko Makai	Candidate Site B: Kealahou (1)	Candidate Site C: Civic Center	Candidate Site D: Lanihau/DHHL	Candidate Site E: La'i Opua	Candidate Site F: Makalapua Center	Candidate Site G: Kealahou (2)
State Land Use Reclassification or Special Permit				X	X		
Subdivision	X	X		X	X	X	X
Plan Approval	X	X	X	X	X	X	X
Building Plan Approval (Fire)	X	X	X	X	X	X	X
Building Permit	X	X	X	X	X	X	X
Electrical Permit	X	X	X	X	X	X	X
Plumbing Permit	X	X	X	X	X	X	X
Outdoor Lighting	X	X	X	X	X	X	X
Sewer Connection	X	X	X	X	X	X	X
Work within State Highways Right-of-way (ROW)		X	X	X			X
Work within County Roads ROW	X				X	X	X
Grubbing and Grading	X	X	X	X	X	X	X
Sidewalk Construction	X	X	X	X	X	X	X
National Pollutant Discharge Elimination System (NPDES) Permit	X	X	X	X	X	X	X
Underground Injection Control Permit	X	X	X	X	X	X	X
Construct Driveway	X	X	X	X	X	X	X
Air Conditioning/Ventilation	X	X	X	X	X	X	X

CHAPTER 2.0

PURPOSE AND NEED OF THE PROPOSED PROJECT



2.0 PURPOSE AND NEED OF THE PROPOSED PROJECT

The State of Hawai'i DAGS and the Judiciary have identified the need for a secure and efficient courthouse in West Hawai'i. This chapter includes a summary of the purpose and need for the new Kona Judiciary Complex.

2.1 PROJECT PURPOSE

The purpose of the Kona Judiciary Complex Site Selection Study and EIS is to take the initial steps to plan for adequate Judiciary facilities to serve anticipated population growth in the West Hawai'i region. In addition, the Site Selection Study and EIS will identify and evaluate Candidate Sites for the future Kona Judiciary Complex. The proposed project will replace inadequate facilities in West Hawai'i, release facilities leased by the Judiciary, and consolidate disparate Judiciary operations in a central location. Furthermore, the purpose of the Site Selection Study and EIS is to plan for a courthouse complex that is strategically located in proximity to existing government and business operations, and that will meet the space needs of the Judiciary in West Hawai'i for the next 30 years.

2.2 PROJECT NEED

Over the past two (2) decades, there has been a growing need to improve the Judiciary facilities in West Hawai'i. A number of factors collectively contribute to this need, namely the poor quality and inadequate scale of existing facilities to serve the increase in West Hawai'i population, the rise in case filings, and the associated staffing needs in the West Hawai'i region.

2.2.1 Existing Third Circuit Facilities and Space Summary

The court facilities in West Hawai'i and specifically within the Kona region are grossly inadequate for their current needs. Major court operations are scattered around the Kona area at separate and disjoined facilities. None of the existing facilities were originally designed for court use, and as a result, have created considerable operational difficulties, higher security risks, and inconveniences to the public. Additionally, none of the courtrooms in Kona meet the requirements of modern courtroom design, in terms of space adequacy, functional space adjacency, circulation, building security, technology, and public access.

Another additional challenge in West Hawai'i is the lack of appropriate detention facilities. It is the Judiciary's responsibility to provide temporary holding facilities for custodies making court appearances. The State Executive Branch, through the PSD, is responsible for detention facilities serving the Island of Hawai'i. Custodies are transported from the only detention facility, located in Hilo, for court appearances in Kona. The detainee transport operation incurs significant transportation costs and personnel costs for assigning Sheriff's deputies for an entire day. Also, there is no juvenile detention center within the Third Circuit. The proposed Kona Judiciary Complex will not include a juvenile detention center; however, it will include temporary holding cells similar to those found in Hale Kaulike (the Hilo Judiciary Complex).

The Judiciary facilities within the Kona region include the following: Kona Circuit Court, Division 4 and Kona District Court in the Keākealani Building; the Kona Circuit Court, Division 3 and Kona Drug Court on Haleki'i Street; the Kona Family Court in the Lenders Document Building; the CJC-West Hawai'i (CJC-WH); and the Driver Education Section facility in the Kealakekua Business Plaza. *Table 2-1* presents a floor area summary of these facilities. These facilities are a combination of State-owned and leased properties that occupy 31,880 SF (excluding the CJC-WH, which falls under



KONA JUDICIARY COMPLEX SITE SELECTION

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the jurisdiction of the Office of the Administrative Director of the Courts (OADC)). Below are brief summaries of each of the existing facilities, based on the Judiciary facility assessments included in 2011 Statewide Judiciary Master Plan.

Kona Circuit Court, Division 4 and Kona District Court (Keākealani Building)

The Kona Circuit Court, Division 4 and Kona District Court are currently located in the Keākealani Building (which is the Old Kona Hospital). This facility serves both North and South Kona districts. The State-owned building is a two-story wooden structure, which was completed in 1939 and is currently maintained by DAGS.

The State Judiciary has occupied the Keākealani Building since 1985, and shares half of the facility with the Department of Health. The existing facility contains space for Administrative Staff, Fiscal, Legal Documents, Circuit Court Courtroom, Circuit Court Support Staff, District Court Courtroom, District Court Support Staff, copy room, and a law library. Space for personnel and storage is limited. Records and file storage space is at capacity and overflows in the hallway of the office. The Judiciary also rents an off-site storage facility.

The Judiciary designates the Keākealani building as “Poor” in an operations assessment and “Fair” under a physical assessment. A “Poor” operational rating is given to buildings which are deemed to require immediate major improvement. A “Fair” physical rating is given to buildings which will require more than minor renovation and repair within a five (5) to 10 year timeframe.

From an operational perspective, some of the limitations of the existing Keākealani Building include the amount of space for functional and safety allowances relative to interactions among the staff, the general public, and custodies and overall circulation within the facility. Currently, the facility does not have a separate entry for custodies. This creates a safety concern, as custodies are transported through the building and courtyard and are not segregated from court employees and the general public. Holding cells are built for four (4) custodies, but have been used to hold up to 20 custodies.

In assessing its physical integrity, the Keākealani Building could use the most repair and renovation as it requires improvements to its infrastructure and building structure. Parking is very limited at this facility, as overflow parking demand is not properly accommodated. A common bi-level parking area provides a total of 79 stalls and four (4) ADA accessible stalls. The number of parking stalls is insufficient and additional ADA compliant spaces are required.

Additionally, there is no designated waiting space in the building for the general public or individuals that are part of a jury assembly, who congregate in an outdoor courtyard which has flooding problems when it rains.

Kona Circuit Court, Division 3 and Kona Drug Court (Haleki'i Street)

The Kona Circuit Court, Division 3 and Kona Drug Court are currently housed on Haleki'i Street with affiliated drug court client services offices. The courtroom is used five (5) days per week and has a seating capacity of 40. There are two (2) holding cells that can each house two (2) custodies. Circuit and drug court staff have a limited amount of workstation space with no room for future expansion. Record and file storage is at capacity and overfills into the hallway of the office. The public waiting area is small and parking is a challenge. There are only 11 stalls for Judiciary employees, attorneys, and the public, plus one (1) handicap reserved stall. In a Judiciary assessment, the Kona Circuit Court, Division 3 and Kona Drug Court facility were designated as Fair for both operations and physical conditions.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Kona Family Court, Adult Probation and Juvenile Services (Lenders Document Building)

The Kona Family Court and Adult Probation and Juvenile Services are currently housed in the Lenders Document Building, which is a private office building located on Nālani Street. This building also leases space to private businesses and government agencies.

Family Court hears legal matters involving children, civil commitment cases, guardianships of adults, and adult abuse cases. Juvenile Client Services monitors and supervises juveniles who have been adjudicated by the court for law violations and status offenses.

There are no holding cells at the Kona Family Court. When necessary and available, an existing Interview Room is generally utilized as a temporary makeshift holding area for custodies. Otherwise, custodies are held in the general waiting area with members of the general public. The public waiting area can become crowded, especially on heavy court days. ADA accessibility in the building is limited, and the third floor of the building cannot be accessed by individuals with walking disabilities. Space for staff and storage is limited. Additionally, there is a reoccurring rodent control issue at this facility. Under a Judiciary assessment, the Kona Family Court facility was designated as “Fair” for both operations and physical conditions.

Driver Education Section (Kealakekua Business Plaza)

The Driver Education Section is located in the Kealakekua Business Plaza on Haleki'i Street. This facility offers courses and programs including: Driving Under the Influence of an Intoxicant; Zero Tolerance and Prohibitions Involving Minors; Defensive Driving; and Child Passenger Restraint. The facility is structurally sound and classroom space is adequate with provisions for additional staff, if needed. Under a Judiciary assessment, the Kealakekua Business Plaza - Driver Education Section facility was designated as Good for both operations and physical conditions. A “Good” physical rating is given to buildings which will require minor renovation and repair within a 10 to 15 year timeframe. A “Good” operational rating is given to operations which will require minor improvements within a 10 to 15 year timeframe.

CJC-WH

CJCs have historically preferred to be housed in a separate facility from the courthouse. Separate facilities support the CJCs' continuous operational schedule, establishment of a home-like setting, and physical separation from judicial functions. Located next to the Family Court, the CJC-WH works in partnership with the CJC-East Hawai'i to serve the children of the Island of Hawai'i. The CJC-WH is a program of the State Judiciary, under the administration of the OADC that brings together a multidisciplinary team of professionals who coordinate investigations of child abuse and neglect. The Centers provide a warm homelike setting for children as they are interviewed in these types of investigations. Operationally, there has been no increase in staffing or space for the CJC-WH facility since the program started in 1988. However, since 2001, the statewide program has evolved to include serious physical abuse cases in addition to sexual abuse cases. The CJC-WH is supported by a non-profit organization that helps to provide funds and resources to the needs of children serviced by the center. Space for staff and volunteers is limited. It is anticipated that certain court cases currently managed by East Hawai'i courts will be handled by West Hawai'i, which will increase the potential number of clients serviced at the CJC-WH.

The CJC-WH space is not included in the program for the Kona Judiciary Complex so it has not been included in *Table 2-1* below.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 2-1 EXISTING WEST HAWAII THIRD CIRCUIT FLOOR AREA

Facility	State-Owned (SF)	Judiciary Leased (SF)
Kona Circuit Court, Division 4 and Kona District Court	13,400	0
Kona Circuit Court, Division 3 and Kona Drug Court	0	3,480
Kona Family Court	0	12,800
Driver Education Section	0	2,200
CJC-WH	-	-
Sub-Totals	13,400	18,480
Total	31,880	

In summary, the existing facilities in the Kona region do not meet existing and projected future needs for the Judiciary. The Kona Judiciary Complex will meet the needs unique to the Kona region.

2.2.2 Population

Population projections for the Third Circuit indicate that West Hawai'i is growing at a faster rate than East Hawai'i. The population projection in *Table 2-2* shows that by the year 2020, the population in West Hawai'i will have grown 57.98% since the year 2000, while East Hawai'i will have grown 36.64% since the year 2000. It is also projected that by 2030, the population in West Hawai'i will surpass that of East Hawai'i (NCSC estimate).

Table 2-2 THIRD CIRCUIT POPULATION PROJECTION

Region	1990	2000	2005	2010	2015	2020	Percentage of growth from 2000
Puna	20,781	31,335	36,351	42,591	49,801	58,246	85.88%
South Hilo	44,639	47,386	46,273	47,477	48,614	49,791	5.08%
North Hilo	1,541	1,720	1,643	1,720	1,798	1,879	9.24%
East Hawai'i Subtotals	66,961	80,441	84,267	91,788	100,213	109,916	36.64%
Hāmākua	5,545	6,108	6,196	6,561	6,933	7,328	19.97%
North Kohala	4,291	6,038	6,622	7,917	9,446	11,273	86.70%
South Kohala	9,140	13,131	15,659	18,184	21,072	24,426	86.02%
North Kona	22,284	28,543	30,467	34,024	37,922	42,275	48.11%
South Kona	7,658	8,589	10,253	11,414	12,681	14,092	64.07%
Ka'ū	4,438	5,827	6,443	7,050	7,698	8,408	44.29%
West Hawai'i Subtotals	53,356	68,236	75,640	85,150	95,752	107,802	57.98%
Third Circuit Totals	120,317	148,677	159,907	176,938	195,965	217,718	46.44%

Source: Population estimates 1990-2005 from *The State of Hawai'i Data Book, 2009*;
Population projection 2005-2020 from *The County of Hawai'i General Plan, 2005*;

Note: Rural population areas were excluded for projection purposes.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



West Hawai'i's anticipated population increase further underscores the need to plan for growth in this region. Population growth trends are often an indicator for case filing trends. Case filings historically rise in proportion with an increase in population.

2.2.3 Case Filings

The project team analyzed Hawai'i's past and projected case filings, looking at filings in each Circuit for the three (3) different court jurisdictions: Circuit Court, Family Court, and District Court.

Circuit Court

According to NCSC projections, Circuit Court case filings in West Hawai'i are anticipated to grow from 914 cases in 2010 to 1,438 cases in 2030, an increase of 62%.

Family Court

NCSC forecasts Family Court case filings in West Hawai'i will grow from 4,677 cases in 2010 to 6,584 cases in 2030, an increase of 42%.

District Court

In District Court, NCSC anticipates case filings in West Hawai'i will grow from 32,213 cases in 2010 to 51,495 cases in 2030, an increase of 60%.

West Hawai'i anticipates a significant increase in case filings over the next 20 years. Future case filing levels will determine needs for future judicial employees, such as judges and staff within the Judiciary.

2.2.4 Third Circuit Current and Projected Judgeships

A firm understanding of historical population and case filings trends serves as the foundation for making future staffing estimates. This section focuses on judgeships, as facility programming for the Kona Judiciary Complex is based on the projected number of judges serving West Hawai'i in 2030. The current judgeship allocation for the Third Circuit includes four (4) Circuit Court Judges, four (4) Family Court Judges, and three (3) District Court Judges. It is anticipated that by the year 2030, the Third Circuit will need 16.7 judges in service to meet case filing demands, seven and one-half (7.5) of which are anticipated to serve West Hawai'i. *Table 2-3* shows current and projected judgeship staffing for the Third Circuit and West Hawai'i.

Table 2-3 CURRENT AND PROJECTED JUDGESHIP ESTIMATE			
Judgeships	Current	Projected 2030 Estimate	
	2010	Third Circuit	West Hawai'i
Circuit Court	4.0	6.0	2.7
Family Court	4.0	6.0	2.2
District Court	3.0	4.7	2.6
TOTALS	11.0	16.7	7.5

Source: FY 2010 counts from Hawai'i State Judiciary, 2015-2030 projections by NCSC.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



The preliminary program for the Kona Judiciary Complex is based on the projected West Hawai'i judgeship staffing needs of the Judiciary as shown in *Table 2-4*.

Table 2-4 WEST HAWAI'I JUDGESHIPS AND PROGRAM			
West Hawai'i Courts	Current 2010 Judgeships	Projected 2030 Judgeships	Courtrooms in Preliminary Program
Circuit Court	2	2.7	3
Family Court	1	2.2	2
District Court	1	2.6	2
TOTALS	4	7.5	7

2.2.5 Summary of Project Need

The needs of the Judiciary in West Hawai'i are to replace existing inadequate facilities and plan for the anticipated growth in the region. The Kona Judiciary Complex will meet these needs by replacing inefficient, disparate facilities with a new, modern consolidated structure that provides the room to grow as the West Hawai'i community grows in the decades ahead. West Hawai'i is currently staffed by two (2) Circuit Court Judges, one (1) Family Court Judge, and one (1) District Court Judge. Presently, the Judiciary in West Hawai'i operates out of 31,880 SF, which is barely adequate to support current operations. To accommodate the seven (7) judgeships anticipated for West Hawai'i over the next 20 years, it is anticipated the Judiciary will need a total of 141,737 SF of facility space, a difference of approximately 110,000 SF beyond current holdings.

CHAPTER 3.0

IDENTIFICATION OF CANDIDATE SITES



3.0 IDENTIFICATION OF CANDIDATE SITES

3.1 EVALUATION OF POTENTIAL SITES

In November 2010, a preliminary list of 10 Potential Sites for the proposed Kona Judiciary Complex was identified in the Kona Judiciary Complex EISP. A public meeting to inform the community about the site selection study was held on November 18, 2010 in Kona.

~~Just before~~ Prior to the public meeting, two (2) additional sites were added and after the public meeting, two (2) more additional sites were added to the list based on communications with the Hawai'i State Department of Land and Natural Resources (DLNR) and private land owners. The four (4) sites that were added include Palamanui, Lanihau Makai, Lanihau/Department of Hawaiian Home Lands (DHHL) and Kealakehe (DLNR/County). In addition, the Airport site listed in the EISP was shifted mauka onto DLNR-owned lands and renamed Airport/University of Hawai'i (UH) West Hawai'i Center (UHWHI). A total of 14 Potential Sites were evaluated in this screening exercise. Please refer to the attached exhibit landowners and Tax Map Key (TMK) for Potential Sites.

Table 3-1 POTENTIAL SITES	
Site A	Airport/UHWHI Center
Site B	O'oma (DHHL)
Site C	Kaloko Makai
Site D	327 Kona
Site E	Civic Center (DHHL)
Site F	Honokohau Harbor (DHHL)
Site G	La'i'Ōpua (DHHL)
Site H	Police Station
Site I	Makalapua Center
Site J	Hawai'i Housing Finance and Development Corporation (HHFDC)
Site K	Palamanui
Site L	Kealakehe (DLNR/County)
Site M	Lanihau/DHHL
Site N	Lanihau Makai



KONA JUDICIARY COMPLEX SITE SELECTION

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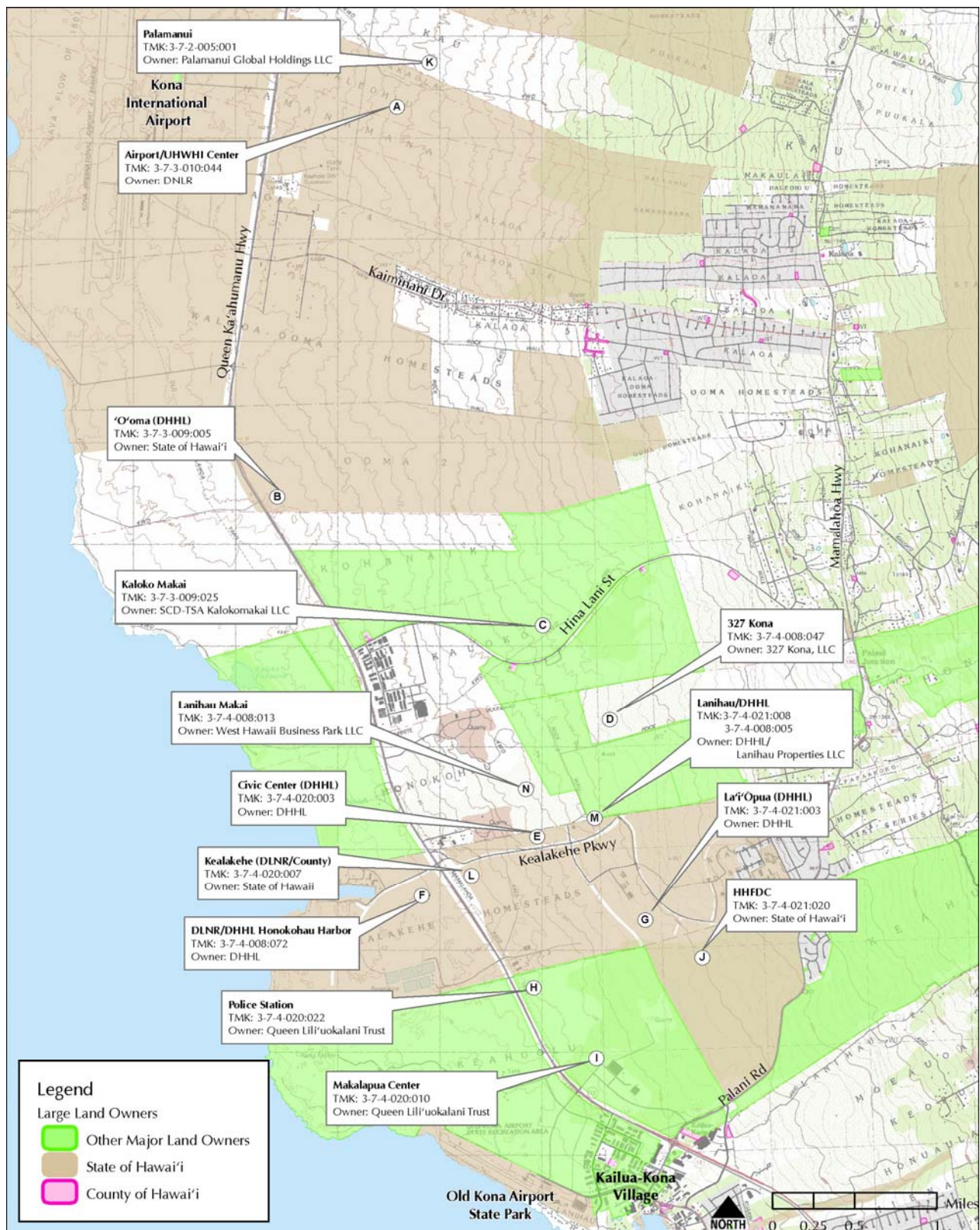


Figure 3-1
Kona Judiciary Complex Potential Sites Map (Kona)



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



The EISPN listed a set of minimum site criteria that would be used to evaluate the potential sites including lot size, land ownership, location, slope, displacement of existing tenants, and land use designations. For the site screening, these evaluative categories were expanded to include other pertinent criteria such as proximity to the West Hawai'i Civic Center and compatibility with the Kona Community Development Plan (CDP). The Potential Sites ~~will be~~ are evaluated in this report per the following set of criteria:

Table 3-2 POTENTIAL SITE EVALUATION CRITERIA	
Site Size/Buildable Area	Minimum seven (7) to eight (8) acres
State Ownership	Preference for State-owned lands
Access	Proximity to existing roadway access points
Slope	Gentle slope, or less than 10%
Tsunami and Flood	Avoid tsunami inundation zone and the Federal Emergency Management Agency (FEMA) flood plain
Utilities	Proximity to existing utilities
State Land Use District (SLUD)	Preference for Urban State Land Use designation
County Land Use Pattern Allocation Guide (LUPAG)	Preference for Urban LUPAG designations
Within Kona CDP Transit Oriented Development (TOD)	Preference for location within specified TOD nodes
Proximity to Kailua-Kona Village	Locate proximate to government and attorneys' offices
Proximity to West Hawai'i Civic Center	Locate proximate to West Hawai'i Civic Center

For each category, specific criteria were developed and examined to establish a comparative basis for review of the eCandidate sSites. "Good", "Fair", or "Poor" ratings are attached to each criterion to yield a qualitative basis for outcome comparisons. There are no weighted factors applied to the ratings, as each element is considered to have equal relevance to the site evaluation process. The selection of Candidate Sites is based on the Potential Sites receiving the highest relative number of "Good" and "Fair" ratings, and the consideration of other site-specific factors affecting potential use of a location. Table 3-3 shows the complete ratings matrix for the Potential Sites.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 3-3 POTENTIAL SITE EVALUATIONS

Site Evaluation Criteria	Airport/UHWHI Center	O'oma (DHHL)	Kaloko Makai	327 Kona	Civic Center (DHHL)	Honokohau Harbor (DHHL)	La'i'Ōpua (DHHL)	Police Station	Makalapua Center (QLT)	HHFDC (Site Withdrawn)	Palamanui	Kealahou (DLNR/County)	Lanihau/DHHL	Lanihau Makai
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
Size/Buildable Area	G	G	G	G	F	G	G	G	G	-	G	G	G	G
Ownership	G	F	P	P	F	F	F	P	P	-	P	G	F	P
Access	F	G	G	P	G	G	G	G	G	-	F	G	G	P
Slope	F	G	F	F	F	G	F	F	F	-	F	F	F	F
Tsunami and Flood	G	G	G	G	G	F	G	G	G	-	G	G	G	G
Utilities	F	P	P	P	G	F	G	G	G	-	F	F	G	P
Proximity to Kailua-Kona Village	P	P	F	F	G	F	G	G	G	-	P	G	G	F
State Land Use District	G	G	G	F	G	G	F	G	G	-	G	G	F	G
County General Plan (LUPAG)	G	G	G	G	G	P	G	G	G	-	G	G	G	G
Within TOD Designation Kona CDP	G	P	G	F	G	P	F	F	G	-	G	F	G	G
Proximity to West Hawai'i Civic Center	P	P	F	G	G	G	G	G	F	-	P	G	G	G
Evaluation Ratings Total	6G 3F 2P	6G 1F 4P	6G 3F 2P	4G 4F 3P	8G 3F 0P	5G 4F 2P	7G 4F 0P	8G 2F 1P	8G 2F 1P	*	5G 3F 3P	8G 3F 0P	8G 3F 0P	6G 2F 3P



Site Selected for Study



Site Not Selected for Study

G = Good

F = Fair

P = Poor

*Site withdrawn by landowner.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



3.2 IDENTIFICATION OF CANDIDATE SITES

To decide which Potential Sites would advance to the next round of evaluation as a Candidate Site in the Kona Site Selection process, the Potential Sites were weighed against evaluative criteria and other factors influencing the decision making process, such as community input and comment letters. The major factors weighing in the selection process are summarized below.

3.2.1 Selection of Candidate Sites

Site A: Airport/UHWHI Center	NOT SELECTED
Summary of Evaluation Ratings: Good (6) Fair (3) Poor (2)	
Factors weighing in decision: <ul style="list-style-type: none">Distance from Kailua-Kona VillageDistance from West Hawai'i Civic CenterWithin one (1) mile of Hawaii Electric Light Company (HELCO) power generating facility (emissions exposure)	
Site B: O'oma (DHHL)	NOT SELECTED
Summary of Evaluation Ratings: Good (6) Fair (1) Poor (4)	
Factors weighing in decision: <ul style="list-style-type: none">Distance from Kailua-Kona VillageDistance from West Hawai'i Civic CenterNot consistent with the Kona CDP vision for TOD (outside future development center)	
Site C: Kaloko Makai	CANDIDATE SITE
Summary of Evaluation Ratings: Good (6) Fair (3) Poor (2)	
Factors weighing in decision: <ul style="list-style-type: none">Site has access to existing major roadwayConsistent with Kona CDP TODMultiple site locations available within development	
Site D: 327 Kona	NOT SELECTED
Summary of Evaluation Ratings: Good (4) Fair (4) Poor (3)	
Factors weighing in decision: <ul style="list-style-type: none">Lack of roadway accessLack of utilitiesNot located within the Kona CDP TOD (outside future development center)	



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ **Final** Environmental Impact Statement



Site E: Civic Center (DHHL)	CANDIDATE SITE
<p>Summary of Evaluation Ratings: Good (8) Fair (3) Poor (0)</p> <p>Factors weighing in decision:</p> <ul style="list-style-type: none">• Adjacent to West Hawai'i Civic Center• Consistent with Kona CDP TOD• Community has shown preference for this site	
Site F: Honokohau Harbor (DHHL)	NOT SELECTED
<p>Summary of Evaluation Ratings: Good (5) Fair (4) Poor (2)</p> <p>Factors weighing in decision:</p> <ul style="list-style-type: none">• Incompatible with surrounding future land uses• Best suited for harbor/waterfront-related uses• Not located within the Kona CDP TOD (outside future development center)	
Site G: La'i-Ōpua (DHHL)	CANDIDATE SITE
<p>Summary of Evaluation Ratings: Good (7) Fair (4) Poor (0)</p> <p>Factors weighing in decision:</p> <ul style="list-style-type: none">• Proximity to Kailua-Kona Village• Location adjacent to existing major roadway access• Sited within actively developing mixed-use project• Proximity to West Hawai'i Civic Center	
Site H: Police Station	NOT SELECTED
<p>Summary of Evaluation Ratings: Good (8) Fair (2) Poor (1)</p> <p>Factors weighing in decision:</p> <ul style="list-style-type: none">• Odor from public landfill is a significant negative factor• Public opposition to use of this site for Judiciary Complex• Not located within the Kona CDP TOD (outside future development center)	
Site I: Makalapua Center (QLT)	CANDIDATE SITE
<p>Summary of Evaluation Ratings: Good (8) Fair (2) Poor (1)</p> <p>Factors weighing in decision:</p> <ul style="list-style-type: none">• Proximity to Kailua-Kona Village• Location adjacent to existing major roadway access• Consistent with the Kona CDP TOD	



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



Site J: HHFDC	NOT SELECTED
Summary of Evaluation Ratings: Good (n/a) Fair (n/a) Poor (n/a) Factors weighing in decision: <ul style="list-style-type: none">Site withdrawn from consideration by HHFDC	
Site K: Palamanui	NOT SELECTED
Summary of Evaluation Ratings: Good (5) Fair (3) Poor (3) Factors weighing in decision: <ul style="list-style-type: none">Distance from Kailua-Kona VillageDistance from West Hawai'i Civic Center	
Site L: Kealahkehe (DLNR/County)	CANDIDATE SITE
Summary of Evaluation Ratings: Good (8) Fair (3) Poor (0) Factors weighing in decision: <ul style="list-style-type: none">Proximity to Kailua-Kona VillageProximity to West Hawai'i Civic CenterLocation adjacent to existing accessDLNR ownership	
Site M: Lanihau/DHHL	CANDIDATE SITE
Summary of Evaluation Ratings: Good (8) Fair (3) Poor (0) Factors weighing in decision: <ul style="list-style-type: none">Proximity to Kailua-Kona VillageProximity to West Hawai'i Civic CenterLocation adjacent to existing access	
Site N: Lanihau Makai	NOT SELECTED
Summary of Evaluation Ratings: Good (6) Fair (2) Poor (3) Factors weighing in decision: <ul style="list-style-type: none">Lack of existing roadway accessLack of Utilities	



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



3.2.2 Summary of Potential Site Evaluation

Based on comparative evaluation of site properties, six (6) Potential Sites C, E, G, I, L, and M were selected to advance to the next round of screening as a Candidate Site for the Kona Judiciary Complex. In May 2011, a seventh Candidate Site was selected by DAGS and the Judiciary for further study. The Candidate Sites include:

Table 3-4 CANDIDATE SITES	
Site C	Kaloko Makai
Site E	Civic Center (DHHL)
Site G	La'i'Ōpua (DHHL)
Site I	Makalapua Center
Site L	Kealakehe (1) (DLNR/County)
Site M	Lanikai/DHHL
New Site	Kealakehe (2) (DLNR/HHFDC/County)

These sites ranked highest among the comparative evaluation ratings and were determined by DAGS/Judiciary to be appropriate for more detailed consideration as Candidate Sites. *Chapter 4.0* provides a detailed evaluation of the Candidate Sites.

CHAPTER 4.0

EVALUATION OF CANDIDATE SITES



4.0 EVALUATION OF CANDIDATE SITES

4.1 INTRODUCTION

This chapter provides an overview of the Candidate Sites for the Kona Judiciary Complex and the site evaluation and rating process. The presentation is divided into four (4) sections, including:

- **Presentation of Candidate Sites**

This section provides a site-by-site presentation of the seven (7) Candidate Sites. A description of each site is presented.

- **Evaluation Criteria**

Detailed criteria for the evaluation of the Candidate Sites are organized into three (3) categories: Building Site Criteria, Community Criteria and Cost Considerations. Each category of Evaluation Criteria includes several specific criteria, along with a definition of the subjective rating system.

- **Candidate Site Evaluation**

The seven (7) Candidate Sites are assessed under the Evaluation Criteria, with brief statements site rating under the subject criteria.

- **Ratings Summary**

At the conclusion of this section, a matrix summary comparison of the Candidate Sites' evaluation ratings is presented.

4.2 PRESENTATION OF CANDIDATE SITES

This section provides a site-by-site presentation of the seven (7) Candidate Sites for the Kona Judiciary Complex. The presentation order of the sites does not infer a preference or priority at this stage of review. These sites include both public and private lands, comprised of a minimum lot size of seven (7) acres. Candidate Sites are situated within close proximity to the Kailua-Kona urban area and West Hawai'i Civic Center, and generally along the Queen Ka'ahumanu Highway/Ane Keohokalole Highway corridor. The location of the Kona Judiciary Complex must be consistent with the future County plans for the region. Sites are also discussed in relationship to existing urban development and support infrastructure in the vicinity.

Please refer to *Figure 4-1* for a map of the Candidate Sites.



KONA JUDICIARY COMPLEX SITE SELECTION

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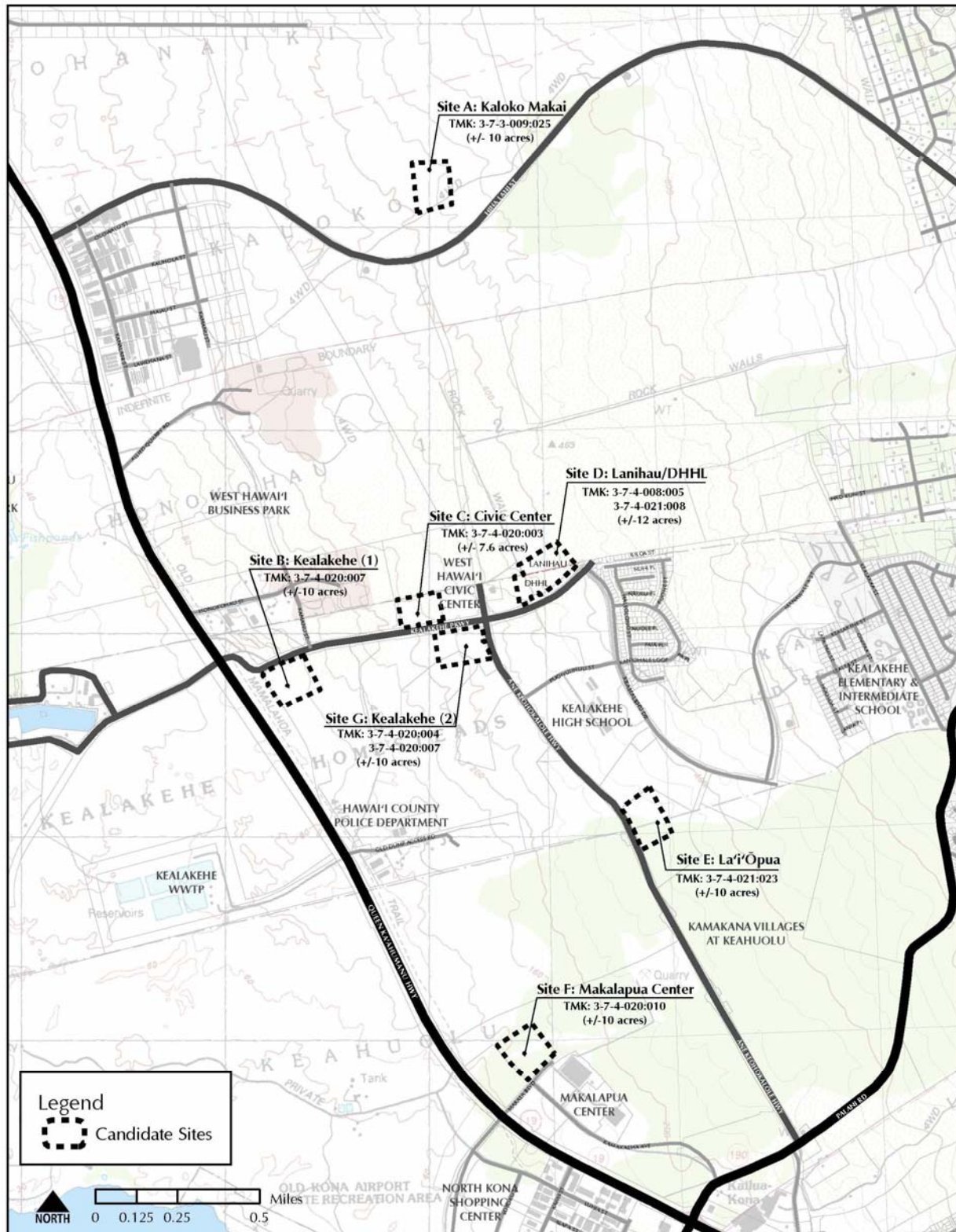


Figure 4-1
Kona Judiciary Complex Candidate Sites Map



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Candidate Site A: Kaloko Makai*

The Kaloko Makai site is located on Tax Map Key (TMK) 3-7-3-009:025 and owned by a division of Stanford Carr Development, SCD-TSA Kaloko Makai LLC. The 10-acre site is located adjacent to a portion of the Kaloko Makai project, a planned residential and mixed-use development. Kaloko Makai is situated mauka of Queen Ka'ahumanu Highway on the north side of Hina Lani Street, within the Kona CDP (September 2008) Neighborhood Transit Oriented Development (TOD) zone. The site and surrounding lands are currently undeveloped. Mixed-use development is proposed for lands surrounding the site. Planned industrial lands are located to the west, and Hina Lani Street is located to the south. The site is located at an elevation between 420 and 440 feet above mean sea level (MSL) and slopes from east to west at an average of 5.5%. The terrain is composed of 'a'ā and pāhoehoe lava flows. Urban areas in proximity to the site include the Kalaoa residential community two (2) miles to the northeast and Kailua-Kona town, approximately three (3) miles to the south.

Candidate Site A: Kaloko Makai – Site Information

Site Information	
Recorded Fee Owner:	SCD-TSA Kaloko Makai LLC
TMK(s):	3-7-3-009:025 (360.1 acres)
Study Area:	10 acres
Location:	Hina Lani Street
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	Neighborhood TOD
County Zoning Code:	A-5a
Special Management Area (SMA):	Site not within SMA
Slope (Average):	5.5%
Elevation:	420 to 440 feet
Soils:	Lava Flows, 'a'ā (rLV) and pāhoehoe (rLW)*

*Soil type and code from United States Department of Agriculture Natural Resources Conservation Service (NRCS), Hawai'i, 2007.

Candidate Site A: Kaloko Makai - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Kaloko Makai mixed use, residential and commercial
West:	Vacant	Kaloko Makai mixed use, light industrial, commercial, retail
North:	Vacant	Kaloko Makai mixed use, medical center
East:	Vacant	Kaloko Makai mixed use, schools
South:	Vacant, Hina Lani Street	Kaloko Makai mixed use

*Candidate Site A was originally located on TMK 3-7-4-009:017 in the EISPN. After consultation with Stanford Carr Development, The site location was selected from one of the eight (8) sites provided by Stanford Carr Development, and then moved from the makai location near Queen Ka'ahumanu Highway to TMK 3-7-4-021:023-009:025.



Candidate Site B: Kealakehe (1) (DLNR/County)

Candidate Site B: Kealakehe (1) site is located to the southeast of the intersection of Queen Kaʻahumanu Highway and Kealakehe Parkway. Although owned by DLNR, the vacant 193.5-acre parcel was dedicated under Governor's Executive Order (EO) No. 3665 to the County in 1995 for the Kealakehe Wastewater Reclamation Field and North Kona Golf Course. EO No. 3665 was cancelled by EO 4354 on January 28, 2011. EO 4355 was signed by Governor Neil Abercrombie on January 28, 2011 to again set aside this land to the County for wastewater reclamation, golf course and/or public park purposes. Withdrawal of land from the EO would require approval from the County, Governor, and DLNR Land Board. The 10-acre Candidate Site is located at an elevation of 55 to ~~80~~ **90** feet above MSL with an average slope of 5.0% from east to west. The terrain is mostly composed of 'aʻa lava flows. The Kalaoa and Kailua-Kona communities are located approximately four (4) miles to the north and two (2) miles to the south, respectively.

Candidate Site B: Kealakehe (1) – Site Information

Site Information	
Recorded Fee Owner:	State of Hawaiʻi (DLNR)
TMK(s):	3-7- 34 -020:007 (193.5 acres)
Study Area:	10 acres
Location:	Queen Kaʻahumanu Highway & Kealakehe Parkway
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	In Urban Area
County Zoning Code:	Open
SMA:	Site not within SMA
Slope (Average):	5.0%
Elevation:	55 to 80 90 feet
Soils:	Lava Flows, 'aʻā (rLV) (NRCS, 2007)

Candidate Site B: Kealakehe (1) – Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	County Regional Park
West:	Queen Kaʻahumanu Highway, Honokohau Harbor	Unknown
North:	Kealakehe Parkway, vacant	Unknown
East:	Vacant	Unknown (owned by DHHL)
South:	Vacant	County Regional Park



Candidate Site C: Civic Center

The Civic Center site is located adjacent to and makai of the County's West Hawai'i Civic Center, to the northwest of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The 7.6-acre DHHL-owned site is vacant and is bordered by the existing West Hawai'i Civic Center to the east, vacant lands to the north and west, and Kealakehe Parkway to the south. The site has an average slope of 7.5%. The terrain is mostly composed of pāhoehoe lava flows with elevations ranging from ~~490~~ **200** to ~~250~~ **260** feet above MSL. The site is located two (2) miles north of the Kailua-Kona urban area and three and one-half (3.5) miles south of Kalaoa.

Candidate Site C: Civic Center- Site Information

Site Information	
Recorded Fee Owner:	DHHL
TMK(s):	3-7-4-020:003 (7.6 acres)
Study Area:	7.6 acres
Location:	Kealakehe Parkway
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	Regional Center TOD
County Zoning Code:	Open
SMA:	Site not within SMA
Slope (Average):	7.5%
Elevation:	490 200 to 250 260 feet
Soils:	Lava Flows, pāhoehoe (rLW) (NRCS, 2007)

Candidate Site C: Civic Center- Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	Vacant	Unknown
North:	Vacant	Unknown
East:	West Hawai'i Civic Center, Ane Keohokalole Highway	West Hawai'i Civic Center
South:	Kealakehe Parkway, Vacant	Unknown



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Candidate Site D: Lanihau/DHHL

The Lanihau/DHHL site is located to the northeast of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The site has an area of 12.5 acres, comprised of two (2) portions: the northern 5.8-acre portion of the site is owned by Lanihau Properties LLC, and the southern 6.7-acre portion is owned by DHHL. The site is vacant and is bordered by vacant lands to the north and the east, Kealakehe Parkway to the south, and Ane Keohokalole Highway and the West Hawai'i Civic Center to the west. The site has an average slope of 7.0% with elevations ranging from ~~325~~ 315 to 400 feet above MSL. The terrain is mostly composed of pāhoehoe lava flows. The site is located approximately three (3) miles south of Kalaoa and two (2) miles north of the Kailua-Kona urban area.

Candidate Site D: Lanihau/DHHL – Site Information

Site Information	
Recorded Fee Owner:	Lanihau Properties LLC & DHHL
TMK(s):	3-7-4-008:005 (319.3 acres, Lanihau) 3-7-4-021:008 (11.6 acres, DHHL)
Study Area:	12.5 acres
Location:	Kealakehe Parkway & Ane Keohokalole Highway
SLUD:	Agricultural (005) & Urban (008)
LUPAG:	Urban Expansion
CDP:	Regional Center TOD
County Zoning Code:	A-5a
SMA:	Site not within SMA
Slope (Average):	7.0%
Elevation:	325 315 to 400 feet
Soils:	Lava Flows, pāhoehoe (rLW) (NRCS, 2007)

Candidate D: Lanihau/DHHL - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	West Hawai'i Civic Center Ane Keohokalole Highway	Unknown
North:	Vacant	Unknown
East:	Vacant, Kaniohale residential subdivision	Unknown
South:	Vacant, Kealakehe Parkway	Residential subdivision



Candidate Site E: La'i'Ōpua (DHHL)*

The La'i'Ōpua site is located adjacent to and northwest of Ane Keohokalole Highway in the La'i'Ōpua 2020 retail-commercial development area. The 10-acre site is vacant and is bordered by the La'i'Ōpua Community Center site to the north, the future Kamakana Villages at Keahuolū to the south and the east, and Ane Keohokalole Highway to the west. Kealekehe High School is located further north, beyond the La'i'Ōpua Community Center site. The site generally slopes 10.0% from east to west, with elevations ranging between 300 and ~~340~~ 335 feet above MSL. The terrain is mostly composed of pāhoehoe lava flows. The site is approximately four (4) miles south of Kalaoa and one (1) mile north of Kailua-Kona urban area.

Candidate E: La'i'Ōpua (DHHL) – Site Information

Site Information	
Recorded Fee Owner:	DHHL(Lessee: La'i'Ōpua 2020)
TMK(s):	3-7-4-021:023* (26.4 acres)
Study Area:	26.4 acres
Location:	Ane Keohokalole Highway
SLUD:	Agriculture/Urban (023)
LUPAG:	Urban Expansion
CDP:	Partially within Neighborhood TOD
County Zoning Code:	A5-a (023)
SMA:	Site not within SMA
Slope (Average):	10.0%
Elevation:	300 to 340 335 feet
Soils:	Lava Flows, 'a'ā (rLV) & pāhoehoe (rLW) (NRCS, 2007)

Candidate E: La'i'Ōpua (DHHL) - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	La'i'Ōpua Commercial Center
West:	Ane Keohokalole Highway, Vacant	Residential subdivision
North:	Vacant, Kealakehe High School	La'i'Ōpua Community Center, Kealakehe High School
East:	Vacant	Residential subdivision, Kamakana Villages at Keahuolū
South:	Vacant	Kamakana Villages at Keahuolū

*Candidate Site E was originally located on the Community Center site, TMK 3-7-4-021:003. The site location was then moved to TMK 3-7-4-021:023 at the request of La'i'Ōpua.



Candidate Site F: Makalapua Center*

The Makalapua Center site is located on Queen Lili'uokalani Trust (QLT) property, close to Makalapua Center at 74-5475 Kamaka'eha Avenue. The 10-acre site is vacant and is bordered by other vacant lands to the north and the east, Makalapua Center retail area and Makala Boulevard to the south, and Queen Ka'ahumanu Highway to the west. The site has elevations ranging from ~~400~~ 120 to ~~440~~ 150 feet above MSL, and has an average slope of 5.5% from east to west. The terrain is mostly composed of Punalu'u extremely rocky peat. The site is located four and one-half (4.5) miles south of Kalaoa and less than one (1) mile north of Kailua-Kona urban area.

Candidate F: Makalapua Center – Site Information

Site Information	
Recorded Fee Owner:	QLT
TMK(s):	3-7-4-020:010* (216.2 acres)
Study Area:	10 acres
Location:	74-5475 Kamaka'eha Avenue (adjacent to Makalapua Center)
SLUD:	Urban
LUPAG:	High Density Urban
CDP:	Neighborhood TOD
County Zoning Code:	CG-10
SMA:	Site not within SMA
Slope (Average):	5.5%
Elevation:	400-120 to 440 150 feet
Soils:	Punalu'u Extremely Rocky Peat, (rPYD) (NRCS, 2007)

Candidate F: Makalapua Center - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	Queen Ka'ahumanu Highway, Vacant	Unknown
North:	Vacant	Unknown
East:	Vacant	Unknown
South:	Makalapua Center, Makala Boulevard	Makalapua Center

*Candidate Site F was originally located on TMK 3-7-4-020:009. It was moved to TMK 3-7-4-020:010 at the request of Queen Lili'uokalani Trust.



Candidate Site G: Kealakehe (2)*

Candidate Site G: Kealakehe (2) is located on the southwest corner of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The 10-acre site straddles two (2) TMKs on State DLNR-owned land. The site is vacant and is bordered by other vacant lands to the south, east and west. The West Hawai'i Civic Center is located to the north, across Kealakehe Parkway. The site has an elevation of ~~200~~ 220 to ~~250~~ 260 feet above MSL, and has an average slope of 5.5% from east to west. The terrain consists of 'a'ā lava flows. The site is located approximately three and one-half (3.5) miles south of Kalaoa, and less than two (2) miles north of Kailua-Kona urban area.

Candidate G: Kealakehe (2) – Site Information

Site Information	
Recorded Fee Owner:	State of Hawai'i DLNR
TMK(s):	3-7-4-020:004 (35.8 acres, DLNR/HHFDC*) 3-7-4-020:007 (193.5 acres, DLNR/EO to County*)
Study Area:	10 acres
Location:	Kealakehe Parkway and Ane Keohokalole Highway
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	Regional Center TOD
County Zoning Code:	Open
SMA:	Site not within SMA
Slope (Average):	5.5%
Elevation:	200 220 to 250 260 feet
Soils:	Lava Flows, 'a'ā (rLV) (NRCS, 2007)

Candidate G: Kealakehe (2) - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	Vacant	Regional Park
North:	West Hawai'i Civic Center, Kealakehe Parkway	West Hawai'i Civic Center
East:	Vacant, Ane Keohokalole Highway	Unknown
South:	Vacant	Unknown/Regional Park

* See next page.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



Candidate Site G: Kealakehe (2) (Continued)

*Candidate Site G was added to the original group of six (6) Candidate Sites. The site was identified following the release of the EISPN. At the November 18, 2010 public meeting, this Potential Site was identified as the "DHHL Former Hospital Site". In December 2010, the DLNR Land Division identified an adjacent, DLNR-owned makai parcel. The "Hospital Site" was shifted makai to the adjacent TMK and renamed Kealakehe (1). Subsequently, the project team learned that the former "Hospital" site is owned by DLNR, not DHHL, and that encumbrance of the site for hospital uses expired as of January 1, 2011. This site became the seventh Candidate Site, with its location shifted to the corner of Ane Keohokalole Highway, and name changed to Kealakehe (2). TMK 3-7-4-020:007 is subject to the State EO to the County of Hawai'i. Please refer to Candidate Site B for discussion.

Additionally, it is noted that the Hawaii Housing Finance and Development Corporation (HHFDC) is the former master developer of the Village 9 area (TMK 3-7-4-020:004) of the Villages of La'i'Ōpua. On January 28, 2005, the Board of Directors of HHFDC's predecessor agency, the Housing and Community Development Corporation of Hawaii (HCDCH), approved the returning of HCDCH's development rights to Village 9 to DLNR for the development of the Kona Community Hospital, which was to be commenced by December 31, 2010. If development had not begun by that date, development rights were to revert back to HHFDC. Development did not commence by that date, and HHFDC currently claims a reversionary interest in TMK 3-7-4-020:004, but will seek approval by its Board of Directors to subordinate its interest to develop Village 9 to the Judiciary, should Candidate Site G be selected.



4.3 EVALUATION CRITERIA

In order to determine the optimal site for the new Judiciary facility, a set of evaluation criteria was developed to compare and rate each of the seven (7) Candidate Sites. “Good”, “Fair” or “Poor” ratings are attached to each criterion to yield a qualitative basis for outcome comparisons. There are no weighted factors applied to the ratings, as each element is considered to have equal relevance to the site evaluation process. The evaluative criteria are briefly summarized below. For a detailed discussion of each evaluative criterion and its associated rating system, please refer to *Appendix K*.

The evaluation criteria for this study are grouped into three (3) major categories as follows:

Building Site Criteria – This set of criteria evaluates the physical site characteristics, availability of infrastructure such as utilities, access and environmental characteristics. These parameters address site development constraints and opportunities.

Community Criteria – This set of criteria is used to evaluate the potential for development of the site in terms of State and local land use designations, existing use and land ownership, and compatibility with surrounding land, as well as proximity to population activity and judicial support services.

Cost Considerations – This section addresses the rough estimated costs associated with site acquisition and on-site and off-site improvements necessary for development.

The Candidate Sites receiving the highest relative number of Good and Fair ratings, and the consideration of other site-specific factors affecting potential use of a location, will influence which sites are considered for the preferred location. The following section describes the individual ratings assigned to the Candidate Sites for each evaluative criterion.

4.4 CANDIDATE SITE EVALUATION

The seven (7) Candidate Sites in the Kona Site Selection process are examined against evaluative criteria. Other factors influencing the decision-making process, such as community input and comment letters, are also examined in the evaluation process. The major factors weighing in the selection process are summarized below.

4.4.1 Building Site Criteria

Under the Building Site Criteria category, each Candidate Site is evaluated for size, slope, shape, stability for foundations, soil depth, and aesthetic value.

Site Characteristics

Site characteristic concerns covered in this section are site size/buildable area, slope, lot configuration, and scenic value.

Criterion 1. Site Size/Buildable Area – The minimum site area requirement for the new facility is based on a two-story 140,000 square-foot (SF) structure with a footprint of approximately 70,000 SF. The building footprint and associated landscaped grounds would occupy approximately three and one-half (3.5) acres. The new facility’s parking requirement of approximately 500 at-grade spaces, at 300 SF per space, will require an additional three and one-half (3.5) acres, for a total minimum developable site area of seven (7) acres. An additional three plus (3+) acres is desired to accommodate future expansion, for a preferred land area of at least 10 acres.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Candidate Site	Rating	Evaluation for Rating (Site Size/Buildable Area)
A Kaloko Makai	GOOD	Kaloko Makai has indicated willingness to provide up to 25 acres to the Judiciary for the development of the Kona Judiciary Complex.
B Kealakehe (1)	FAIR	The County of Hawai'i has agreed to consider use of the identified 10-acre parcel; however, it is unknown whether additional acreage for future expansion could be available.
C Civic Center	POOR	Candidate Site C is a 7.6-acre site with little expansion capability. The site is bound on the east by the new West Hawai'i Civic Center, to the south by the existing Kealakehe Parkway right-of-way, and to the west by a designated future road right-of-way. The only possibility for expansion is onto lands to the north, which are owned by the planned Honokohau Village development. The land is currently designated Industrial by Hawai'i County Zoning and General Plan LUPAG.
D Lanikai/DHHL	GOOD	Candidate Site D is approximately 12 acres. Lanikai Properties LLC, has indicated that expansion of an additional five (5) to 10 acres could be accommodated over the next 20 years.
E La'i'Opua	GOOD	La'i'Opua 2020 has indicated the site will support expansion potential beyond 10 acres.
F Makalapua Center	GOOD	Queen Liliuokalani Trust has indicated they will support expansion potential beyond 10 acres.
G Kealakehe (2)	GOOD	The State of Hawai'i DLNR has the capability to provide additional acreage to accommodate site expansion beyond 10 acres.

Criterion 2. Slope – The Judiciary site should have a gentle slope condition, ideally under 4.0% and no greater than 10.0%. An additional preference is for a site with relatively low slope conditions for earthwork requirements for construction.

Candidate Site	Rating	Evaluation for Rating (Slope)
A Kaloko Makai	FAIR	The site has an average slope of 5.5%.
B Kealakehe (1)	FAIR	The site has an average slope of 5.0%.
C Civic Center	FAIR	The site has an average slope of 7.5%.
D Lanikai/DHHL	FAIR	The site has an average slope of 7.0%.
E La'i'Opua	POOR	Portions of the site exceed 10.0% slopes.
F Makalapua Center	FAIR	The site has an average slope of 5.5%.
G Kealakehe (2)	FAIR	The site has an average slope of 5.5%.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 3. Lot Configuration – The site should be generally rectangular in shape, and the length to width ratio should be between 1.5:1 and 2.5:1.

Candidate Site	Rating	Evaluation for Rating (Lot Configuration)
A Kaloko Makai	FAIR GOOD*	The average length to width ratio of the site is 1.3:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries adjusting lot configuration at the designated site.
B Kealakehe (1)	FAIR	The average length to width ratio of the site is 1.2:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
C Civic Center	GOOD	The average length to width ratio of the site is 1.5:1.
D Lanihau/DHHL	GOOD	The average length to width ratio of the site is 1.7:1.
E La'ī'Ōpua	FAIR GOOD*	The average length to width ratio of the site is 1.4:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries adjusting lot configuration at the designated site.
F Makalapua Center	FAIR	The average length to width ratio of the site is 1.1:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
G Kealakehe (2)	GOOD	The average length to width ratio of the site is 1.5:1.

*Rating change based on information provided by the landowner.

Criterion 4. Scenic Value – Development of the new facility at a given location should not block public scenic vistas or cause an aesthetic detractor for the community.

Candidate Site	Rating	Evaluation for Rating (Scenic Value)
A Kaloko Makai	GOOD	There is no existing development in the vicinity of the site. Construction of the project will not block existing scenic vistas or detract aesthetically from the community.
B Kealakehe (1)	GOOD	There is no existing development in the vicinity of the site. Construction of the project will not significantly block mauka views from Queen Ka'ahumanu highway. Use of this high-visibility site would be an aesthetic asset to the community.
C Civic Center	FAIR	The site is located west of and adjacent to the newly constructed West Hawai'i Civic Center. Construction on the adjacent lot has the potential to partially obstruct makai views from the West Hawai'i Civic Center. Use of this high-visibility site would be an aesthetic asset to the community.
D Lanihau/DHHL	FAIR	Construction at the site has the potential to affect both mauka and makai views. Mauka views from the West Hawai'i Civic Center, and makai views from the Kaniohale residential subdivision could be affected.
E La'ī'Ōpua	GOOD	There is no development in the vicinity of the site. Construction of the project will not significantly affect mauka views from Queen Ka'ahumanu highway. Judiciary use of this high-visibility site would be an aesthetic asset to the community.
F Makalapua Center	GOOD	Construction of the project at the site will not significantly block mauka views from Queen Ka'ahumanu highway.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



G Kealakehe (2)	GOOD	The site is far inland from Queen Ka'ahumanu highway. The project will not adversely affect makai views from the Kaniohale residential subdivision. Judiciary use of this high-visibility site would be an aesthetic asset to the community.
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Utilities

Utility requirements are addressed under criteria for a preliminary determination of adequacy of water services, wastewater service, drainage facilities, and power and communications services. For infrastructure elements, the criteria ratings include programmed system improvements. Engineering analysis is provided in the Civil Infrastructure Analysis (Gray, Hong, Nojima & Associates, Inc, October 2011). Refer to *Appendix E*.

Criterion 5. Adequacy of Water – The site should have a water supply of adequate capacity to support the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Water)
A Kaloko Makai	POOR FAIR*	The North Kona water system is anticipated to support the projected potable water and fire flow demand at this location. The Kaloko Makai EISPN indicates infrastructure improvements are anticipated to be completed by 2025 in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017. The County Department of Water Supply (DWS) has indicated that water unit allocations are sufficient.
B Kealakehe (1)	GOOD	The County Department of Water Supply (DWS) has indicated that the existing 20-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
C Civic Center	GOOD POOR**	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are not sufficient.
D Lanihau/DHHL	GOOD	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient, and Lanihau has an actual water credit.
E La'i'Opua	FAIR POOR **	The County DWS has indicated that the existing 16-inch waterline in Keanalehu Drive is adequate to provide the minimum fireflow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site. County DWS has indicated that water unit allocations and current water credit totals for La'i'Opua 2020 are not sufficient.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



F Makalapua Center	GOOD	The County DWS has indicated that the existing 12-inch stubout in the vicinity of the project site at the intersection of Makala Boulevard and Kamakaeha Avenue is adequate to provide the minimum fireflow to the project. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
G Kealakehe (2)	GOOD	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.

*Rating changed based on information provided by the landowner and the Kaloko Makai Draft EIS (July 2011).

**Rating change based on information provided in the Civil Infrastructure Analysis (October 2011). See Appendix E.

Criterion 6. Adequacy of Wastewater – The site should be served by a wastewater system that is adequate to meet the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Wastewater)
A Kaloko Makai	POOR FAIR*	There is no wastewater collection system within Hina Lani Street. The Kaloko Makai EISPN indicates infrastructure improvements (including wastewater) are anticipated to be completed by 2025 in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017.
B Kealakehe (1)	FAIR	There is currently an existing 18-inch County sewer line which upsizes to a 27-inch sewer line in Kealakehe Parkway approximately 700 feet mauka of the site. A lengthy sewer extension of approximately 700 feet will be required to serve the project site. The site is given a “Fair” rating due to the distance and extension required to serve the site. The County is planning to complete capacity improvements to the Kealakehe Wastewater Treatment Plant (KWWTP) by 2017.
C Civic Center	GOOD	An existing 18-inch County sewer line is located in Kealakehe Parkway fronting the project site. Connection to the site will require encroachment into the State right-of-way to cross Kealakehe Parkway. The County is planning to complete capacity improvements to the KWWTP by 2017.
D Lanihau/DHHL	GOOD	An existing 10-inch County sewer line is located in Kealakehe Parkway fronting the Lanihau/DHHL site, which is adequate to serve the project. The County is planning to complete capacity improvements to the KWWTP by 2017.
E La'i'Ōpua	FAIR	From the site, the closest connection to the County's sewer system is a 15-inch line currently being installed in the future Ane Keohokalole Highway, expected to be complete by 2012. The County is planning to complete capacity improvements to the KWWTP by 2017.
F Makalapua Center	GOOD	The closest connection point to the County's sewer system for the Makalapua site is a 10-inch sewer line located at the intersection of Makala Boulevard and Kamakaeha Avenue. The County is planning to complete capacity improvements to the KWWTP by 2017.
G Kealakehe (2)	GOOD	An 18-inch County sewer line is located in Kealakehe Parkway fronting the site. The County is planning to complete capacity improvements to the KWWTP by 2017.

*Rating changed based on information provided by the landowner and the Kaloko Makai Draft EIS (July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION

Draft **Final** Environmental Impact Statement



Criterion 7. Adequacy of Drainage – The site should have proper drainage to avoid creating on-site and/or off-site flooding conditions, or will have proper drainage facilities installed.

Candidate Site	Rating	Evaluation for Rating (Drainage)
A Kaloko Makai	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required.
B Kealakehe (1)	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required.
C Civic Center	FAIR	There are currently two (2) existing catch basin drywells along the curb and gutter located on the makai-bound portion of Kealakehe Parkway. Additional on-site drainage improvements will be required to serve the site.
D Lanihau/DHHL	FAIR	There are currently three (3) existing catch basin drywells along the curb and gutter located on the makai-bound portion of Kealakehe Parkway. Additional on-site drainage improvements will be required to serve the site.
E La'i'Ōpua	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required to serve the site. In addition, the Ane Keohokalole Highway improvements will include drywells and biological retention basins along the highway.
F Makalapua Center	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required.
G Kealakehe (2)	FAIR	There are currently two (2) existing drywells along the curb and gutter located on the mauka-bound portion of Kealakehe Parkway. Additional on-site drainage improvements will be required.

Criterion 8. Adequacy of Power and Communications – The site should have access to adequate sources for power supply and communication lines.

Candidate Site	Rating	Evaluation for Rating (Power and Communications)
A Kaloko Makai	POOR FAIR*	Limited power and communication lines are available in Hina Lani Street. Extension of power and communication services to the site would be required are anticipated within five (5) years.
B Kealakehe (1)	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.
C Civic Center	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.
D Lanihau/DHHL	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.
E La'i'Ōpua	FAIR	Power and communication lines will require modest extension to serve the site.
F Makalapua Center	GOOD	Power and communication infrastructure is available within Makala Boulevard to serve the site.
G Kealakehe (2)	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.

*Rating changed based on information provided by the landowner and the Kaloko Makai Draft EIS (July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Access

Accessibility considerations for each Candidate Site include adequacy of automobile and pedestrian access and availability of bus service.

Criterion 9. Automobile Access – The site should be served by roadways with adequate capacity to accommodate traffic generated by the new facility.

Candidate Site	Rating	Evaluation for Rating (Automobile Access)
A Kaloko Makai	POOR FAIR*	Ingress and egress from the site would require a roadway extension to be constructed from Hina Lani Street (a future phase of Ane Keohokalole Highway). This access improvement is anticipated within five (5) years.
B Kealakehe (1)	GOOD	Access to the site is provided from Kealakehe Parkway. A new access road may mauka of the site may be built opposite Kamanu Street.
C Civic Center	GOOD	Access to the site will be provided from either Kealakehe Parkway or a new access road directly makai of the site.
D Lanihau/DHHL	GOOD	The site is currently served by Kealakehe Parkway. The future Ane Keohokalole Highway extension will also serve the site, scheduled for completion in 2012.
E La'i'Ōpua	GOOD	Access to the site will be provided from the Ane Keohokalole Highway extension to be completed in 2012.
F Makalapua Center	GOOD	Roadway access to the Makalapua site is provided by Makala Boulevard.
G Kealakehe (2)	GOOD	Roadway access to the site is provided by Kealakehe Parkway to the north and Ane Keohokalole Highway to the east.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

Criterion 10. Pedestrian Access – The site should be easily accessible by pedestrians using sidewalks or pedestrian walkways.

Candidate Site	Rating	Evaluation for Rating (Pedestrian Access)
A Kaloko Makai	POOR FAIR*	There is no existing pedestrian access fronting the site, nor is there a walkway system serving the area. Improvements by landowner are not anticipated within five (5) years.
B Kealakehe (1)	POOR	There is no existing pedestrian access fronting the site. Sidewalks and bike lanes are planned for Kealakehe Parkway, the timing for which is unknown.
C Civic Center	GOOD	Pedestrian access is via an existing four-foot wide concrete sidewalk fronting the site along Kealakehe Parkway.
D Lanihau/DHHL	GOOD	Pedestrian access is via an existing four-foot wide concrete sidewalk fronting the site along Kealakehe Parkway.
E La'i'Ōpua	GOOD	Sidewalks and bike lanes are under construction along Ane Keohokalole Highway fronting the site.
F Makalapua Center	FAIR	There are no existing sidewalks along Makala Boulevard fronting the site. Sidewalks and bike lanes are planned for Makala Boulevard; the timing for these is unknown.
G Kealakehe (2)	FAIR	There is no existing pedestrian access fronting the site. There are 10-foot wide concrete sidewalks located across from the site along Kealakehe Parkway and Ane Keohokalole Highway. Sidewalks and bike lanes are planned for the mauka-bound portion of Kealakehe Parkway, and makai of Ane Keohokalole Highway; the timing for these is unknown.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 11. Availability to Public Bus Service – The site should be accessible using public transportation. Refer to *Figure 2-1*.

Candidate Site	Rating	Evaluation for Rating (Public Bus Service)
A Kaloko Makai	POOR	The County's Hele-On Public Bus currently does not service the Kaloko Makai master plan area, including the Candidate Site. Although County bus service to the area is anticipated in the future, it would likely follow completion of infrastructure improvements (2025) the timing of implementation is unknown.
B Kealakehe (1)	FAIR	The site is located along a County bus line. The nearest bus stop is nearly a mile away on Kealakehe Parkway, near the West Hawai'i Civic Center. New bus stops may be established as this area is developed.
C Civic Center	GOOD	The County's Hele-On Public Bus serves the West Hawai'i Civic Center, directly adjacent to the site.
D Lanihau/DHHL	FAIR	The County's Hele-On Public Bus currently serves the West Hawai'i Civic Center, which is within walking distance (one-quarter mile) makai of the site.
E La'i'Ōpua	FAIR	The site is not currently served by a County bus line, but is anticipated to be bus accessible by 2012 when the Ane Keahokalole Highway extension is completed.
F Makalapua Center	GOOD	The County's Hele-On Public Bus currently serves the Makalapua Shopping Center directly across Makala Boulevard from the site.
G Kealakehe (2)	GOOD	The County's Hele-On Public Bus serves the West Hawai'i Civic Center, which is within walking distance (one-quarter mile) of the site.

Environment

Environment considerations for each Candidate Site include: botanical and wildlife resources, historical/archaeological resources, air quality/industrial and agricultural nuisances, and hazardous materials.

Criterion 12. Botanical and Wildlife Resources – The site should not displace endangered or protected plant and animal life. Facility construction should avoid disruption to native plants or faunal habitat.

Candidate Site	Rating	Evaluation for Rating (Botanical and Wildlife)
A Kaloko Makai	POOR	There are rare or native plants on the site.
B Kealakehe (1)	POOR	There are rare or native plants on the site.
C Civic Center	FAIR	There are common native plants on the site.
D Lanihau/DHHL	FAIR	There are common native plants on the site.
E La'i'Ōpua	POOR	There are rare or native plants on the site.
F Makalapua Center	POOR	There are rare or native plants on the site.
G Kealakehe (2)	POOR	There are rare or native plants on the site.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 13. Historical/Archaeological Resources – The development potential of the site should not be constrained by the presence of significant historical or archaeological resources.

Candidate Site	Rating	Evaluation for Rating (Historical/Archaeological)
A Kaloko Makai	POOR	Site 26307, a pre-contact ceremonial complex, was previously identified on the site and recommended for preservation. The presence of this may affect the development potential of the site.
B Kealakehe (1)	FAIR	The presence of various trail segments on the site indicates the need for further study to identify the extent of historic properties.
C Civic Center	GOOD	The site has a relative lack of historic properties and has been previously disturbed. The site has no known archaeological resource constraints.
D Lanihau/DHHL	FAIR	Multiple historic properties could potentially be located on the site. A modified outcrop feature was identified, which is a potential constraint.
E La'i'Ōpua	FAIR GOOD*	Various There are no historic properties on the site have been located in surveys which may that would constrain the site use.
F Makalapua Center	FAIR	There are potential historic features on this property which may constrain the site use.
G Kealakehe (2)	FAIR	Multiple potential trail segments and an excavation complex are features which may constrain site use.

Criterion 14. Air Quality/Industrial and Agricultural Nuisances – The site should not be located in proximity to known air pollution or odor sources.

Candidate Site	Rating	Evaluation for Rating (Air Quality/Industrial and Agricultural)
A Kaloko Makai	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The site is located over one and one-half (1.5) miles away from the Kailua-Kona Transfer Station (KKTS), the closed landfill.
B Kealakehe (1)	FAIR	There are no agricultural production or industrial activities in the vicinity of the site. Existing industrial uses are located one-quarter (0.25) mile to the north, but are not expected to affect site use. The KKTS is less than one-half (0.5) mile away and odor from the closed landfill may affect this site.
C Civic Center	FAIR	There is no agricultural production in the vicinity of the site. Industrial zoned lands are located north of the site. A quarry is located adjacent to the northwest of the site. Dust migration from the quarry could affect the site. The KKTS is over one-half (0.5) mile away and odor from the closed landfill should not affect this site.
D Lanihau/DHHL	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The KKTS is approximately three-quarters (0.75) of a mile away and odor from the closed landfill should not affect this site.
E La'i'Ōpua	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The KKTS is approximately one-half (0.5) mile away and odor from the closed landfill is not anticipated to affect this site.
F Makalapua Center	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The KKTS is over one-half (0.5) mile away and odor from the closed landfill is not anticipated to affect this site.
G Kealakehe (2)	GOOD	There is no agricultural production in the immediate vicinity of the site. Existing industrial uses are located approximately one-quarter (0.25) mile northwest of the site, but are not expected to affect the site. The KKTS is over one-half (0.5) mile away and odor from the closed landfill should not affect this site.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 15. Hazardous Materials – The site should not have a known record as the location of a hazardous materials disposal site or spill event location. A public records search for known hazardous materials disposal was completed by EDR (May 2011).

Candidate Site	Rating	Evaluation for Rating (Hazardous Materials)
A Kaloko Makai	GOOD	According to the public records search, there is no record of site contamination on the site.
B Kealakehe (1)	GOOD	According to the public records search, there is no record of site contamination on the site.
C Civic Center	GOOD	According to the public records search, there is no record of site contamination on the site.
D Lanikai/DHHL	GOOD	According to the public records search, there is no record of site contamination on the site.
E La'ie Opua	GOOD	According to the public records search, there is no record of site contamination on the site.
F Makalapua Center	GOOD	According to the public records search, there is no record of site contamination on the site.
G Kealakehe (2)	GOOD	According to the public records search, there is no record of site contamination on the site.

4.4.2 Community Criteria

Government

This set of criteria is used to evaluate the compatibility of each Candidate Site with State and local land use designations, potential impacts on the surrounding community and uses, existing land use and ownership, and proximity to major population activity and judicial support services.

Criterion 16. SLUD – The site is located in a State Land Use classification that will not require a SLUD boundary amendment. The new facility can be developed on lands classified as State Urban District; however, lands in the State Agricultural District will require a reclassification to the State Urban District. Lands in the Conservation District are not considered for siting. Refer to *Figure 4-2*.

Candidate Site	Rating	Evaluation for Rating (SLUD)
A Kaloko Makai	GOOD	The site is located on lands classified as State Urban District.
B Kealakehe (1)	GOOD	The site is located on lands classified as State Urban District.
C Civic Center	GOOD	The site is located on lands classified as State Urban District.
D Lanikai/DHHL	FAIR	A The DHHL portion of the site is located on land classified as State Urban District, and the remainder Lanikai portion is on land classified as State Agricultural District.
E La'ie Opua	FAIR GOOD	A portion of the site is located on land classified as State Urban District, and the remainder is on land classified as State Agricultural District. DHHL has land use designation authority and can reclassify the Agricultural Portion of the site to Urban.*
F Makalapua Center	GOOD	The site is located on lands classified as State Urban District
G Kealakehe (2)	GOOD	The site is located on lands classified as State Urban District.

*Verified with DHHL.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 17. LUPAG – The project site location should be compatible with the LUPAG designations in the County of Hawai'i General Plan Revision (2001). Refer to *Figure 4-3*.

Candidate Site	Rating	Evaluation for Rating (LUPAG)
A Kaloko Makai	GOOD	The site is located on land designated as Urban Expansion.
B Kealakehe (1)	GOOD	The site is located on land designated as Urban Expansion.
C Civic Center	GOOD	The site is located on land designated as Urban Expansion.
D Lanikai/DHHL	GOOD	The site is located on land designated as Urban Expansion.
E La'i'Opua	GOOD	The site is located on land designated as Urban Expansion.
F Makalapua Center	GOOD	The site is located on land designated as High Density Urban.
G Kealakehe (2)	GOOD	The site is located on land designated as Urban Expansion.

Criterion 18. Within Kona CDP TOD Designation – The location for development of the project should be consistent with the TOD vision of Kona CDP (September 2008). Preferably, the site would be located in a Regional Center TOD, and not require an amendment to the Kona CDP. Refer to *Figure 4-4*.

Candidate Site	Rating	Evaluation for Rating (Kona CDP)
A Kaloko Makai	FAIR	The site is located within a Neighborhood TOD.
B Kealakehe (1)	FAIR	The site is located within one-quarter (0.25) mile from a Regional Center TOD.
C Civic Center	GOOD	The site is located within a Regional Center TOD.
D Lanikai/DHHL	GOOD	The site is located within a Regional Center TOD.
E La'i'Opua	FAIR	The site is partially located within a Neighborhood TOD.
F Makalapua Center	FAIR	The site is located within a Neighborhood TOD.
G Kealakehe (2)	GOOD	The site is located within a Regional Center TOD.

Criterion 19. National Flood Insurance Program – The development of sites within a designated flood hazard district must be in compliance with the National Flood Insurance Program. The flood hazard districts are delineated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM). Refer to *Figure 4-6*.

Candidate Site	Rating	Evaluation for Rating (Flood)
A Kaloko Makai	GOOD	The site is located outside of the flood hazard zone.
B Kealakehe (1)	GOOD	The site is located outside of the flood hazard zone.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



C Civic Center	GOOD	The site is located outside of the flood hazard zone.
D Lanikai/DHHL	GOOD	The site is located outside of the flood hazard zone.
E La'i'Opua	GOOD	The site is located outside of the flood hazard zone.
F Makalapua Center	GOOD	The site is located outside of the flood hazard zone.
G Kealahou (2)	GOOD	The site is located outside of the flood hazard zone.

Community Effects

Potential impacts the new facility may have on the community and surrounding uses are rated in this section. Factors considered include interference with nearby institutions, surrounding land use, land ownership, aesthetics, and proximity to population activity and Judiciary support services.

Criterion 20. Interference with Institutions – The site should not be located adjacent to institutions that may be disturbed or disrupted by activities of the new facility. Refer to *Figure 4-7*.

Candidate Site	Rating	Evaluation for Rating (Interference with Institutions)
A Kaloko Makai	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one (1) mile away from the Kaloko Makai site. Development at this site would not affect activities at existing institutions.
B Kealahou (1)	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one-half (0.5) mile to the east of the site. Development at this site would not affect activities at existing institutions.
C Civic Center	GOOD	The site is adjacent to the existing West Hawai'i Civic Center to the east and these institutional uses are compatible.
D Lanikai/DHHL	FAIR	The site is located approximately one-quarter (0.25) mile east of the existing West Hawai'i Civic Center, and nearly one-half (0.5) mile north of the Kealahou High school. The uses will not affect existing institutions.
E La'i'Opua	FAIR POOR	The site is located less than one-quarter (0.25) mile from Kealahou High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities.
F Makalapua Center	GOOD	The site is located over one (1) mile from the County Police Station and Kealahou High School. No impacts with these uses are anticipated.
G Kealahou (2)	GOOD FAIR	The site is across the street highway from the existing West Hawai'i Civic Center to the east and these institutional uses are compatible. The site is located less than one-quarter (0.25) mile from Kealahou High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities. However, the multi-lane Ane Keohokalole Highway provides a buffer from the High School and mitigates concerns of potential conflict.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 21. Surrounding Land Use – The site should preferably be located adjacent to land uses that complement the operational function of the new facility. The site should not border lands with incompatible uses and should not disrupt existing operations or services. Refer to *Figure 4-7*.

Candidate Site	Rating	Evaluation for Rating (Surrounding Land Use)
A Kaloko Makai	GOOD	The surrounding lands are vacant and development of the site will not disrupt existing and planned land uses. Surrounding lands are planned for compatible uses, such as office, commercial and park.
B Kealakehe (1)	FAIR	Lands adjacent to the site are primarily vacant and development of this site would not disrupt existing and future land uses.
C Civic Center	FAIR	The site is adjacent to the existing West Hawai'i Civic Center to the east and existing industrial uses to the northwest. The surrounding lands are located in the Open zone. Potential conflicts with neighboring industrial uses include noise and dust.
D Lanikai/DHHL	FAIR	The site is bordered by lands designated for Open and Residential uses. The existing Kaniohale residential subdivision is located adjacent to the eastern corner of the site. Project siting would need to provide setbacks and buffers to avoid affects to nearby residents.
E La'i'Ōpua	GOOD	The site and surrounding lands are vacant. Future plans for the parcel include compatible village commercial uses.
F Makalapua Center	GOOD	The site is adjacent to the Makalapua Shopping Center. The surrounding lands are designated for compatible general commercial land uses.
G Kealakehe (2)	FAIR	The surrounding lands are designated for uses allowed in the County Open zone.

Criterion 22. Land Ownership/Management – The Judiciary prefers to have direct control and management of the property through Governor's EO of State land or fee purchase of DHHL or private property. Entering into a long-term lease is a less desirable option.

Candidate Site	Rating	Evaluation for Rating (Land Ownership/Management)
A Kaloko Makai	GOOD	SCD-TSA Kaloko Makai LLC is willing to convey 10-acres of land to the Judiciary for the Kona Judiciary Complex at no cost to the State.
B Kealakehe (1)	GOOD	Although the site is currently State-owned and under Governor's Executive Order (EO) to the County of Hawai'i for a public park, it is possible to amend the EO for inclusion of approximately 10 acres for the Kona Judiciary Complex.
C Civic Center	POOR FAIR	The land is owned by DHHL and would be acquired in fee, require a long-term lease, or require a significant land trade for fee acquisition with a net expense to the Judiciary.
D Lanikai/DHHL	FAIR	The site has two (2) owners with two (2) different site acquisition terms. The northern portion of the site is owned by Lanikai Properties, from which the State could potentially acquire the land in fee ("Good" rating). The southern portion of the site owned by DHHL. This land would either be acquired in fee, require a long-term lease, or a require a significant land trade for fee acquisition with a net expense to the Judiciary ("Poor" rating). The site has been assessed a "Fair" rating to reflect the terms of both landowners.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



E La'i'Opua	POOR FAIR	The land is owned by DHHL and leased to La'i'Opua 2020. This site would likely require a long-term sub-lease from La'i'Opua 2020 with a net expense to the Judiciary. La'i'Opua 2020 also remains open to a three-way party negotiation between DHHL, La'i'Opua 2020 and the State Judiciary regarding an equal value land trade.
F Makalapua Center	GOOD	Exact site acquisition or lease terms are unknown; however, it is assumed for the purposes of rating that the site acquisition in fee is possible. The QLT mission to benefit Hawaiian children is funded by the proceeds from commercial ground leases.
G Kealakehe (2)	GOOD	The site is owned by the State and would be available through Governor's EO. A portion of the site is currently under Governor's EO to the County and would require County agreement to amend the EO. HHFDC claims reversionary development rights to another portion of the site. Approval of the County, Board of Land and Natural Resources, Governor and HHFDC would be required for development.

Criterion 23. Proximity to Kailua-Kona Urban Area Town (Private Law Offices & Attorneys) – The new facility should be located close to existing government offices and attorneys' offices in the Kailua-Kona urban area.

Candidate Site	Rating	Evaluation for Rating (Proximity to Kailua-Kona)
A Kaloko Makai	POOR	The site is located more than two (2) miles north of the Kailua-Kona urban area town.
B Kealakehe (1)	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.
C Civic Center	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.
D Lanikai/DHHL	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.
E La'i'Opua	FAIR	The site is located within two (2) miles from the Kailua-Kona urban area town.
F Makalapua Center	GOOD	The site is located within one-quarter (0.25) mile of the edge of the Kailua-Kona urban area town.
G Kealakehe (2)	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Criterion 24. Proximity to West Hawai'i Civic Center – The new facility should be developed in close proximity to the new West Hawai'i Civic Center located on Kealakehe Parkway. Refer to Figure 4-9.

Candidate Site	Rating	Evaluation for Rating (Proximity to West Hawai'i Civic Center)
A Kaloko Makai	FAIR	The site is located within two (2) miles of the West Hawai'i Civic Center.
B Kealakehe (1)	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
C Civic Center	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
D Lanikai/DHHL	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
E La'i'Opua	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
F Makalapua Center	FAIR	The site is located within two (2) miles of the West Hawai'i Civic Center.
G Kealakehe (2)	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.

Criterion 25. Aesthetics and Judicial Setting – The development of this new facility will become an iconic public building for the purpose of the State's judicial process. A grand visible setting for this new courthouse complex is important to establish this government center context for both the Judiciary and the Kona community. The perspective is based on the anticipated visual setting of the new facility from major public view locations.

Candidate Site	Rating	Evaluation for Rating (Aesthetics and Judicial Setting)
A Kaloko Makai	GOOD	The site is well-suited for development of an iconic public facility.
B Kealakehe (1)	GOOD	The site is well-suited for development of an iconic public facility.
C Civic Center	GOOD	The site is well-suited for development of an iconic public facility.
D Lanikai/DHHL	FAIR	The site could be suited for development of an iconic public facility with some limitations due to surrounding land use and setback from the highway.
E La'i'Opua	GOOD	The site is well-suited for development of an iconic public facility.
F Makalapua Center	GOOD	The site is well-suited for development of an iconic public facility.
G Kealakehe (2)	GOOD	The site is well-suited for development of an iconic public facility.

Table 4-1, provides a side by side comparison of the evaluation ratings for each Candidate Site.



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Draft Final Environmental Impact Statement

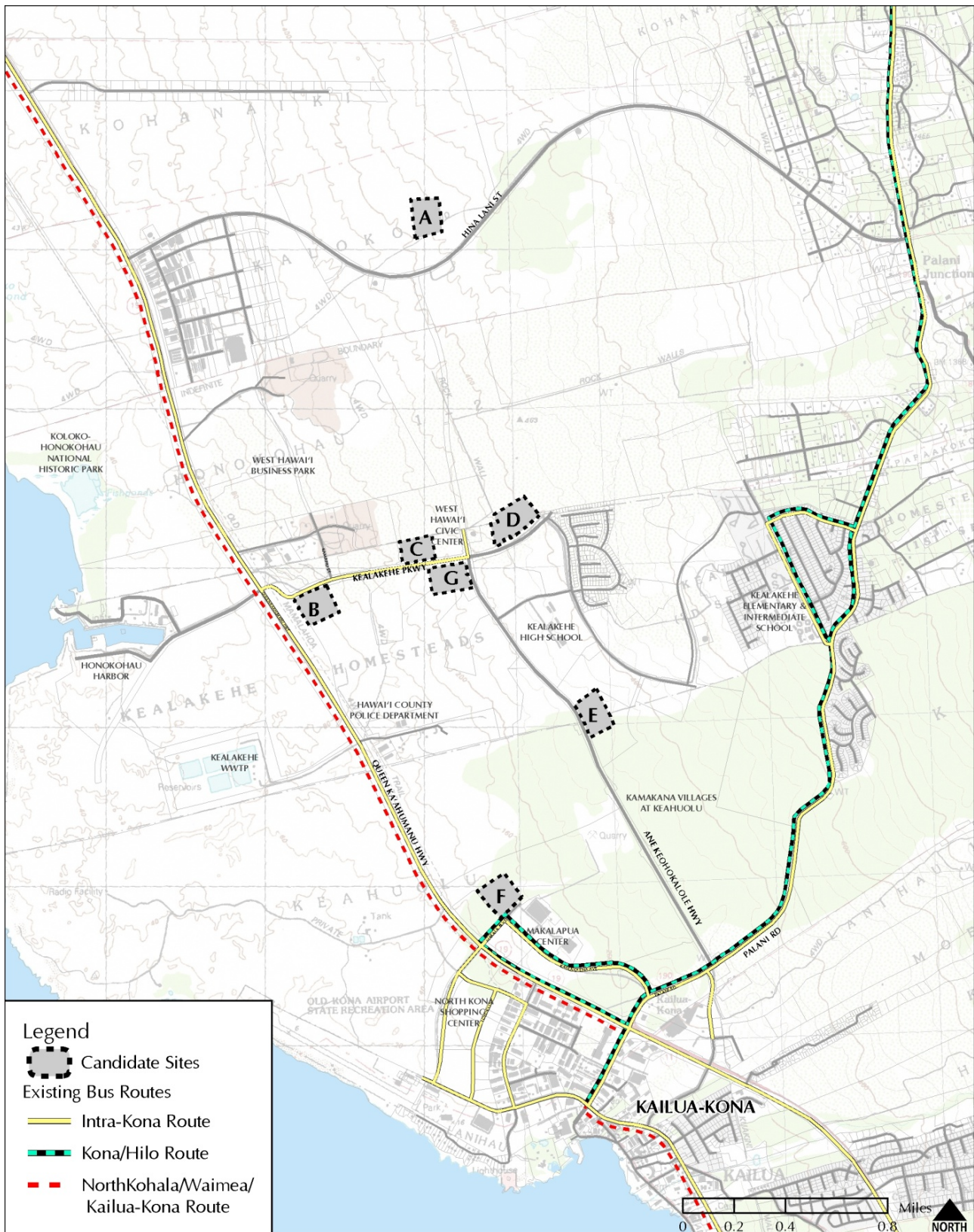


Figure 4-2
County Public Transportation (Hele-On Bus) Routes



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Draft Final Environmental Impact Statement

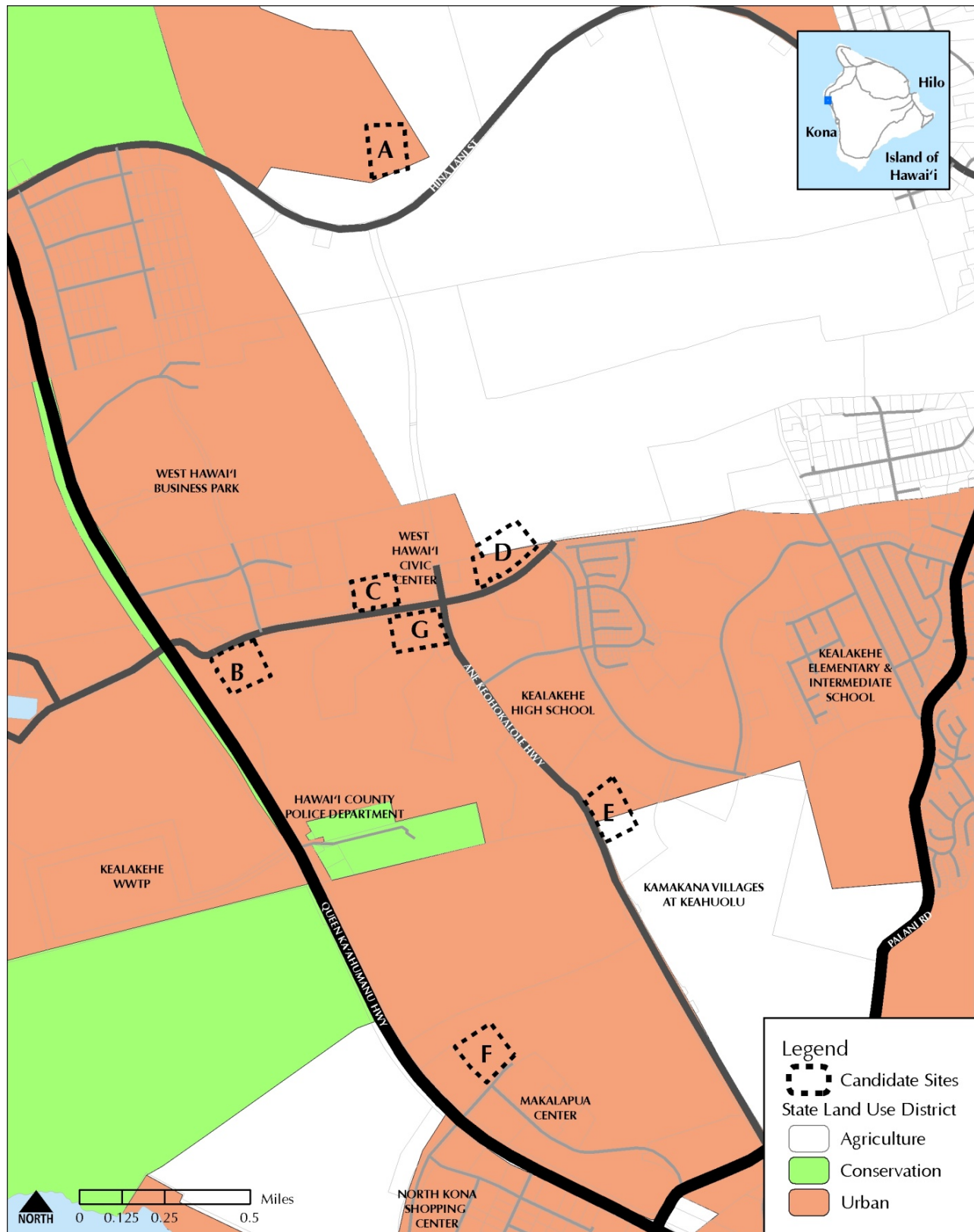


Figure 4-3
State Land Use Districts



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Figure 4-4
Land Use Pattern Allocation Guide



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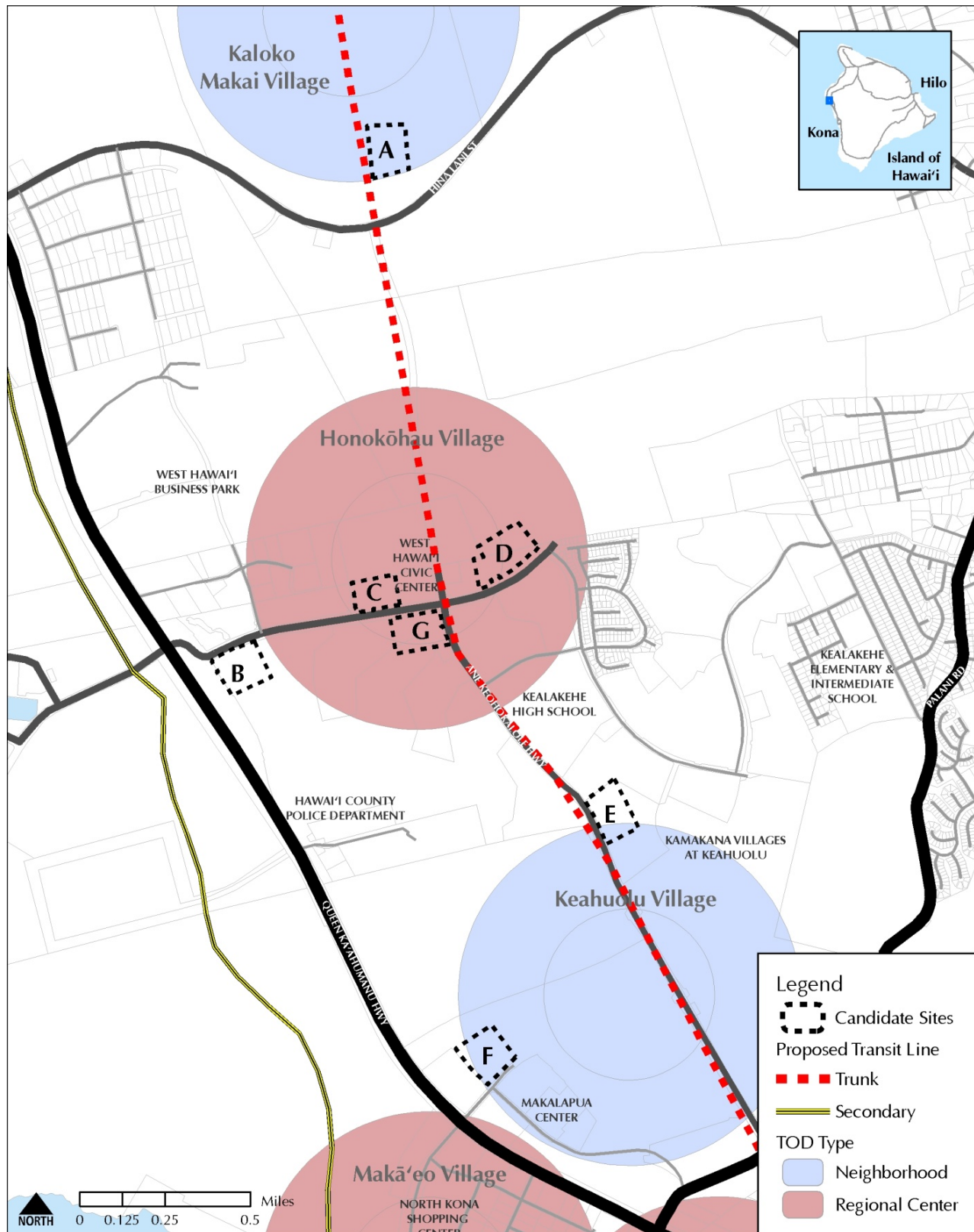


Figure 4-5
Kona CDP Land Use



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

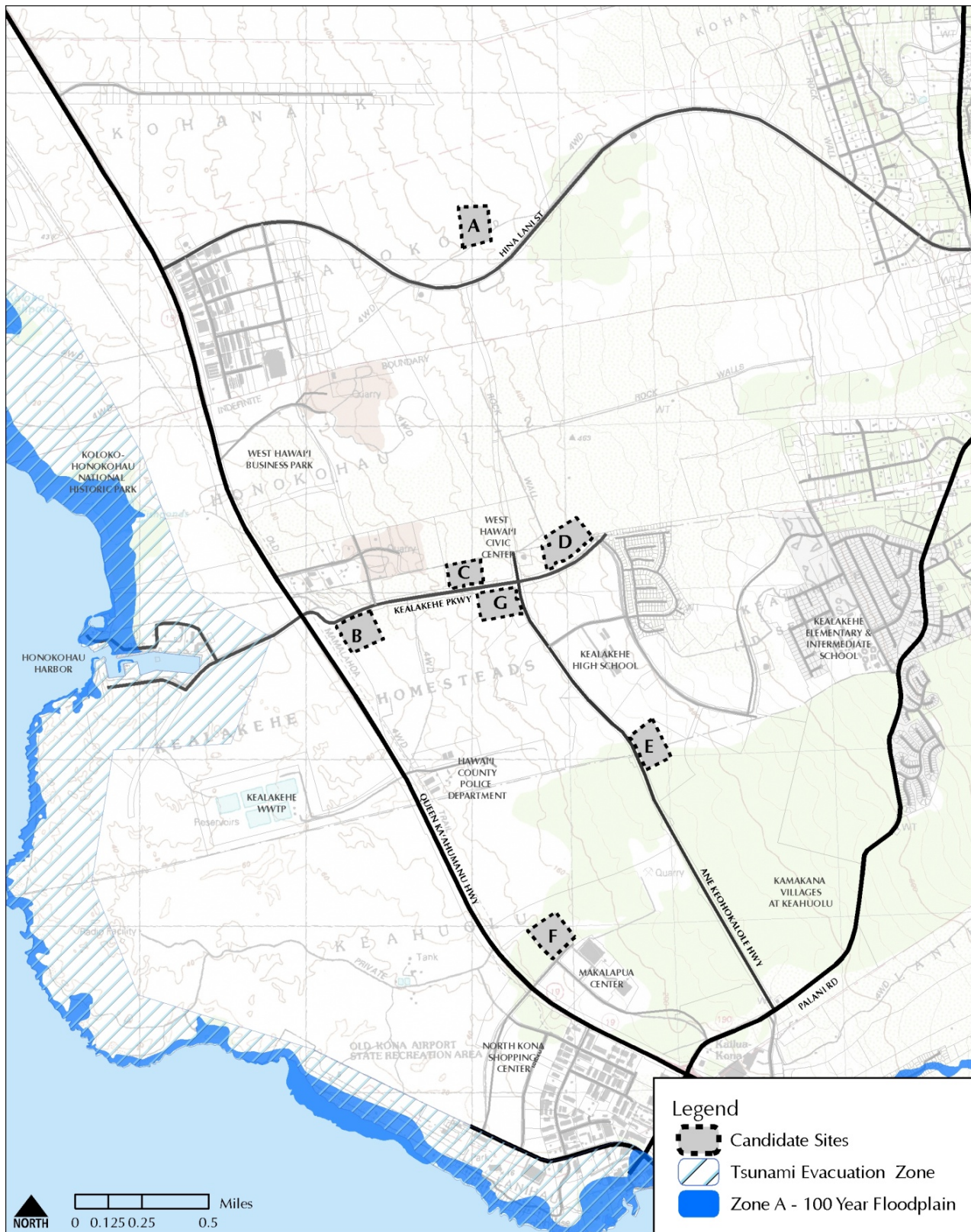


Figure 4-6
FIRM and Tsunami Evacuation Zone

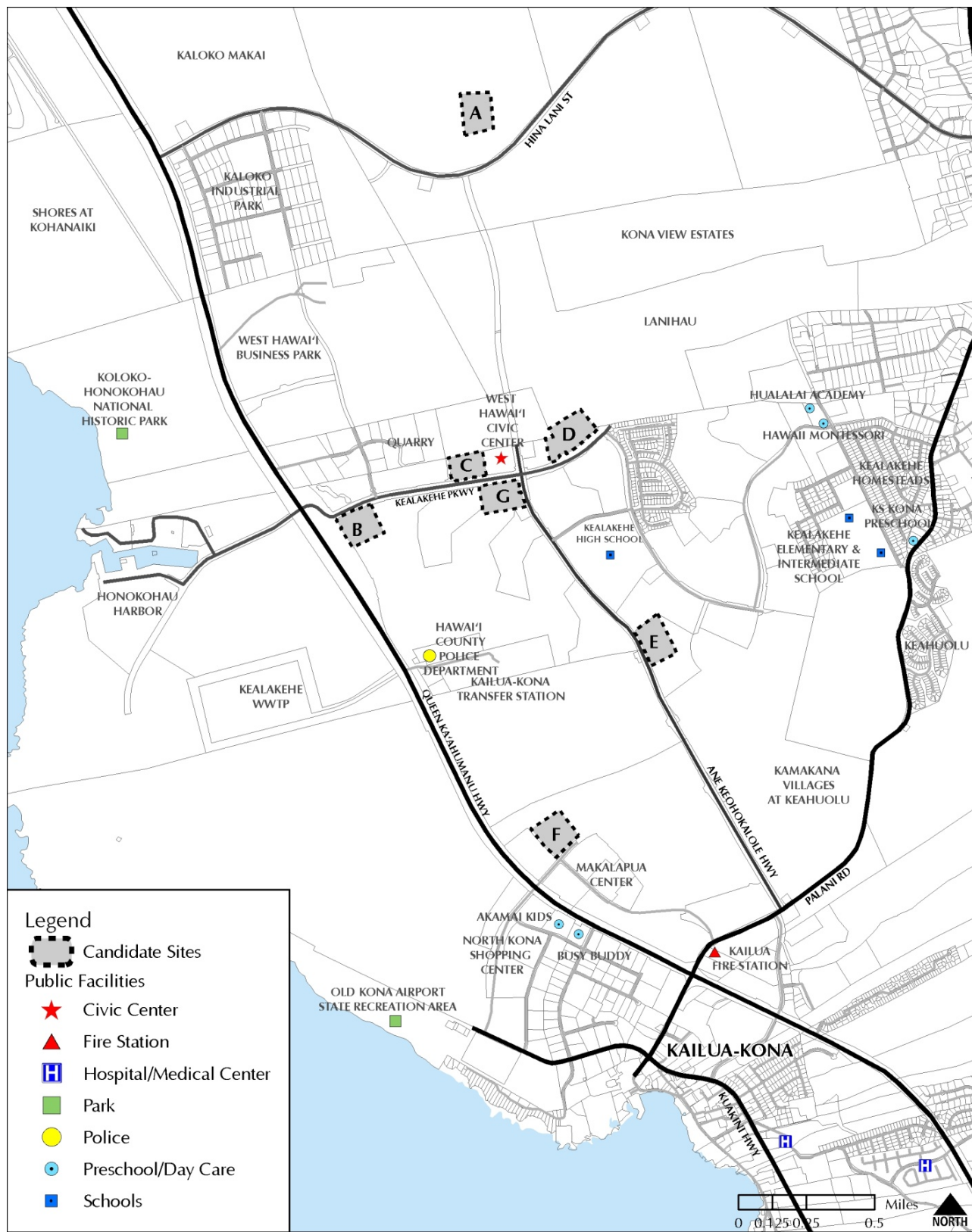


Figure 4-7
Existing Land Use and Institutions



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Draft Final Environmental Impact Statement

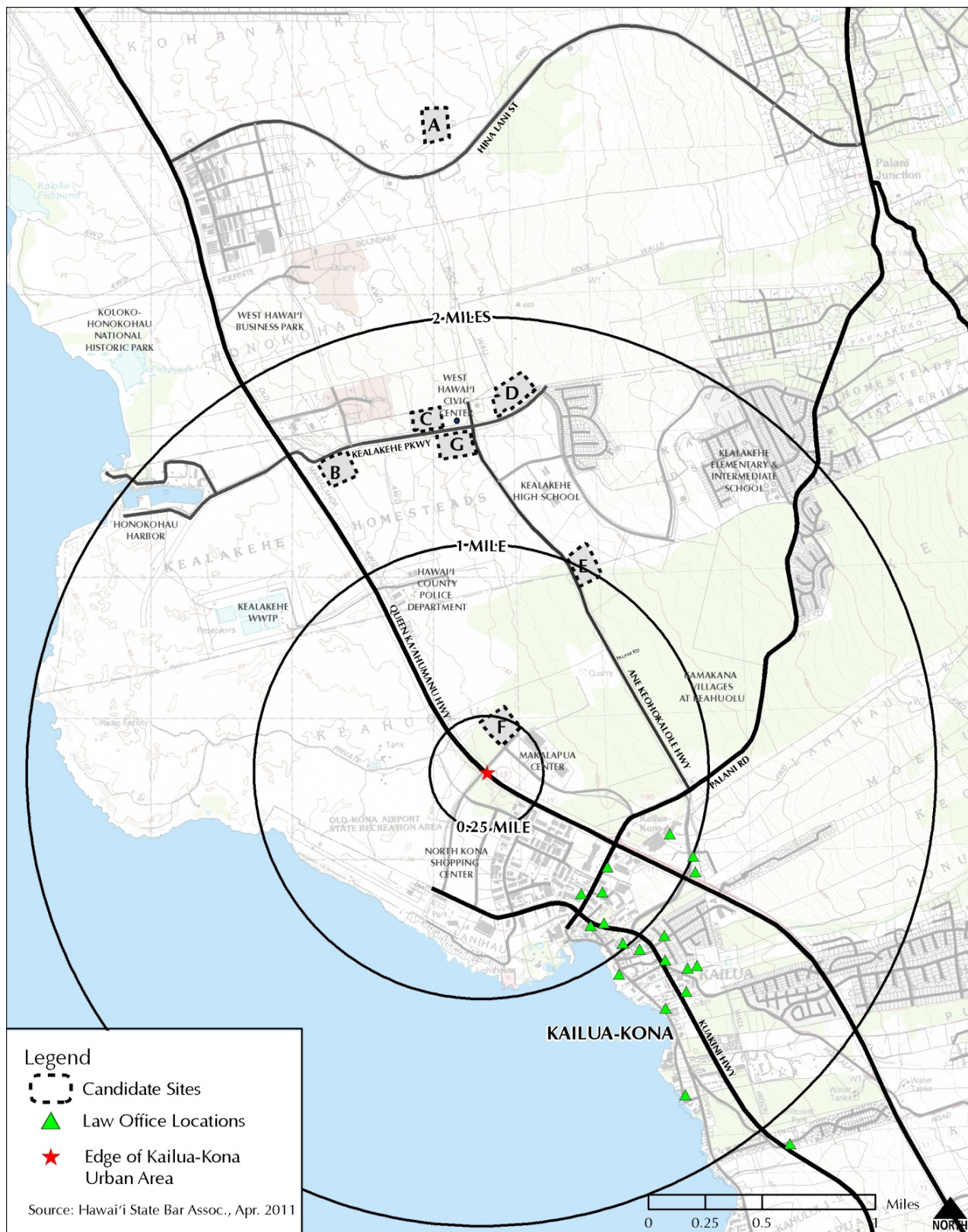


Figure 4-8
Proximity to Kailua-Kona and Law Offices



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Draft Final Environmental Impact Statement



Figure 4-9
Proximity to West Hawai'i Civic Center



4.4.3 Site Acquisition Cost Considerations

Site acquisition and development costs are important considerations in the selection of a site for the proposed Kona Judiciary Complex. Cost estimates for site acquisition, and on-site and off-site improvements were prepared for each Candidate Site. For additional information and detailed calculations, please refer to *Appendix L*. (This summary is not intended to reflect the actual expected expenditures the State may incur.)

Site Acquisition Costs – Site acquisition costs are based on the 2011 County of Hawai'i Real Property Tax Office assessment values for lands under consideration for Candidate Sites. The land value has been calculated based on the per-acre value of the entire parcel.

- For parcels owned by the State of Hawai'i DLNR, it is assumed that the land will be acquired through Governor's EO at no cost to DAGS and the Judiciary.
- Where parcels are wholly or partially owned by the DHHL, it is assumed that the lands are either for sale or would be available would be available for purchase/land exchange or through lease rent. Site acquisition costs and 50-year lease rent rates have been estimated for the three (3) DHHL Candidate Sites; Site C: Civic Center, Site D: Lanihau/DHHL, and Site E: La'i'Opua. A 50-year lease rent rate through the year 2061 has been estimated based on an annual lease rent rate of approximately 7% of a parcel's fair market value (Hilo Judiciary Complex Final Environmental Impact Statement, 1997).
- Site acquisition costs are summarized in *Table 4-1*. Based on these estimates, acquisition of Candidate Sites A: Kaloko Makai, B: Kealakehe (1), or G: Kealakehe (2) would meet the State's objectives of fee ownership at no cost. Candidate Sites C: Civic Center, D: Lanihau/DHHL, and E: La'i'Opua are owned by DHHL and would either be acquired in fee or involve long-term lease rents that would incur significant long-term costs to the State. Candidate Site E: La'i'Opua would likely be available through a sub-lease from La'i'Opua 2020. Candidate Site F: Makalapua could likely be acquired in fee, but stands out as the most costly option.

On-Site Improvement Costs – On-site improvement costs necessary to support the construction and operation of the facility have been estimated at roughly \$3.3 2.02 million (excluding earthwork). On-site development costs include site clearing and grading and installation of the required systems for water supply, wastewater management, drainage, roadway access, and electrical power and communications. On-site development cost estimates assume that earthwork will vary from site to site. The estimated earthwork quantities assumed a balance of excavation and embankment, although final earthwork quantities may vary significantly depending on the final site-specific layout. Estimated earthwork quantities ranged from 39,505 cubic yards (Candidate Site B: Kealakehe (1)) to 128,570 cubic yards (Candidate Site D: Lanihau/DHHL). Additional on-site development costs associated with earthwork range from \$2 million to \$6.9 million, with highest costs associated with Candidate Site D: Lanihau/DHHL, and Candidate Site G: Kealakehe (2). A summary of estimated on-site improvement costs is provided in *Table 34-2*. Additional on-site development costs of \$2.8 million are anticipated for Candidate Site G: Kealakehe (2) due to the existing topography and drainage condition associated with the site. None of the Candidate Sites have existing structures that will require demolition work prior to construction.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



The current preliminary analysis of on-site improvement costs has been prepared without detailed site surveys and site engineering studies that would be completed for an actual facility design and site plan. There are many variables in site design including building scale, building siting, slope, and access locations. These variables have a significant effect on the range of on-site improvement costs. The preliminary on-site development cost estimate in *Table 4-2* provides a general range for planning purposes.

Off-Site Improvement Costs – The costs to develop off-site improvements will vary depending upon the individual location. Off-site improvement costs for each site have been estimated according to required off-site roadway system improvements, and required extension of wastewater and water system improvements along with power and communication line extensions. The summary of estimated off-site improvement costs is provided in *Table 4-2*. Each of the Candidate Sites will require access roadway or highway entrance turning lane improvements. ~~In summary, Candidate Sites A, E and F will require higher roadway improvement costs than the rest of the sites.~~ Candidate Site B will require a wastewater system extension and Candidate Site E will require a water line extension and telecommunication off-site system improvements. ~~In summary, Candidate Sites A: Kaloko Makai and E: La'i'Ōpua have the highest off-site improvement costs, due to off-site roadway system improvements, and Candidate Sites C: Civic Center, D: Lanihau/DHHL and G: Kealakehe (2) are anticipated to incur the lowest off-site improvement costs.~~

Summary of Combined Total Costs

Table 4-3 provides a combined total costs summary, showing the total anticipated costs for site acquisition and improvements. Candidate Site D: Lanihau/DHHL is anticipated to have the highest combined site cost at \$10,815,120, with Candidate Site F: Makalapua the next highest at \$9,014,600. The lowest site cost is anticipated for Candidate Site B: Kealakehe (1) at \$4,490,000. Candidate Site A: Kaloko Makai was projected to have the second lowest combined site costs at \$5,640,000. Candidate Sites C: Civil Center, E: La'i'Ōpua and G: Kealakehe (2) fell in the range between \$6.8 and \$8.2 million.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 4-1 SUMMARY OF SITE ACQUISITION COSTS

Candidate Site	Land Owner	Tax Map Key	Total Acreage (acres)*	Assessed Land Value*	Estimated Cost/Acre	Estimated Acquisition Cost
Site A: Kaloko Makai	SCD-TSA Kaloko Makai LLC	3-7-3-009:025	360.1	\$8,257,200	\$22,930	OWNERSHIP IN FEE Per Assessed Value (10 acres): \$229,300 Per Landowner: No cost to State EST. TOTAL: \$0
Site B: Kealakehe (1)	Dept. of Land and Natural Resources (DLNR)/ County of Hawaii	3-7-4-020:007	193.5	\$8,748,300	\$45,211	OWNERSHIP VIA STATE TITLE TRANSFER Per Assessed Value (10 acres): \$452,109 Per Landowner: No cost to State, modify EO EST. TOTAL: \$0
Site C: Civic Center	Department of Hawaiian Home Lands (DHHL)	3-7-4-020:003	7.6	\$342,600	\$45,079	50-YEAR LEASE RENT Per Assessed Value (7.6 acres): \$342,600 Est. DHHL Lease Rent over 50-years: \$1,911,057 EST. TOTAL: \$1,911,057
Site D: Lanihau/DHHL	Lanihau Properties LLC/DHHL	3-7-4-008:005 3-7-4-021:008	319.3 (Lanihau) 11.6 (DHHL)	\$1,544,300 \$524,300	\$4,837 \$45,198	OWNERSHIP IN FEE/50-YR. LEASE RENT Per Assessed Value (Lanihau, 5.4 ac.): \$26,120 Per Assessed Value (DHHL, 6.7 ac.): \$302,827 Est. DHHL Lease Rent over 50-years: \$1,689,00 EST. TOTAL (Fee and Lease Rent): \$1,715,120
Site E: Laiopua	Laiopua 2020 (DHHL)	3-7-4-021:023	26.4	\$1,192,900	\$45,186	50-YEAR SUB-LEASE RENT Per Assessed Value: \$451,860 Est. Sub-Lease Rent over 50-years: \$2,520,520 EST. TOTAL: \$2,520,520
Site F: Makalapua	Queen Liliuokalani Trust	3-7-4-020:010	216.2	\$67,337,600	\$311,460	OWNERSHIP IN FEE Per Assessed Value (10 acres): \$3,114,600 Per Landowner: Subject to negotiation EST. TOTAL: \$3,114,600
Site G: Kealakehe (2)	DLNR/HHFDC DLNR/County of Hawaii	3-7-4-020:004 3-7-4-020:007	35.8 (DLNR/HHFDC) 193.5 (DLNR/CO)	\$1,617,000 \$8,748,300	\$45,168 \$45,211	OWNERSHIP VIA STATE TITLE TRANSFER Per Assessed Value (DLNR, 8.2 ac.): \$370,378 Per Assessed Value (DLNR/CO, 1.8 ac.): \$81,380 Total Assessed Value: \$451,758 Per Landowner: No cost to State, modify EO EST. TOTAL: \$0

*Source: www.hawaiipropertytax.com (June 2011)



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 4-2 IMPROVEMENT COST SUMMARY

APPROXIMATE IMPROVEMENT COSTS*	Site A	Site B	Site C	Site D	Site E	Site F	Site G
On-Site Improvements*							
Earthwork, Water, Wastewater, Access, Power and Communications	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$6,160,000
General On-Site Construction Costs	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000
On-Site Earthwork Costs	\$3,020,000	\$2,130,000	\$2,700,000	\$6,940,000	\$2,820,000	\$3,540,000	\$4,920,000
SUBTOTAL	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$6,160,000
SUBTOTAL	\$5,040,000	\$4,150,000	\$4,720,000	\$8,960,000	\$4,840,000	\$5,560,000	\$6,940,000
Off-Site Improvements*							
Roadway	\$600,000	\$140,000	\$140,000	\$140,000	\$424,000	\$340,000	\$140,000
Water System	\$0	\$0	\$0	\$0	\$264,000	\$0	\$0
Wastewater System	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
Power and Communications	\$0	\$0	\$0	\$0	\$132,000	\$0	\$0
SUBTOTAL	\$600,000	\$340,000	\$140,000	\$140,000	\$820,000	\$340,000	\$140,000
	Site A	Site B	Site C	Site D	Site E	Site F	Site G
GRAND TOTAL	\$3,930,000	\$3,670,000	\$3,470,000	\$3,470,000	\$4,150,000	\$3,670,000	\$6,300,000
GRAND TOTAL	\$5,640,000	\$4,490,000	\$4,860,000	\$9,100,000	\$5,660,000	\$5,900,000	\$7,080,000

*Source: Gray, Hong, Nojima & Associates, Inc., 2011. Actual construction costs will vary depending on final design and selected site.

Table 4-3 COMBINED TOTAL SITE ACQUISITION AND IMPROVEMENT COSTS SUMMARY

	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Total Acquisition Cost	\$0	\$0	\$1,911,057	\$1,715,120	\$2,520,520	\$3,114,600	\$0
Total On-Site Improvements	\$5,040,000	\$4,150,000	\$4,720,000	\$8,960,000	\$4,840,000	\$5,560,000	\$6,940,000
Total Off-Site Improvements	\$600,000	\$340,000	\$140,000	\$140,000	\$820,000	\$340,000	\$140,000
GRAND TOTAL	\$5,640,000	\$4,490,000	\$6,771,057	\$10,815,120	\$8,180,520	\$9,014,600	\$7,080,000



4.5 RATINGS SUMMARY

Table 4-34 provides a side by side comparison of the evaluation ratings for each Candidate Site. There are no weighted factors applied to the ratings at this stage. Each criterion is considered to have equal relevance to the site evaluation process. ~~In the final selection, some criteria may be weighted more than others.~~ A brief summary of the ratings tabulation is provided below.

4.6 SUMMARY DISCUSSION

Based on the tabulation of summary ratings, the two (2) sites with the most “Good” ratings are Candidate Site F: Makalapua and Candidate Site G: Kealakehe (2). Candidate Site G: Kealakehe (2) scored well with respect to site size, lot configuration, scenic value, utilities, access, and government and community effects. ~~Candidate Site G: Kealakehe (2) scored “Fair” under interference with institutions, Candidate Site G: Kealakehe (2) scored poorly and “Poor” under the botanical and wildlife resources. Candidate Site G: Kealakehe (2) would meet the State’s objective of land ownership at no cost, but however, on-site development costs would incur substantial on-site development costs be approximately \$1.4 million more than Candidate Site F: Makalapua.~~

~~The site with the second highest number of “Good” ratings was Candidate Site F: Makalapua. Candidate Site F: Makalapua also scored well with respect to site size, scenic value, utilities, access, government and community effects, and scored poorly under the botanical and wildlife resources. Candidate Site F: Makalapua scored a “Fair” under Lot Configuration and Within Kona CDP TOD Designation, which accounts for the rating difference with Candidate Site G: Kealakehe (2). Under the Cost Comparison section, Candidate Site F: Makalapua was shown to likely have the highest site acquisition costs based on assessed value; and the combined total site acquisition and improvements costs approximately \$2 million more than Candidate Site G: Kealakehe (2).~~

Candidate Site C: Civic Center scored the third highest number of “Good” ratings. Candidate Site C: Civic Center scored well in terms of lot configuration, utilities, accessibility and government criteria. The most critical issue with Candidate Site C: Civic Center is lot size, at 7.6 acres. Development of the proposed Judiciary Complex and accompanying 500 parking stalls will maximize use of the lot and the site will have no expansion capability. ~~Water allocation is also a concern.~~

~~Candidate Site A: Kaloko Makai and Candidate Site E: La’i’Ōpua scored the least number of “Good” ratings. Candidate Site A: Kaloko Makai received “Good” ratings for size, scenic value and most community effects, however, it scored poorly on utilities and accessibility. The fact that utilities and access points are not anticipated within five (5) years accounts for the poor ratings. Candidate Site A: Kaloko Makai would, however, meet the State’s objective of fee acquisition at no cost.~~

Scores for ~~Candidate Site B: Kealakehe (1)~~ Candidate Site E: La’i’Ōpua and Candidate Site D: Lanihau/DHHL ~~were in the mid-range and~~ received a mix of “Good,” “Fair,” and “Poor” ratings. Candidate Site E: La’i’Ōpua scored well for size, lot configuration, scenic value, access, roadways and utilities government, but with concentrations of “Fair” ratings for community roadways, utilities, and government community effects criteria. It scored “Poor” with respect to slope, water, botanical and wildlife resources, and land ownership/management interference with institutions. This site is likely to be subleased from La’i’Ōpua 2020, which may pose difficulties for the Judiciary should La’i’Ōpua 2020’s lease with DHHL expire. Candidate Site D: Lanihau/DHHL received mostly “Good” ratings in the accessibility, government and roadways and utilities categories; however, “Fair” ratings were common in the other sections.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



Candidate Site A: Kaloko Makai and Candidate Site B: Kealakehe (1) scored the least number of “Good” ratings. Candidate Site A: Kaloko Makai received “Good” ratings for size, lot configuration, scenic value and a majority of government and community effects, however, it scored mostly “Fair” on utilities and accessibility. Candidate Site A: Kaloko Makai would, however, meet the State’s objective of fee acquisition at no cost. Candidate Site B: Kealakehe (1) scored well in the government and community categories, but “Fair” ratings were prevalent in other areas.

The information provided in this evaluation is to aid the Judiciary in its site selection upon acceptance of the Final EIS.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 4-4 EVALUATION RATINGS SUMMARY

SITE EVALUATION CRITERIA	Site A Kaloko Makai	Site B Kealakehe (1)	Site C Civic Center	Site D Lanikai/DHHL	Site E La'i'Ōpua	Site F Makalapua	Site G Kealakehe (2)
Building Site Criteria							
A. Site Characteristics							
1. Site Size/Buildable Area	G	F	P	G	G	G	G
2. Slope	F	F	F	F	P	F	F
3. Lot Configuration	F G	F	G	G	F G	F	G
4. Scenic Value	G	G	F	F	G	G	G
B. Roadways & Utilities							
5. Adequacy of Water	P F	G	G P	G	F P	G	G
6. Adequacy of Wastewater	P F	F	G	G	F	G	G
7. Adequacy of Drainage	F	F	F	F	F	F	F
8. Adequacy of Power & Communications	P F	G	G	G	F	G	G
C. Accessibility							
9. Automobile Access	P F	G	G	G	G	G	G
10. Pedestrian Access	P F	P	G	G	G	F	F
11. Accessibility Availability to Public Bus Services	P	F	G	F	F	G	G
D. Environment							
12. Botanical & Wildlife Resources	P	P	F	F	P	P	P
13. Historical/ Archaeological Resources	P	F	G	F	F G	F	F
14. Air Quality/Industrial and Agricultural Nuisances	G	F	F	G	G	G	G
15. Hazardous Materials	G	G	G	G	G	G	G



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 4-4 EVALUATION RATINGS SUMMARY

SITE EVALUATION CRITERIA	Site A Kaloko Makai	Site B Kealakehe (1)	Site C Civic Center	Site D Lanihau/DHHL	Site E La'i'Ōpua	Site F Makalapua	Site G Kealakehe (2)
Community Criteria							
E. Government							
16. SLUD	G	G	G	F	F G	G	G
17. LUPAG	G	G	G	G	G	G	G
18. Within Kona CDP TOD Designation	F	F	G	G	F	F	G
19. National Flood Insurance Program	G	G	G	G	G	G	G
F. Community Effects							
20. Interference with Institutions	G	G	G	F	F P	G	G F
21. Surrounding Land Use	G	F	F	F	G	G	F
22. Land Ownership/Management	G	G	P F	F	P F	G	G
23. Proximity to Kailua-Kona urban area Town (Private Law Offices & Attorneys)	P	F	F	F	F	G	F
24. Proximity to West Hawai'i Civic Center	F	G	G	G	G	F	G
25. Aesthetics and Judiciary Judicial Setting	G	G	G	F	G	G	G
EVALUATION RATINGS POINTS TOTAL	G= 11 12 F= 5 9 P= 9 4	G= 12 F= 11 P= 2	G= 16 15 F= 7 8 P= 2	G= 13 F= 12 P= 0	G= 11 14 F= 11 7 P= 3 4	G= 17 F= 7 P= 1	G= 18 17 F= 6 7 P= 1

CHAPTER 5.0

ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND RECOMMENDED MITIGATIVE MEASURES



5.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND RECOMMENDED MITIGATIVE MEASURES

This chapter describes the existing characteristics and environmental setting of the proposed project.

5.1 PROJECT AREA DESCRIPTION

The seven (7) Candidate Sites for the Kona Judiciary Complex are located on the western slope of Hualālai mountain in the ahupua'a of Kaloko, Honokōhau, Kealakehe, and Keahuolū, between one (1) and four (4) miles north of Kailua-Kona on the Island of Hawai'i (*Figure 5-1*). The Candidate Sites are generally located east of Queen Ka'ahumanu Highway, north of Makalapua Center and south of the planned Kaloko Makai development. Ane Keohokalole Highway runs roughly through the center of the Candidate Site locations. Detailed site locations are provided in *Chapter 4.0*.

The proposed Candidate Sites are located well away from coastal areas and none are located within the County's SMA. All of the Candidate Sites are located on undeveloped land that is generally comprised of lava flows or rocky peat and dominated by alien scrub vegetation. The existing and proposed uses in the vicinity of the Candidate Sites are shown in *Figure 5-1* and described in detail below.

Existing Uses within the Project Vicinity

The Kaloko Industrial Park is located to the east of Queen Ka'ahumanu Highway. This area will include industrial and business establishments such as light manufacturing, warehousing and distribution operations. Costco Wholesale and Home Depot are also located here.

Located to the west and makai of Queen Ka'ahumanu Highway, is the Kaloko-Honokōhau National Historical Park, which is administered by the United States (US) National Park Service. The 1,178-acre park contains natural and cultural resources, such as fishponds, wetlands, anchialine ponds, and archaeological sites.

Nearby public facilities include The County of Hawai'i Kealakehe Transfer Station, KWWTP, and the County of Hawai'i Police Department Station to the west. South of Kaloko-Honokōhau National Historical Park is the State Department of Transportation (DOT) Harbors Division's Honokōhau Small Boat Harbor.

Mauka of the Candidate Sites are a number of residential developments located in the vicinity of Palani Road. These include Kealakehe Homesteads, Kona Chocho Estates, Kona Macadamia Acres, Kaniohale, and Queen Liliuokalani Village to the east. Also located in this area are numerous public and private schools including Kealakehe High School, Kealakehe Elementary and Intermediate School, Kamehameha School's Kona Pre-School, Hualalai Academy, and Hawai'i Montessori Schools.

South of all the Candidate Sites is Kailua town which is the major commercial and business hub of the region. The North Kona Shopping Center and Makalapua Center are located near this area.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

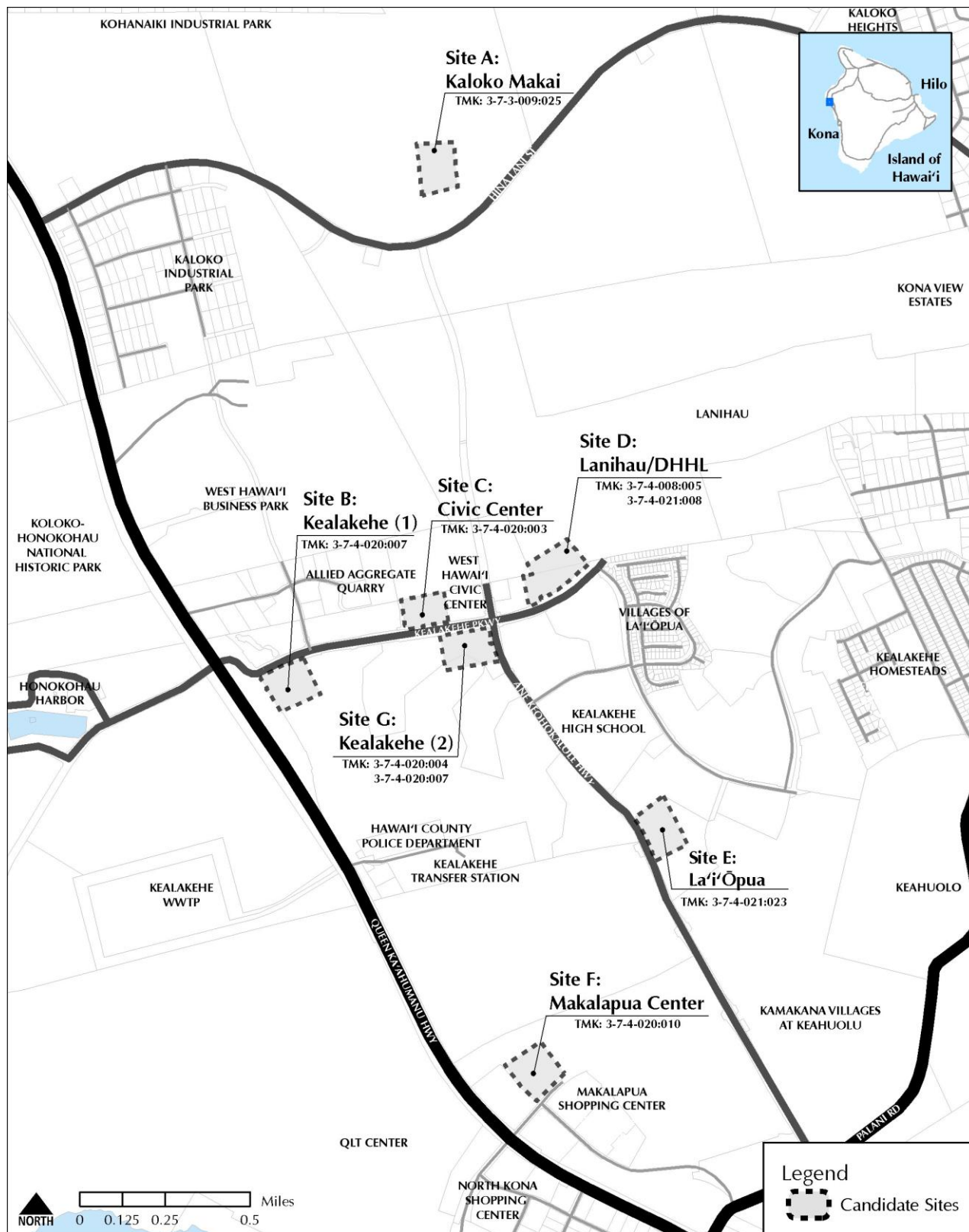


Figure 5-1
Surrounding Land Uses



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Proposed Developments within the Project Vicinity

While areas surrounding the Candidate Sites are largely undeveloped, a number of new developments are planned for the region. Some of these projects, which are in various stages of development, are detailed below.

The State of Hawai'i, DHHL is continuing its development of the Villages of La'i'Ōpua in Kealakehe. When fully developed, the project will include 100 single-family and multi-family dwelling units, recreational facilities, community facilities, parks, and a commercial center.

Immediately east of Makalapua Center is the site of Kamakana Villages at Keahuolu. The ~~Hawai'i Housing Finance and Development Corporation~~ HHFDC has a development agreement with Forest City Hawai'i Kona, LLC to develop a mixed-use affordable housing project that will consist of 2,330 single-family and multi-family dwelling units, two (2) school sites, three (3) separate commercial developments, parks, and archaeological preserve areas.

The QLT owns 1,135 acres in the Keahuolū Ahupua'a, which is generally situated between the Old Kona Airport Park to the east, Palani Road to the west, the Kealakehe Landfill to the north, and the intersection of Queen Ka'ahumanu Highway and Palani Road to the south. The area includes plans for affordable housing, a regional shopping center, a business and financial center, and a civic center. To date, the Makalapua Center, Kona Commons, and the Makalapua Business Center have been developed. QLT is planning future development of some 546 acres near Makalapua Center. The project was granted SLUD reclassification from the Agricultural and Conservation Districts to the Urban District in 1991 and County zoning for commercial and light industrial development. The affordable housing component of the QLT master plan was transferred to the State of Hawai'i.

Discovery Land Company is planning the development of the Shores of Kohanaiki, an oceanfront community on 450 acres of property, located on the west side of Queen Ka'ahumanu Highway. The Shores at Kohanaiki is projected to have approximately 500 units, a golf course, and a 128-acre coastal park. Directly north of the Shores of Kohanaiki is the proposed 'O'oma Beachside Village project. The master-planned community will provide approximately 950 to 1,200 single-family and multi-family units, mixed-use villages, open space, and parks.

Kaloko Industrial Park, located east of Queen Ka'ahumanu Highway, is being expanded in the mauka direction from the existing Phases I and II. Approximately 102.3 acres are planned for a mixture of commercial and light industrial uses, which will be consistent with the existing light industrial uses. Also east of Queen Ka'ahumanu Highway is the proposed West Hawai'i Business Park. Developed by Lanihau Partners, the project will include a mixture of commercial and industrial uses for the retention and expansion of the existing quarry and related uses.

The West Hawai'i Civic Center is located on the northwest corner of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The West Hawai'i Civic Center includes building facilities to support 22 County of Hawai'i agencies and the State of Hawai'i DOH, all of which will serve the West Hawai'i region.



To the north of the Candidate Sites are four (4) proposed residential developments, **that are**, Kaloko Heights, Kona View Estates, Kula Nei, and Honokohau Village. The Kaloko Heights project proposes to develop 409 acres to include approximately 1,362 single-family and multi-family units, as well as commercial and park space. The Kona View Estates project will include a 327-acre large lot subdivision that will provide single-family dwelling units developed on large agricultural lots. The proposed Kula Nei residential sub-division will be a low-density neighborhood made up of 270 affordable units, with parks, trails and supporting infrastructure. Finally, the Honokohau Village project, planned by Lanihau Partners, LLC, will be a residential and mixed-use TOD.

Other projects planned for the region include Lanihau Shopping Center - Phase II, Mohala Kona Village, and Kohanaiki Business Park. Future mixed-use, residential developments include Kaloko Makai, Palani Ranch, Lokahi Makai, Palamanui, and Makalei Estates.

5.2 PHYSICAL ENVIRONMENT

5.2.1 Climate

The Kona coast's climate is considered unique among the typical Hawaiian Islands leeward coasts. It is the only region in which summer rainfall exceeds winter rainfall (Western Regional Climate Center). Typically, the prevailing trade winds in Hawai'i blow from the northeast direction. The high altitude of the Hualālai and Mauna Loa volcanoes influences the wind pattern on the Kona coast, resulting in a prevailing local wind pattern. The prevailing local winds exhibit a daily reversal, with winds blowing toward the ocean in the early morning and from the ocean toward the island in the afternoon. Typical wind velocities range from three (3) to 14 knots (3.5 miles per hour to 16 miles per hour). Regional temperatures range from the mid-60s in the winter to the mid-80s in the summer. The annual rainfall in the region averages 20 to 40 inches per year (Juvik et. al, 1998). The summer season brings a high frequency of late afternoon or early evening showers. Overall climate conditions on the Kona coast are generally warmer and drier than in windward locations.

Potential Impacts and Mitigation Measures

There may be some localized temperature increases resulting from paved surfaces and roofs. However, landscaping the site with shade trees, using grass-paved material, and using light-colored roof or incorporating a roof garden will help mitigate localized temperature increases from roadways and buildings. Impacts on regional climate are not anticipated to occur as a result of the proposed Kona Judiciary Complex. No mitigation measures are required.

5.2.2 Geology and Topography

The seven (7) Candidate Sites are located between ~~65~~ **55** and ~~450~~ **440** feet above MSL (*Figure 5-2*). The Island of Hawai'i is comprised of several volcanoes: Kohala, Mauna Kea, Hualālai, Mauna Loa and Kilauea. The Candidate Sites are situated on the western slope of Hualālai volcano which is composed of two (2) types of lava flows: 'a'ā lava flow and pāhoehoe lava flow. The 'a'ā lava flow was formed by a slow moving and very viscous molten rock. The a'ā flow consists of a layer of clinkers and a core of hard massive basalt originated from Hualālai between 1,500 and 3,000 years ago. The pāhoehoe lava is a fluid type of molten rock that flows relatively quickly down the slope with no overlying soil. The pāhoehoe lava was originated from Hualālai 3,000 to 5,000 years ago (Wolfe and Morris, 1996). While most Candidate Sites are covered in 'a'ā or pāhoehoe lava flow, soil on Candidate Site F: Makalapua Center consists of rocky peat.

Slope on the Candidate Sites ranges from 4% to 10%. The topography slopes downhill from east to west. The sites are relatively flat and are easily developable.



Potential Impacts and Mitigation Measures

No significant impacts to the regional geology and topography are anticipated as a result of the proposed project.

Portions of the selected Candidate Site will be cleared and grubbed to accommodate the proposed project. 'A'ā and pāhoehoe lava flows are difficult to excavate and compact. Cleared and grubbed material that cannot be reused on-site will be disposed of at the Pu'u'anahulu Landfill. The placement of buildings on the development site will require accommodations of the natural slope of the property.

The existing topography of the project site will be altered to the extent necessary for construction of the proposed project. Cut and fill quantities are anticipated to generally balance as construction progresses. A grading permit must be approved by County Planning Department and Department of Public Works (DPW) before construction can begin. The DLNR ~~State Historic Preservation Division~~ (SHPD) may also be consulted for historic sites, as applicable. During all phases of construction, erosion control practices will comply with federal, State, and County regulations. Best management practices (BMPs) will be implemented pursuant to the required Grading Permit to mitigate any potential impacts of soil erosion and fugitive dust during any grading or excavation. A State DOH NPDES permit will be obtained for the project.

Potential Short-Term Impacts:

During grading activities, portions of the site would be disturbed and the potential for site erosion would increase. The contractor will comply with Erosion and Sedimentation Control, Storm Drainage Standards, and NPDES permit requirements. BMPs will be used to contain site erosion and prevent sediment discharge from occurring in the site. Short-term environmental impacts from grading activities will be conducted in compliance with State and County requirements. Standard site construction mitigation such as dust screens, site watering, and stockpile management will reduce construction phase dust and soil loss.

The project will comply with the County's Storm Drainage Standard to ensure runoff flow rates and volume from the site will ultimately not increase. No additional mitigation is required.

Potential Long-Term Impacts:

Long-term impacts on geology and topography are anticipated to be minor. The increase of impermeable surfaces from site development will likely increase storm water runoff quantities on the site. On-site precipitation will discharge into the ground as it does under pre-development conditions. To the extent feasible, drainage systems may include storm drain filtration such as vegetated swales, inlet filtration insets and hydrodynamic devices, to minimize sediment laden runoff and mitigate potential impacts from pollutants.

5.2.3 Soils and Agriculture

The physical attributes of Hawai'i's soils and the relative productivity of different Hawai'i soil types for agricultural production purposes are addressed in three (3) studies including: (1) the U.S. Department of Agriculture (USDA) NRCS Soil Survey, (2) the State Department of Agriculture's (DOA) Agricultural Lands of Importance to the State of Hawai'i (ALISH), and (3) the UH Land Study Bureau (LSB) Overall Productivity Rating. Soil information for each of the Candidate Sites was obtained from these studies, as summarized below.



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The Candidate Sites consist of lands having poor agronomic conditions. The area is typically characterized by bare ‘a‘ā lava flows and bare pāhoehoe lava flows ranging in age from 3,000 to 5,000 years old. Soils have poor agricultural productivity and are extremely rocky. Rainfall in the area is very low, and irrigation water is not typically available for crop farming. The Candidate Sites are not suitable for agricultural production.

USDA NRCS Soil Survey: The soils on the project site are classified as ‘a‘ā Lava Flows (rLV), Pāhoehoe Lava Flows (rLW), and Punalu‘u extremely rocky peat (rPYD), by the USDA NRCS (*Figure 5-2*).

- **‘A‘ā Lava Flows (rLV).** ‘A‘ā lava generally has no soil cover and is almost bare of vegetation except for mosses, lichens, ferns, and a few ‘ohi‘a trees. The surfaces of ‘a‘ā flows are masses of clinkery, hard, sharp pieces piled in tumbled heaps that are difficult to cross on foot. The clinkery ‘a‘ā surface can be easily moved and crushed into relatively smooth surface cobbles approximately one (1) to four (4) inches in size. Where higher rainfall occurs, the ‘a‘ā surface allows for substantial rainwater percolation to the underground water supply and is used for watershed.
- **Pāhoehoe Lava Flows (rLW).** Pāhoehoe lava is a miscellaneous soil type, similar to the ‘a‘ā flows. This Pāhoehoe lava has a billowy, glassy surface that is relatively smooth except for some areas where the surface is rough and broken with hummocks and pressure domes. Pāhoehoe lava generally has no soil cover and is almost bare of vegetation except for mosses and lichens. Soil is found in cracks and depressions that have been transported there by wind and storm runoff. In areas of higher rainfall, this lava allows for contribution to the groundwater supply through rainwater percolation.
- **Punalu‘u extremely rocky peat (rPYD).** Punalu‘u extremely rocky peat is found on the lower leeward side of Mauna Loa. Rock outcrops occupy 40% to 50% of the structure. In a representative profile, the surface layer is black peat about four-inches thick with medium acid and underlain by pāhoehoe lava bedrock. The peat is rapidly permeable while the pāhoehoe lava is very slowly permeable, although water moves rapidly through the cracks. Runoff is slow and the erosion hazard is slight. Lands with this soil are used for pasture as they are unsuited for cultivation.

Agricultural Lands of Importance to the State of Hawai‘i (ALISH): The ALISH ratings were developed in 1977 by the NRCS, the UH College of Tropical Agriculture and Human Resources, and the State DOA. The ALISH rating characterized the Agricultural lands in the State of Hawai‘i according to their importance as follows:

- Prime Agricultural Land - Best suited for the production of crops because of its ability to sustain high yields with relatively little input and with the least damage to the environment;
- Unique Agricultural Land - Non-Prime agricultural land used for the production of specific high-value crops (e.g., coffee and taro);
- Other Important Agricultural Land - Non-Prime and non-Unique agricultural land that is important to the production of crops;
- Unclassified – Lands that are not rated.

Based on the available maps of ALISH, the Candidate Sites are located in “Unclassified” lands (*Figure 5-3*).



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Draft Final Environmental Impact Statement

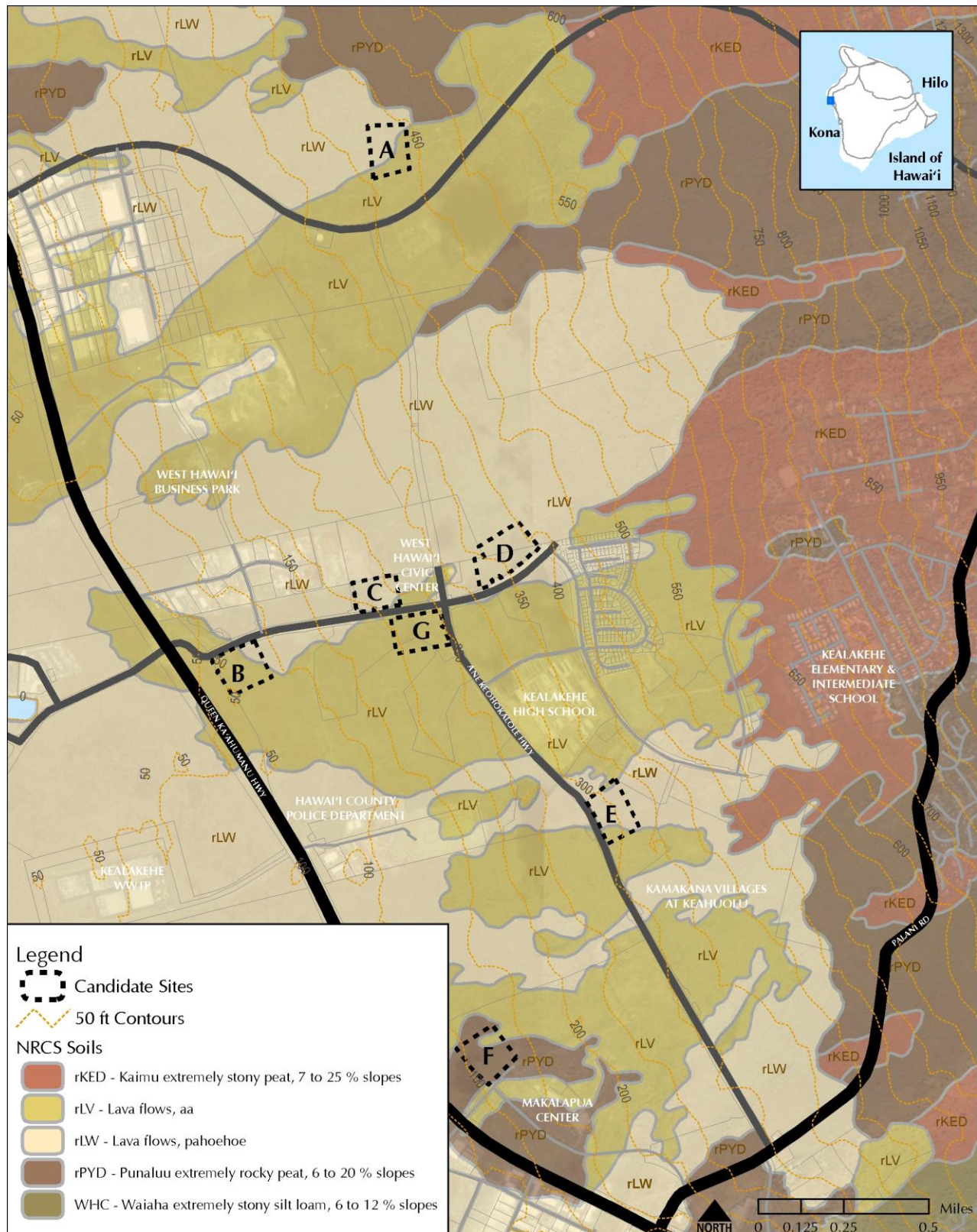


Figure 5-2
Topography and Soils



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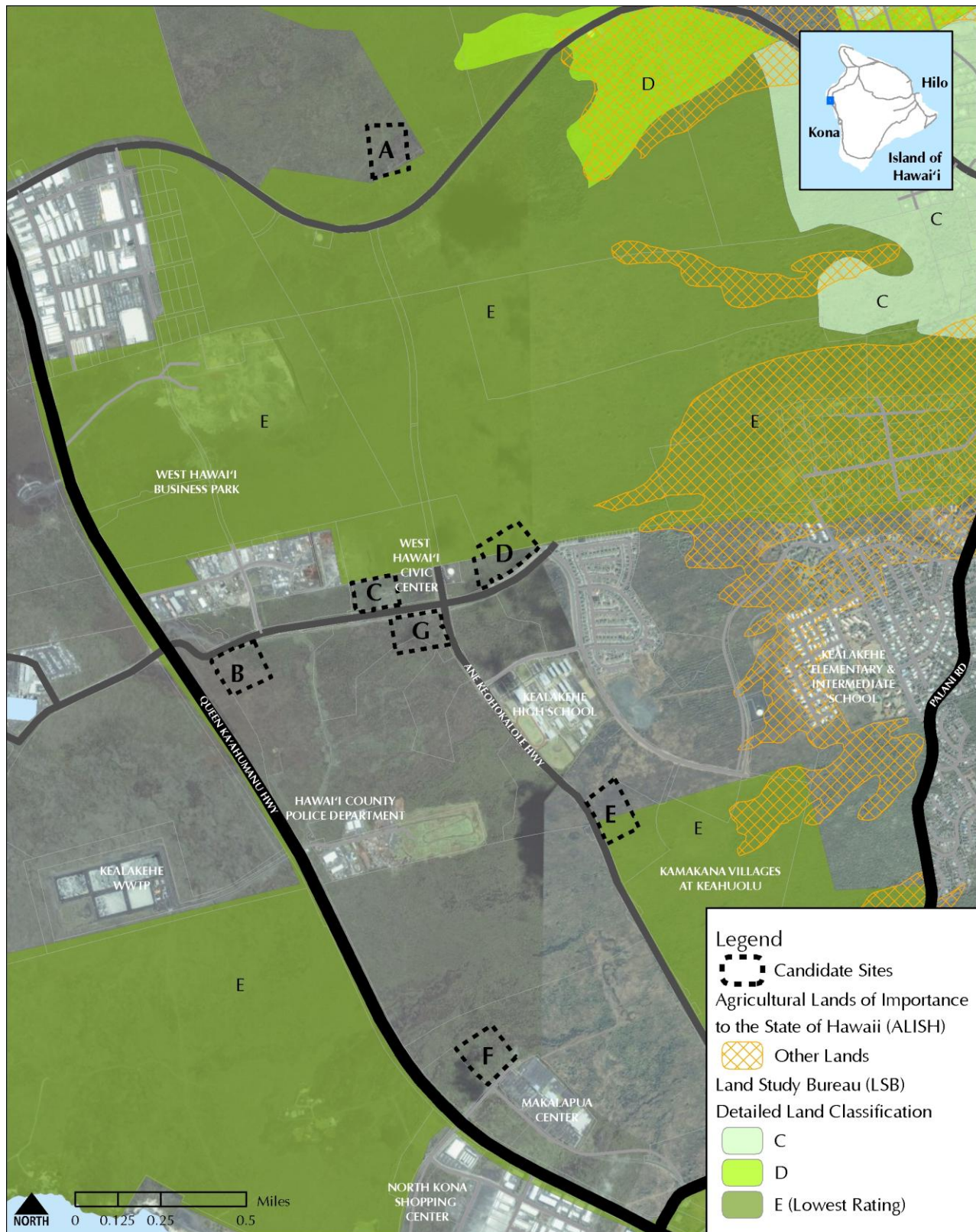


Figure 5-3
ALISH and Land Study Bureau



Land Study Bureau (LSB) Detailed Land Classification: In 1972, the UH LSB developed the Overall Productivity Rating which classifies soils according to five (5) levels of productivity - A, B, C, D, and E – with the letter A representing the highest class of productivity. The majority of the Candidate Sites are located within “Unclassified” lands, except portions of Candidate Sites A: Kaloko Makai, D: Lanihau/DHHL and E: La’i’Ōpua are rated “Class E” soils which have the lowest agricultural productivity rating (*Figure 5-3*).

Potential Impacts and Mitigation Measures

As shown in *Figure 5-3*, the potential project sites are comprised of poor, low-quality, and extremely rocky soils which are predominately bare ‘a’ā Lava Flows and bare pāhoehoe Lava Flows. The land is unfavorable for commercial crop production. The project area is currently not used for agricultural activities; therefore, the development of the Kona Judiciary Complex will not affect existing agricultural activities. No mitigation measures are required.

5.3 NATURAL HAZARDS

Seismic Hazards

The County of Hawai‘i is seismically active with more destructive earthquakes than any other comparably sized area in the US. The Kona area is subject to earthquakes with intensities up to VIII on the Modified Mercalli Scale (I-XII). Two (2) fault zones were identified in the Kona region: Kealakekua and Kaloko, both located in South Kona. Because of a history of seismic events on Hawai‘i, the County has upgraded its seismic hazard rank from 3 to 4 based on the 1997 Uniform Building Code (UBC). The ranks are 0 through 4, from lowest to highest risk. Under the UBC, Zone 4 could experience severe seismic activity between 0.3 and 0.4 of the Earth’s gravitational acceleration (g-force) causing severe damage to poorly designed/built structures. All projects must comply with UBC and County of Hawai‘i design standards.

Lava Hazards

There are nine (9) zones for volcanic hazards with Zone 1 having the greatest probability of lava flow hazard (USGS, 1974). The Candidate Sites are within lava flow hazard Zone 4 (*Figure 5-4*, indicating moderate hazard, based primarily on lava flow history). Since 1800, approximately 5% of the area within the zone boundaries has been covered by lava flow.

The potential project sites are situated on the west-facing flank of the Hualālai volcano. Of the three (3) active volcanoes on the Island of Hawai‘i, Hualālai is considered to be the least active. Hualālai is considered by geologists to represent a post-shield stage of Hawaiian volcanism, characterized by a marked decrease in the eruption rate as the volcano drifts off the Hawaiian hotspot. The estimated lava production rate for Hualālai over the past 3,000 years is about 2% of the current rate of Kilauea volcano.

Other direct hazards from eruptions, such as tephra fallout and ground cracking and settling, are not specifically considered on the hazard map; however, these hazards tend to be greatest in the areas of highest hazard from lava flows.

Tsunami Hazards

None of the Candidate Sites are located within the FEMA-designated Tsunami Inundation Zone and the future facility would not need to be evacuated during a tsunami threat. The Candidate Site at the lowest elevation (65 55 feet above MSL) is Site B: Kealakehe (1), located about one-half (0.5) mile inland from the shoreline, and about one-quarter (0.25) mile away from the Tsunami Evacuation Zone (*Figure 4-6*).



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

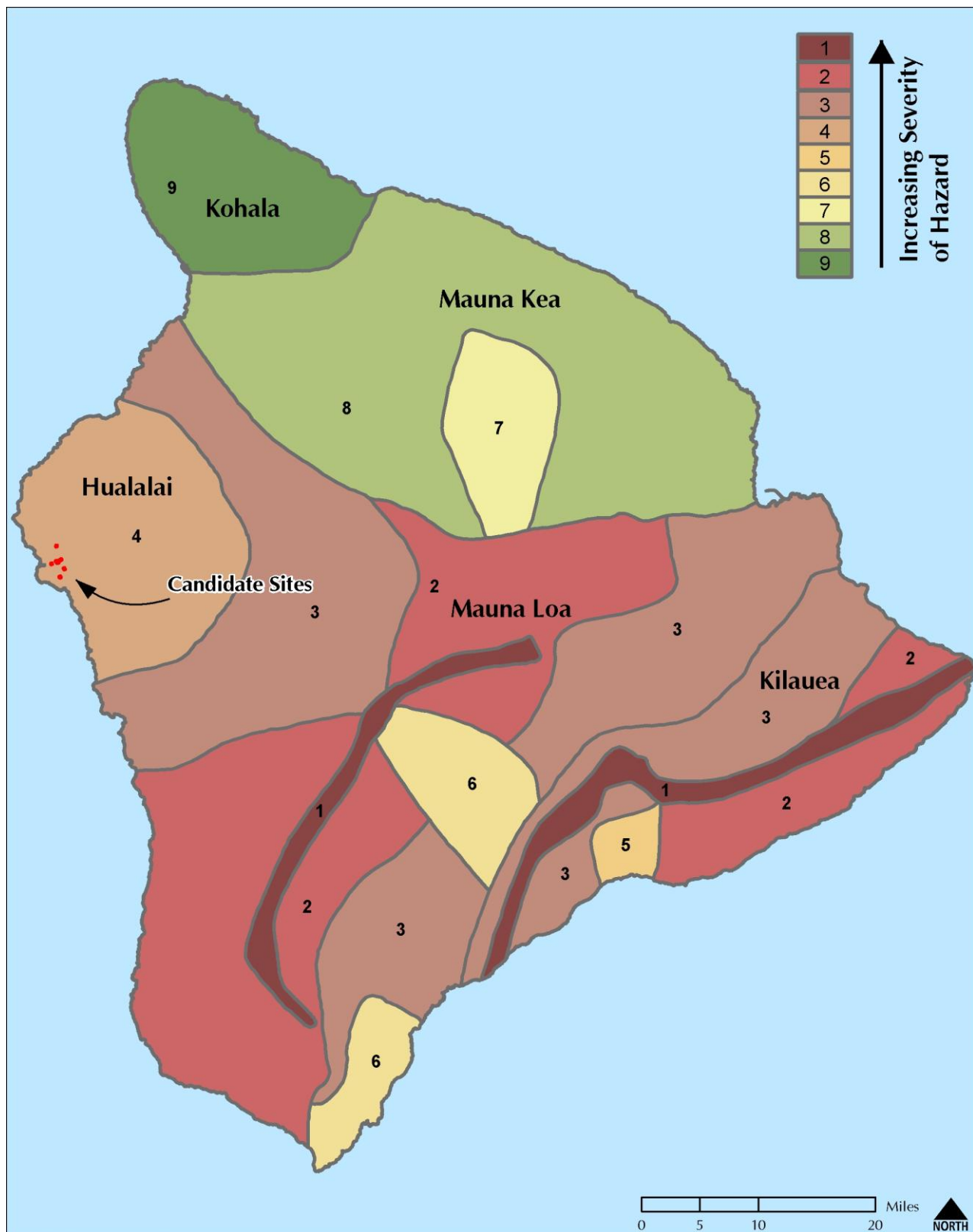


Figure 5-4
County of Hawai'i Lava Zones



Hurricanes

Hawai'i Island has not sustained a direct hit by a hurricane in historic times, but several tropical storms have caused severe damage. The most recent damaging hurricane was Tropical Storm Dora in 1993. In August 2007, Hurricane Flossie brushed the southern most parts of the Island of Hawai'i, but caused only minimal damage.

Flood Hazards

In 1988, FEMA prepared FIRMs for the Island of Hawai'i to delineate flood hazard zones and base flood elevations. None of the Candidate Sites are located in floodways or flood zones (*Figure 5-5 4-6*).

Potential Impacts and Mitigation Measures

Because the project area is sites are located well away from the coastal area and flood drainage pathways, the project area is secure from coastal inundation as well as stream flooding. To prevent ponding or localized flooding resulting from storm run-off, existing drainage structures surrounding the selected project site will be maintained and upsized, as required. New drainage infrastructure within the selected project site will be designed and constructed to meet County standards.

All construction of structures within the selected project site will meet the UBC standards for Seismic Zone 4 to mitigate the risk of seismic damage. The new facility will be designed to meet wind load requirements per County and UBC requirements.

The project sites is are all within lava flow hazard Zone 4, indicating moderate hazard (*Figure 5-4*). No mitigation is proposed.

5.4 GROUNDWATER, HYDROLOGY, AND SURFACE WATER

The Candidate Sites are vacant and undeveloped, and there are no existing water systems within the sites. The selected site will require connection to the existing DWS North Kona System, or participate in the development of a new extension to the DWS system. Groundwater and surface water resources in the Kona region are discussed below.

5.4.1 Groundwater and Hydrology

Groundwater is the Kona region's primary water resource. There are three (3) reserve types of regional groundwater resources in Kona: basal groundwater, brackish basal groundwater, and dike-impounded perched groundwater. The rainfall pattern of the region is responsible for the recharge of the basal aquifer that extends from the upper slopes of Hualālai to the shoreline. Brackish water is created as a result of seawater intrusion at the shoreline. Within the Kona region, the extent of brackish water inland is highly variable depending on the character of rainfall, tidal fluctuations, specific terrain, geologic formations, and seasonal changes. Dike-impounded perched groundwater may exist at higher elevations on Hualālai. The specific configuration of groundwater resources in the vicinity of the Candidate Sites would require additional investigation beyond the scope of this study.

5.4.2 Surface Water and Drainage

The Candidate Sites have no perennial streams, existing drainage facilities, or defined natural drainage ways. Soil characteristics at the sites include rapid permeability which is evident by the absence of natural storm water channels or gullies in the project area. Due to the high permeability of the soil, surface waters drain relatively rapidly. Based on the FIRM, the sites are not located within a flood or tsunami evacuation zone (*Figure 5-5*).



Potential Impacts and Mitigation Measures

Potential Short-Term Impacts:

The Candidate Sites are undeveloped and on-site precipitation currently percolates to the underlying groundwater. The proposed project will require the development of drainage infrastructure. Storm water runoff from the selected site will be managed through swales, ditches, gutters, inlets and/or catch basins, and transported through pipes to dry wells, seepage wells or infiltration areas for disposal. The NPDES permit requirements, including erosion and sedimentation control, will require contractors to manage materials to prevent the discharge of pollutants into the ground during construction. Landscape management practices will be applied to minimize the use of fertilizers and pesticides that could potentially enter the groundwater. The project design will comply with the County's Storm Drainage Standards. The use of BMPs, such as storm drainage filtration devices, is recommended to prevent pollutants from entering the groundwater. Significant short-term impacts upon the local groundwater quality are not anticipated.

Potential Long-Term Impacts:

The development of the proposed project will require the developer to implement BMPs and other measures such as ground stabilization with landscape and hardscape. Storm water runoff from the site would be collected through swales, ditches, gutters, inlets and/or catch basins and transported through pipes to dry wells, seepage wells or infiltration areas for disposal. The project will meet the County's Storm Drainage Standards and will not result in increases in runoff volumes and rates. No significant long-term effects on surface waters are anticipated. Long-term sustainable design measures for management of storm water runoff will be integrated, as practical. The selected site will take measures to avoid the potential for pollutant contributions to groundwater, which is of particular concern in areas upgradient of the Kaloko-Konokōhau National Park lands and anchialine pond system.

5.5 BOTANICAL RESOURCES

Existing Conditions

A botanical survey was conducted by AECOS Consultants in July 2011 (*Appendix G*). The purpose of the study was to determine if there are any botanical species currently listed or proposed for listing under either federal or State of Hawai'i endangered species statues within or adjacent to the individual Candidate Sites. A total of 68 different species of plants were recorded as growing on the Candidate Sites. Seventeen species are identified as truly native, mostly moderately common indigenous plants (to Hawai'i Islands and the Pacific Basin), and six (6) species are identified as endemic (uniquely native to the Hawaiian Islands). One early Polynesian introduction (noni) was recorded. The majority of the species comprises alien plants that have become naturalized in this low elevation environment over the last 250 years.

Potential Impacts and Mitigation Measures

The sites are generally dominated by non-native plants. The native plants present on the Candidate Sites reflect those of a remnant dry shrubland. However, the density and diversity of these native plants are not sufficient to consider these characteristic of a plant community. Only the relatively recent lava flow at Candidate Site A: Kaloko Makai and the flow crossing at Candidate Site G: Kealakehe (2) show a considerable presence of this former native vegetation. Native *alahe'e* and *maiapilo* shrubs are relatively common at most of the sites, except for Candidate Site C: Civic Center and Candidate Site D: Lanihau/DHHL. *Maiapilo* or Hawaiian caper, once a US Fish and Wildlife Service (USFWS) candidate species, is listed as "Vulnerable" by the International Union for Conservation of Nature and Natural Resources. The percentage of native plants in relation to the total number of species present on each



Candidate Site is considered high for Hawai'i's lowlands. The percentage varies from 12 to 36% among the seven (7) sites. A greater priority for botanical habitat conservation is applicable to Candidate Site A: Kaloko Makai and Candidate Site G: Kealakehe (2) which exhibit the highest percentage of native plants (36% and 29% respectively). One plant species of concern according to the USFWS, *ko'oko'olau*, was also observed at Candidate Site A: Kaloko Makai.

Native and endemic plant species on the selected site will be preserved as part of the landscaping area or undisturbed area. Sustainable design measures for botanical habitat will be integrated, as practical. New landscaping plants will also include native and endemic species commonly found in the area. A palette of native and tropical trees, ferns, hedge, and grass cover will be selected during the detailed design phase that will complement existing species represented at the selected site.

5.6 AVIFAUNA AND MAMMAL FAUNA

Existing Conditions

An avian and mammalian survey was conducted by Rana Biological Consulting, Inc. and AECOS Consultants in July 2011 (*Appendix G*). The purpose of the study is to determine if any of the sites provides habitat for avian or mammalian species currently listed or proposed for listing under either federal or State of Hawai'i endangered species statutes within or adjacent to the individual Candidate Sites.

Avifauna

A total of 377 individual birds of 19 species, representing 10 separate families, were recorded during the survey. All 19 avian species recorded during the course of these surveys are considered to be alien to the Hawaiian Islands. Three (3) species, African Silverbill, Japanese White-eye, and Red Avadavat, accounted for slightly less than 53% of all birds recorded during the survey. One (1) chicken species detected on Candidate Site D: Lanihewa/DHHL is a domesticated species that is not established in the wild on the Island of Hawai'i. No seabirds were detected during the survey.

Mammal Fauna

Five (5) terrestrial mammalian species were detected during the survey including domestic dog, small Indian mongoose, house cat, pig and domestic goat. All of these are considered alien species.

Potential Impacts and Mitigation Measures

Avian diversity and densities were in keeping with the habitat present on the Candidate Sites. No avian species currently protected or proposed for protection under either the Federal or State of Hawai'i endangered species programs were detected during the survey. Although no seabirds were detected during the survey, the endangered Hawaiian Petrel and the threatened endemic sub-specie of the Newell's Shearwater have been recorded flying to and from their nesting colonies over the greater Kona area. These pelagic seabirds nest high in the mountains in burrows excavated under thick vegetation, especially the *uluhe* fern. There is no suitable nesting habitat for either of these seabirds on or close to any of the seven (7) Candidate Sites. The primary cause of mortality in the two (2) aforementioned seabird species is thought to be predation by alien mammalian species. Collision with man-made structures is considered to be the second cause of mortality of these birds in Hawai'i. Especially in summer and fall, when these nocturnal flying seabirds tend to fledge their way to the sea, they can become disoriented by exterior lighting which could cause them to collide with manmade structures. Migratory shorebird species were also not recorded during the survey as they are normally present in Hawai'i between late July and the end of April each year. However, it is likely that one of the shorebird specie, the Pacific-Golden Plover, will use resources within the sites on a seasonal basis. Following clearing and build-out of the selected site, the plover will likely stake winter territories within vegetated areas of the site.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



The potential primary impact from the construction of the Kona Judiciary Complex on the protected seabirds is the increased threat of seabird fallouts from exterior lighting during nesting season. All associated lights with nighttime construction activity and equipment maintenance during the construction phase of the project will be shielded. Large flood lights will be placed on poles that are only high enough to allow the lights to be pointed directly at the ground. Following build-out, street lights or exterior facility security lighting will be shielded to reduce the potential seabird fallouts and to comply with the Hawai'i County Code § 14-50 which requires exterior lights to be shielded to minimize ambient glare for the astronomical observatories located on Mauna Kea.

The findings of the mammalian survey are consistent with the location and the habitat present on the Candidate Sites. No mammalian species currently protected or proposed for protection under either the Federal or State of Hawai'i endangered species programs were detected during the survey. Although no rodents were detected during the survey, it is likely that four (4) established alien *muridae* found in Hawai'i (roof rat, Norway rat, European house mouse, and Polynesian rats) will use resources within the sites on a seasonal basis. These rodents are deleterious to native ecosystems and the native faunal species dependant on them. No Hawaiian hoary bats were detected during the survey. They are known to be widely distributed along the Kona coast and are present in areas with dense trees and shrubs. It is probable that this specie forages for insects over one or more of the sites on a seasonal basis. However, there is no suitable roosting habitat for this specie on any site, except for Candidate Site F: Makalapua Center, where there are fairly dense strands of *kiawe* trees.

The potential impact on the protected Hawaiian hoary bats is during the clearing and grubbing phases of construction. The removal of mature trees within the project site may pose the potential to temporarily displace individual bats that could use the vegetation for roosting. As the bats use multiple roosts within their territory, the potential disturbance is likely to be minimal. During the pupping season, female carrying their pups may be less able to rapidly vacate a roost site. They sometimes leave their pups in the roost site while they forage and young pups may not be able to flee during vegetation clearing. If Candidate Site F: Makalapua Center is selected, clearing of woody vegetation taller than 15 feet should be avoided during the roosting and pupping period between June 15 and September 15 to minimize potential impacts to roosting Hawaiian hoary bats.

There is no federally-delineated Critical Habitat present on or adjacent to the Candidate Site properties. The proposed project will not result in impacts to federally-designated Critical Habitat.

Table 5-1 summarizes native biological resources among the seven (7) Candidate Sites.

Table 5-1 PRESENCE OF BIOLOGICAL RESOURCES ON CANDIDATE SITES							
Biological Resources	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Common native plants on site	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rare native plants on site	Yes	Yes	No	No	Yes	Yes	Yes
Endangered plants on the site	No	No	No	No	No	No	No
Rare native birds on the site	No	No	No	No	No	No	No
Threatened and endangered birds overfly	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Roosting habitat for endangered bats on-site	No	No	No	No	No	Yes	No



5.7 ARCHAEOLOGICAL, HISTORIC, AND CULTURAL RESOURCES

Each site considered for the Kona Judiciary Complex was reviewed for historic preservation concerns. Cultural Surveys Hawai'i prepared an Archaeological Literature Review (June 2011) and Field Inspection and a Cultural Impact Assessment (CIA) (July, 2011), which are included as *Appendices H* and *F*, respectively. The SHPD, under HRS Chapter 6E and HAR Chapter 13-284, will review this material.

5.7.1 Archaeological and Historical Resources

The primary purpose of the Archaeological Literature Review and Field Inspection report was to help facilitate the recommendation of the final Kona Judiciary Complex site. While this investigation does not fulfill the requirements of an ~~archaeological inventory survey (AIS)~~ investigation (per HAR Chapter 13-276), ~~but instead,~~ **it does** serve as a document to facilitate the proposed project's planning and supports historic preservation review compliance. The purpose of this review was to assess if there are archaeological concerns within the study area and develop data on the general nature, density and distribution of archaeological resources.

In order to present the background research for the report in a coherent manner, each ahupua'a (traditional land division) included in the project has been assigned a unique section. The sections provide the previous archaeological research, a predictive model summarizing the potential for historic properties and cultural resources, and the findings of the survey for each Candidate Site. The sections are organized geographically from north to south: Kaloko, Honokōhau, Kealakehe, and Keahuolū, respectively. Two (2) of the Candidate Sites straddle more than one (1) ahupua'a. Candidate Site D: Lanihau/DHHL is located in the Honokōhau and Kealakehe Ahupua'a, and Candidate Site E: La'i'Ōpua is located in the Kealakehe and Keahuolū Ahupua'a.

Cultural resource significance is evaluated and expressed as eligibility for listing on the National and/or Hawai'i Register. To be considered eligible for listing on the National and/or Hawai'i Register, a cultural resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association, ~~and~~ **it should also** meet one or more of the following broad cultural/historic significance criteria: "A" reflects major trends or events in the history of the state or nation; "B" is associated with the lives of persons significant in our past; "C" is an excellent example of a site type/work of a master; "D" has yielded or may be likely to yield information important in prehistory or history; and, "E" (Hawai'i Register only) has traditional cultural significance to an ethnic group, ~~that~~ includes religious structures and/or burials.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

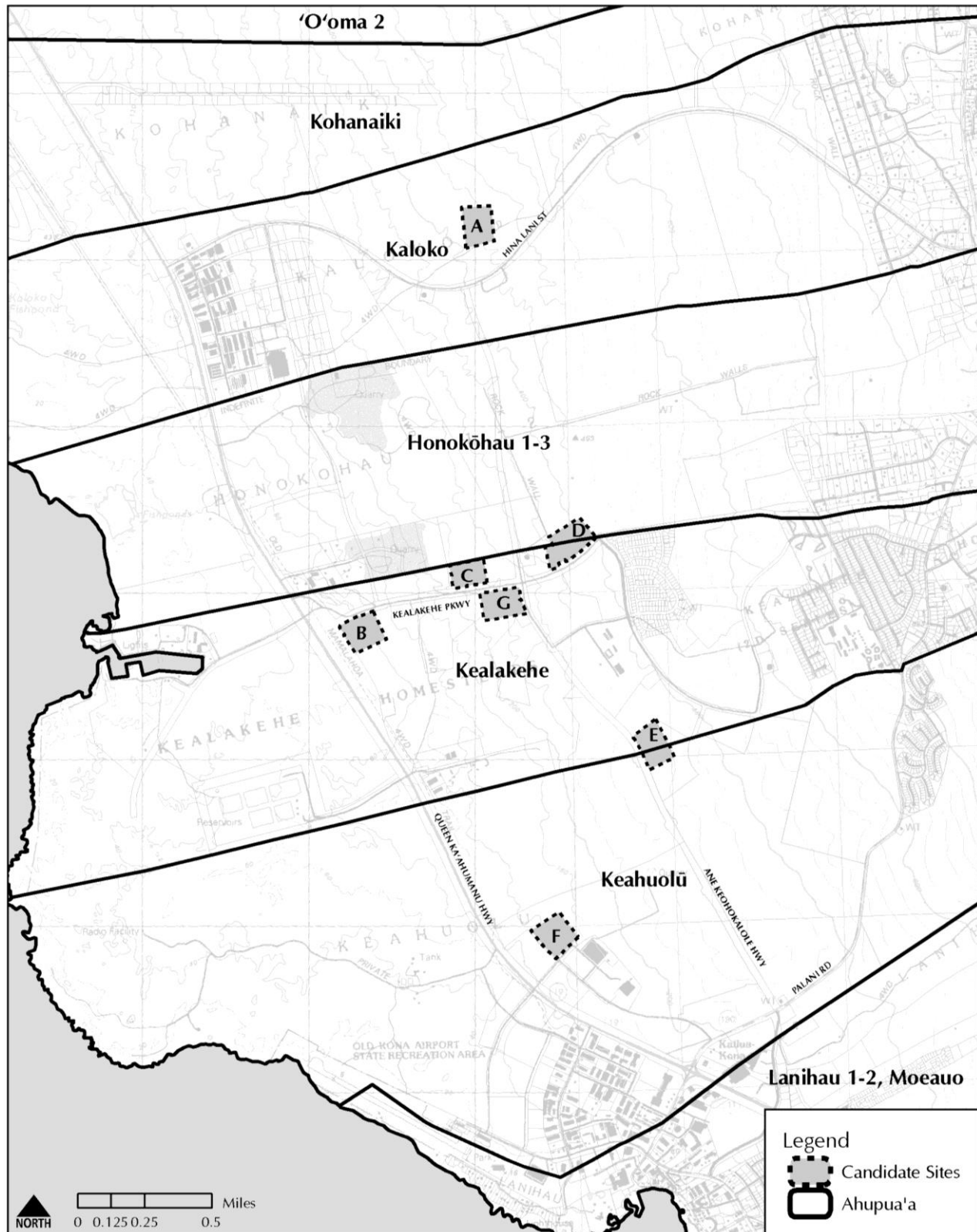


Figure 5-5
Candidate Sites and West Hawai'i Ahupua'a



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Kaloko Ahupua'a - Candidate Site A: Kaloko Makai

Extensive past archeological investigations within the proposed Candidate Site A: Kaloko Makai and its vicinity have been conducted. The archaeological sites found to be present within the current project site, their State Inventory of Historic Properties (SIHP) number, and their relative significance are presented in *Table 5-2*.

Table 5-2 HISTORIC PROPERTIES PREVIOUSLY IDENTIFIED IN CANDIDATE SITE A: KALO KO MAKAI WITHIN THE KALO KO AHUPUA'A					
SIHP No. 50-10-27-	Site Type	Function	Significance	Age	Last Recommended For
26291	Lava tube	Temporary Habitation/Quarry	D	Pre-Contact	Data Recovery
26292	Lava tube	Temporary Habitation	D	Pre-Contact	No Further Work
26302	Cairns (2)	Marker	D	Pre-Contact	No Further Work
26303	Lava tube	Temporary Habitation	D	Pre-Contact	Data Recovery
26307	Complex	Ceremonial	C, D, E	Pre-Contact	Preservation
26308	Enclosure	Temporary Habitation	D	Post-Contact	No Further Work

Sites 26291, 26292, and 26303 are lava tubes used for temporary habitation and securing lithic materials. Cairns (Site 26302) functioned as markers, although it is not certain what they marked. A historic enclosure (Site 26308) was interpreted as modern reuse of a temporary habitation. Site 26307, located along the eastern edge of Candidate Site A: Kaloko Makai, comprises a complex that was interpreted to function ceremonially, based on the component features' construction and association. This pre-contact site was recommended for preservation. No confirmed burials have been previously recorded in the Candidate Site A lands. Site 26292 may extend into the current project site. The southern limit of this site should be clear on the ground given its proximity to a recorded bulldozed road. See *Appendix H* for additional information.

Survey Findings

Candidate Site A: Kaloko Makai is dominated by an 'a'ā ridge that cuts across the southeastern half of the project site. Off of this ridge, vegetation on the pāhoehoe flats is fairly thick. For this reason, not much time was given during the inspection to visiting Site 26302. All of the other expected sites were visited. Signs of impact on historic properties in Kaloko Makai were observed at Site 26308 and at some of the openings along lava tube (Site 26291).

A modern bulldozed road runs along much of the length of the 'a'ā ridge, above Site 26307. This bulldozed road may connect to the historic jeep trail that runs through Candidate Site A: Kaloko Makai to the northeast outside of the project site, though no connection was observed during the inspection. It was determined during the pedestrian inspection that Site 26292 lies fully outside of (but directly adjacent to) the northern boundary of Candidate Site A. Just outside of this same corner of the project site but adjacent to the western boundary, a cairn consisting of less than 20 piled pāhoehoe cobbles and small boulders was observed, but does not appear to have been recorded during previous studies.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Honokōhau Ahupua'a - Candidate Site D: Lanihau/DHHL

Extensive past archeological investigations within the Candidate Site D: Lanihau/DHHL and its vicinity have been conducted. The archaeological sites found to be present within the current project site are presented in *Table 5-3*. Full site descriptions are included in *Appendix H*.

Table 5-3 HISTORIC PROPERTIES PREVIOUSLY IDENTIFIED IN THE HONOKŌHAU AHUPUA'A PORTION OF CANDIDATE SITE D: LANIHAU/DHHL					
SIHP No. 50-10-27-	Site Type	Function	Significance	Age	Last Recommended For
13023	Complex	Agriculture	A	Pre-Contact/ Historic	Data Recovery
13179	Wall	Boundary/ Ranching	D	Indeterminate	Data Recovery
18148	Complex	Recurrent Habitation	D	Pre-Contact	Data Recovery

Site 13023, along the eastern edge of Candidate Site D: Lanihau/DHHL near the ahupua'a boundary, is an agricultural complex comprised of a terrace, rock mound and pāhoehoe excavations. Further data collection was recommended for this site (*Appendix H*). Site 18148 is a complex interpreted as a recurrent habitation (i.e., a temporary habitation used repeatedly, such as during frequent mauka-makai travels or seasonally during planting seasons). This site was recommended for data recovery (*Appendix H*). Site 13179 is a wall likely constructed during the ranching era which was recommended for further data recovery (*Appendix H*).

Survey Findings

Koa haole grows thickly in the depressions and along the length of the historic wall (Site 13179) that runs up the west side of this Candidate Site. This bi-faced, core-filled wall is in generally good condition although the aluminum gate has collapsed on the cattle gateway. The intersection of this wall with a potentially remnant section of a wall (Site 13180) is expected outside of the project area to the north, though the current inspection did not confirm this. One modified outcrop (Modified Outcrop 2) was identified in the northern portion of Candidate Site D: Lanihau/DHHL. It was ruled out as belonging to one of the existing sites, thus representing a potentially new historic property. Modified Outcrop 2 consists of filled crack atop a pāhoehoe outcrop. A small lava tube opening was also identified that may contain human modifications.

The dense vegetation coupled with presumably inaccurate site distribution maps may explain why some of the sites could not be re-identified (Sites 13023 and 18148). A significant amount of time was spent looking for Site 18148, which is reported as being located about 50 meters (m) from Site 13179. The site distribution map from another study depicts Sites 13188, 13189, 16008 and 16009 directly along the proposed Kealakehe Parkway road corridor (*Appendix H*). These sites would have been obliterated by the construction of the roadway; therefore, little time was spent searching for sites along the southern boundary of the project site.

Kealakehe Ahupua'a - Candidate Sites B: Kealakehe (1), C: Civic Center, D: Lanihau/DHHL, E: La'i'Ōpua, and G: Kealakehe (2)

Extensive past archeological investigations within the proposed Candidate Sites B: Kealakehe (1), C: Civic Center, D: Lanihau/DHHL, E: La'i'Ōpua, and G: Kealakehe (2), and ~~its~~ **their** vicinity have been conducted. The archaeological sites found to be present within each of the current project site is presented in *Table 5-4*. Full site descriptions and maps are included in *Appendix H*.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 5-4 HISTORIC PROPERTIES PREVIOUSLY IDENTIFIED IN THE CANDIDATE SITES WITHIN THE KEALAKEHE AHUPUA'A						
SIHP No. 50-10-28-	Candidate Site	Site Type	Function	Significance	Age	Last Recommended For
5011	E	Wall	Boundary	D	Historic	No Further Work
13178	D	Complex	Agriculture/ Possible Burial	D	Pre-Contact	No Further Work
13179	D	Wall	Boundary/ Ranching	D	Indeterminate	Data Recovery
13180	G	Wall	Boundary/ Ranching	D	Indeterminate	No Further Work
13188	D	Complex	Habitation	D	Pre-Contact	No Further Work
13189	D	Complex	Agriculture	D	Pre-Contact	No Further Work
13215	E	Wall	Boundary	D	Historic	No Further Work
16008	D	Unknown	Unknown	D	Unknown	No Further Work
16009	D	Complex	Agriculture	D	Unknown	No Further Work
27855	E	Modified Outcrop	Agriculture	D	Pre-Contact	No Further Work

Subsurface testing was conducted at two (2) of the sites documented within the Candidate Site D: Lanihau/DHHL lands. Site 13188 was tested during the initial inventory survey (*Appendix H*). Site 13178 was tested during the later phase of data recovery (*Appendix H*). Table 5-5 below summarizes the results of these tests.

Table 5-5 SUMMARY OF PREVIOUS SUBSURFACE TESTING IN THE CANDIDATE SITES WITHIN THE KEALAKEHE AHUPUA'A				
SIHP No. (50-10-27-)	Feature	Site Type	Function assessment before testing	Findings resulted in function change?
13178	A	Complex	Agriculture/ Possible Burial	Yes; interpretation of function changed to indeterminate
13188	A	Lava Tube	Habitation	No

Previous archaeological studies within and immediately adjacent to the Candidate Sites within Kealakehe Ahupua'a confirm this area to be marked by dry land agricultural features and scattered temporary habitation sites, likely associated with the agricultural use of the area in both pre- and early post-Contact times. Indeed, previously recorded sites in the current project sites include walls, agricultural features, and habitation sites.

All of the sites listed in Table 5-4 above are considered historic properties significant under Criterion D for information they have yielded relative to past use of the current project area. No further work at Site 13188 (after testing there) and Site 13215 has been suggested (*Appendix H*). In a previous study, further data collection was recommended at Sites 5011, 13179, 13180, and 13189; two (2) years later, another survey investigation recommended no further work for two (2) of these (Sites



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



13180 and 13189), as well as Sites 16008 and 16009, which were likely both agricultural features (*Appendix H*). In a previous study, testing was recommended for Site 13178, to determine whether or not its platform contained a burial; later, testing at this site failed to uncover a burial and the site was reassigned an indeterminate function (*Appendix H*). No further work was also deemed warranted at Sites 5011 or 27855 (*Appendix H*).

Survey Findings

Candidate Site B: Kealakehe (1) – The Kealakehe (1) project site has been extensively affected by modern development. Between the project site and the Queen Ka‘ahumanu Highway is a sizeable construction staging area. Numerous bulldozed paths have cut through portions of this site. The project site is predominately comprised of extremely rough ‘a‘ā flow, though the northeastern quadrant is densely vegetated, undulating pāhoehoe. Maiapilo was observed along the pāhoehoe flows. A substantial ravine extending roughly north-south for 30 to 40 m was noted in the pāhoehoe flow along the northern boundary of the project site. The northern end of this ravine has been filled with basalt boulders, likely during the construction of Kealakehe Parkway.

Based on a previous site distribution map, no previously-recorded sites were expected within Candidate Site B: Kealakehe (1); though a substantial trail was depicted over a hundred meters to the south (see *Appendix H*). This trail was discovered within the northern half of the project site. Previous documentation of Site 13194 is somewhat problematic. The description of the portion of the trail west of the bulldozed road appears to be incomplete since there is no mention of coral presently found along this section, however, the coral could have been placed there within the past two (2) decades. The previous survey’s site description also mentions that Site 13194 intersected the Māmalahoa Trail but was disturbed in that vicinity by bulldozing. The description mentions the trail taking a sharp northward turn at the eastern edge of the ‘a‘ā flow (*Appendix H*). Before realizing that the trail corresponded with Site 13194, the field crew identified a continuation of the trail in a mauka direction across the pāhoehoe interface, though the trail was lost after a short distance. This section of trail extending from the staging area to the pāhoehoe east of the bulldozed road was recorded as Trail 1, and no sharp turn to the north was observed.

Two (2) other trail segments were identified during the inspection. Trail 2 extends in a northeast-southwest directly for four (4) to five (5) m over the interface of the pāhoehoe and ‘a‘ā flows, and is marked by 15 to 20 pāhoehoe stepping stones. Along Trail 2, the original tag for Site 13194 was located, meaning that this section of trail represented the previous survey’s northern leg mentioned in the site description. Trail 2 could not currently be followed over the pāhoehoe to the south and west, and may have been disturbed to the north by the construction of Kealakehe Parkway.

The third trail (Trail 3) consists of a compressed path through the ‘a‘ā that is oriented in roughly the same fashion as Trail 2. Though no intersections among the three (3) trails were identified, it is possible that Trail 3 once represented a northeast-oriented branch off the primary mauka-makai trail (Trail 1), and that Trail 2 is a further extension of this branch. North of the Trail 2 and Trail 3 segments along the bulldozed road bisecting Candidate Site B: Kealakehe (1), a concentration of water worn basalt stones, small worn pieces of coral, and what may be an unfinished, or pre-form, ulu maika (stone used in an ancient Hawaiian game) was found pressed into the ground surface. No previously-recorded sites are known to be located in this vicinity. This concentration may represent a historic property missed during the previous survey of the area.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Candidate Site C: Civic Center – No previously-recorded sites were anticipated at this Candidate Site. Extensive bulldozing was observed throughout the entire southeast quadrant of the project site. The remainder consists of undulating, crumbling *pāhoehoe* flows marked by numerous outcrops and depressions descending from a ridge situated near the center of the site. These outcrops were inspected for modifications. One modification was noted in the northeast corner of the project site, comprised of *pāhoehoe* cobbles and small boulders crudely stacked in a roughly NW-SE alignment atop an outcrop. Depressions or sinks in the *pāhoehoe* are areas of concern, as they can indicate lava tube openings or other natural features that were commonly utilized in the past. Many of the depressions in this Candidate Site were inspected for such features, and while some shallow openings were observed, no substantial tube openings or human modifications were noted.

Candidate Site D: Lanihau/DHHL – The Lanihau/DHHL site is characterized by undulating *pāhoehoe* flows with *koa haole* growing thickly in depressions and along the length of the historic wall (Site 13179) that runs up the west side of this site. This bi-faced, core-filled historic wall is in generally good condition. The intersection of this wall with a potentially remnant section of wall site 13180 is expected outside of the project area to the north, though the current inspection did not confirm this. The dense vegetation coupled with presumably inaccurate site distribution maps from Donham (1990b) and Robins et al. (2000) may explain why sites 13178, 13023 and 18148 could not be reidentified. A significant amount of time was spent looking for site 18148, which is reported as being located about 50 m from site 13179. The site distribution map from the Burgett and Rosendahl (1992) study depicts sites 13188, 13189, 16008 and 16009 directly along the proposed Kealakehe Parkway road corridor. These sites would likely have been destroyed by the construction of the road. One modified outcrop (Modified Outcrop 2) was identified in the northern portion of Candidate Site D: Lanihau/DHHL. It was ruled out as belonging to one of the existing sites, thus representing a potentially new historic property. Modified Outcrop 2 consists of filled crack atop a *pāhoehoe* outcrop. A small lava tube opening was also identified that may contain human modifications.

Candidate Site E: La'i-Ōpua – The La'i-Ōpua site contains the well-documented historic wall comprising Site 5011. This wall has been impacted by current construction along the Ane Keohokālōle Highway. Other than the destruction of the wall at the highway, it remains in good condition. This project site is very densely vegetated and the ground surface is almost entirely comprised of *pāhoehoe* obscured by thick grasses, airplants and decomposing organic material. No new potential historic properties were identified. Site 27855, recorded recently by another survey, was presently identified. Inaccuracies in survey site distribution maps made it difficult to accurately locate previously identified sites within the current project area (Sites 13215 and 13489, also see below under *Keahuolū Ahupua'a*) (Appendix H).

Candidate Site G: Kealakehe (2) – The field inspection at Candidate Site G: Kealakehe (2) focused on identifying trails, due to the known network of trails makai in Candidate Site B: Kealakehe (1) and community concern over such features. The site is almost entirely composed of 'a'ā lava flows that are lightly vegetated. Other than a bulldozed area along the northern site boundary, little modern impact was observed within this Candidate Site.

Two (2) potential sections of trail were identified within Candidate Site G: Kealakehe (2). Trail 4 consists of a narrow (less than 0.5 m wide) path of compressed 'a'ā oriented roughly east-west near the eastern boundary of the project site. This potential Trail 4 stood out in the field because of its defined length of 15 m. Given its narrow width and the history of livestock grazing in this area, it could be interpreted as an animal trail. Many small, non-contiguous patches of compressed 'a'ā



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



were noted throughout this Candidate Site, the result of the presence of livestock over many years. Another potential trail was observed in the southwest quadrant of Candidate Site G: Kealakehe (2), and was documented as Trail 5. This trail is up to a meter wide, and runs northeast-southwest for approximately 50 m. Like Trail 4, it consists of compressed, darkened 'a'ā. Along the southwest end, some 'a'a cobbles may have been placed along the edges of the trail.

A likely historic wire fence line abuts Trail 5 near its midpoint. This end of the fence line has been secured with a sizeable mound of piled 'a'ā cobbles and boulders. The fence line, which runs roughly northwest-southeast, crosses out of the project area along the southern boundary and continues to the extant portion of Ane Keohokālole Highway. While the fence line is predominately supported by rusting, metal vertical stakes, some very weathered wooden posts were also observed along its length, suggesting utilization of this fence over many years.

A section of Site 13180 was identified as expected in the northwest corner of the project site. The wall is oriented northeast-southwest, and consists of stacked 'a'ā cobbles and boulders. From its natural end in the project site, the wall runs approximately 30 m to the right-of-way along the south side of Kealakehe Parkway. While development has affected the lands directly east of the new West Hawai'i Civic Center, through which this wall would have continued to the northeast, there is a strong possibility that portions of the wall remain in the lands immediately west and north of Candidate Site D: Lanihau/DHHL, where it is reported to intersect with wall Site 13179 (*Appendix H*).

In the northeastern quadrant of Candidate Site G: Kealakehe (2), a complex of two (2) or three (3) excavations was observed. These pits are situated on an 'a'ā flow that appears older than the surrounding flows, given its smoothed and faded appearance. These features, indicated by the presence of overturned rock material, average less than a meter across and currently support plant growth.

Keahuolū Ahupua'a - Candidate Sites E: La'i'Ōpua and ~~Candidate Site F: Makalapua Center~~

Extensive past archeological investigations within Candidate Site E: La'i'Ōpua, Candidate Site F: Makalapua Center, and their vicinity have been conducted. The archaeological sites found to be present within these sites are presented in *Table 5-6*. Full site descriptions and maps are included in *Appendix H*.

Table 5-6 HISTORIC PROPERTIES PREVIOUSLY IDENTIFIED IN THE CANDIDATE SITES WITHIN THE KEAHUOLŪ AHUPUA'A						
SIHP No. 50- 10-28-	Candidate Site	Site Type	Function	Significance	Age	Last Recommended For
5011	E	Wall	Boundary	D	Historic	No Further Work
13305	F	Pāhoehoe Excavation	Quarry	D	Pre-Contact	No Further Work
13306	F	Complex Excavation	Agriculture	D	Pre-Contact	Data Recovery
13308	F	Trail	Transportation	D	Pre-Contact	Data Recovery
13322	F	Trail	Transportation	D	Pre-Contact / Early Historic	Data Recovery
13323	F	Trail	Transportation	D	Pre-Contact / Early Historic	Data Recovery
13489	E	Terrace	Agriculture	D	Pre-Contact	No Further Work



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Previous archaeological studies within and immediately adjacent to the Candidate Sites confirm this area to be marked by dry land agricultural features and scattered temporary habitation sites, likely associated with the agricultural use. Previously recorded sites include a wall, agricultural features, trails and a quarry, dating from the pre-contact to early historic eras. Radiocarbon dates from data recovery conducted at sites located just south of Candidate Site F: Makalapua Center reinforce that this area was utilized throughout this range of time (*Appendix H*).

All of the sites listed in *Table 5-6* above are considered historic properties significant under Criterion D for information they have yielded relative to past use of the current project area. Further data collection in the form of Data Recovery at Sites 5011, 13306, 13308, 13322, and 13323 was suggested in a previous survey. No further work was recommended for Sites 13305 or 13489, which consisted of a single pāhoehoe excavation and agricultural terrace, respectively. Subsequent to recent work at Site 5011, a recommendation of “No further work” was given (*Appendix H*).

Survey Findings

Candidate Site E: La’i’Ōpua – The findings for Candidate Site E are summarized in the preceding section under the Kealakehe Ahupua’a.

Candidate Site F: Makalapua Center – The Makalapua project site includes fairly extensive areas of bulldozing along its eastern boundary, which may account for the inability to relocate trail Site 13322. This trail was located on an ‘a’ā flow, as were the other trails previously-recorded in this Candidate Site. Squatters have occupied these lands in recent times. A substantial camp appears to lie at the southern end of trail Site 13308, thus altering the site by the modern addition of branch trails, mounds, and other markers. It is possible that rock material once associated with trail Site 13308 has been displaced for the construction of these modern features. The site was found 100 m north of its position depicted on the previous survey’s site distribution. Similarly, trail Site 13323 was found nearly 25 m east of its expected location, running roughly parallel to the makai edge of a bulldozed cut along the eastern project site boundary.

Sites 13305 and 13306 could not be found again. These historic properties consist of pāhoehoe excavations likely obscured by dense vegetation. Furthermore, it could be inferred from the inaccurate positions of Sites 13308 and 13323, that these sites may be located some distance away from the areas specified thereon. A previously-unrecorded pāhoehoe excavation was identified in the northeast quadrant of Candidate Site F: Makalapua Center, at which the quarried rock material has been placed back into the pit.

Potential Impacts and Mitigation Measures

The current field inspection served to develop an understanding of the landscape/terrain, areas of prior impact, potential archaeologically sensitive areas and/or features, and the locations of previously-recorded sites in relation to the seven (7) Candidate Sites. About half of the historic properties expected to be present could not be relocated. Revisiting these sites for the purpose of documentation using modern locational technology would benefit the archaeological record and future studies in and around the area. Furthermore, some of the sites documented in and around the seven (7) Candidate Sites have been recommended for data recovery or preservation.

The observation of additional potential historic properties within the seven (7) Candidate Sites emphasizes the limitations of survey work in this region. Uneven terrain often covered in grasses and invasive plants makes identification of features difficult, even with the close pedestrian transects typically employed during inventory surveys. Despite the coverage of the seven (7) Candidate Sites



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



lands under previous studies, there remains a significant potential for the presence of additional archaeologically significant features, including subsurface features in lava tubes. Recommendations specific to each Candidate Site are detailed below.

Candidate Site A: Kaloko Makai

While the Kaloko Makai Candidate Site has been recently surveyed, one (1) newly-identified feature (cairn) was observed adjacent to the northwestern boundary. The discovery of this modest feature underscores the potential for additional historic properties to be located within the Kaloko Makai Candidate Site. While previous surveys comprised nearly hundreds of acres, a focused inventory survey of this Candidate Site would likely yield a more thorough accounting of the historic properties located within. Site 26307 has also been previously recommended for preservation, which may be problematic for the development of this site.

If Kaloko Makai is chosen as the site to construct the Kona Judiciary Complex, archaeological monitoring is highly recommended during construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for disturbing subsurface historic properties within this site.

Candidate Site B: Kealakehe (1)

The problematic nature of the past inventory survey was made clear during the current inspection. The case of site 13194 and the trail sections observed during the current inspection highlights the need for further study of these features (~~it was~~ the past inventory survey also recommended that further study be performed at Site 13194). There is a strong potential for the presence of additional historic properties within the northeast quadrant of this Candidate Site where the vegetation is dense, and within the southern portion where the 'a'ā lava has not been impacted, although the discovery of the Bulldozed Concentration and Trail 3 emphasizes that additional properties could be found anywhere within this project site. A focused inventory survey of this project site would likely yield a more thorough accounting of the historic properties located within. If Candidate Site B: Kealakehe (1) is chosen for the Kona Judiciary Complex, archaeological monitoring is recommended during any construction-related ground disturbance to mitigate the potential for subsurface historic properties within this site.

Candidate Site C: Civic Center

Candidate Site C: Civic Center project site was part of a large study area that comprised nearly 1,000 acres. While this survey did not identify any sites within the bounds of Candidate Site C: Civic Center, the documentation of the newly-identified Modified Outcrop 1 underscores the potential for further historic properties to be located here. A focused inventory survey of this Candidate Site would yield a more thorough accounting of the historic properties located within the site.

This Candidate Site is one of the most impacted, as the entire southeastern quadrant had been bulldozed. Furthermore, the Candidate Site is bounded on three (3) sides by developments including a quarry, the new West Hawai'i Civic Center, and Kealakehe Parkway. When considering these facts in addition~~at~~ to the relative lack of known historic properties, Candidate Site C: Civic Center stands out as the best choice for the Kona Judiciary Complex from an archeological perspective. If selected, further inventory survey work and archaeological monitoring are highly recommended during any construction-related ground disturbance to mitigate the potential for affecting subsurface historic properties within this site.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Candidate Site D: Lanihau/DHHL

The identification of Modified Outcrop 2 and the dense vegetation within Candidate Site D: Lanihau/DHHL underscores the potential for further historic properties to be located here. Inaccuracies in the site distribution maps from previous surveys may account for the lack of success in relocating Sites 13023, 13178 and 18148. Candidate Site D: Lanihau/DHHL was originally surveyed under sizeable study areas. A focused inventory survey could result in improved locational data for the historic properties that could not be relocated during the present study, better our understanding of Site 13179, and document new potential sites like Modified Outcrop 2. Furthermore, if Lanihau is chosen for the Kona Judiciary Complex, archaeological monitoring is highly recommended during any construction-related ground disturbance to mitigate the potential for affecting subsurface historic properties within this site.

Candidate Site E: La'i'Ōpua

While the Candidate Site E: La'i'Ōpua was initially surveyed as part of a larger study area that comprised nearly 1000 acres, it has also been very recently covered in a significantly smaller, more focused inventory survey (*Appendix H*). During this study, a new historic property was identified (Site 27855), but this modest site was recommended for no further work, as was the more substantial wall site 5011. No new potential historic properties were identified during the current inspection. Therefore, despite the dense vegetation throughout most of this site, further inventory survey is not necessary.

The terrace (Site 13489) recorded as part of the larger survey area was not identified during the subsequent smaller survey. The wall (Site 13215) was relocated during the subsequent study over 100 m east of its initial location (*Appendix H*). The exclusion of these known historic properties from Candidate Site E: La'i'Ōpua lands essentially halves the total of historic properties anticipated here. From an archeological perspective, this general lack of sites coupled with the prior recommendation of no further work for Sites 5011 and 27855 makes La'i'Ōpua a potentially good location for the Kona Judiciary Complex. If Candidate Site E: La'i'Ōpua is chosen for the Kona Judiciary Complex, archaeological monitoring is highly recommended during any construction-related ground disturbance to mitigate the potential for affecting subsurface historic properties within the project site.

Candidate Site F: Makalapua Center

Candidate Site F: Makalapua Center will require additional inventory survey work if chosen for the Kona Judiciary Complex. Three (3) of the sites anticipated here could not be relocated (Site 13322 may have been impacted by bulldozing). Furthermore, the two (2) sites that were relocated were discovered a substantial distance away from the locations shown on the previous survey site distribution map. A new potential historic property (Pāhoehoe Excavation 1) was also identified during the current inspection; this finding and the presence of dense vegetation on the pāhoehoe flows here underline the possibility of further potential sites. A focused inventory survey could result in improved locational data for the historic properties that could not be relocated during the present study; better our understanding of Sites 13306, 13308, 13322, and 13323 (all previously recommended for data recovery); and document new potential sites like Pāhoehoe Excavation 1.

If Candidate Site F: Makalapua Center is chosen as the project site, archaeological monitoring is highly recommended during any construction-related ground disturbance to mitigate the potential for affecting subsurface historic properties within this site.



Candidate Site G: Kealakehe (2)

The Kealakehe 2 project site further exemplifies the limitations of the data gathered under a previous inventory survey (*Appendix H*). The current discovery of the 'A'a Excavation Complex and the potential trails in this project site exhibit the potential for the presence of further historic properties here. A wire fence was identified that had not previously been recorded, since 20 years ago this feature would not have met the 50-year age requirement to be considered eligible as an historic property. A focused inventory survey of this project site would yield a more thorough accounting of the historic properties.

In addition to further inventory survey work, if Candidate Site G: Kealakehe (2) is chosen for the Kona Judiciary Complex, archaeological monitoring is highly recommended during construction-related ground disturbance to mitigate the potential for affecting subsurface historic properties within this site.

5.7.2 Cultural Resources and Traditional Practices

A CIA was prepared by Cultural Surveys Hawai'i (CSH) in accordance with the regulatory requirements of HRS Chapter 343 as amended by H.B. No. 2895, H.D. 1 of the State of Hawai'i Twentieth Legislature and approved as Act 50. Act 50 requires consideration of a proposed project's effects on cultural practices and resources as part of a State environmental review. A full copy of the CIA is included in this EIS in *Appendix F*.

The CIA helps to identify sources of traditional knowledge, identify the existing and current cultural practices within the area, and derives mitigation solutions to minimize or eliminate the impact to either the resources necessary to sustain the practice or assures continued accessibility for the cultural practice to be sustained. This section addresses land uses and the existing built environment, results of background research and community consultation, cultural impacts, and project recommendations.

Land Use

The study area was comprised of seven (7) sites located in the *ahupua'a* (land divisions) of Kaloko, Honokōhau, Kealakehe, and Keahuolū in the District of North Kona, Island of Hawai'i. For the purposes of this project, the project area refers to the entire area of the four (4) *ahupua'a* mentioned above. The project's area of potential effect is defined as the combined land area of the seven (7) possible sites which is approximately 69.7 acres.

Compared to the neighboring town of Kailua, located immediately south, the project area is relatively undeveloped. However, several establishments exist within the project area, such as the Honokōhau Harbor, the Kaloko-Honokōhau National Park, the Kaloko Industrial area, the Kealakehe Transfer Station, the Kailua Police Station, and the Makalapua Shopping Center. Residential housing is generally *mauka* of Queen Ka'ahumanu Highway, off Māmalahoa Highway and Palani Road. The following sections provide more detailed descriptions of the built environment surrounding the Candidate Sites.

Kaloko Ahupua'a – Candidate Site A: Kaloko Makai

The land surrounding Candidate Site A: Kaloko Makai is predominantly rural and generally undeveloped. Some modern cattle ranching has taken place intermittently within and around Candidate Site A: Kaloko Makai, with remnant infrastructure present throughout the general area. A large industrial area, often referred to as "Kaloko Industrial," is located immediately south of Candidate Site A: Kaloko Makai. Hina Lani Street, a major *mauka* to *makai* road, runs past the southern end of Candidate Site A: Kaloko Makai.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Honokohau Ahupua'a – Candidate Site D: Lanihau/DHHL

Though Candidate Site D: Lanihau/DHHL is listed under Honokōhau, part of Candidate Site D: Lanihau/DHHL also extends into Kealakehe Ahupua'a and abuts Kealakehe Parkway. Candidate Site D: Lanihau/DHHL is located directly adjacent to a Hawaiian Homes residential area in Kealakehe. Directly west of Candidate Site D: Lanihau/DHHL is the newly established West Hawai'i Civic Center and to the south is Kealakehe High School, approximately 0.25 miles south of Candidate Site D: Lanihau/DHHL along Ane Keohokalole Highway.

Kealakehe Ahupua'a – Candidate Sites B: Kealakehe (1), ~~Candidate Site C: Civic Center,~~ E: La'i'Ōpua, and ~~Candidate Site G: Kealakehe (2)~~

Candidate Sites within Kealakehe are presently undeveloped and located relatively close to each other. Candidate Site B: Kealakehe (1) is located approximately 0.1 miles (0.17 km) north of the Kealakehe Parkway and Queen Ka'ahumanu Highway intersection, across from a small industrial complex including a gas station. Candidate Site C: Civic Center lies approximately 0.3 miles (1.6 km) east of Candidate Site B: Kealakehe (1) along Kealakehe Parkway and adjacent to the new West Hawai'i Civic Center building. Candidate Site E: La'i'Ōpua is located near the Kealakehe High School and part of the site that extends into the *ahupua'a* of Keahuolū. Candidate Site G: Kealakehe (2) is located directly across Kealakehe Parkway from the new Civic Center building and alongside Ane Keahokalole Highway.

Keahuolū Ahupua'a – Candidate Sites E: La'i'Ōpua and ~~Candidate Site F: Makalapua Center~~

Candidate Site E: La'i'Ōpua and Candidate Site F: Makalapua Center are located on undeveloped lands. Candidate Site E: La'i'Ōpua lies southeast of Kealakehe High School and southwest of Keanalehu Drive, along the undeveloped Ane Keohokālōle Highway right-of-way. A historic *ahupua'a* wall has been previously recorded within Candidate Site E: La'i'Ōpua. West of this site lies the Hawai'i Island Humane Society, the Kailua Police Station, and the Kealakehe Transfer Station. Candidate Site F: Makalapua Center is immediately surrounded by undeveloped land to the west, north and east, and the Makalapua Shopping Center to the south. Queen Ka'ahumanu Highway lies approximately one-tenth (0.1) mile to the west, and a quarry is located approximately two-fifths (0.4) mile to the east. Candidate Site F: Makalapua Center is the closest Candidate Site to Kailua Town, and is in close proximity to the "Old Industrial" area of Kailua Town.

Cultural and Historic Background

Background archival research yielded the following results regarding *mo'olelo* (stories, oral histories), settlement, and resources in the project area.

- Kekaha literally translates as "the place" and is thought to extend from Kealakehe to Pu'uanahulu in the north (Pukui et al., 1974), though others believe that Kekaha extends all the way to Kohala (Fa'anunu and Hammatt, 2010). Also referred to as Kekaha *wai 'ole* (without water) or the Kaha lands, the region is known for its arid and dry environment.
- Settlement along the project area, possibly as early as 1200, is thought to have been primarily small communities along pockets of coastal bays with potable water (Kirch 1979; Greene 1993). Settlement patterns changed after the Māhele (land division process from 1848 onward) when people abandoned the coast and became more concentrated in the *mauka* (inland) areas near the Māmalahoa Highway (Cordy et al. 1991).



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



- *Mo'olelo* associated with the project area are plentiful, suggesting early settlement of the project area by a viable Native Hawaiian population. The presence of distinguished fish ponds, a fish trap, *hōlua* (platform), *heiau* (pre-Christian place of worship), and other cultural features is testament to early settlement. Early accounts of the project area indicate that the area was more heavily cultivated historically than it is today, with crops such as breadfruit, other fruit trees, and vegetables (Menzies 1920).
- During the *Māhele*, *Keahuolū*, *Honokōhau*, and *Kaloko Ahupua'a* were designated *Konohiki* (head man of an *ahupua'a*) lands while *Kealakehe* was retained as Government Land.
- The first improved lateral trails through the project area were the *Ala Loa* and the *Ala Hele*, which were the middle and the mountain trail, respectively. The *Ala Loa*, or the middle trail, was modified in the 1840s and called the *Alanui Aupuni*, the King's Highway, or the Old *Māmalahoa* Trail. Cordy et al. (1991:403) believe that the curb-lined Old *Māmalahoa* Trail was built between 1836 and 1855. The *Ala Hele* or *Kealaehu* ("path of Ehu") extended from *Kailua* to the uplands of *Kekaha* and the current Belt Highway or the *Māmalahoa* Highway is aligned with portions of this old trail (Clark and Rechtman 2006a:61). The third lateral trail was the coastal trail, which hugged the North Kona coastline.
- *Mauka* (inland) to *makai* (seaward) trails traverse the project area. A trail connecting the *Kohanaiki* Homesteads to the *Kaloko Fish Pond* is shown on a 1924 USGS map to pass through the southern portion of Candidate Site A: *Kaloko Makai*.
- The *iwi* (bones) of *Kamehameha I* are believed to have been buried near the *Kaloko Fish Pond* in *Kaloko* (Kamakau 1961).

In the background records search conducted by CSH, cultural resources associated with early Hawaiian settlements, and lateral as well as *mauka* to *makai* trails, are identified as potential concerns in the project area.

Community Consultation, Ethnographic Interviews

Kama'āina (common folk) and *kūpuna* (elders) with knowledge of the Kona Judiciary Complex project area participated in talk-story interviews. CSH attempted to contact 47 community members (government agencies; community organization representatives; and individual interests such as residents, family members with ties to the area; cultural and lineal descendents; and cultural practitioners). Of the 47 contacted, 18 people responded, of which, eight (8) participated in formal interviews for more in-depth contributions to the CIA, and three (3) provided statements over the telephone. The community consultation identified the following comments associated with the Candidate Sites.

- The area encompassing the seven (7) Candidate Sites is within the *Kekaha* region, which extends from *Honokōhau* to *Pu'uanahulu* but is also known to include *Kealakehe* and *Keahuolū*.
- Community members remember this area and its immediate vicinity as once highly dependent on coastal resources and farmlands for subsistence. Though most people lived *mauka* during the winter time when the water was rough, participants remember camping for many days along the coast during the summer time, fishing, gathering shellfish and *limu* (general name for all plants living under water), as well as drying fish. Families shared the *kuleana* (responsibility) of cleaning the beaches and maintaining the fish ponds and trails along the shoreline. Taro and other crops were planted in the *kula* lands (open country, pasture lands), where feral goats and other game roamed freely.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



- Marine resources reported by participants to be commonly caught in the coastal areas of the project area include *wana* (*Diadema* species (spp.)), *‘a‘ama* (*Grapsus tenuicrustatus*), *pa‘ēa* (crab), *manini* (*Acanthurus triostegus*), *‘ōhua* (general name for young of various fish species), *maiko* (*Acanthurus nigroris*), *he‘e* (octopus), *‘ōpae ‘ula* (endemic shrimp), *‘ōpelu* (*Decapterus macarellus*), *ono* (*Acanthocybium solandri*), *kala lolo* (*Naso* spp.), *‘o‘opu* (gobi, blennie), *ulua* (*Pseudocaranx dentex*), *āholehole* (*Kuhlia xenura*), *‘ala‘ihi* (*Sargocentron* spp.), *akule* (*Selar crumenophthalmus*), *‘āweoweo* (*Heteropriacanthus cruentatus* or *Priacanthus meeki*), and *‘upāpalu* (*Apogon* spp.) (see *Appendix F* for scientific names).
- Participants described a variety of fishing methods used within the coastal areas of the project area which include: pole-fishing, crabbing, netting, diving, the *ko‘a* (traditional fishing grounds) system for *‘ōpelu*, the *‘auhuhu* plant for poisoning fish, *‘ahele* or catching *‘a‘ama* with bamboo, fish traps like *‘Ai‘ōpio* Fish Trap in Honokōhau, and fish ponds for rearing fish like *awa* and mullet (see *Appendix F* for scientific names).
- The project area was known for its fish ponds *‘Aimakapā* and *Kaloko*, and participants speak of a large fish pond in *Kaloko* that was covered by a lava flow. The fish ponds are located along the coastal region of the project area and not in the immediate vicinity of the Candidate Sites.
- Knowledge of *lā‘au lapa‘au* (traditional medicine) and customs of gathering plants for medicinal and agricultural purposes continue to be passed on by Native Hawaiians within the project area. Participants pointed out that *maiapilo* (*Capparis sandwichiana*), a native plant commonly used in *lā‘au lapa‘au*, grows within the project area.
- An important native plant exists in Kealakehe, near the Kealakehe High School, below the *La‘i‘Ōpua* Hawaiian Homestead, and within the immediate vicinity of several Candidate Sites.
- *Mo‘olelo* associated with Kamehameha I was recounted by participants, which indicate the project area’s connection to the late king.
- Trails are a significant cultural feature of the project area, and people from *mauka* and *makai* would meet along these trails to exchange food like taro from the mountains with fish from the sea. Participants claimed that a *mauka* to *makai* jeep trail crosses the southern portion of Candidate Site A: *Kaloko Makai*. An older trail was also identified within the immediate vicinity of the jeep trail. There was concern that the *Ala Loa* Trail or the Old *Māmalahoa* Highway, a lateral trail parallel to the ocean, may intersect Candidate Site B: *Kealakehe* (1). The *Ala Loa* is an ancient trail that runs from *Kailua* to *Puakō*.
- Participants indicated that *iwi* of the dead are the most cherished possession because they contain a person’s *mana* (divine power), thus, the locations of burial sites are not disclosed. It is known that the *ali‘i* (chiefs, rulers) were buried in canoes and placed in caves. The participants believe that many burials are present throughout the project area, particularly within lava tubes and underground caves. There are many burials and graves in Kealakehe within the immediate vicinity of Candidate Sites along Kealakehe Parkway. Many *iwi* are also buried in the sand dunes in *Maka‘eo*, *Keahuolū*. Consultations also reveal that many victims of a flu epidemic in the 1860s were buried within the project area, and that the *iwi* of Kamehameha I are believed to be buried in *Kaloko*.
- Participants reported a variety of cultural resources existing within the project area. It is believed that eight (8) *heiau* are located in the vicinity of Costco Wholesale, in *Kaloko*. Another documented *heiau*, *Kalualapauila*, is in Kealakehe *mauka*, which is believed to be connected to a pit associated with a shark *kupua* (demigod) at *Kaiwi Point*. There were references to *heiau* along the shoreline and a *hōlua* slide in *Honokōhau*. The historic *Kuakini Wall* was also noted, as extending from *Keahuolū* to *Kaloko*.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



- Participants felt that Candidate Sites nearest the newly-established West Hawai'i Civic Center along Kealakehe Parkway, such as Candidate Site C: Civic Center and Candidate Site G: Kealakehe (2), are the most appropriate sites for the Kona Judiciary Complex. Their reasons are the following: 1) proximity to the West Hawai'i Civic Center serves as a central location that makes it easier for public access and reduces transportation cost; 2) infrastructure to service the building is already in place for the Civic Center.

Comments on other Candidate Sites included:

- Candidate Site G: Kealakehe (2) – previously used for ranching activities.
- Candidate Site A: Kaloko Makai – developing infrastructure with archeological features.
- Candidate Site B: Kealakehe (1) – a regional park is planned for the area.
- Candidate Site F: Makalapua Center – close proximity to Kailua Town.
- Candidate Site F: Makalapua Center – high likelihood of iwi burials.
- All the Candidate Sites are most likely to contain archaeological features.

Common concerns among community members were similar to those identified in the background research. Community members and *kūpuna* identified protection of native plants, trails and cultural resources as important for the region.

Potential Impacts and Mitigation Measures

Discovery of Cultural Artifacts and Iwi

Based on information gathered from the community consultation efforts, as well as archaeological and archival research, the possibility of encountering *iwi kūpuna* (human skeletal remains) is a genuine concern. A full AIS will be conducted on the selected Candidate Site for the future Kona Judiciary Complex. This is a proactive mitigation step to assess the concern during early phases of project planning and design. Based upon the findings of the AIS, additional measures to address and mitigate any substantive cultural finds will be developed in consultation with SHPD, the ~~Oahu~~ **Hawai'i** Island Burial Council (~~OH~~ **IBC**), Native Hawaiian organizations, and *'ohana* with lineal and cultural ties to the area. Archaeological monitoring will be conducted during land-disturbing activities. If cultural resources or human remains are found during construction, appropriate procedures and BMPs will be implemented that comply with historic preservation requirements.

Public Access to Trails

Community participants identified trails as a concern regarding the proposed Kona Judiciary Complex project and that it should not limit access to public use of trails. This is a particular issue with Candidate Site A: Kaloko Makai, on which a trail traverses, and Candidate Site ~~CB: Civic Center~~ **Kealakehe (1)**, due to its proximity to the Ala Loa Trail. Should trails be encroached upon, it is recommended that recognized descendants of that *ahupua'a* be consulted and that the trails should not be "broken." It is recommended that buffers should be placed around the trails to protect them.

Native Plants

Respondents are concerned about the impact of the proposed development on native plants. Native plants are important cultural and natural resources in Hawai'i due to their endemic nature. Diminishing vulnerable plant populations can negatively affect Native Hawaiian cultural practices. It was recommended that the project protect native plants where possible and replant native plants within the site landscaping or designated open areas nearby to foster the growth of native plants.



The State will continue to work with the community members through the planning and design processes to ensure protection of valuable cultural resources within the chosen Candidate Site. Whenever possible, proper protocols will be adopted to care for the land and avoid adverse cultural impacts.

5.8 HAZARDOUS MATERIALS

A search of public database records pertaining to hazardous materials was obtained from Environmental Data Resources, Inc. (EDR) in May 2011 for the Candidate Sites and their vicinity (see *Appendix J* for full report). EDR's environmental record search system provides regularly-updated environmental information needed to meet the screening standards defined by American Society for Testing and Materials E 1527-05. The database search was conducted to identify known hazardous materials on or in the vicinity of the Candidate Sites and assist in the evaluation of the environmental risk associated with each site. The following is a partial list of the public records that were accessed in the search:

Federal Databases:

National Priority List (NPL)
Proposed National Priority List Sites (Proposed NPL)
Federal Superfund Liens (NPL LIENS)
National Priority List Deletion (Delisted NPL)

Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List

Federal Facility Site Information listing (FEDERAL FACILITY)
CERCLIS No Further Remedial Action Planned (CERC-NFRAP)

Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities List

Corrective Action Report (CORRACTS)

Federal RCRA non-CORRACTS Treatment Storage and Disposal Facilities (TSDF) List
Treatment, Storage and Disposal (RCRA-TSDF RCRA)

Federal RCRA Generators List
Large Quantity Generators (RCRA-LQG RCRA)

Federal Institutional Controls/Engineering Controls Registries
Engineering Controls Sites List (US ENG CONTROLS)
Sites with Institutional Controls (US INST CONTROL)

State Databases:

State - and Tribal - Equivalent CERCLIS
Sites List (SHWS)

State and Tribal Landfill and/or Solid Waste Disposal Site Lists
Permitted Landfills in the State of Hawaii (SWF/LF)

State and Tribal Leaking Storage Tank Lists
Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



State and Tribal Registered Storage Tank Lists

Underground Storage Tanks on Indian Land (INDIAN UST)

Underground Storage Tank Listing (FEMA UST)

State and Tribal Institutional Control/Engineering Control Registries

Engineering Control Sites (ENG CONTROLS)

Sites with Institutional Controls (INST CONTROL)

State and Tribal Voluntary Cleanup Sites

Voluntary Cleanup Priority Listing (INDIAN VCP)

Voluntary Response Program Sites (VCP)

State and Tribal Brownfields Sites

Brownfields Sites (BROWNFIELDS)

Other Ascertainable Records (selected):

Facility Index System/Facility Registry System (FINDS)

Mines Master Index File (MINES)

The search revealed data for the vicinity of the Candidate Sites only for the Federal CERCLIS, Federal RCRA Generators, RCRA-Conditionally-Exempt Small Quantity (CESQ), Federal Environmental Response Notification System (ERNS), State and Tribal Leaking Storage Tank, State and Tribal Registered Storage Tank, FINDS and the MINES lists. The search results are summarized below showing the search results within a one-quarter (0.25) mile radius of each Candidate Site. EDR search results are depicted graphically, and shown in relationship to the Candidate Sites in *Figure 5-6*.

Candidate Site A: Kaloko Makai

There are no hazardous materials database results within one-quarter (0.25) mile of Candidate Site A: Kaloko Makai.

Candidate Site B: Kealakehe (1)

There are two (2) hazardous materials database search results within one-quarter (0.25) mile of Candidate Site B: Kealakehe (1), EDR site "A" and site "13".

The cluster of "A" sites includes the Marina Oil and Fuel at 74-425 Kealakehe Parkway which was identified on the ERNS and FINDS databases, as well as an ERNS site at 74-429 Kealakehe Parkway. Identification on the ERNS database indicates a reported release of oil and/or hazardous substance on the site. The FINDS database is a facility registry as well as a "pointer" to other database sources that may contain more detail. Although the EDR report maps the cluster of "A" sites mauka of Queen Ka'ahumanu Highway within one-quarter (0.25) mile of the project site, address confirmation indicates that the site is actually located adjacent to Honokohau Harbor, more than one-half (0.5) mile away from the project site.

According to the EDR map, site "13" is located just makai of Queen Ka'ahumanu Highway on the edge of the one-quarter (0.25) mile radius for Candidate Site B: Kealakehe (1). Site "13" is on the ERNS database. The address of EDR Site "13" is listed at 74-380 Kealakehe Parkway, which, when mapped, is physically located much farther makai by the harbor, more than one-half (0.5) mile away from the Candidate Site.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

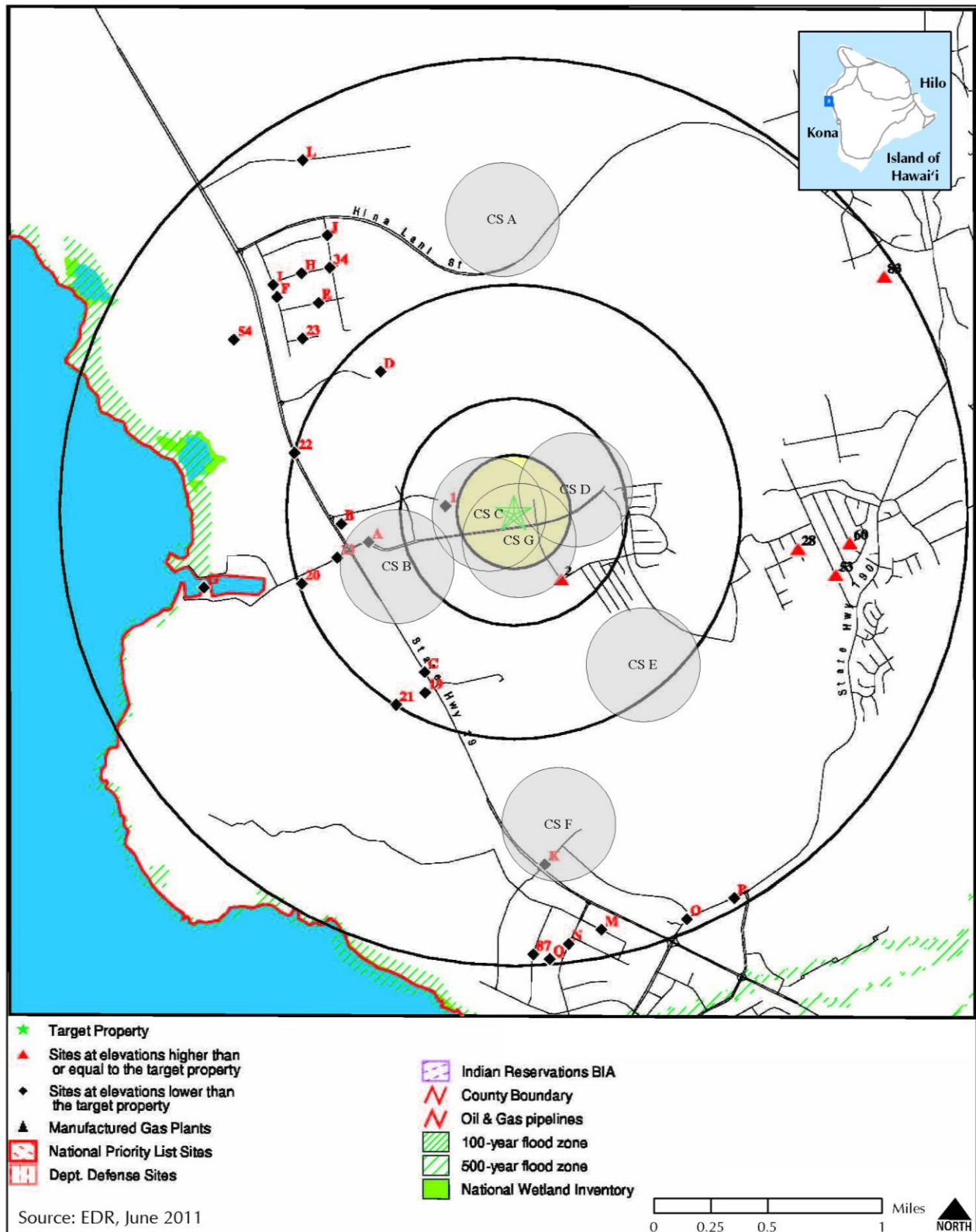


Figure 5-6
Potential Hazardous Material Locations (EDR Radius Map)



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ **Final** Environmental Impact Statement



The sites listed within one-quarter (0.25) mile of Candidate Site B: Kealakehe (1) were found to be incorrectly mapped by EDR and outside of the one-quarter (0.25) mile radius. No hazardous materials were found on-site or within one-quarter (0.25) mile of Candidate Site B: Kealakehe (1).

Candidate Site C: Civic Center (DHHL)

EDR identified one (1) database search result within one-quarter (0.25) mile of Candidate Site C: Civic Center, site "1". Site "1" is a locally-owned company called Soils Plus, located at 74-591 Honokohau Street. The company sells custom top soils blends and rocks for landscaping. The location was identified on the MINES database, indicating the presence of a mine, and in this case, a non-coal mine. No hazardous materials were identified at EDR site "1". Candidate Site C is located approximately one-eighth (0.13) mile mauka of site "1" and operations at site "1" are not anticipated to affect Candidate Site C: Civic Center.

Candidate Site D: Lanihau/DHHL

There are no hazardous materials database results within one-quarter (0.25) mile of Candidate Site D: Lanihau/DHHL.

Candidate Site E: La'i'Ōpua

There are no hazardous materials database results within one-quarter (0.25) mile of Candidate Site E: La'i'Ōpua.

Candidate Site F: Makalapua Center

The hazardous materials database search results within one-quarter (0.25) mile of Candidate Site F: Makalapua Center include one (1) result, EDR site "K" which appears on EDR's map at the intersection of Queen Ka'ahumanu and Makala Boulevard. Site "K" is listed as Target store No. 2412 at 74-5455 Makala Boulevard. In actuality, EDR has incorrectly mapped the property within one-quarter (0.25) mile of Candidate Site F: Makalapua Center. The Target store at this address is located nearly one-half (0.5) mile makai of Candidate Site F: Makalapua Center, on the makai side of Luhia Street, in the North Kona Shopping Center complex.

Site K is listed on two (2) databases, RCRA-CESQC and FINDS. The RCRA-CESQC data base lists Conditionally Exempt Small Quantity Generators that generate, transport, store, treat or dispose of small quantities of hazardous waste. The FINDS database is a facility registry as well as a "pointer" to other database sources that may contain more detail. Neither of these results indicates the presence of on-site contamination.

Due to the distance from the project site and the nature of the database listings, EDR site "K" is not anticipated to affect Candidate Site F: Makalapua Center.

Candidate Site G: Kealakehe (2)

One (1) site was mapped within one-quarter (0.25) mile of Candidate Site G: Kealakehe (2), according to the EDR database search results. EDR site "2", Kealakehe High School, appears on the FINDS list. FINDS is an indicator list and points to Kealakehe High School's presence on the National Center for Education Statistics (NCES) list. The NCES is an educational data collection entity and listing in the NCES database does not indicate that toxic materials are present on-site. Kealakehe High School does not appear on any other EDR database listings.

EDR site "2" Kealakehe High School does not appear on any databases that indicate the presence of toxic materials or on-site contamination. The high school is not anticipated to affect Candidate Site



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



G. No other EDR database listings were identified on-site or within one-quarter (0.25) mile of Candidate Site G: Kealakehe (2).

Potential Impacts and Mitigation Measures

The search of public database records pertaining to hazardous materials for the Candidate Sites and their vicinity yielded several sites located within one-quarter (0.25) mile. Some of the sites were mapped incorrectly, and actual physical addresses were outside of the one-quarter (0.25) mile radius of the Candidate Sites. Other database listings were not indicative of hazardous materials on or in the vicinity of the Candidate Site. In summary, database search results did not indicate the presence of contamination on any of the Candidate Sites. Search results within one-quarter (0.25) mile of Candidate Sites were either incorrectly mapped or not indicative of contamination, and therefore not expected to adversely affect the use of a Candidate Site. No impacts due to hazardous materials are anticipated and no mitigation measures are required.

5.9 TRAFFIC

A Traffic Impact Assessment Report was prepared by the Traffic Management Consultant in July 2011 to identify and assess potential impacts of the Kona Judiciary Project on existing roadways. The report is included as *Appendix D*. Site access was analyzed at a single access on a major roadway for the purpose of this analysis, which resulted in a conservative traffic assessment as secondary driveway(s) will likely be included in the site design for the chosen Candidate Site. The Kona Judiciary Complex is expected to open in the Year 2017 with 150 employees. The traffic impact assessment was conducted for full occupancy of the proposed Kona Judiciary Complex, which is projected at the Year 2030 with a total of 220 employees.

This study has taken into consideration the future highway/roadway improvements and development projects that are planned in the vicinity of the proposed Kona Judiciary Complex within a 2030 planning horizon, which include both the regional highway network upgrades and development-specific roadway improvements. Since the opening of the proposed project in 2017 is likely to precede most of the region's major developments and their related roadway improvements, the Kona Judiciary Complex will likely be responsible for project-related roadway improvements that will provide access to this new facility. Future highway/roadway improvements and development projects that are planned in the vicinity of the proposed Kona Judiciary Complex that were included in 2030 analysis are listed below.

Future Developments

- Villages of La'i'Ōpua
- Kaloko Industrial Park
- Kamakana Villages at Keahuolu
- West Hawai'i Business Park
- West Hawai'i Civic Center
- QLT Lands
- Lanihau Shopping Center - Phase II
- Mohala Kona Village
- Kaloko Heights



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



- Kona 327 LLC
- Kula Nei
- Honokohau Village
- Shores of Kohanaiki
- Kohanaiki Business Park
- Palani Ranch
- Lokahi Makai
- 'O'oma Beachside Village
- Palamanui
- Makalei Estates

Ongoing projects, nearing completion, including Pualani Estates, Kukio Bay Beach Club, Nanea Golf Course, and Ali'i Cove, are assumed to be accounted for under the existing traffic conditions.

Future Roadway Improvements

The following roadway improvements have been accounted for in the 2030 scenario:

1. Queen Ka'ahumanu Highway Widening

The State of Hawai'i DOT has completed the first phase of the widening of Queen Ka'ahumanu Highway from a two-lane highway to a four-lane, divided highway from Henry Street to Kealakehe Parkway. DOT is continuing with its second phase of the Queen Ka'ahumanu Highway widening from Kealakehe Parkway to the Kona International Airport Access Road. According to DOT, the second phase of the Queen Ka'ahumanu Highway widening will be completed by 2014.

2. Kamanu Street Extension

The extension of Kamanu Street is planned as part of the development of the future West Hawai'i Business Park. For the purpose of this analysis, it was assumed that Kamanu Street would be extended during the initial development of the West Hawai'i Business Park before 2030. The Kamanu Street extension would provide access between Hina Lani Street and Kealakehe Parkway, as well as to the West Hawai'i Business Park and the Kaloko Industrial Park.

3. Ane Keohokalole Highway

The County of Hawai'i is constructing Phases 1 and 1A of Ane Keohokalole Highway, also known as the Mid-Level Road. The first phase of Ane Keohokalole Highway will be constructed as a two-way, two- to four-lane roadway from its existing south terminus at Puohulihuli Street to Palani Road, opposite Henry Street. A 1,000± foot long, four-lane segment of the Ane Keohokalole Highway is expected to be constructed between Palani Road and the future South Street. The two-lane segment of the extension of Ane Keohokalole Highway from South Street to Puohulihuli Street will provide for median left-turn lanes at future intersections with Manawalea Street and Makala Boulevard.

For the purpose of this analysis, it was assumed that Ane Keohokalole Highway and Kealakehe Parkway will be signalized by 2030. Ane Keohokalole Highway will ultimately be constructed as a four-lane divided arterial roadway with a 120-foot right-of-way (ROW). Also, it was assumed that a two-way, four-lane Ane Keohokalole Highway would be constructed from Kealakehe Parkway to Palani Road by 2030. Furthermore, it was assumed that Phase 2 of the two-lane Ane Keohokalole Highway would be constructed between Kealakehe Parkway and Hina Lani Street by 2030.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



4. Manawalea Street

Manawalea Street will be extended from Keanalehu Street to Ane Keohokalole Highway as part of the development of Kamakana Villages at Keahuolu. Manawalea Street will be signalized at its intersection with Ane Keohokalole Highway as part of the Kamakana Villages development. It is assumed that Manawalea Street will be extended in the makai direction to Makala Boulevard as part of the development of QLT Lands.

5. Kealakehe Parkway

The first phase of the Kealakehe Parkway has been completed, as part of the development of the State of Hawai'i Villages of La'i'Ōpua. Kealakehe Parkway provides access to the initial phases of the Villages of La'i'Ōpua and Kealakehe High School. The east terminus of Kealakehe Parkway will be extended to provide access to the future Honokohau Village and Palani Road. The future extension of Kealakehe Parkway to Palani Road/Mamalahoa Highway is not included in this traffic assessment.

Existing Traffic Volumes and Levels of Service

Morning and afternoon peak hour traffic counts were conducted at the study intersections listed below on May 17-18, 2011. The morning peak hour of traffic generally occurs between the hours of 7:30 AM and 8:30 AM. During the afternoon, the PM peak hour of traffic generally occurs between the hours of 3:00 PM and 4:00 PM. Traffic count data that was collected between February 2010 and May 2011 within the vicinity of the Candidate Sites as listed below was used in the analysis.

- Queen Ka'ahumanu Highway and Kealakehe Parkway
- Kealakehe Parkway and Ane Keohokalole Highway
- Ane Keohokalole Highway and Hina Lani Street (future expansion)
- Queen Ka'ahumanu Highway and Makala Boulevard
- Queen Ka'ahumanu Highway and Hina Lani Street
- Mamalahoa Highway and Hina Lani Street
- Kealakehe Parkway and Kamanu Street
- Manawalea Street and Ane Keohokalole Highway (future expansion)

Level of service ("LOS") is a qualitative measure describing the condition of traffic flow, ranging from ideal or free-flow traffic operating conditions at LOS "A" to unacceptable or potentially congested traffic operating conditions at LOS "F". LOS "A", "B", and "C" are considered a satisfactory LOS. Level "D" is considered to be a "minimum desirable" operating LOS. LOS "E" is an undesirable condition, and LOS "F" is an unacceptable condition. The following section summarizes the existing LOS at the study intersections, as well as highlights specific traffic movements at each study intersection with undesirable (LOS "E") and unacceptable condition (LOS "F").

Existing LOS at the study intersections during the AM peak hour traffic range between LOS "B" and LOS "C". The shared left-turn/through movement on westbound Kealakehe Parkway is the only approach with undesirable LOS "E". Existing LOS of the study intersections during the PM peak hour traffic range between LOS "B" and LOS "E". The through movement on southbound Queen Ka'ahumanu Highway, the shared left-turn/through movement on westbound Kealakehe Parkway, and the left-turn movement from northbound Ane Keohokalole Highway to westbound Kealakehe Parkway operate at unacceptable LOS "F".



Potential Impacts and Mitigation Measures

The trip generation characteristics for the proposed Kona Judiciary Complex were based upon the Institute of Transportation Engineers' (ITE) trip rates for a government office complex. The field investigation at the existing West Hawai'i Civic Center indicated that the ITE rates for a government office complex are conservative. The proposed Kona Judiciary Complex is expected to generate a total of 313 vehicle trips per hour (vph) during the AM peak hour of traffic, and 404 vph during the PM peak hour of traffic. *Table 5-7* summarizes the project site trip generation characteristics applied to the AM and PM peak periods of traffic for years 2017 and 2030. While trip generation characteristics for the full build-out and occupancy of the Kona Judiciary Complex were based upon the 141,800 SF gross floor area, the 2017 trip generation characteristics were prorated, based upon the number of employees at opening (150).

Table 5-7 PEAK HOUR TRIP GENERATION CHARACTERISTICS				
Peak Hour	Year	Enter	Exit	Total
AM	2017	190	23	213
	2030	279	34	313
PM	2017	85	190	275
	2030	125	279	404

Future traffic scenarios in this study considered potential impacts of other new developments and other traffic mitigation/improvements within the vicinity as discussed previously. The development of the project at each Candidate Site will also require access improvements which are discussed below. The following discussion summarizes the projected LOS at the study intersections for Year 2030 without and with the project. Traffic movements with undesirable condition (LOS "E") and unacceptable condition (LOS "F") at each study intersection are highlighted. These results are summarized in *Table 5-8*. Where feasible, traffic improvements are proposed to mitigate LOS "E" and "F" conditions, as a result of the aggregated traffic impact from the future developments, on approaches at the intersections.

Future Traffic Volumes without the Project

Year 2030 AM peak hour LOS at most of the study intersections operate at LOS "C", except for Queen Ka'ahumanu Highway and Makala Boulevard intersection which operates at LOS "F". Southbound Ane Keohokalole Highway and southbound Queen Ka'ahumanu Highway are anticipated to operate at LOS "E." Left-turn movement from Ane Keohokalole Highway onto Hina Lani Street, Kamanu Street traffic movements at Kealakehe Parkway, and all approaches at Queen Ka'ahumanu Highway and Makala Boulevard intersection are anticipated to operate at LOS "F". Year 2030 PM peak hour LOS at the study intersections range between LOS "B" and LOS "F". The through movement on southbound Queen Ka'ahumanu Highway and the shared left-turn/through movement on westbound Kealakehe Parkway are anticipated to operate at LOS "E".

Traffic Improvements at Candidate Sites' Access Roads

Candidate Site A: Kaloko Makai

The following traffic improvements are recommended at the Candidate Site A Access Road intersection at Hina Lani Road:

- Widen eastbound Hina Lani Street at Ane Keohokalole Highway to provide an exclusive left-turn lane to the Candidate Site A Access Road.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



- Provide an exclusive left-turn lane and a shared through/right-turn lane on the Candidate Site A Access Road at Hina Lani Street.

Candidate Site B: Kealakehe (1)

The following traffic improvements are recommended at the Candidate Site B Access Road intersection at Kealakehe Parkway:

- Provide an exclusive left-turn lane and a shared through/right-turn lane on Candidate Site B Access Road at Kealakehe Parkway.
- Widen westbound Kealakehe Parkway to provide an exclusive left-turn lane to Candidate Site B Access Road.

Candidate Site C: Civic Center (DHHL)

A direct access driveway for this Candidate Site will be developed from Kealakehe Parkway. The following traffic improvements are recommended at the Candidate Site C Access Road intersection at Kealakehe Parkway:

- Provide separate left-turn and right-turn lanes on Candidate Site C Access Road at its stop-controlled tee-intersection at Kealakehe Parkway.
- Provide an exclusive left-turn lane on eastbound Kealakehe Parkway at Candidate Site C Access Road.
- Restripe the median on the east leg of Kealakehe Parkway at Candidate Site C Access Road to provide a median shelter lane.

Candidate Site D: Lanihau/DHHL

A direct access driveway for this Candidate Site will be developed from Kealakehe Parkway. The following traffic improvements are recommended at the Candidate Site D Access Road intersection at Kealakehe Parkway:

- Provide separate left-turn and right-turn lanes on Candidate Site D Access Road at its stop-controlled tee-intersection at Kealakehe Parkway.
- Provide an exclusive left-turn lane on eastbound Kealakehe Parkway at Candidate Site D Access Road.
- Restripe the median on the east leg of Kealakehe Parkway at Candidate Site D Access Road to provide a median shelter lane.

Candidate Site E: La'i'Ōpua

A direct access driveway for this Candidate Site will be developed from Ane Keohokalole Highway. The following traffic improvements are recommended at the Candidate Site E Access Road intersection at Ane Keohokalole Highway:

- Provide separate left-turn and right-turn lanes on Candidate Site E Access Road at its stop-controlled tee-intersection at Ane Keohokalole Highway.
- Provide an exclusive left-turn lane on southbound Ane Keohokalole Highway at Candidate Site E Access Road.
- Provide a median shelter lane on the south leg of Ane Keohokalole Highway at Candidate Site E Access Road.

Candidate Site F: Makalapua Center

The following traffic improvements are recommended at the Candidate Site F Access Road intersection at Makala Boulevard:



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



- Provide an exclusive left-turn lane and a shared through/right-turn lane on Candidate Site F Access Road at its stop-controlled intersection at Makala Boulevard opposite Kamaka'eha Avenue.
- Provide an exclusive left-turn lane on eastbound Makala Boulevard at Candidate Site F Access Road.

Candidate Site G: Kealakehe (2)

The following traffic improvements are recommended at the Candidate Site G Access Road intersection at Ane Keohokalole Highway:

- Provide separate left-turn and right-turn lanes on Candidate Site G Access Road at its stop-controlled tee-intersection at Ane Keohokalole Highway.
- Provide an exclusive left-turn lane on northbound Ane Keohokalole Highway at Candidate Site G Access Road.
- Provide a median shelter lane on the north leg of Ane Keohokalole Highway at Candidate Site G Access Road.

Future Traffic Volumes with the Kona Judiciary Complex and Recommended Mitigation Measures

Future traffic scenarios developed for the Kona Judiciary Complex project considered potential impacts of other new developments and other traffic mitigation/improvements within the vicinity as discussed previously. The following discussion summarizes the projected LOS at the study intersections for 2030 without and with the project. Specific traffic movements at each study intersection with undesirable condition (LOS "E") and unacceptable condition (LOS "F") are also highlighted.

Candidate Site A: Kaloko Makai

AM Peak Hour Traffic Assessment

The Queen Ka'ahumanu Highway intersection with Hina Lani Street is expected to operate at LOS "C" during the AM peak hour of traffic without improvements. Under unsignalized control, Candidate Site A Access Road and Ane Keohokalole Highway at Hina Lani Street are expected to operate at LOS "F". The intersection of Mamalahoa Highway and Hina Lani Street is expected to operate at LOS "C". The left-turn movements to and from Hina Lani Street are expected to operate at LOS "F".

PM Peak Hour Traffic Assessment

The intersection of Queen Ka'ahumanu Highway and Hina Lani Street is expected to operate at LOS "E". The northbound through movement and the southbound left-turn movement on Queen Ka'ahumanu Highway are expected to operate at LOS "F". Ane Keohokalole Highway and the Candidate Site A Access Road are expected to operate at LOS "F" at Hina Lani Street. The Mamalahoa Highway and Hina Lani Street intersection is expected to operate at LOS "D". The left-turn movements to and from Hina Lani Street are expected to operate at LOS "F".

Traffic Improvements Recommendation

The following traffic improvements are recommended to maintain minimum LOS "D" conditions at Candidate Site A Access Road intersection and the adjacent intersections on Hina Lani Street:

1. Queen Ka'ahumanu Highway and Hina Lani Street

- Widen southbound Queen Ka'ahumanu Highway to provide an additional left-turn lane at Hina Lani Street.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



- Widen westbound Hina Lani Street to provide an additional left-turn lane at Queen Kaʻahumanu Highway.
- Widen eastbound Hina Lani Street to provide an auxiliary lane at Queen Kaʻahumanu Highway.
- 2. Hina Lani Street and Ane Keohokalole Highway/Candidate Site A Access Road
 - Signalize the intersection of Hina Lani Street and Ane Keohokalole Highway/Candidate Site A Access Road, when warranted.
- 3. Mamalahoa Highway and Hina Lani Street
 - Widen Hina Lani Street at Mamalahoa Highway to provide an additional left-turn lane at Mamalahoa Highway.
 - Widen the north leg of Mamalahoa Highway to provide an auxiliary lane in the northbound direction.

Candidate Site B: Kealakehe (1)

AM Peak Hour Traffic Assessment

The Queen Kaʻahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "C." The through/left-turn movement from makai bound Kealakehe Parkway and the left-turn movement on northbound Queen Kaʻahumanu Highway are expected to operate at LOS "F". Under unsignalized control, Kamanu Street is expected to operate at LOS "F" at Kealakehe Parkway. The left-turn movement from Site B Access Road also is expected to operate at LOS "F". The northbound left-turn movement and the southbound through movement on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F". The other traffic movements on Ane Keohokalole Highway are expected to operate at LOS "E".

PM Peak Hour Traffic Assessment

The intersection of Queen Kaʻahumanu Highway and Kealakehe Parkway is expected to operate at LOS "F". All approaches to the intersection are expected to operate at LOS "F". Kamanu Street is expected to operate at LOS "F" at Kealakehe Parkway. Ane Keohokalole Highway is expected to operate at LOS "F" at Kealakehe Parkway during the PM peak hour of traffic.

Traffic Improvements Recommendation

The following traffic improvements are recommended to maintain minimum LOS "D" conditions at Candidate Site B Access Road intersection and the adjacent intersections on Kealakehe Parkway:

1. Queen Kaʻahumanu Highway and Kealakehe Parkway
 - Widen southbound Queen Kaʻahumanu Highway to provide an additional left-turn lane at Kealakehe Parkway.
 - Widen westbound Kealakehe Parkway to provide an additional left-turn lane at Queen Kaʻahumanu Highway.
 - Widen westbound Kealakehe Parkway to provide an exclusive right-turn lane at Queen Kaʻahumanu Highway.
 - Widen eastbound Kealakehe Parkway to provide an exclusive left-turn lane at Queen Kaʻahumanu Highway.
 - Widen eastbound Kealakehe Parkway to provide an exclusive right-turn lane at Queen Kaʻahumanu Highway.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ **Final** Environmental Impact Statement



2. Kealakehe Parkway and Kamanu Street/Site B Access Road
 - Widen eastbound Kealakehe Parkway to provide an additional through lane from Queen Ka'ahumanu Highway to the existing two (2) lanes east of Kamanu Street.
 - Widen westbound Kealakehe Parkway to provide an exclusive right-turn lane to Kamanu Street.
 - Signalize the intersection of Kealakehe Parkway and Kamanu Street/ Candidate Site B Access Road, when warranted.
 - Widen Kamanu Street to provide an exclusive left-turn lane, a through-only lane, and an exclusive right-turn lane at Kealakehe Parkway.
3. Kealakehe Parkway and Ane Keohokalole Highway
 - Signalize the intersection of Kealakehe Parkway and Ane Keohokalole Highway, when warranted.
 - Restripe the existing shared through/right-turn lane on eastbound Kealakehe Parkway at Ane Keohokalole Highway to an exclusive right-turn lane.
 - Widen Ane Keohokalole Highway to provide two (2) through lanes in each direction at Kealakehe Parkway.

Candidate Site C: Civic Center (DHHL)

AM Peak Hour Traffic Assessment

The intersection of Queen Ka'ahumanu Highway and Kealakehe Parkway is expected to operate at LOS "C". The through/left-turn movement from makai bound Kealakehe Parkway and the left-turn movement on northbound Queen Ka'ahumanu Highway are expected to operate at LOS "F". Candidate Site C Access Road is expected to operate at LOS "C" at its stop-controlled intersection with Kealakehe Parkway during the AM peak hour of traffic. Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F".

PM Peak Hour Traffic Assessment

The Queen Ka'ahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "F". All approaches to the intersection are expected to operate at LOS "F". Candidate Site C Access Road is expected to operate at LOS "C" at Kealakehe Parkway. Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F".

Traffic Improvements Recommendation

Same traffic improvements as recommended in items 1 and 3 for Candidate Site B: Kealakehe (1) are recommended to maintain minimum LOS "D" conditions at the Kealakehe Parkway intersections at Queen Ka'ahumanu Highway and at Ane Keohokalole Highway.

Candidate Site D: Lanihau/DHHL

AM Peak Hour Traffic Assessment

The Queen Ka'ahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "C". The through/left-turn movement from makai bound Kealakehe Parkway and the left-turn movement on northbound Queen Ka'ahumanu Highway are expected to operate at LOS "F". Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F". Candidate Site D Access Road is expected to operate at LOS "B" at its stop-controlled intersection with Kealakehe Parkway during the AM peak hour of traffic.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



PM Peak Hour Traffic Assessment

The Queen Ka'ahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "F". All approaches to the intersection are expected to operate at LOS "F". Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F" during the PM peak hour of traffic. Candidate Site D Access Road is expected to operate at LOS "B" at Kealakehe Parkway.

Traffic Improvements Recommendation

Same traffic improvements as recommended in items 1 and 3 for Candidate Site B: Kealakehe (1) are recommended to maintain minimum LOS "D" conditions at the Kealakehe Parkway intersections at Queen Ka'ahumanu Highway and at Ane Keohokalole Highway.

Candidate Site E: La'i'Ōpua

AM Peak Hour Traffic Assessment

Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F" during the AM peak hour of traffic. The traffic movements at the intersection of Ane Keohokalole Highway and Candidate Site E Access Road are expected to operate at LOS "C" or better. Both approaches on Manawalea Street at the two-lane Ane Keohokalole Highway are expected to operate at LOS "F". The traffic movements on Ane Keohokalole Highway are expected to operate at LOS "A".

PM Peak Hour Traffic Assessment

Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F" during the PM peak hour of traffic. Site E Access Road is expected to operate at LOS "E" at its stop-controlled intersection at Ane Keohokalole Highway during the PM peak hour of traffic. The other traffic movements at the intersection are expected to operate at LOS "B" or better. Both approaches on Manawalea Street at Ane Keohokalole Highway are expected to operate at LOS "F". The traffic movements on Ane Keohokalole Highway are expected to operate at LOS "B" or better.

Traffic Improvements Recommendation

The traffic improvements as recommended in item 3 for Candidate Site B: Kealakehe (1) are recommended to maintain minimum LOS "D" conditions at the Kealakehe Parkway intersection at Ane Keohokalole Highway. The following traffic improvements are also recommended at the intersection of Ane Keohokalole Highway and Manawalea Street to maintain minimum LOS "D" conditions.

- Widen Ane Keohokalole Highway to provide two (2) lanes in each direction.
- Signalize the intersection of Ane Keohokalole Highway and Manawalea Street, when warranted.

Candidate Site F: Makalapua Center

AM Peak Hour Traffic Assessment

The intersection of Queen Ka'ahumanu Highway and Makala Boulevard is expected to operate at LOS "F". The northbound approach of Queen Ka'ahumanu Highway and both approaches on Makala Boulevard are expected to operate at LOS "F". The left-turn movements on northbound and southbound Kamaka'eha Avenue at Makala Boulevard are expected to operate at LOS "F" and LOS "E", respectively. Both approaches on Manawalea Street at Ane Keohokalole Highway are expected to operate at LOS "F".



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ **Final** Environmental Impact Statement



PM Peak Hour Traffic Assessment

The Queen Ka'ahumanu Highway and Makala Boulevard intersection is expected to operate at LOS "F". All approaches to the intersection are expected to operate at LOS "F". The left-turn movements on northbound and southbound Kamaka'eha Avenue at Makala Boulevard are expected to operate at LOS "F". Both approaches on Manawalea Street at Ane Keohokalole Highway are expected to operate at LOS "F".

Traffic Improvements Recommendation

The following traffic improvements are recommended to maintain minimum LOS "D" conditions at Candidate Site F Access Road intersection and the adjacent intersections on Makala Boulevard:

1. Queen Ka'ahumanu Highway and Makala Boulevard
 - Widen southbound Queen Ka'ahumanu Highway to provide an additional left-turn lane and an additional through-only lane at Makala Boulevard.
 - Convert the existing southbound auxiliary lane on the south leg of Queen Ka'ahumanu Highway at Makala Boulevard to a through lane.
 - Convert the existing right-turn lane on northbound Queen Ka'ahumanu Highway at Makala Boulevard to a shared through/right-turn lane.
 - Convert the existing northbound auxiliary lane on the north leg of Queen Ka'ahumanu Highway at Makala Boulevard to a through lane.
 - Widen westbound Makala Boulevard to provide two (2) exclusive left-turn lanes, two (2) through-only lanes, and an exclusive right-turn lane at Queen Ka'ahumanu Highway.
 - Widen eastbound Makala Boulevard to provide an additional through lane and an exclusive right-turn lane at Queen Ka'ahumanu Highway.
2. Makala Boulevard and Kamaka'eha Avenue/Candidate Site F Access Road.
 - Signalize the intersection of Makala Boulevard and Kamaka'eha Avenue/Candidate Site F Access Road, when warranted.
3. Ane Keohokalole Highway and Manawalea Street
 - Widen Ane Keohokalole Highway to provide two (2) lanes in each direction.
 - Signalize the intersection of Manawalea Street and Ane Keohokalole Highway, when warranted.

Candidate Site G: Kealakehe (2)

AM Peak Hour Traffic Assessment

Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F". The traffic movements at the intersection of Ane Keohokalole Highway and Candidate Site G Access Road are expected to operate at LOS "C" or better.

PM Peak Hour Traffic Assessment

Both approaches on Ane Keohokalole Highway at Kealakehe Parkway are expected to operate at LOS "F". The left-turn movement from Candidate Site G Access Road is expected to operate at LOS "F" at its stop-controlled intersection at Ane Keohokalole Highway.

Traffic Improvements Recommendation

Besides the traffic improvements as recommended in item 3 for Candidate Site B: Kealakehe (1), the intersection of Ane Keohokalole Highway and Candidate Site G Access Road should be signalized when warranted to maintain minimum LOS "D" conditions at the Kealakehe Parkway intersection at Ane Keohokalole Highway.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 5-8 summarizes the projected LOS at each study intersection for Year 2030 without the project, with the project but without the recommended improvements, and with the project and recommended improvements. Signalized intersections are presented with intersection LOS. Unsignalized intersections are presented with traffic approach LOS.

Table 5-8 PROJECTED LOS TRAFFIC OPERATING CONDITIONS (Without and With Project in Year 2030)							
Candidate Site	Critical Traffic Movement	AM			PM		
		2030 without Project	2030 with Project and No Improvement	2030 with Project and Improvement	2030 without Project	2030 with Project and No Improvement	2030 with Project and Improvement
Signalized Intersection (Intersection LOS)							
Candidate Site A: Kaloko Makai	Queen Ka’ahumanu Highway/ Hina Lani Street	C	C	B	E	E	C
	Mamalahoa Highway/ Hina Lani Street	C	C	C	D	D	C
	Hina Lani Street/Access Road	-	-	C	-	-	D
Candidate Site B: Kealakehe (1)	Queen Ka’ahumanu Highway/ Kealakehe Parkway	C	C	C	E	F	D
	Ane Keohokalole Highway/ Kealakehe Parkway	C	C	C	B	F	C
	Access Road/ Kealakehe Parkway	-	-	C	-	-	D
Candidate Site C: Civic Center	Queen Ka’ahumanu Highway/ Kealakehe Parkway	C	C	C	E	F	D
	Ane Keohokalole Highway/ Kealakehe Parkway	C	C	N/A	B	C	N/A
Candidate Site D: Lanihau/DHHL	Queen Ka’ahumanu Highway/ Kealakehe Parkway	C	C	C	E	F	D
	Ane Keohokalole Highway/ Kealakehe Parkway	C	C	N/A	B	C	N/A
Candidate Site E: La’i’Ōpua	Ane Keohokalole Highway/ Kealakehe Parkway	C	C	N/A	B	B	N/A
	Manawalea Street/ Ane Keohokalole Highway	C	C	N/A	C	C	N/A
Candidate Site F: Makalapua	Queen Ka’ahumanu Highway/ Makala Boulevard	F	F	C	F	F	D
	Manawalea Street/ Ane Keohokalole Highway	C	C	N/A	C	D	N/A
Candidate Site G: Kealakehe (2)	Ane Keohokalole Highway/ Kealakehe Parkway	C	C	N/A	B	C	N/A
	Queen Ka’ahumanu Highway/ Kealakehe Parkway	C	C	C	E	F	C
	Ane Keohokalole Highway/ Access Road	-	-	A	-	-	B



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



**Table 5-8 PROJECTED LOS TRAFFIC OPERATING CONDITIONS
(Without and With Project in Year 2030)**

Candidate Site	Critical Traffic Movement	AM			PM		
		2030 without Project	2030 with Project and No Improvement	2030 with Project and Improvement	2030 without Project	2030 with Project and No Improvement	2030 with Project and Improvement
Unsignalized Intersection (Approach LOS)							
Candidate Site A: Kaloko Makai	Hina Lani Street/ Ane Keohokalole Highway (Access Road)	C	F	-	D	F	-
Candidate Site B: Kealakehe (1)	Kamanu Street (Access Road)/ Kealakehe Parkway	C	F	-	E	F	-
Candidate Site C: Civic Center	Site C Access Road/ Kealakehe Parkway	-	C	N/A	-	C	N/A
Candidate Site D: Lanihau/DHHL	Access Road/ Kealakehe Parkway	-	B	N/A	-	B	N/A
Candidate Site E: La'i'Ōpua	Ane Keohokalole Highway/ Access Road	-	C	N/A	-	E	N/A
Candidate Site F: Makalapua	Kamaka'eha Avenue (Access Road)/ Makala Boulevard	A	B	B	B	E	C
Candidate Site G: Kealakehe (2)	Ane Keohokalole Highway/ Access Road	-	C	-	-	E	-
Source: Kona Judiciary Complex Traffic Assessment Report (Traffic Management Consultant, July 2011) Note: N/A indicates that improvements are not required for the study intersection							

Summary

Phase 2 of the widening of Queen Ka'ahumanu Highway is expected to improve regional highway capacity. Ane Keohokalole Highway extension is expected to improve access to the Kealakehe area, where the future Kona Judiciary Complex will be located. Candidate Sites A: Kaloko Makai, B: Kealakehe (1), and F: Makalapua will share access with existing or future developments. While the cost of access improvements may be higher for Candidate Sites A, B, and F to accommodate the traffic demands of the surrounding developments, opportunities exist for sharing the costs of traffic improvements. Candidate Sites C, D, E, and G are isolated sites with access on a primary arterial or collector street, where the cost of access will be borne primarily by the proposed project.

For the purpose of this alternative analysis, it was assumed that access to each site would be provided at a single location. After the site selection, a secondary driveway may be included in the site design, which may further mitigate the traffic access impacts. Candidate Site rankings from a traffic perspective, from 1 (best) through 7 (worst), based upon accessibility, are summarized in Table 5-9. Regional access pertains to the site's proximity to arterial highways and/or major collector roadways. Local accessibility is based upon street frontage, where secondary driveway(s) can relieve the traffic demands at the main access driveway.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



- Candidate Site A has regional access to Queen Ka'ahumanu Highway and Mamalahoa Highway, via Hina Lani Street, as well as access to Ane Keohokalole Highway.
- Candidate Sites B, C, D, and G have regional access to Queen Ka'ahumanu Highway and Ane Keohokalole Highway.
- Candidate Sites B, F, and G are bounded by two (2) roadways, which provide additional opportunities for local access.
- Candidate Site G is bounded by two (2) major arterials for local and regional access.

Table 5-9 SITE ACCESSIBILITY RANKING FROM TRAFFIC PERSPECTIVE

Candidate Site	Regional Access	Local Access
Site A: Kaloko Makai	1	7
Site B: Kealakehe (1)	3	2
Site C: Civic Center	4	5
Site D: Lanihau/DHHL	7	4
Site E: La'i'Ōpua	5	6
Site F: Makalapua	6	3
Site G: Kealakehe (2)	2	1

Source: Kona Judiciary Complex Traffic Assessment Report (Traffic Management Consultant, July 2011)

5.10 AIR QUALITY

In Hawai'i, both Federal and State environmental health standards pertaining to outdoor air quality are generally met due to prevalent trade winds and the absence of major stationary sources of pollutant emissions. Regional and local climate together with the human activities generally dictate the air quality of a given location. State and National Ambient Air Quality Standards (AAQS) regulate ambient concentrations of particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, and lead. The State DOH operates a network of air quality monitoring stations; however, very limited data is available for the island of Hawai'i, and even less for the Kona area. According to the DOH's State of Hawai'i Annual Summary of Air Quality Data (2006-2008), monitoring at the Kona station showed consistently low concentrations of sulfur dioxide. Mid-year in 2008, the Kona station began testing for particulate matter (PM_{2.5}) and found it present in low levels, likely due to volcanic emissions.

Limited air quality data available from the State DOH indicate that concentrations are well within state and national air quality standards. The air quality in the project area is mostly affected by air pollutants from natural, industrial, agricultural, and/or vehicular sources. Natural sources that may affect the project area include the ocean (salt spray), plants (aeroallergens), wind-blown dust, and volcanoes. Volcanic emissions (vog) consist of sulfur dioxide and persistently hangs over a majority of the West Hawai'i area. Industrial sources of air pollutants in the project area include the HELCO operations at the Keahole Power Plant. Emissions from the power plant consist of mostly of sulfur dioxide and oxides of nitrogen. Motor vehicle-related air pollutants in the project vicinity such as lead, ozone, nitrogen dioxide, and carbon monoxide are not specifically measured. Lead, ozone, and nitrogen dioxide are typically regional-scale problems. Concentrations of lead and nitrogen dioxide have not been found to exceed AAQS in Hawai'i County or elsewhere within the state.



Potential Impacts and Mitigation Measures

Short-Term Construction Activities and Air Quality Impacts

There will be two (2) types of short-term air quality impacts that will result from the proposed construction project: 1) fugitive dust generation from vehicle movement and soil excavation and 2) on-site/off-site emissions from moving construction equipment and commuting construction workers. Air quality monitoring will be implemented to ensure compliance with State AAQS.

State of Hawai'i Air Pollution Control regulations prohibit visible emissions of fugitive dust from construction activities at the property line. A dust control program will be implemented to control dust from construction activities. Fugitive dust emission will be controlled through mitigation measures such as watering active work areas, using wind screens, keeping adjacent paved roads clean, and covering open-bodied trucks. Other measures include limiting the area to be disturbed at any given time, mulching or chemically stabilizing inactive areas, or paving and landscaping areas early in the construction schedule.

Roadway Traffic and Air Quality Impacts

Once construction is completed, motor vehicle traffic would result in a long-term increase in vehicular emissions. However, due to a combination of Hawai'i's weather patterns, tradewinds, and the national standards imposed on lowering vehicles' emissions, concentrations are expected to remain well within Federal and State AAQS. No mitigation is required.

Electrical Demand and Air Quality Impacts

The project may also result in long-term air quality impacts due to electrical generation required to support the proposed project. However, the Keahole Power Plant is required to obtain State DOH permits and meet Federal and State air quality standards. Therefore, no significant long-term impacts to air quality due to electrical generation are anticipated and no mitigation is required.

5.11 AMBIENT NOISE

In Hawai'i, the State DOH regulates noise from fixed mechanical equipment and construction activities. Title 11, Chapter 46, of the HAR 11-46 defines maximum permissible sound levels (dBA) which is intended to protect, control, and abate noise pollution from stationary sources and construction, industrial, and agricultural equipment. As detailed below, maximum permissible sound levels in various zoning districts are set for excessive noise sources during the day (7 AM to 10 PM) and night (10 PM to 7 AM) at the property line where the activity occurs.

- Class A - Residential, conservation, preservation, public space, open space, or similar type zones – 55 dBA (day) and 45 dBA (night)
- Class B - Multi-family dwellings, apartment, business, commercial, hotel, resort, or similar type zones – 60 dBA (day) and 50 dBA (night)
- Class C - Agriculture, country, industrial, or similar type zones – 70 dBA (day) and 70 dBA (night)

Traffic from the area's roadway system, including Queen Ka'ahumanu Highway, Hina Lani Street, Kealakehe Parkway and Ane Keahokalole Highway, is the most significant noise source in the vicinity of the Candidate Sites. Other noise sources include wind and fixed source noise associated with adjacent land uses.



Potential Impacts and Mitigation Measures

Noise from Short-Term Construction Activities

Significant amounts of noise will be generated during the short-term construction period, however, it is not expected to impact neighboring areas which are primarily undeveloped, except for the West Hawai'i Civic Center and Makalapua Center. Construction activities will be monitored by the State to comply with the provisions of the regulation for community noise control. The dominant noise sources during construction will be earth moving equipment such as bulldozers and trucks. Construction activities will involve grubbing and grading of the site and construction of infrastructure and buildings. Noise levels associated with construction equipment typically range from 80 to 95 dBA at 50 feet from the source. Depending on which Candidate Site is chosen for development, some adjacent existing facilities may be temporarily impacted by construction noise depending on their proximity to the project site. However, mitigation measures such as limiting work to daytime hours, reducing truck/equipment idling when not in use, using manually adjustable or self-adjusting backup alarms, and fitting generators and equipment with manufacturer-approved exhaust mufflers, will be implemented to minimize noise impacts. No additional mitigation is necessary.

Roadway Traffic Noise

The increase in traffic-related noise associated with the proposed project is not anticipated to be significant. With planned mitigation measures, the project is not anticipated to significantly degrade roadway operations in the vicinity. No mitigation measures are proposed.

Project-Generated Related Noise

After the facility is constructed, daily operations of the Kona Judiciary Complex is not likely to result in a long-term increase in ambient noise levels. Daytime operations at the new Kona Judiciary Complex are not anticipated to exceed acceptable noise levels per HAR 11-46. No mitigation measures are proposed.

5.12 INFRASTRUCTURE AND UTILITIES

Gray, Hong, Nojima & Associates, Inc. prepared a Civil Infrastructure Analysis for the Kona Judiciary Complex in July October 2011. The analysis is included as *Appendix E*.

5.12.1 Water Supply

All seven (7) Candidate Sites are located within the County of Hawai'i's DWS North Kona System, which is the second largest water system on the Island of Hawai'i, behind only the South Hilo System. The North Kona Water System serves an area roughly contained between Mamalahoa Highway and Queen Ka'ahumanu Highway from Keahole Airport to the intersection of Mamalahoa and Kuakini Highways. DWS operates 10 wells and the Kahalu'u inclined shaft throughout the North Kona system. The source of the DWS operated wells come from the Keauhou Aquifer System Area (ASYA), which is a sub-area of the overall Hualalai Aquifer Sector Area (ASEA). Total sustainable yield for the Hualalai ASEA is 56 million gallons per day (MGD), with a sustainable yield of 38 MGD at the Keauhou ASYA. According to the Hawai'i County Water Use and Development Plan Update, Hawai'i Water Plan, dated August 2010, 2 005 water usage for the Keauhou ASYA was 12.02 MGD, with DWS consuming 9.45 MGD and the remaining balance consumed by non-DWS water systems and private irrigation wells. Of the 9.45 MGD used by the DWS system, 55%, 0.63%, 12.70%, and 31.64% are used for domestic, irrigation, agricultural, and other municipal purposes (schools, government, medical and nonprofit entities, etc.), respectively. 2010 projected water usage



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



for the Keauhou ASYA was estimated to be 13.70 MGD. The water demand projections for the Keauhou ASYA in year 2015, 2020, 2025, are 15.50 MGD, 17.50 MGD, and 19.70 MGD, respectively. Of the 19.70 MGD projected water usage in 2025, approximately 16 MGD would be consumed by DWS.

Potential Impacts and Mitigation Measures

Implementation of the project will increase water demand on the County of Hawai'i's North Kona Water System. This project would add an approximate average daily demand of 30,000 gallons per day (GPD) as detailed in *Table 5-10* on the DWS North Kona System and Keauhou ASYA, which is within the sustainable yield of the aquifer. As detailed in *Table 5-10*, water use is anticipated to increase by approximately 30,000 GPD. The DWS has indicated that the existing water system is presently adequate to accommodate the average daily demand of the proposed facility (Email dated June 17, 2011, *Appendix C*).

Table 5-10 PRELIMINARY WATER DEMAND AND FIRE FLOWS			
Water Demand			
Site Size ¹ (Acres)	Avg. Daily Demand ² (gallons per acre)	Total Avg. Daily Demand (GPD)	Maximum Daily Demand (GPD)
10	3,000	30,000	45,000 gpd
Fire Flow Requirements ³			
Fire Flow (gallons per minute)	Duration (hours)	Fire Hydrant Spacing (feet)	
2,000	2	300	
<i>1) Site Size/Buildable area based on Group 70 Site Selection Criteria dated May 4, 2011</i>			
<i>2) From Water System Standards (2002) Table 100-18 - Domestic Consumption Guidelines, Island of Hawai'i (Commercial)</i>			
<i>3) From Water System Standards (2002) Table 100-19 - Fire Flow Requirements</i>			

The required improvements to the existing potable water infrastructure to serve the proposed facility will depend on the selected Candidate Site. Criterion 5 in *Chapter 4.34* provides a summary of the status of required infrastructure improvements for each Candidate Site.

There is currently no potable water infrastructure serving Candidate Site A: Kaloko Makai. The existing potable water infrastructure is adequate to serve most of the other Candidate Sites, except Candidate Site E: La'i'Opua, which would require a lengthy extension of an off-site waterline by approximately 1,000 feet. Please refer to *Appendix E* for additional details on potable water systems.

If not already secured, the final selected Candidate Site will need to obtain water commitments from Hawai'i County DWS.

5.12.2 Wastewater Treatment and Disposal

The proposed Kona Judiciary Complex will be serviced by the existing KWWTP, which is one (1) of five (5) treatment plants located on the Island of Hawai'i, and the only treatment plant located in West Hawai'i. Located makai of Queen Ka'ahumanu Highway and adjacent to the southern boundary of Honokohau Small Boat Harbor, KWWTP has a design capacity of 5.31 MGD and involves the aerated lagoon treatment process. KWWTP is presently treating approximately 2.6



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



MGD of wastewater, leaving a surplus capacity of 2.71 MGD for the proposed Judiciary development and other future developments.

Potential Impacts and Mitigation Measures

Preliminary wastewater flow estimates for the proposed Judiciary Complex show that an additional design peak flow demand of 0.055 MGD will be added to the existing system (See *Appendix F* for wastewater calculations). The anticipated additional wastewater flow from the proposed Judiciary complex is a very small percentage to the current capacity level, and it is anticipated the KWWTP will have available capacity to serve the proposed project. The KWWTP requires capacity improvements, and the timeframe for completion is unknown.

The required improvements to the existing wastewater water infrastructure to serve the proposed Kona Judiciary Complex will depend on the selected Candidate Site. Criterion 6 in *Chapter 4.34* provides a summary of the status of required wastewater infrastructure improvements for each Candidate Site.

Candidate Site A: Kaloko Makai is not currently served by existing County sewer infrastructure. Candidate Site B: Kealakehe (1) will require a sewer line extension of approximately 700 feet to serve the site. All other Candidate Sites should be served by existing sewer infrastructure. Please refer to *Appendix E* for additional details on wastewater systems.

5.12.3 Solid Waste

The County of Hawai'i requires all solid waste to be removed from all buildings and premises and disposed of at a county approved solid waste disposal facility. The Kailua-Kona urban area non-recyclable solid waste disposal is currently served by the West Hawai'i Sanitary Landfill (WHSL) in Pu'uuanahulu. The WHSL is managed by the County of Hawai'i and is located southwest of Waikoloa in the North Kona District. According to the Integrated Solid Waste Management Plan for the County of Hawai'i (2009), approximately 140,000 tons of solid waste is deposited at the WHSL every year. This amount is projected to increase at an average rate of 2% per year with the current diversion rate of 29%. The County plans to increase the diversion rate (recycle) from 29% to 44% by FY 2015. As of 2002, the WHSL is estimated to have 12,000,000 cubic yards of air space (approximately 6 million tons based on a maximum, compacted, mixed municipal solid waste weight of 1,000 lbs per cubic yard). The landfill is expected to reach its capacity in 2049. The County of Hawai'i is also looking into waste reduction facilities for the island, using either a waste-to-energy incinerator or a thermal gasification plant (produces heat from waste) that will extend the life of the landfill beyond 2049.

The Candidate Sites are currently vacant and therefore no solid waste services are required.

Potential Impacts and Mitigation Measures

The proposed Kona Judiciary Complex project will generate solid waste during construction and occupancy. The occupancy phase of development refers to the time at which construction of the proposed Kona Judiciary Complex project is complete and the facility open for use. All solid waste generated from the proposed project (during both construction and occupancy) will be taken to the WHSL, a County of Hawai'i transfer station, or recycled at a recycling facility. The management of solid wastes generated by the proposed project would emphasize waste diversion and recycling. Additionally, in order to achieve Leadership in Energy and Environmental Design (LEED) certification status, one of the requirements of the project will be to divert a certain percentage of construction waste from landfills. According to the County of Hawai'i Department of Environmental Management, the average amounts of solid waste projected to be generated by construction activities is 4 pounds per SF during construction. Therefore, the 141,800 SF facility is anticipated to



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



generate approximately a total of 567,200 pounds or 284 tons during the construction period (2014-2016). One potential LEED credit that the Kona Judiciary Complex may be able to achieve is diverting 50% of the construction waste, which could potentially reduce the total amount of solid waste generated during construction to 142 tons. The Kona Judiciary Complex, as a Public Administration business type, is estimated to generate 0.4 tons of occupancy waste per employee per year (California Department of Resources Recycling and Recovery Waste Characterization Database, 1999). Therefore, the facility is estimated to generate 40 tons of occupancy waste per year when it is in operation in 2017 with 100 employees. At its full occupancy, anticipated between the years 2030 and 2050, the 220 employees at the facility are anticipated to generate approximately 88 tons of occupancy waste per year.

The volume of solid waste will not significantly impact the solid waste facilities of West Hawai'i. The WHSL is anticipated to hold approximately 79,380,000 tons which is enough to accommodate the solid waste generated by the proposed project during construction. During occupancy, the landfill is anticipated to accommodate the generated solid waste to the year 2049. Emphasis for the management of occupancy wastes generated by the Kona Judiciary Complex will be placed on waste diversion and recycling.

5.12.4 Power

The proposed Kona Judiciary Complex will be serviced by the HELCO. According to HELCO, there is an existing electrical line along the southern portion of Hina Lani Street and stubouts are available within the vicinity of Candidate Site A: Kaloko Makai. Electrical power is available within Kealakehe Parkway and existing stubouts are available to Candidate Sites B: Kealakehe (1), C: Civic Center, D: Lanihau/DHHL, and directly in front of Candidate Site G: Kealakehe (2). An existing utility pole line is located on the mauka side of Queen Ka'ahumanu Highway and an existing duct line is currently coming off of Kealakehe Parkway. Existing electrical stubouts are available at the T-intersection of Keanalehu Drive at the northeast corner of TMK: 3-7-4-021:003. Candidate Site E: La'i'Ōpua would require a modest extension of existing power lines. Electrical power infrastructure will also be constructed along the concrete walkway on the mauka side during the Ane Keohokalole Highway-Phase 1 improvements, which would also serve Candidate Site E: La'i'Ōpua. Electrical power is available along the mauka bound shoulder along Makala Boulevard which provides existing stubouts to Candidate Site F: Makalapua Center.

Potential Impacts and Mitigation Measures

The electrical power is readily available for Candidate Sites B: Kealakehe (1), C: Civic Center, D: Lanihau/DHHL, F: Makalapua Center, and G: Kealakehe (2). The amount of improvements within Kealakehe Parkway and Ane Keohokalole Highway will be minimal for Candidate Site G: Kealakehe (2) because the stubouts are located directly in front of the property and will likely involve improvements along the shoulder only. Connecting HELCO's power from the future Ane Keohokalole Highway to Candidate Site E: La'i'Ōpua will be the most cost effective solution. Candidate Site A: Kaloko Makai will require the most improvements as stubouts will need to be provided across Hina Lani to the property. The power infrastructure for Candidate Site A: Kaloko Makai will be the responsibility of Stanford Carr Development which ~~will not~~ is anticipated to be constructed within five (5) years from the projected opening date of the proposed Kona Judiciary Complex.

5.12.5 Telecommunications

The proposed Kona Judiciary Complex will be serviced by Hawaiian Telcom. According to Hawaiian Telcom, there is no cable communication line along Hina Lani Street. Communication



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



infrastructure is available along the makai bound shoulder of Kealakehe Parkway via duct line and stubouts for Candidate Sites B: Kealakehe (1), C: Civic Center, D: Lanihau/DHHL, and directly in front of Candidate Site G: Kealakehe (2). There are existing duct lines coming off of Palani Road and through the future Ane Keohokalole Highway – Phase 1 which terminate near the proposed Keahuolu Affordable Housing subdivision, that could serve Candidate Site E: La'i'Opua. Communication infrastructure is available along the mauka bound shoulder along Makala Boulevard, which provides existing stubouts to Candidate Site F: Makalapua Center.

Potential Impacts and Mitigation Measures

The communication infrastructure is readily available for Candidate Sites B: Kealakehe (1), C: Civic Center, D: Lanihau/DHHL, F: Makalapua Center, and G: Kealakehe (2). The amount of improvements within Kealakehe Parkway and Ane Keohokalole Highway will be minimal for Candidate Site G: Kealakehe (2) because the stubouts are located directly in front of the property and will likely involve improvements along the shoulder only. Connecting HELCO's power from the future Ane Keohokalole Highway to Candidate Site E: La'i'Opua will require a 600-foot extension, which will incur an additional off-site cost. The communication infrastructure for Candidate Site A: Kaloko Makai will be the responsibility of Stanford Carr Development which ~~will not~~ **is anticipated to** be constructed within five (5) years from the projected opening date of the proposed Kona Judiciary Complex.

5.13 SUSTAINABLE PRACTICES

The State of Hawai'i has taken measures toward being a leader in energy conservation and environmental sustainability and to change the way State agencies use energy and resources in operations and facilities. Act 96, SLH 2006 (HB #2175) requires all State of Hawai'i buildings 5,000 SF or larger to certify as LEED Silver or the equivalent thereof in an alternative rating program.

The State of Hawai'i recognizes its environmental responsibility and is committed to improving its performance towards a sustainable future. Through implementation of applicable sustainable design practices of the LEED for New Construction (NC) rating system, the Kona Judiciary project aims to achieve the following:

- Reduce energy consumption,
- Reduce water consumption,
- Reduce carbon dioxide emissions, and
- Reduce waste output.

For a full discussion of LEED NC sustainable design strategies for the Kona Judiciary Complex, please refer to *Appendix I*.

Potential Impacts and Mitigation Measures

The Kona Judiciary project is likely to involve use of previously undeveloped land. The Judiciary is, however, committed to incorporating sustainable design practices into the construction and operations of the new Kona Judiciary Complex. The Judiciary plans to incorporate sustainable features to make this facility a truly significant example of sustainable design for the State of Hawai'i. The proposed sustainability features associated with the project are expected to have a positive impact towards sustainable practices such as reduction of energy and water usage at the Kona Judiciary Complex. The following sustainable features will be targeted for the Kona Judiciary Complex:

- The project will seek certification under the LEED NC rating system.



- Separation and recycling of recyclable materials including beverage containers, plastic, aluminum, glass, cardboard, and paper.
- Use of drought tolerant plants in landscaping to reduce irrigation requirements.
- Low flow plumbing fixtures to reduce water usage.
- Motion sensors on public restroom fixtures.
- A central air-conditioning chilled water loop providing higher energy efficiency with back-up redundancy.
- Priority parking for those driving fuel-efficient vehicles.
- Bicycle storage for those who choose bicycling as their mode of transportation.
- Seek a location to meet the TOD objectives such as ample public transportation, pedestrian and bicycle connection between job centers, schools, and civic amenities.
- Use of low-emitting window glazing, air-conditioning controls, and use of compact fluorescent lamps and light-emitting diodes light fixtures to help with energy efficiency.
- Use of low-emitting materials for applications of adhesives, sealants, paints, carpets and flooring systems to promote a healthy indoor environment.
- Design to include the use of natural daylight where possible.
- Utilize LEED accredited design professionals.

5.14 PUBLIC SERVICES

5.14.1 Police Protection and Law Enforcement

The Hawai'i County Police Department serves the Candidate Sites and the rest of the Kailua-Kona urban area. The area is part of Operations Bureau Area 2, Kona District, which covers the region between the South Kohala District at Waikoloa and the Ka'u District at Kaulanamauna (834 square miles). The Police Department has 78 authorized sworn positions assigned to this district (2008-2009 Annual Report). In 2008, there were 6,525 reported offenses and complaints in the Kona District. The majority of the offenses were related to larceny (1,051 offenses) and driving under the influence (601 offenses) (County of Hawai'i Data Book, 2009).

The Kealakehe Station on Queen Ka'ahumanu Highway is within 3.0 miles of all the Candidate Sites. There are also two (2) smaller district stations in the region, one (1) in Keauhou, and one (1) in Captain Cook, as well as a substation in Kailua Village.

Additional law enforcement is provided by a sheriff division office, located 12.5 miles south of the Kealakehe Parkway/Queen Ka'ahumanu Highway intersection, in Captain Cook. The sheriffs stationed here are managed by the PSD and operate throughout the County.

The Hawai'i County Police Department was contacted directly to discuss its concerns regarding the proposed project. The only concern was how the facility would impact traffic flow in the area.

Potential Impacts and Mitigation Measures

The proposed project will most likely be serviced by law enforcement officers to handle detainees and is anticipated to expedite criminal processing in the Kona District (and other West Hawai'i districts), thereby reducing demand on the Hawai'i County Police Department. The construction of a



consolidated facility for Judiciary functions in West Hawai'i will provide a significant long-term beneficial impact on police and law enforcement services.

5.14.2 Fire Protection and Emergency Medical Services

The Hawai'i County Fire Department protects the County from fire and fire hazards. The Department also provides emergency medical services (pre-hospital care), rescue services, extrication services, and emergency hazardous materials mitigation.

The Fire Department is divided into two (2) separate battalions, an East Battalion and a West Battalion. The Candidate Sites and the Kailua-Kona urban area are all part of the West Battalion, which has 16 stations (including six (6) volunteer stations).

The Kailua-Kona Fire Station located on Palani Road provides service to the Kona-Kailua urban area, including the Candidate Sites. It is within five (5.0) miles of all the Candidate Sites. This station is equipped with a fire engine, a ladder truck, medic, rescue, rescue boat, and a tanker. The medevac helicopter assigned to the region is housed at the South Kohala Fire Station, 26 miles north of the Kealahou Parkway/Queen Ka'ahumanu Highway intersection.

In its November 24, 2010 EISP comment letter, the Hawai'i Fire Department requested that the chosen site and facility meet the requirements of the Uniform Fire Code (UFC) Section 10.207 providing for fire access roads, and UFC Section 10.301 (c) providing adequate water supply for fire flows.

Potential Impacts and Mitigation Measures

The proposed project will require fire protection during construction and after development is complete. To meet access road and fire flow water requirements, the project will comply with UFC Sections 10.207 and 10.301 (c). No additional issues are anticipated and further mitigation measures are not necessary.

5.14.3 Hospital Services

The Kona Community Hospital on Haukapila Street serves the Kailua-Kona urban area and its vicinity, located 12.5 miles south of the Kealahou Parkway/Queen Ka'ahumanu Highway intersection. It is a 94-bed acute and long-term health care hospital; it is also equipped with a 24-hour emergency room. A smaller 50-bed hospital, the North Hawai'i Community Hospital, is located 40.8 miles north, in Waimea.

Potential Impacts and Mitigation Measures

The proposed project is not expected to increase the demand on local hospitals. No mitigation measures are necessary.

5.14.4 Schools

The State of Hawai'i Department of Education (DOE) runs the State's public schools. The Board of Education considers the County of the Hawai'i the Hawai'i District. Within this district, the Kailua-Kona urban area is part of the Kealahou Complex subsection. There are nine (9) public schools operating in this complex. The three (3) schools located within three (3.0) miles of the Candidate Sites are:

- Kealahou Elementary School on Kealahou Street,



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



- Kealakehe Intermediate School on Onipa'a, and
- Kealakehe High School on Puohulihuli Street

Alternative and charter schools that serve the Kailua-Kona urban area include:

- Ke Kula o Ehunuikaimalino, a Hawaiian emersion school for K-12th graders,
- Kona Community School, an adult education school, and
- Kona Pacific Public Charter School.

Potential Impacts and Mitigation Measures

The proposed project is not likely to introduce new residents to the Kailua-Kona urban area and is not expected to increase the demand on local schools. No impacts on schools are anticipated and mitigation measures are not necessary.

5.14.5 Public Libraries

Libraries located in the vicinity of the Candidate Sites include the Kailua-Kona Public Library in North Kona on Hualalai Road, and the Holualoa Public Library and the Kealakekua Public Library, both located in South Kona on Māmalahoa Highway. These libraries are part of the Hawai'i State Public Library System which is managed by the State Board of Education.

Potential Impacts and Mitigation Measures

The proposed project is not likely to introduce new residents to the Kailua-Kona urban area and is not expected to increase the demand on public libraries. No mitigation measures are necessary.

5.14.6 Public Parks

There are many public parks in the greater Kailua-Kona region. They are run by the US National Park Service, DLNR, County of Hawai'i Parks and Recreation, or the local municipality. Six (6) of the parks closest to the Candidates Sites are:

- Old Kona Airport State Recreation Area (to the west) on Kuakini Highway,
- Kaloko-Honokohau National Historic Park (to the south) on Queen Ka'ahumanu Highway,
- Hale Halawai Park (to the south) on Ali'i Drive,
- Hillcrest Park (to the south) on Oni Oni Street,
- Wawaloli State Park (further north) on Queen Ka'ahumanu Highway, and
- Kona Memorial Park (to the east) on Māmalahoa Highway.

Potential Impacts and Mitigation Measures

The proposed project is not likely to introduce new residents to the Kailua-Kona urban area and is not expected to increase the demand on public parks. No mitigation measures are necessary.

5.14.7 Public Transit Service: Hele-On Bus and Shared Ride Taxi Program

The Kona-Kailua urban area is serviced by three (3) Hele-On Bus transit lines operated by the Hawai'i County Mass Transit Agency. Bus service is provided at no cost to passengers. The following three (3) bus routes serve the Candidate Site project area:



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



- The Intra-Kona route operates from the Kailua-Kona urban area to Captain Cook daily, from the early morning to the evening hours. Ten (10) busses run north or south with intervals of about one (1) hour.
- The Kona/Hilo route operates from Kealia to Hilo (including the Kona-Kailua urban area) six (6) days a week, twice in the morning and once in the evening.
- The North Kohala/Waimea/Kailua-Kona route operates from Hawi to the Kona-Kailua urban area five (5) days a week, once a day.

The Hawai'i County Mass Transit Agency also offers a Shared Ride Taxi Program that provides passengers in the Kona-Kailua urban area door-to-door transportation at greatly reduced rates. Currently, only one (1) taxi company participates in the program.

Potential Impacts and Mitigation Measures

The proposed project may increase the number of daily passengers in the Kona-Kailua urban area when the project is complete. A number of clients and/or staff members may choose to use a public transportation option to travel to and from the new courthouse. It is anticipated that this number will be relatively small and not require additional public transit services or busses. As such, the increase in demand for public transportation is expected to be minimal and no mitigation measures necessary.

5.15 VIEW PLANES, CORRIDORS, AND RESOURCES

A goal of the County of Hawai'i General Plan is to protect, preserve and enhance areas endowed by natural beauty, including scenic coastal resources. The General Plan further directs that scenic vistas and view planes shall not be obstructed and opportunities to appreciate natural and scenic beauty shall be maximized. The General Plan also describes the natural characteristic and scenic beauty of each district and lists significant sites and vistas associated with them. Significant scenic assets in the North Kona area include: Hualālai, as the mountain's steep slopes provide a green backdrop when viewed from the coast, and spectacular views of the coastline, ocean and horizon when viewed from higher elevations; coastline along Honokōhau and Kealakehe; and the mauka-makai view plane along Queen Ka'ahumanu Highway. None of the seven (7) Candidate Site locations are listed as a significant site in the General Plan. Visual resources of each Candidate Site are described below.

Candidate Site A: Kaloko Makai

The Kaloko Makai site is located adjacent to a portion of the Kaloko Makai project, a planned residential and mixed-use development. The site is located inland from Hina Lani Highway at an elevation between 410 ~~420~~ and 450 ~~440~~ feet above MSL and slopes from east to west at an average of 4.7%. View of the site from Hina Lani Highway offers Hualālai as a back drop, surrounded by undeveloped vacant lands with overgrown grass. The ocean can be seen from the site to the west.

Candidate Site B: Kealakehe (1)

The site is located in the southeast quadrant of the intersection of Queen Ka'ahumanu Highway and Kealakehe Parkway near the West Hawai'i Business Park. The 10-acre Candidate Site is located at an elevation of 65 ~~55~~ to 90 feet above MSL with an average slope of 4.0% from east to west. View of the site from Queen Ka'ahumanu Highway offers Hualālai as a back drop, surrounded by undeveloped vacant lands with overgrown grass.

Candidate Site C: Civic Center

The Civic Center site is located adjacent to and makai of the County's West Hawai'i Civic Center, in the northwest quadrant of the intersection of Kealakehe Parkway and Ane Keohokalole Highway.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ **Final** Environmental Impact Statement



The site has an average slope of 7.3%. The terrain is mostly composed of pāhoehoe lava flows with elevations ranging from ~~240~~ **200** to 260 feet above MSL. The site is vacant and covered with overgrown grass. The ocean and Honokōhua Small Boat Harbor can be seen from the site to the west. Allied Aggregated Quarry is located northwest of the site.

Candidate Site D: Lanihau/DHHL

The Lanihau/DHHL site is located in the north east quadrant of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The site is also located at the northwest corner of Kaniohale residential subdivision on Keanalehu Drive. The site has an average slope of 4.1% with elevations ranging from 315 to ~~440~~ **400** feet above MSL. The ocean can be seen from the site looking west. The site is vacant and comprised of lava field and overgrown grass.

Candidate Site E: La'i'Ōpua

The La'i'Ōpua site is located northwest of Ane Keohokalole Highway in the La'i'Ōpua 2020 retail-commercial development area. The site slopes 6.2% from east to west, with elevations ranging between 300 and ~~340~~ **335** feet above MSL. The site is vacant and covered with overgrown grass. The ocean can be seen from the site to the west. Hualālai provides a distant back drop for the site to the north and east.

Candidate Site F: Makalapua Center

The Makalapua Center site is located on QLT property, close to Makalapua Center. The site has elevations ranging from ~~445~~ **120** to ~~455~~ **150** feet above MSL, and has an average slope of 5.2% from east to west. The site is vacant and covered with overgrown grass. Hualālai provides a distant back drop for the site to the east.

Candidate Site G: Kealakehe (2)

The site is located on the southwest corner of the intersection of Kealakehe Parkway and Ane Keohokalole Highway across from the West Hawai'i Civic Center. The site has an elevation of ~~245~~ **220** to ~~264~~ **260** feet above MSL, and has an average slope of 5.9% from east to west. The site is vacant and covered with overgrown grass. The ocean can be seen from the site looking west.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement

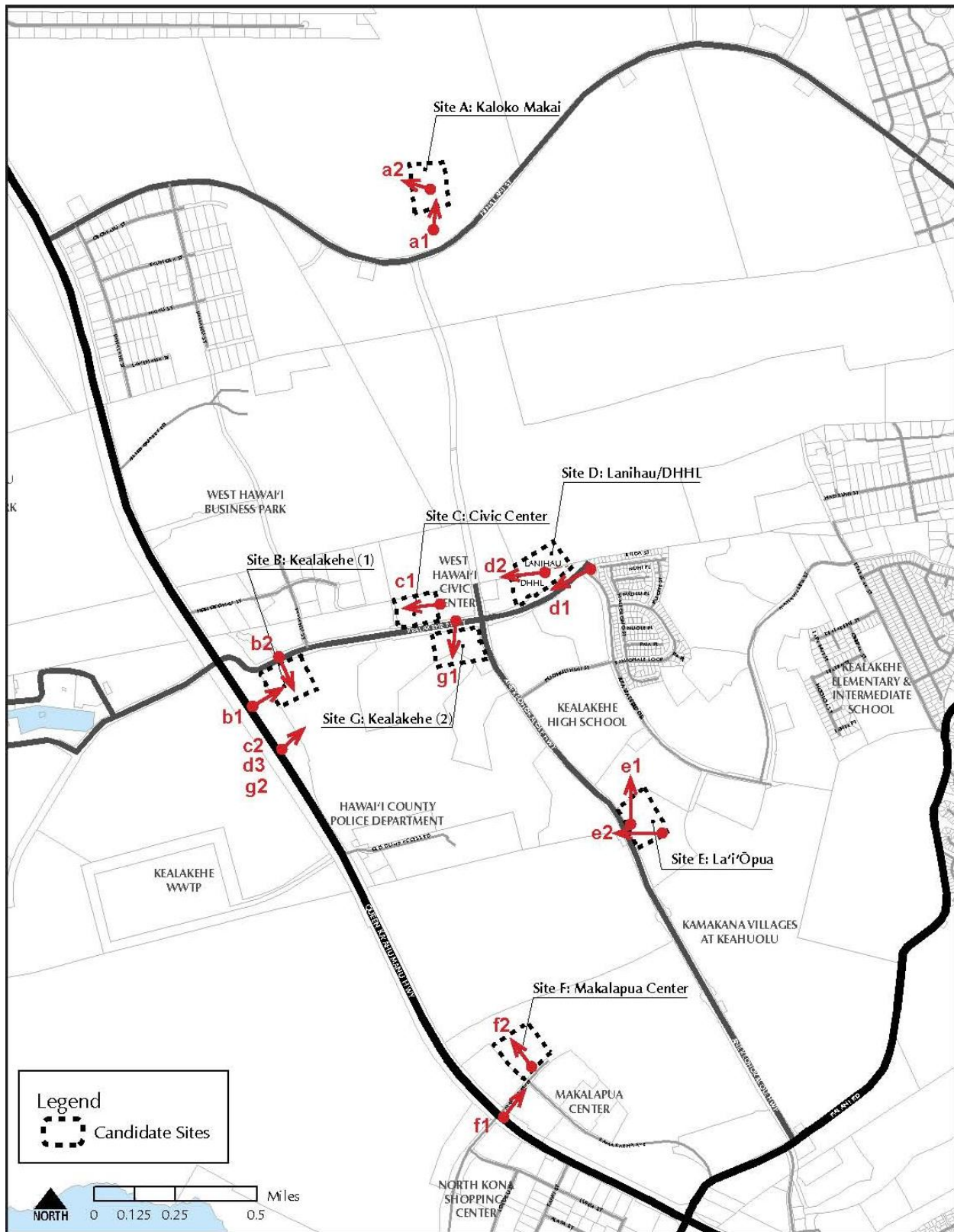


Figure 5-7
Sites Photo Key



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Figure 5-7A

Views of Site A: Kaloko Makai (source: Cultural Surveys Hawai'i, 2011)



Figure 5-7B

Views of Site B: Kealakehe (1) (source: Google Earth, 2010)



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



c-1 - View of Site C from West Hawai'i Civic Center's Parking lot looking west



c-2 - View of Site C from Queen Ka'ahumanu Highway

Figure 5-7C

Views of Site C: Civic Center (source: Cultural Surveys Hawai'i, 2011; Google Earth, 2010)



d-1 - View of Site D from Kaniohale residential subdivision



d-2 - View of Site D looking west

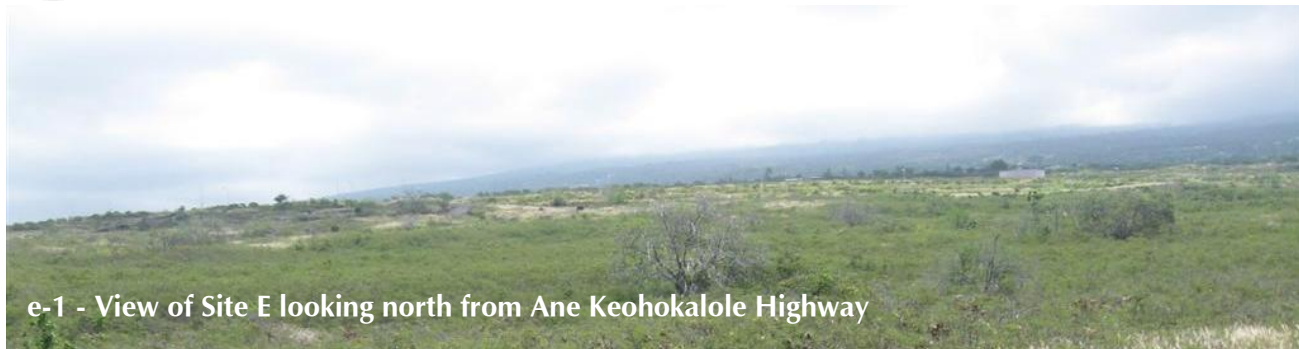
Figure 5-7D

Views of Site D: Lanihau/DHHL (source: Google Earth, 2010; Cultural Surveys Hawai'i, 2011)



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



e-1 - View of Site E looking north from Ane Keohokalole Highway



e-2 - View of Site E looking west taken from southeast corner of the site

Figure 5-7E

Views of Site E: La'i'Ōpua (source: Cultural Surveys Hawai'i, 2011)



f-1 - View of Site F from Queen Ka'ahumanu Highway



f-2 - View of Site F looking northwest taken from Makala Blvd.

Figure 5-7F

Views of Site F: Makalapua Center (source: Google Earth, 2010; Cultural Surveys Hawai'i, 2011)



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



g-1 - View of Site G looking southwest from West Hawai'i Civic Center



g-2 - View of Site G from Queen Ka'ahumanu Highway

Figure 5-7G

Views of Site G: Kealakehe (2) (source: Google Earth, 2010)

Two (2) structural configurations of the Kona Judiciary Complex are being considered – a two-story configuration with the maximum height of 44 feet. and a three-story configuration with a maximum height of 58 feet. Both configurations will utilize a step-roof design to respect the terrain and create visual interest. The step-roof will help minimize the potential visual impact by breaking down the overall mass of the facility. Having two (2) possible configurations will allow flexibility for the Kona Judiciary Complex to fit appropriately with the different surrounding, site condition, and height restriction of each Candidate Site. For example, the two-story configuration will have less impact on the mauka view for the Candidate Sites that are located along Queen Ka'ahumanu Highway and are appropriate for Candidate Sites in A-5a Agricultural District and CG-10 General Commercial District with a height limit of 45 feet. The three-story configuration will have less visual impact from narrower horizontal width and will allow for larger open area, thus less site disturbance, and will be appropriate for sites that are located inland from Queen Ka'ahumanu Highway and sites that are located in Open District with no height limit (unless the site is located adjacent to a zoning district with a height limit, then the adjacent zoning's height limit shall apply).

The development of the Kona Judiciary Complex will change the visual character of the sites, which are currently undeveloped. Since the project site is only 10 acres and the proposed Kona Judiciary Complex at complete build-out will cover up to four (4) acres of the site (or 40% of the land), the project will not pose a significant visual impact on the surrounding area. The design of the Kona Judiciary Complex will consider visual impacts and preserve prominent views towards the ocean. The facility will be designed appropriately in its orientation, scale, height, and form to fit with the selected site. The Kona Judiciary Complex will be extensively landscaped. The majority of the parking lot will be located behind the facility and those facing the highways will be screened. Most of the Candidate Sites are designated as Urban SLUD and are either designated for Urban Expansion or High Density Urban by the General Plan; therefore, the proposed facility is an appropriate use for the Candidate Sites.



Potential Impacts and Mitigation Measures

The potential impacts on the scenic resources of each Candidate Site are discussed below.

Candidate Site A: Kaloko Makai

There is no existing development in the vicinity of the Kaloko Makai site. If this site is selected, the Kona Judiciary Complex would be the first structure as part of the proposed mixed-use development of the Kaloko Makai Project. Construction of the project will not block existing scenic vistas or detract aesthetically from the community. Impacts to mauka-makai view corridors from Queen Ka'ahumanu Highway are not anticipated as the site is located inland and will be blocked by existing development along the highway.

Candidate Site B: Kealakehe (1)

The site is located near the West Hawai'i Business Park along Queen Ka'ahumanu Highway which is comprised of one-story and two-story structures. If this site is selected, the construction of the project will appear as an extension of the existing urban development. The Kona Judiciary Complex will be visible from Queen Ka'ahumanu Highway and Kealakehe Parkway but will not significantly block mauka views from Queen Ka'ahumanu highway. The proposed project is not anticipated to have a visual impact on the proposed public park within the same TMK.

Candidate Site C: Civic Center

The Civic Center Candidate Site is located adjacent to the newly constructed West Hawai'i Civic Center to the east. The proposed project will be visible from Kealakehe Parkway, Ane Keohokalole Highway, and Queen Ka'ahumanu Highway. If this site is selected, the construction of the project will appear as an extension of the existing urban development. There is an approximate 50-foot grade separation between the two (2) sites. Construction of a three-story Kona Judiciary Complex has the potential to partially obstruct the makai views from the West Hawai'i Civic Center's ground floor structure. A two-story complex is not anticipated to significantly impact views from the West Hawai'i Civic Center. Significant impacts to mauka views from Queen Ka'ahumanu highway are not anticipated (See *Figure 5-7C*).

Candidate Site D: Lanihau/DHHL

The Lanihau/DHHL site is located mauka of the West Hawai'i Civic Center, and if selected, it has the potential to impact both mauka views from the West Hawai'i Civic Center, and some makai views of a few residential units from the Kaniohale residential subdivision (See *Figure 5-7D*). The proposed project will also have a visual impact on future residential development on this parcel. The construction of the project will appear as an extension of the existing urban development. Significant impacts to mauka views from Queen Ka'ahumanu highway are not anticipated.

Candidate Site E: La'i'Ōpua

The La'i'Ōpua site is located south of Kealakehe High School on Ane Keohokalole Highway. The proposed project will be part of the future La'i'Ōpua 2020 retail-commercial development project if this site is selected. A mixed-use residential project, Kamakana Villages at Keahuolu, is also planned within the vicinity. The construction of the project will appear as an extension of the existing and planned urban development. Impact to mauka views from Queen Ka'ahumanu highway is not anticipated.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Candidate Site F: Makalapua Center

The Makalapua Center site is located across Makala Boulevard from the Makalapua Center and about one-half (0.5) mile northeast of the North Kona Shopping Center. Makalapua Center comprises mostly of one to two-story retail buildings. If this site is selected, the proposed project will be visible from Queen Ka'ahumanu Highway. Significant impacts to mauka views from Queen Ka'ahumanu highway are not anticipated (See *Figure 5-7F*). The construction of the project will appear as an extension of the existing urban development.

Candidate Site G: Kealakehe (2)

The Kealakehe (2) site is located across Ane Keohokalole Highway from the West Hawai'i Civic Center. The proposed project will be visible from Kealakehe Parkway, Ane Keohokalole Highway, and Queen Ka'ahumanu Highway. If this site is selected, the construction of the project will appear as an extension of the existing urban development. Construction of the Kona Judiciary Complex is not anticipated to impact views from the West Hawai'i Civic Center nor makai views from the Kaniohale residential subdivision located at an elevation approximately 200 feet higher. Significant impacts to mauka views from Queen Ka'ahumanu highway are not anticipated (See *Figure 5-7G*).

5.16 SOCIOECONOMIC CONDITIONS

The social and economic environment of a community can be affected through implementation of a development project. Potential impacts, both beneficial and/or adverse, resulting from the development of this proposed project may vary depending upon which Candidate Site is selected for the new facility.

The Candidate Sites are located in the Kailua-Kona urban area (Census Designated Place Tract 216.01) of the North Kona judicial district in West Hawai'i. Kailua-Kona is a relatively-densely populated urban area spread out over 40 square miles. It is the second largest population center on the Island of Hawai'i. Kailua-Kona is considered to be both a residential village and tourist destination.

The proposed project is designed to serve the communities of West Hawai'i for the next 30 years. The purpose and need for the facility is discussed in *Chapter 2.0*. The proposed project will provide a more efficient and effective environment for the Judiciary's Third Circuit. It will better the communities within the West Hawai'i region by strengthening the judicial system, supporting the urban develop pattern defined by the Kona CDP, and providing jobs.

5.16.1 Population Trends and Demographics

Over the last 30 years, the West Hawai'i residential population has been growing. The North Kona District experienced a large growth rate increase during the 1980s, and then in the 1990s the growth rate slowed. Other districts in West Hawai'i experienced a similar growth pattern. These growth rates have remained higher than the County of Hawai'i's total growth rate since 1990. These growth rates are expected to continue in the future, as the Kailua-Kona urban area continues to develop. There is expected to be an additional 16,150 people living in West Hawai'i within the next decade. Available population trends and future projections of the Kailua-Kona urban area, North Kona, West Hawai'i, and the County of Hawai'i are presented in *Table 5-11*.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 5-11 DE FACTO POPULATION TRENDS AND PROJECTIONS, 1980-2020

Geographic Region	1980	1990	2000	2010	2020 ¹
Kailua-Kona ²	-	-	9,870	11,975	-
Percent Growth	-	-	-	21.3%	-
North Kona	13,748	22,284	28,543	37,875	42,275
Percent Growth	-	62.1%	28.1%	32.7%	11.6%
West Hawai'i ³	21,604	35,715	47,712	61,824	77,974
Percent Growth	-	65.3%	33.6%	29.6%	26.1%
County of Hawai'i	92,053	120,317	148,677	185,079 ⁴	217,718
Percent Growth	-	30.7%	23.6%	24.9%	17.6%

Source: County of Hawai'i Data Book 2008 (Current)

¹ Projection by County of Hawaii General Plan 2005 (as Amended December 2006 by Ord. No. 06-153)

² Kailua Census Designated Place (Tract 216.01), Kailua-Kona is located in the North Kona judicial district

³ Statistics for West Hawai'i includes the judicial districts of North Kohala, South Kohala, North Kona

⁴ The details of the 2010 U.S. Census were not available at the time of this publication. The County of Hawai'i Data Book (2008 is the current available version) stated a County population of approximately 185,079 people, demonstrating a continued pattern of growth on the island and in West Hawai'i.

In 2000, Kailua-Kona had a residential population of approximately 9,870, which was approximately 6.6% of the County of Hawai'i's total population. Kailua-Kona residents are mostly married-couple families who own their own house. Although the area has a lower housing occupancy rate than the County of Hawai'i, over half of the vacant houses are for seasonal, recreational, or occasional use. The median household income was \$40,874 in 1999. Overall, the population of Kailua-Kona is very representative of the County of Hawai'i as a whole. Table 5-12 compares Kailua-Kona (Census Designated Place) to the County of Hawai'i.

Table 5-12 POPULATION AND DEMOGRAPHICS, 2000¹

General and Social Characteristics	Kailua-Kona	County of Hawai'i
Total Population	9,870	148,677
Age		
Median Age	35.5 yrs.	38.6 yrs.
Housing		
Total Housing Units	4,322	62,674
Occupied Units (% of Total Units)	81.8%	84.5%
Vacant Units (% of Total Units)	18.2%	15.5%
Average Persons per Household	2.78	2.75
Income		
Median Household Income 1999 ²	40,874	39,805
Per Capita Income in 1999 ²	20,624	18,791

Source: US Census Bureau. 2000 Decennial Census

¹ The details of the 2010 U.S. Census were not available at the time of this publication.

² In 1999 dollars

Potential Impacts and Mitigation Measures

The proposed project is not anticipated to introduce new residents into the Kailua-Kona urban area or any West Hawai'i districts once completed. It is possible, however, that a small percentage of development and/or construction workers may relocate into the urban area during the project development phase. The amount number of these potential new residents is expected to be minimal and have little to no effect on the community as a whole. No mitigation measures are necessary.



5.16.2 Economic Characteristics

Kailua-Kona is a significant asset to the County of Hawai'i, as it supports around 4.8% of all County of Hawai'i civilian jobs. The local economy is driven by tourism and the recreational industry, as well as coffee farming, retail trade, and construction. In 2004, Kailua-Kona had a civilian labor force of approximately 3,700 members. Of this labor force, approximately 3,600 civilians were employed. ~~There was~~ In 2004, Kailua-Kona experienced an unemployment rate of 2.7%, much lower the County of Hawai'i's 2004 unemployment rate of 3.8%. By 2010, the unemployment rate had risen to 9.8% in the County of Hawai'i and 7.1% in Kailua-Kona. Table 5-13 compares the Kailua-Kona civilian labor force to the County of Hawai'i's civilian labor force. The proposed project would have a positive economic impact on the community, both during construction and after construction.

Table 5-13 CIVILIAN LABOR FORCE, 2004

	2004 ¹		2010	
Employment Characteristics	Kailua-Kona ²	County of Hawai'i	Kailua-Kona	County of Hawai'i
Civilian Labor Force ³	3,700	78,550	3,550	83,250
Employed ³	3,600	75,500	3,450	75,150
Unemployed ³	100	3,000	100	8,150
Unemployment Rate	2.7%	3.8%	7.1%	9.8%

Source: County of Hawai'i Data Book 2008 (Updated), State of Hawai'i Department of Labor and Industrial Relations Research and Statistics Office, and State of Hawai'i Data Book 2010

¹ The Details of the 2010 U.S. Census were not available at the time of this publication.

² Kailua Census Designated Place (Tract 216.01)

³ Data rounded to nearest 50. Total may not add due to rounding. Rates are based on raw data.

Potential Impacts and Mitigation Measures

The proposed project will generate significant short-term construction jobs. Over the long-term the project will employ an estimated 220 workers at maximum occupancy (estimated after 2030). Many of the jobs exist across the various Judiciary offices in West Hawai'i. Local materials suppliers and retail businesses could also be expected to benefit through a multiplier effect from the increased construction activities. State General Excise Tax revenues will be generated by the construction and related expenditures as well.

The Judiciary is not anticipated to increase judicial related staff for reasons related to the proposed project, however, facility maintenance and landscaping jobs may be created. The amount of these FTE positions created will depend upon which Candidate Site is selected for development of the proposed project, and ultimately the size of the facility and surrounding yard.

5.17 SUMMARY OF POTENTIAL IMPACTS

5.17.1 Interrelationships and Cumulative Environmental Impacts

This project and other planned projects in the region are likely to have long-term adverse cumulative impacts, such as increased traffic and higher demand on regional infrastructure. However, many of the other planned projects are consistent with County plans and will have cumulative long-term beneficial impacts, such as reducing commuter traffic to and from the Kailua-Kona urban area and other employment centers, increasing the number of affordable housing units, and increasing employment opportunities. The economic development will provide additional tax revenue to the State and County governments to fund necessary public services. The anticipated net cumulative impact is expected to be positive.



Adverse impacts relating to traffic, increased demand on regional infrastructure, and air quality, and water quantity and quality are likely to be expected by from the cumulative development of all of the proposed regional projects in the region. Yet, at the same time, the proposed developments involve significant improvements to regional roadways, drainage, water, and sewer facilities. The Kona Judiciary Complex, as well as other proposed development projects, will complement the future housing stock by providing consistent employment opportunities within the region. Finally, the cumulative development of the region's proposed projects will provide additional tax revenue and economic benefits to State and County governments to fund necessary public services.

5.17.2 Potential Secondary Effects

New developments in general, including the proposed Kona Judiciary Complex, have the potential to induce growth outside the project area. An example of such a secondary effect is the stimulation of additional development in the region as a result of the construction of public facilities, such as enhanced traffic and utilities infrastructure. This Kona Judiciary Complex project aims to direct growth into areas consistent with the Kona CDP, thereby decreasing travel distance for public and employees to access to the facility and allowing for access via public transportation. Planning in accordance with the Kona CDP serves to reduce adverse secondary impacts from unexpected impacts of unplanned growth.

Additionally, in this particular situation, the creation of a new public Kona Judiciary Complex facility will likely lead to expanded business opportunities for the firms and business enterprises that move into the region. It is assumed that businesses willing to locate in the vicinity of the Kona Judiciary Complex would be supportive of the Judiciary offices and would provide compatible commercial services. If those businesses relocate from other areas, then that newly freed space will be available to allow other new and remaining businesses to expand. Such economic growth of local businesses and the jobs created by such expansion are generally considered a positive secondary impact.

5.17.3 Relationship between Local Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity

These relationships are described below in the context of four (4) specific areas of potential concern:

Narrowing the range of beneficial uses of the environment: The proposed project would increase the range of beneficial land uses by providing a higher and more productive purpose for undeveloped lands on the Candidate Sites. The project would not adversely affect rights customarily and traditionally exercised for subsistence, cultural and religious purposes, nor would it have a known significant impact on Hawaiian cultural or historic resources.

Long-term risks to health and safety: The project is not expected to pose any such risks. By complying with Federal, State and County regulations pertaining to building codes, environmental health, natural hazard management, etc., risks to health and safety will be limited. No on-site hazardous materials have been identified on or adjacent to the Candidate Sites that pose any risks to public health and safety.

Foreclosing of future options: While the proposed project would foreclose future development options of the selected property, each Candidate Site is planned for urbanization, and the proposed public facility would bring many beneficial impacts to the State and community.



Trade-offs among short-term and long-term gains and losses: Potential short- and long-term environmental impacts would be offset by proposed mitigation measures. The short-term inconveniences caused by construction activity include increased noise, dust and traffic due to construction vehicles. Once construction is completed, West Hawai'i will have a new Judiciary Complex that is a source of employment and pride for the community. These long-term benefits outweigh the relatively short-term losses anticipated during construction.

5.17.4 Irreversible and Irretrievable Commitments of Resources

The construction and operation of the planned new improvements will involve the irretrievable commitment of land, fiscal resources, labor, construction materials, and energy. There will be a permanent commitment of funds and resources to plan, design, construct and operate the facility.

5.17.5 Adverse Environmental Effects that Cannot Be Avoided

Implementation of the project will produce unavoidable affects in the short and long term. Short-term effects are generally associated with construction, and prevail only for the duration of the construction period. Long-term effects generally follow completion of the improvements and relate to net changes to either programs or operations that are permanent. Effects that can be considered both adverse and unavoidable are discussed below.

Unavoidable Adverse Short-Term Effects

- Disruption of flora/fauna habitat at the site.
- Views of site development and construction activity.
- Temporary increases in soil erosion resulting from construction operations and small amounts of soil may be carried beyond construction sites in surface runoff water and dust.
- Unavoidable, but temporary, noise impacts may occur during construction activities within the project area.
- Impacts to air quality primarily from fugitive dust emissions generated by construction activities.
- Increases in truck traffic associated with removal and redistribution of excavation soil or with imported fill materials and delivery of construction materials.
- Increases in automobile traffic associated with construction workers travelling to and from the site.

Unavoidable Adverse Long-Term Effects

- Undeveloped land and existing on-site vegetation will be lost. The site will transition into an urban area flora/fauna habitat. Vegetation will be replaced through the addition of project landscaping, with a preference for native plants.
- Implementation of the project will result in increased water consumption, wastewater disposal, and solid waste generation.
- There will increased demand on existing utilities and infrastructure. Where practical and feasible, sustainable design practices and technology will be utilized to reduce energy and natural resource demand requirements.
- There will be some increase in noise as more people and associated vehicles will frequent the area.

CHAPTER 6.0

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



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

An important consideration in evaluating the potential impacts of a proposed action on the environment is how the Kona Judiciary Complex will conform or conflict with approved or proposed Federal, State, and County land use plans, policies and controls for the affected area. The relationship of the project to the following land use plans, policies and regulatory controls is assessed below:

Federal:

- Coastal Zone Management Act (CZMA)
- Title III of the ADA
- Endangered Species Act (ESA)

State of Hawai'i

- State Land Use Law (HRS Chapter 205)
- Coastal Zone Management (CZM) (HRS Chapter 205A)
- Hawai'i State Plan (HRS Chapter 226)
- Environmental Impact Statement Law (HRS Chapter 343)
- State Functional Plans
- 2050 Sustainability Plan

County of Hawai'i

- County of Hawai'i General Plan
- West Hawai'i Regional Plan
- Keāhole to Honaunau Regional Circulation Plan – County Action Plan
- SMA
- Kona CDP

6.1 FEDERAL CONTROLS

This section assesses the relationship of the project with primary and applicable Federal regulatory controls, which include the CZM, Title III of the ADA and the ESA.

6.1.1 CZMA

In 1972, the Federal government enacted the CZMA to effectively manage, use, protect, and develop coastal areas in the United States (US). The CZMA was a government response to increasing and competing demands upon habitats and resources of coastal lands and waters. Such demands often resulted in a loss of living marine resources and wildlife, depleted nutrient-rich areas, shoreline erosion, diminished open space for public use, and permanent and adverse changes to ecological systems. Under the CZMA, States are authorized to work in a unified manner with Federal and local governments to develop programs, policies, evaluation criteria, and development standards that lend to the effective protection and



KONA JUDICIARY COMPLEX SITE SELECTION

Draft **Final** Environmental Impact Statement



prudent use of coastal lands and waters. The enforcement authority for the CZMA (Public Law 104-150, as amended in 1996) has been delegated to the State of Hawai'i under HRS Chapter 205A, CZM Program.

Discussion: The new Kona Judiciary Complex will be consistent with the relevant objectives and policies of the Hawai'i CZM Program and comply with the Federal Flood Insurance Program. The Candidate Sites are located outside of the shoreline setback and the project will have no adverse effect on coastal ecosystems or beaches. The Candidate Sites are sited in suitable locations outside of coastal hazard areas.

6.1.2 Title III of the ADA

In 1991, the Federal government enacted the ADA to provide equal accessibility for persons with disabilities. The ADA Title III covers businesses and nonprofit service providers that are public accommodations, privately operated entities offering certain types of courses and examinations, privately operated transportation, and commercial facilities. Public accommodations include private entities that own, lease, lease to, or operate facilities such as restaurants, retail stores, and hotels. Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment. They also must comply with specific requirements related to architectural standards for new and altered buildings; reasonable modifications to policies, practices, and procedures; effective communication with people with hearing, vision, or speech disabilities; and other access requirements. Additionally, public accommodations must remove barriers in existing buildings where it is easy to do so without much difficulty or expense, given the public accommodation's resources.

Discussion: The Kona Judiciary Complex facility will be designed to meet the requirements of the ADA, the Fair Housing Act, and the requirements of HRS Section 103-50. Parking for facilities will be designed to comply with HAR, Title 11, Chapter 219, Parking for Persons with Disabilities, Section 11-219-14.

6.1.3 ESA

The ESA of 1973 provides a legal means by which identified ecosystems that are determined to be essential to the sustainability of an endangered or threatened species can be conserved. Under this Act, the USFWS in the Department of the Interior is responsible for all terrestrial and freshwater species, as well as migratory birds, while the National Marine Fisheries Service is responsible for marine species.

Discussion: There is no federally delineated Critical Habitat on or adjacent to the Candidate Sites for any federally listed threatened or endangered animal or plant species (US Federal Register, November 2010). In addition, threatened or endangered plant or animal species were not detected in the biological surveys of each Candidate Site.

If endangered species are encountered during project planning and development, the State will work with the specialists to implement policies, procedures and programs that will minimize or eliminate negative impacts to the maximum extent practicable.

6.2 STATE OF HAWAII PLANS AND CONTROLS

This section assesses the relationship of the proposed Kona Judiciary Complex to the State Land Use Laws, HRS Chapter 205A (the CZM), the Hawai'i State Plan, the State's environmental review process, the State Functional Plans, and the Hawai'i 2050 Sustainability Plan.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



6.2.1 State Land Use Law, HRS, Chapter 205

HRS Chapter 205 establishes the State Land Use Commission as well as defines the four (4) major land use districts in which all lands in the State of Hawai'i are classified. These districts include the following: Urban, Rural, Agricultural, or Conservation. Standards for determining the boundaries for each district and the allowable uses and activities are defined in statute.

Discussion: The proposed Judiciary Complex is an allowed use within an "Urban" State Land Use District. If the Preferred Site for the Kona Judiciary Complex is not designated Urban, the applicant will petition the Land Use Commission for a State Land Use District Boundary Amendment to designate the site "Urban" and allow for construction of the proposed project.

6.2.2 CZM, HRS, § 205A

In the State of Hawai'i under HRS Chapter 205A, the CZM Program is a comprehensive nationwide program that establishes and enforces standards and policies to guide the development of public and private lands within the coastal areas. The State CZM objectives and policies address the following 10 subject areas: (1) Recreational Resources, (2) Historic Resources, (3) Scenic and Open Space Resources, (4) Coastal Ecosystems, (5) Economic Uses, (6) Coastal Hazards, (7) Managing Development, (8) Public Participation, (9) Beach Protection, and (10) Marine Resources. Virtually all relate to potential development impacts on the shoreline, near shore, and ocean area environments. The Hawai'i CZM Law charges the counties with designating and administering SMA within the State's coastal areas. A "development", as defined by the CZM Law, that is located within the SMA requires a SMA Use Permit. *Table 6-1* outlines and discusses the applicable objectives and policies of HRS Chapter 205A.

Table 6-1 CZM, HRS § 205A - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
a. The objectives and policies in this section shall apply to all parts of the chapter.				
b. Objectives.				
1. Recreational resources;				
A. Provide coastal recreational opportunities accessible to the public.				X
2. Historic resources;				
A. Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.				X
3. Scenic and open space resources;				
A. Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.				X
4. Coastal ecosystems;				
A. Protect valuable coastal ecosystems, including reefs, from disruption and minimize impacts on all coastal ecosystems.				X
5. Economic uses;				
A. Provide public or private facilities and improvements important to the State's economy in suitable locations.		X		
6. Coastal hazards;				
A. Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.		X		
7. Managing development;				
A. Improve the development review process, communication, and public participation in the management of coastal resources and hazards.				X
8. Public participation;				
A. Stimulate public awareness, education and participation in coastal management.				X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



Table 6-1 CZM, HRS § 205A - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
9. Beach protection;						
A. Protect beaches for public use and recreation.						X
10. Marine resources;						
A. Promote the protection, use, and development of marine and coastal resources to assure their sustainability.						X
c. Policies.						
1. Recreational resources;						
A. Improve coordination and funding of coastal recreational planning and management; and						X
B. Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:						X
i. Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;						X
ii. Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or by requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;						X
iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;						X
iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;						X
v. Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;						X
vi. Adopting water quality standards and regulating point and nonpoint sources of pollution to protect , and where feasible, restore the recreational value of coastal waters;						X
vii. Developing new shoreline recreational opportunities where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and						X
viii. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of § 46-6.						X
2. Historic resources;						
A. Identify and analyze significant archaeological resources;				X		
B. Maximize information retention through preservation of remains and artifacts or salvage operations; and				X		
C. Support state goals for protection, restoration, interpretation, and display of historic resources.				X		
3. Scenic and open space resources;						
A. Identify valued scenic resources in the coastal zone management area;						X
B. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline.				X		
C. Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and						X
D. Encourage those developments that are not coastal dependent to locate in inland areas.				X		
4. Coastal ecosystems;						
A. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;						X
B. Improve the technical basis for natural resource management;						X
C. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;						X
D. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and						X
E. Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-1 CZM, HRS § 205A - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
5. Economic uses;						
A. Concentrate coastal dependant development in appropriate areas;						X
B. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and						X
C. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:						X
i. Use of presently designated location is not feasible;						X
ii. Adverse environmental effects are minimized; and						X
iii. The development is more important to the State's economy.						X
6. Coastal hazards;						
A. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, and subsidence, and point and nonpoint source pollution hazards;						X
B. Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;						X
C. Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	X					
D. Prevent coastal flooding from inland projects.						X
7. Managing development;						
A. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;						X
B. Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and						X
C. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.						X
8. Public participation;						
A. Promote public involvement in coastal zone management processes;						X
B. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and						X
C. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.						X
9. Beach protection;						
A. Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;	X					
B. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and						X
C. Minimize the construction of public erosion-protection structures seaward of the shoreline.						X
10. Marine resources;						
A. Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;						X
B. Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;						X
C. Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;						X
D. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and						X
E. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Discussion:

The Kona Judiciary Complex will not have a significant adverse impact on coastal recreational opportunities, coastal scenic and open space resources, or coastal ecosystem and resources. The project area is outside of the 500-year flood hazard zone and is not in the tsunami inundation zone. The project area is secure from tsunami, storm waves, subsidence or stream flooding. To prevent ponding or localized flooding, grading and site design will conform to all regulatory requirements and ensure that storm drainage is retained on site to minimize erosion potential for surrounding properties. As a government facility, the project will not have a significant negative impact on air quality.

If significant archaeological resources are found within the chosen Candidate Site, they will be preserved within the project area. The project will also include the development of on-site and off-site infrastructure systems which will integrate with regional public and private facilities. The internal roadways of the proposed project are planned to connect with existing and future developments on adjacent lands, which is consistent with regional transportation policies established by the County.

While the coastal element of this objective is not relevant to the proposed Kona Judiciary project, the public participation aspect is. This EIS was prepared in accordance with Chapter 343, HRS. This EIS discusses the potential short term and long term impacts of the project on the environment. Through the public review process, comments are welcomed and will be incorporated into the overall environmental review and analysis.

In addition to the EIS process, public participation was also sought through the planning process, including a public informational meeting held in Kona in November 2010 to gather input from the community. ~~Additional meetings are anticipated during the remainder of the environmental planning process.~~ A second public meeting was held in Kona in September 2011 following the publication of the Draft EIS.

6.2.3 Hawai'i State Plan, HRS, Chapter 226

In 1978, the Hawai'i State Legislature found a need to improve the planning process in the State, to increase the effectiveness of government and private actions, to improve the coordination among different agencies and levels of government, and to provide for the wise use of Hawai'i's resources to guide the future development of the State. Under HRS Chapter 226 (Hawai'i State Planning Act), the Hawai'i State Plan serves as a guide for the future long-range development of the State. The Hawai'i State Plan identifies the goals, objectives, policies, and priorities for the State; provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improves coordination of Federal, State, and County plans, policies, programs, projects, and regulatory activities; and establishes a system for plan formulation and program coordination to provide for ~~an~~ **the** integration of all major State and County activities.

Act 181, Session Laws of Hawai'i (SLH) 2011, was signed into law on July 5, 2011. Act 181 provides an update to Hawai'i Revised Statutes Chapter 226 by adding a new section to Part III. Act 181 is included in the evaluation below.

Table 6-2 assesses and evaluates how the Kona Judiciary Complex project supports the Hawai'i State Plan, as promulgated under HRS Chapter 226 **and Act 181 SLH 2011**. Only applicable sections of the Hawai'i State Plan are listed.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-2 HAWAII STATE PLAN, HRS CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
Section 226-4: State Goals						
In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:						
(1)	A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.	X				
(2)	A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	X				
(3)	Physical, social and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.	X				
Discussion: The Kona Judiciary Complex project will support the State economy, provide a facility for future generations, and enhance the social well-being for the people of West Hawai'i.						
Section 226-5: Objective and Policies for Population						
(A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter;						
(B) To achieve the population objective, it shall be the policy of this State to:						
(1)	Manage population growth statewide in a manner that provides increased opportunities for Hawai'i's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.					X
(2)	Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.	X				
(3)	Promote increased opportunities for Hawai'i's people to pursue their socioeconomic aspirations throughout the islands.	X				
(4)	Encourage research activities and public awareness programs to foster an understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai'i's population.					X
(5)	Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.					X
(6)	Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.					X
(7)	Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.					X
Discussion: The Kona Judiciary Complex project will provide significant employment opportunities in the County of Hawai'i, with a total of 220 employees at full operations. There will be significant construction employment during the development phase.						
Section 226-6: Objectives and Policies for the Economy in General.						
(A) Planning for the State's economy in general shall be directed toward achievement of the following objectives:						
(1)	Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.	X				
(2)	A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.					X
(B) To achieve the general economic objectives, it shall be the policy of this State to:						
(1)	Expand Hawai'i's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.					X
(2)	Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.					X
(3)	Seek broader outlets for new or expanded Hawai'i business investments.					X
(4)	Expand existing markets and penetrate new markets for Hawai'i's products and services.					X
(5)	Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.					X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-2 HAWAII STATE PLAN, HRS CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
(6)	Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	X		
(7)	Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai'i's small scale producers, manufacturers, and distributors.			X
(8)	Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			X
(9)	Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.	X		
(10)	Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			X
(11)	Maintain acceptable working conditions and standards for Hawai'i's workers.	X		
(12)	Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.	X		
(13)	Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy.			X
(14)	Promote and protect intangible resources in Hawai'i, such as scenic beauty and the Aloha spirit, which are vital to a healthy economy.			X
(15)	Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.			X
(16)	Foster a business climate in Hawai'i - including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
<p>Discussion: The Kona Judiciary Complex project will provide employment opportunities (including equal employment opportunities) in the County of Hawai'i, with approximately 220 employees at full operation. The development phase will provide significant construction employment. The project will meet the needs of projected growth in West Hawai'i, and foster cooperation between government offices and private law offices.</p>				
<p>Section 226-11 Objectives and Policies for the Physical Environment - Land-based, Shoreline, and Marine Resources.</p>				
(A)	Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:			
(1)	Prudent use of Hawai'i's land-based, shoreline, and marine resources.	X		
(2)	Effective protection of Hawai'i's unique and fragile environmental resources.	X		
(B)	To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
(1)	Exercise an overall conservation ethic in the use of Hawai'i's natural resources.	X		
(2)	Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
(3)	Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4)	Manage natural resources and environs to encourage their beneficial and multiple uses without generating costly or irreparable environmental damage.	X		
(5)	Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6)	Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.	X		
(7)	Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8)	Pursue compatible relationships among activities, facilities and natural resources.	X		
(9)	Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.	X		



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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<p>Discussion: The Kona Judiciary Complex project will protect Hawai'i's marine and shoreline environment and employ "green" design principles aimed at conservation of limited natural resources.</p>						
<p>Section 226-12 Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources.</p>						
(A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources.						
(B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:						
(1)	Promote the preservation and restoration of significant natural and historic resources.	X				
(2)	Provide incentives to maintain and enhance historic, cultural, and scenic amenities.	X				
(3)	Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	X				
(4)	Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.	X				
(5)	Encourage the design of developments and activities that complement the natural beauty of the islands.	X				
<p>Discussion: The Kona Judiciary Complex project will preserve significant cultural and historic resources and preserve significant viewsheds. The facility design will complement the Kona environment in terms of site plan, building materials, and heights.</p>						
<p>Section 226-13 Objectives and Policies for the Physical Environment - Land, Air, and Water Quality.</p>						
(A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:						
(1)	Maintenance and pursuit of improved quality in Hawai'i's land, air, and water resources.	X				
(2)	Greater public awareness and appreciation of Hawai'i's environmental resources.					X
(B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:						
(1)	Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.					X
(2)	Promote the proper management of Hawai'i's land and water resources.	X				
(3)	Promote effective measures to achieve desired quality in Hawai'i's surface, ground and coastal waters.					X
(4)	Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.					X
(5)	Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X				
(6)	Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.	X				
(7)	Encourage urban developments in close proximity to existing services and facilities.	X				
(8)	Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.					X
<p>Discussion: The Kona Judiciary Complex project will employ "green" design principles aimed at conservation and stewardship for Hawai'i's resources. All Candidate Sites are located outside of the flood and tsunami zones and project construction practices will minimize threat from natural hazards. The Candidate Sites are generally located in proximity to existing urban development and infrastructure.</p>						
<p>226-15 Objectives and Policies for Facility Systems - Solid and Liquid Wastes.</p>						
(A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:						
(1)	Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X				



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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(2)	Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.				X
(B)	To achieve solid and liquid waste objectives, it shall be the policy of this State to:				
(1)	Encourage the adequate development of sewerage facilities that complement planned growth.				X
(2)	Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.				X
(3)	Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.				X
Discussion: The proposed project will adhere to State sanitation standards for solid and liquid waste management.					
226-16 Objective and Policies for Facility Systems - Water.					
(A)	Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.				
(B)	To achieve the facility systems water objective, it shall be the policy of this State to:				
(1)	Coordinate development of land use activities with existing and potential water supply.				X
(2)	Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.				X
(3)	Reclaim and encourage the productive use of runoff water and wastewater discharges.	X			
(4)	Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.				X
(5)	Support water supply services to areas experiencing critical water problems.				X
(6)	Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X			
Discussion: As a State project, Kona Judiciary Complex the project will employ "green" design principles to conserve water and seek to achieve LEED requirements for water efficiency.					
226-17 Objectives and Policies for Facility Systems - Transportation.					
(A)	Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:				
(1)	An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.				X
(2)	A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.				X
(B)	To achieve the transportation objectives, it shall be the policy of this State to:				
(1)	Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;				X
(2)	Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;				X
(3)	Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;				X
(4)	Provide for improved accessibility to shipping, docking, and storage facilities;				X
(5)	Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;				X
(6)	Encourage transportation systems that serve to accommodate present and future development needs of communities;				X
(7)	Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;				X
(8)	Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;				X
(9)	Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;				X
(10)	Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;				X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;						X
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and				X		
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.						X
Discussion: The land use planning efforts for the Kona Judiciary Complex actively support transportation planning and TOD objectives of the Kona CDP. Candidate Sites for the proposed project have been evaluated in terms of their proximity to Regional and Neighborhood TOD centers in accordance with the Kona CDP.						
226-18 Objectives and Policies for Facility Systems - Energy.						
(A) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:						
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;						X
(2) Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;						X
(3) Greater energy security in the face of threats to Hawai'i's energy supplies and systems; and						X
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.				X		
(B) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable energy services to accommodate demand.						
(C) To further achieve the energy objectives, it shall be the policy of this State to:						
(1) Support research and development as well as promote the use of renewable energy sources;						X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;						X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;						X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including: (a) Development of cost-effective demand-side management programs; (b) Education; and (c) Adoption of energy-efficient practices and technologies;				X		
(5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;						X
(6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;				X		
(7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;				X		
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and						X
(9) Support actions that reduce, avoid, or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives.						X
Discussion: The Kona Judiciary Complex project will employ "green" design principles that include energy efficiency and encouragement of multi-modal/alternative transportation access and will seek to achieve LEED standards.						
226-22 Objective and Policies for Socio-Cultural Advancement - Social Services.						
(A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.						
(B) To achieve the social service objective, it shall be the policy of the State to:						



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



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(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.						X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.				X		
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.						X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.						X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.				X		
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.						X
Discussion: The Kona Judiciary Complex project will consolidate Judiciary operations in West Hawai'i and enable more efficient coordination between public and private agencies and programs.						
226-24 Objective and Policies for Socio-Cultural Advancement - Individual Rights and Personal Well-Being.						
(A) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.						
(B) To achieve the individual rights and personal well-being objective, it shall be the policy of this State to:						
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.				X		
(2) Uphold and protect the national and state constitutional rights of every individual.				X		
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.				X		
(4) Ensure equal opportunities for individual participation in society.				X		
Discussion: Through consolidation of Judiciary operations in West Hawai'i, the project will create more enable streamlined and effective delivery of services, including the protection of national and State constitutional rights.						
226-25 Objective and Policies for Socio-Cultural Advancement - Culture.						
(A) Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people.						
(B) To achieve the culture objective, it shall be the policy of this State to:						
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.						X
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.						X
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i.						X
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.				X		
Discussion: Through delivery of judicial services that strive for social justice, the project will promote peaceful relationships and the aloha spirit.						



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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226-26 Objectives and Policies for Socio-Cultural Advancement - Public Safety.						
(A) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:						
(1)	Assurance of public safety and adequate protection of life and property for all people.	X				
(2)	Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.					X
(3)	Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.	X				
(B) To achieve the public safety objectives, it shall be the policy of this State to:						
(1)	Ensure that public safety programs are effective and responsive to community needs.					X
(2)	Encourage increased community awareness and participation in public safety programs.					X
(C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:						
(1)	Support criminal justice programs aimed at preventing and curtailing criminal activities.	X				
(2)	Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.	X				
(3)	Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.					X
(D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:						
(1)	Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.					X
(2)	Enhance the coordination between emergency management programs throughout the State.					X
Discussion: The Kona Judiciary Complex project will support public safety objectives through establishment of a visible judicial presence in the community, which represents the protection of life and property and the administration of criminal justice. Provision of correctional facilities falls under the jurisdiction of the PSD.						
226-27 Objectives and Policies for Socio-Cultural Advancement - Government.						
(A) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:						
(1)	Efficient, effective, and responsive government services at all levels in the State.	X				
(2)	Fiscal integrity, responsibility, and efficiency in the state government and county governments.	X				
(B) To achieve the government objectives, it shall be the policy of this State to:						
(1)	Provide for necessary public goods and services not assumed by the private sector.	X				
(2)	Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.	X				
(3)	Minimize the size of government to that necessary to be effective.	X				
(4)	Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.	X				
(5)	Assure that government attitudes, actions, and services are sensitive to community needs and concerns.	X				
(6)	Provide for a balanced fiscal budget.	X				
(7)	Improve the fiscal budgeting and management system of the State.					X
(8)	Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.	X				
Discussion: Through consolidation of operations and facilities, the proposed Kona Judiciary Complex will significantly increase the operational efficiency of judicial services in West Hawai'i. Facilities will be sized to accommodate future growth in the West Hawai'i region through the next 30 years. The planned facility will exceed minimum size for effective operations per Objective 226-27 B (3); however, responsible planning for future community growth is an integral aspect of judicial facility planning.						



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Hawai'i State Plan - HRS Ch. 226 - Part III. Priority Guidelines			
226-101 Purpose.			
The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
226-102 Overall Direction.			
The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in five six major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education, and principles of sustainability.			
226-103 Economic Priority Guidelines.			
(A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			
(a) Encourage investments which:			
(i) Reflect long term commitments to the State;	X		
(ii) Rely on economic linkages within the local economy;	X		
(iii) Diversify the economy;	X		
(iv) Reinvest in the local economy;	X		
(v) Are sensitive to community needs and priorities; and	X		
(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents.	X		
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.	X		
(4) Seek to ensure that state business tax, labor laws, and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.			X
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			
(a) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.			X
(b) A clean industry that would have minimal adverse effects on Hawai'i's environment.			X
(c) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.			X
(d) An industry that would provide reasonable income and steady employment.			X
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:			
(a) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(b) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X
(c) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(d) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.			X
(e) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			X
(f) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X
(B) Priority guidelines to promote the economic health and quality of the visitor industry:			



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-2 HAWAII STATE PLAN, HRS CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable			S	N/S	N/A
(1)	Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai'i's residents and visitors.				X
(2)	Encourage the development and maintenance of well- designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.				X
(3)	Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.				X
(4)	Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.				X
(5)	Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.				X
(6)	Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.				X
(7)	Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.				X
(8)	Support law enforcement activities that provide a safer environment for both visitors and residents alike.	X			
(9)	Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.				X
(C) Priority guidelines to promote the continued viability of the sugar and pineapple industries:					
(1)	Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.				X
(2)	Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.				X
(3)	Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.				X
(D) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:					
(1)	Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.				X
(2)	Assist in providing adequate, reasonably priced water for agricultural activities.				X
(3)	Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.				X
(4)	Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.				X
(5)	Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.				X
(6)	Seek favorable freight rates for Hawai'i's agricultural products from inter-island and overseas transportation operators.				X
(7)	Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.				X
(8)	Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.				X
(9)	Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.				X
(10)	Support the continuation of land currently in use for diversified agriculture.				X
(E) Priority guidelines for water use and development:					
(1)	Maintain and improve water conservation programs to reduce the overall water consumption rate.				X
(2)	Encourage the improvement of irrigation technology and promote the use of non-potable water for agricultural and landscaping purposes.				X
(3)	Increase the support for research and development of economically feasible alternative water sources.				X
(4)	Explore alternative funding sources and approaches to support future water development programs and water system improvements.				X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-2 HAWAII STATE PLAN, HRS CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
(F) Priority guidelines for energy use and development:						
(1)	Encourage the development, demonstration, and commercialization of renewable energy sources.					X
(2)	Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.					X
(3)	Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.					X
(4)	Encourage the development and use of energy conserving and cost-efficient transportation systems.					X
(G) Priority guidelines to promote the development of the information industry:						
(1)	Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.					X
(2)	Encourage the development of services such as financial data processing, products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.					X
(3)	Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.					X
(4)	Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.					X
(5)	Encourage research activities, including legal research in the information and telecommunications fields.					X
(6)	Support promotional activities to market Hawai'i's information industry services.					X
Discussion: The project demonstrates a long-term commitment to improved Judiciary facilities and streamlined delivery of judicial services in the West Hawai'i region. The Judiciary will provide employment opportunities for Judiciary employees, new construction job opportunities, and investment in the local economy.						
226-104 Population Growth and Land Resources Priority Guidelines.						
(A) Priority guidelines to effect desired statewide growth and distribution:						
(1)	Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.	X				
(2)	Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.					X
(3)	Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.	X				
(4)	Encourage major State and Federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.					X
(5)	Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.					X
(6)	Seek Federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.					X
(7)	Support the development of high technology parks on the neighbor islands.					X
(B) Priority guidelines for regional growth distribution and land resource utilization:						
(1)	Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	X				
(2)	Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.				X	
(3)	Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.					X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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(4)	Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.					X
(5)	In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.	X				
(6)	Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.					X
(7)	Pursue rehabilitation of appropriate urban areas.					X
(8)	Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.					X
(9)	Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	X				
(10)	Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.					X
(11)	Identify all areas where priority should be given to preserving rural character and lifestyle.					X
(12)	Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X				
(13)	Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.	X				
Discussion: The project proposes construction of a State-funded Judiciary Complex that will support the anticipated growth in the West Hawai'i region over the next 30 years. The selected location will avoid critical habitat and important agricultural lands. Priority is given to Candidate Sites designated as future urban centers, i.e., Regional and Neighborhood TODs, as defined by the Kona CDP.						
226-105 Crime and Criminal Justice Priority Guidelines.						
(A) Priority Guidelines in the Area of Crime and Criminal Justice:						
(1)	Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.	X				
(2)	Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.	X				
(3)	Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.					X
(4)	Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.	X				
(5)	Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.	X				
(6)	Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.	X				
Discussion: The project directly supports the spectrum of criminal justice efforts in the region.						
Act 181, Session Laws of Hawai'i (SLH) 2011						
Priority guidelines and principles to promote sustainability shall include:						
(1)	Encouraging balanced economic, social, community, and environmental priorities;					X
(2)	Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X				
(3)	Promoting a diversified and dynamic economy;					X
(4)	Encouraging respect for the host culture;					X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



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(5)	Promoting decisions based on meeting the needs of the present without compromising the needs of the future generations;			X
(6)	Considering the principles of the ahupuaa system; and			X
(7)	Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.			X
Discussion: The project will incorporate sustainable design principles and use State resources toward construction of necessary public facilities.				

6.2.4 Environmental Impact Statement Law, HRS, Chapter 343

Under HRS Chapter 343 (EIS Law), the State legislature found that the quality of humanity's environment is critical to humanity's well being, that humanity's activities have broad and profound effects upon the interrelations of all components of the environment, and that an environmental review process is necessary to integrate the review of environmental concerns with existing planning processes of the State and counties. This process is to alert decision makers to significant environmental effects which may result from the implementation of certain actions. HRS Chapter 343 states that a process of reviewing environmental effects is desirable because environmental consciousness is enhanced, cooperation and coordination are encouraged, and public participation during the review process benefits all parties involved and society as a whole. As such, the State has established a system of environmental review to ensure that environmental concerns are given appropriate consideration in decision making along with economic and technical considerations.

Discussion: According to HRS Chapter 343 and HAR §11-200, an environmental analysis is required for a project or program that proposes one (1) or more of the following nine (9) land uses or administrative acts:

- Use of State or County lands or funds,
- Use of any lands classified as Conservation District,
- Use within the Shoreline Setback Area,
- Use within any historic site or district,
- Use within the Waikī Special District,
- Any amendment to County General Plans,
- Reclassification of State Conservation District lands,
- Construction or modification of helicopter facilities, or
- Proposes any wastewater facility with specified exceptions, waste-to-energy facility; landfill; oil refinery; or power generating facility.

The Kona Judiciary Complex Site Selection Study involves the use of State funds and, therefore, is subject to HRS Chapter 343 and an approved Final EIS.



6.2.5 State Functional Plans

The Planning Act called for the creation of functional plans to set specific objectives, establish policies, and implement actions for a particular field of activity. Developed in the late 1980s and early 1990s as part of the Statewide Planning System, the State Functional Plans (SFPs) are the primary guidance tools for implementing the Hawai'i State Plan. While the Hawai'i State Plan establishes long-term objectives for Hawai'i, the purposes of the SFPs are to identify major statewide concerns; define current strategies for the functional area; identify major relationships among functional areas; and provide strategies for departmental policies, programs, and priorities. The SFPs provide guidance as to State and County roles and the allocation of resources to fulfill identified activities in the areas of agriculture, conservation lands, education, employment, energy, health, higher education, historic preservation, housing, human services, recreation, tourism, transportation, and water resources. The objectives, policies, and implementing actions of SFPs relevant to the proposed Kona Judiciary Complex project are briefly outlined below.

State Agricultural Functional Plan

The State Agricultural Functional Plan sought to increase the level of agricultural development in Hawai'i. At the time the plan was written, the two (2) fundamental objectives were to (1) ensure the continued viability of Hawai'i's sugar and pineapple industries, and (2) encourage the continued growth and development of diversified agriculture throughout the State. The functional plan for agriculture set objectives to convert Hawai'i's crops into potential new value/added products for the local community, visitor industry, and export markets. The Department of Business, Economic Development, and Tourism (DBEDT), large corporations, and other organizations were tasked with implementing actions to develop linkages between the agriculture industry and the tourism industry. The goal was to promote and develop a diverse range of products and programs that focused on marketing, such as ag-tourism, and to assist in the development of diversified agriculture.

Discussion: Despite partial State Land Use designations for Agricultural lands on Candidate Site D: Lanihau/DHHL and Candidate Site E: La'i'Ōpua, the proposed project area consists of poor soil types (primarily lava flows) and lands that are unsuitable for agricultural development. The potential reclassification of lands from the Agricultural District to the Urban District will not have a significant adverse impact on the agricultural industry. The County's LUPAG designates six (6) of the Candidate Sites (A, B, C, D, E and G) for Urban Expansion and the seventh Candidate Site (F) for High Density Urban.

State Conservation Lands Functional Plan

The State Conservation Lands Functional Plan addresses the impacts of population growth and economic development on Hawai'i's natural environment providing a framework to protect and preserve pristine lands and shore lands. The objective of the plan is to provide a management program that balances the use of the State's natural resources with the need to protect these resources to varying degrees. The State is responsible to provide the management of conservation areas while the Counties play a key role in directing urban and agricultural activities and in retaining open space and cultural sites as lands become urbanized.

Discussion: The Candidate Sites for the Kona Judiciary Complex are not located on lands classified as Conservation District lands. All Candidate Sites are located in the Urban district, with a portion of Candidate Site D: Lanihau/DHHL and Candidate Site E: La'i'Ōpua located in the Agricultural District. The project would have no impact on the goals of the State Conservation Lands Functional Plan.



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



State Educational Functional Plan

The State Educational Functional Plan reflects the DOE strategy to address the goals, policies, and priority guidelines of the Planning Act and the goals of the Board of Education. The plan outlines actions to be taken by the DOE to improve the public school system and to attend to various societal needs and trends.

Discussion: The proposed project does not conflict with the goals and policies of the State Educational Functional Plan.

State Higher Education Functional Plan

The objectives of the State Higher Education Functional Plan are to provide (1) a number of diverse post-secondary educational institutions; (2) quality educational, research, and public services programs; (3) appropriate opportunities for all who can benefit; (4) financing to ensure accessibility; and (5) coordination of educational resources.

Discussion: The proposed project does not conflict with the goals and policies of the State Higher Educational Functional Plan.

State Employment Functional Plan

The State Employment Functional Plan's objectives, policies, and implementing actions address four (4) major issue areas: (1) education and preparation services for employment, (2) job placement, (3) quality of work life, and (4) employment planning information and coordination.

Discussion: The project will contribute to employment by creating construction related jobs during the period of the project's development. The project will also continue to provide long-term employment opportunities with the Judiciary in West Hawai'i.

State Energy Functional Plan

The State Energy Functional Plan sought to (1) support the commercialization of Hawai'i's alternative energy resources, (2) implement a wide range of energy conservation and efficiency technologies, (3) prepare for disruptions in the energy supply, and (4) reduce the State's dependence on imported fossil fuels, such as oil, for 90% of its total energy needs as opposed to 42% nationally. The plan also calls for objectives and courses of action to lessen Hawai'i's dependence on imported fossil fuels through (1) moderate the growth in energy demand through conservation and energy efficiency, (2) displace oil and fossil fuels through alternate and renewable energy sources, (3) promote energy education and legislation, (4) support and develop an integrated approach to energy development and management, and (5) ensure the State's abilities to implement energy emergency actions immediately in the event of fuel supply disruptions and ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships that may arise.

The State Legislature in 2001 passed a law establishing "renewable portfolio standard" goals for electric utilities of 7% by December 31, 2003, 8% by December 31, 2005, and 9% by December 31, 2010.

Discussion: The project will be designed and constructed to meet LEED silver design standards, and include features to conserve energy, limit water usage, minimize waste, and prevent pollution.



State Health Functional Plan

The State Health Functional Plan addressed six (6) issue areas: (1) health promotion and disease prevention, (2) communicable disease prevention and control, (3) special populations with impaired access to health care, (4) healthcare services (acute, long-term, primary, and emergency) for rural communities, (5) environmental health and protection, and (6) DOH leadership. The plan also sought to boost the long-term economy by attracting a share of the rapidly developing, affluent, wellness-oriented market. It also sought to develop and implement new environmental protection and health services that would protect, monitor, prevent degradation, and enhance the quality of Hawai'i's air, land, and water. The DOH is responsible for establishing, monitoring, and enforcing Water Quality Standards which are intended to protect the environmental quality of the waters of the island and maintain public health. The DOH is also responsible for establishing standards and regulations for noise control, which are uniform throughout the State.

Discussion: The proposed project does not conflict with the goals and policies of the Health Functional Plan.

State Historic Preservation Functional Plan

The State Historic Preservation Functional Plan identifies issues, policies, and implementing actions that seek to preserve and protect the unsurpassable beauty, history, and culture of the Hawaiian Islands. Hawai'i's natural scenic beauty, clean environment, and rich multi-cultural heritage (including historic/cultural sites) are reasons why so many people have made Hawai'i their home and why so many visit the State.

Discussion: An archaeological assessment has been conducted on the subject properties and a cultural impact assessment has been prepared. Together, these documents provide a greater understanding of project area's historic, archaeological and cultural resources. A detailed AIS will be conducted for the selected site. Sites conforming to the significance criteria established under Federal and State regulations will be preserved in coordination and consultation with the SHPD.

State Housing Functional Plan

The State Housing Functional Plan identified a need to develop affordable housing throughout the State and found that the housing needs of lower income households would not be adequately met in future residential developments. Obstacles identified to the development of affordable housing include (1) the lack of infrastructure, particularly on the neighbor islands; (2) the high cost of zoned land, high development costs, and the regulatory system (particularly on O'ahu); (3) government policies that have created a shortage of urban land zoned for housing; (4) lack of government funds to develop rental housing; (5) building codes and subdivision standards that constrain innovative, cost-saving technologies; and (6) current labor wages. The Plan recommended increased densities in residential developments where feasible, smaller and basic units, funding for rental developments, and state subsidies.

Discussion: The proposed project does not include housing and will not conflict with the goals and policies of the State Housing Functional Plan.

State Human Services Functional Plan

The State Human Services Functional Plan addressed: (1) elder abuse; (2) child abuse and neglect; and (3) spouse/domestic abuse and violence. The plan details statistics, causes, and prevention measures that can help to combat very pressing societal issues.



Discussion: The proposed project does not conflict with the goals and policies of the State Health Functional Plan.

State Recreation Functional Plan

The focus of the State Recreation Functional Plan is in six (6) issue areas: (1) ocean and shoreline recreation; (2) mauka, urban, and other recreation; (3) public access to the shoreline and upland recreation areas; (4) resource conservation and management; (5) management of recreation programs and facilities; and (6) wetlands protection and management.

Discussion: The proposed project does not conflict with the goals and policies of the State Recreation Functional Plan.

State Tourism Functional Plan

The State Tourism Functional Plan focuses on six (6) issues: (1) the positive and negative impacts of tourism growth on the community; (2) physical development in terms of product quality, product diversity, land use planning, adequate infrastructure, and visitor use of public services; (3) environmental resources and cultural heritage; (4) community, visitor, and industry relations; (5) employment and career development; and (6) effective marketing. The plan seeks to strengthen tourism, while developing other industries to diversify the State's economic base.

Discussion: The proposed project does not conflict with the goals and policies of the State Tourism Functional Plan.

State Transportation Functional Plan

The focus of the State Transportation Functional Plan is to (1) construct facility and infrastructure improvements in support of Hawai'i's thriving economy and growing population base; (2) develop a transportation system balanced with an array of new alternatives; (3) implement transportation systems management to maximize the use of existing facilities and systems; (4) foster innovation and use of new technology in transportation; (5) maximize joint efforts with the private sector; (6) pursue land use initiatives which help reduce travel demand; and (7) encourage resident quality-of-life improvements through improved mobility opportunities and travel reduction.

Discussion: The Site Selection Study has given priority to Candidate Sites within proximity to Neighborhood and Regional TOD centers as defined by the Kona CDP. Locating the proposed Judiciary Complex in proximity to a TOD center would provide multi-modal access options, including walking distance from transit stops. Consolidation of operations into a single facility is anticipated to reduce trips generated by the existing operations.

State Water Resources Development Functional Plan

The State Water Resources Development Functional Plan set objectives to: (1) clarify the State water policy and improve management framework; (2) maintain the long-term availability of freshwater supplies while considering environmental values; (3) improve management of flood plains; (4) assure adequate municipal water supplies for planned urban growth; (5) assure the availability of adequate water for agriculture; (6) encourage and coordinate development of self-supplied industrial water and the production of water-based energy; (7) provide for the protection and enhancement of Hawai'i's freshwater and estuarine environment; (8) improve State grant and loan procedures for water programs and projects; and (9) pursue water resources data collection and research to meet changing needs.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Discussion: The proposed project does not conflict with the goals and policies of the Water Resources Development Functional Plan. Water quality protection will be achieved through implementation of BMPs at the selected site.

6.2.6 Hawai'i 2050 Sustainability Plan

In 2005, the Hawai'i State Legislature determined that the State of Hawai'i should be responsible not only for resolving current public needs, but provide guidance to assure that the preferred vision and goals for our future are met. Recognizing that the present generation must address sustainability issues essential to maintaining Hawai'i's quality of life for future generations, the State Legislature enacted Act 8 (2005), which provided for the development of a Sustainability Plan to address the vital needs of Hawai'i through the year 2050. Act 8 then established the Hawai'i 2050 Sustainability Task Force to review the Hawai'i State Plan and the State's comprehensive planning system and promulgated the creation of the Hawai'i 2050 Sustainability Plan (Hawai'i 2050). Hawai'i 2050 has as its main tenets a respect for culture, character, beauty, and history of the State's island communities; balance among economic, community, and environmental priorities; and an effort to meet the needs of the present without compromising the ability of future generations to meet their own needs. Hawai'i 2050 defines five (5) goals intended to lead toward a sustainable future for Hawai'i. These goals are accompanied by specific strategic actions for implementation and indicators to measure the success or failure of these actions over time. *Table 6-3* provides an evaluation and summary of the project's compatibility with applicable goals of the Hawai'i 2050 Sustainability Plan.

Table 6-3 HAWAI'I 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
The State's first definition of sustainability: A. Hawai'i that achieves the following: - Respects the culture, character, beauty and history of our State's island communities - Strikes a balance among economic, social and community, and environmental priorities - Meets the needs of the present without compromising the ability of future generations to meet their own needs						
GOAL 1: Living sustainably is part of our daily practice in Hawai'i.						
Develop a sustainability ethic.						X
Integrate sustainability principles and practices into public and private school curricula.						X
Develop a statewide marketing and public awareness campaign on sustainability principles and practices.						X
Conduct ongoing forums and cross-sector dialogue to promote collaboration and progress on achieving Hawai'i's sustainability goals.						X
Continually monitor trends and conditions in Hawai'i's economy, society and natural systems.						X
Discussion: Although the specific objectives are not applicable, the project will integrate sustainability principles. The Kona Judiciary Complex will be designed according to LEED standards to reduce environmental impacts throughout the life cycle of the building.						
GOAL 2: Our diversified and globally competitive economy enables us to meaningfully live, work and play in Hawai'i.						
Develop a more diverse and resilient economy.						X
Provide incentives that foster sustainability-related industries, which include, but aren't limited to renewable energy, innovation and science-based industries, and environmental technologies.						X
Increase production and consumption of local foods and products, particularly agricultural products.						X
Increase commercialization and technology transfer between post-secondary institutions and the business sector.						X
Support the building blocks for economic stability and sustainability.						X
Recognize and support established industries such as the visitor industry, military, construction and agriculture as strong components of the Hawai'i economy.						X
Provide incentives for industries to operate in more sustainable ways.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-3 HAWAII 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
Attract local and outside capital and investments in Hawai'i's economic activities.						X
Reduce regulations and lower the cost of running a business.						X
Increase the competitiveness of Hawai'i's workforce.						X
Invest in and improve our public education system to provide for a skilled workforce.						X
Create incentives and opportunities for workforce skills upgrade training programs, including the availability of remedial education programs.						X
Increase student enrollment in post-secondary educational programs.						X
Adopt living wage guidelines and measurements.						X
Identify, prioritize and fund infrastructure "crisis points" that need fixing.						X
Discussion: Although the specific objectives are not applicable, the proposed project would meet the overall goal, enabling employees of the State Judiciary to live, work, and play in West Hawai'i.						
GOAL 3: Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.						
Reduce reliance on fossil (carbon-based) fuels.				X		
Expand renewable energy opportunities.						X
Increase energy efficiency in private and public buildings, including retrofitting existing buildings.				X		
Improve energy efficiencies and options in transportation.						X
Encourage the production and use of locally produced bio-fuels.						X
Adopt building codes that encourage "green building" technology.						X
Encourage all government agencies to adopt sustainable practices, including purchasing hybrid cars, buying biodegradable products, and mandating recycling.				X		
Conserve water and ensure adequate water supply.				X		
Reduce water consumption by means of education and incentives.				X		
Encourage greater production and use of recycled water.						X
Continually review water-conserving technologies for possible incorporation in county building codes.						X
Encourage price structures for water use that furthers conservation.						X
Require water conservation plans from large private users.						X
Increase recycling, reuse and waste reduction strategies.				X		
Provide greater protection for air, and land-, fresh water- and ocean-based habitats.						X
Strengthen enforcement of habitat management.						X
Fund public and private conservation education.						X
Improve management of protected watershed areas.						X
Incorporate the values and philosophy of the ahupua'a resource management system as appropriate.						X
Establish funding for invasive species control and native ecosystems protection.						X
Conserve agricultural, open space and conservation lands and resources.				X		
Create compact patterns of urban development.				X		
Encourage "smart growth" concepts in land use and community planning.				X		
Research and strengthen management initiatives to respond to rising sea levels, coastal hazards, erosion and other natural hazards.						X
Develop a comprehensive environmental mapping and measurement system to evaluate the overall health and status of Hawai'i's natural ecosystems.						X
Discussion: The project will encourage responsible use of natural resources through green design and LEED standards such as pollution prevention, water efficiency, energy optimization, waste reduction and applicable smart growth concepts. The evaluation criteria for the Candidate Sites will show preference for compact development patterns located within the Regional and Neighborhood TODs as defined by the Kona CDP.						
GOAL 4: Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need.						
Strengthen social safety nets.				X		



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-3 HAWAII 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
Increase affordable housing opportunities for households up to 140% of median income.						X
Ensure access to affordable health care for all residents.						X
Reduce crime and violence.				X		
Provide access to elderly housing, care-giving and other long-term care services.						X
Invest in greater prevention and treatment of those suffering from substance abuse and mental illness.						X
Increase awareness of and competency in financial literacy and asset building.						X
Strengthen the nonprofit sector, philanthropy and volunteerism.						X
Ensure that persons with disabilities are afforded equal opportunity to participate and excel in all aspects of community life.				X		
Provide after-school and extra-curricular programs to enable Hawai'i's youth to broaden their life experiences.						X
Improve public transportation infrastructure and alternatives.						X
Reduce traffic congestion.						X
Encourage and provide incentives for telecommuting.						X
Increase and improve bicycle and pedestrian facilities, including multi-use pathways.						X
Strengthen public education.						X
Support parenting, educational and financial literacy initiatives that span early childhood through lifelong learning.						X
Increase high school graduation rates.						X
Strengthen career pathways for technical and trade schools that enhance Hawai'i's workforce.						X
Support post-secondary and distance learning programs that broaden personal and professional learning opportunities.						X
Provide access to diverse recreational facilities and opportunities.						X
<p>Discussion: Many existing Judiciary facilities in West Hawai'i are not ADA compliant. Construction of a new Judiciary Complex would bring the facilities into compliance with ADA standards and allow all persons equal access. A new consolidated Judiciary Complex will establish a strong judicial presence in the community, streamline the delivery of criminal justice and possibly serve as a localized deterrent to crime.</p>						
GOAL 5: Our Kanaka Maoli and island cultures and values are thriving and perpetuated.						
Honor Kanaka Maoli culture and heritage.				X		
Ensure the existence of and support for public and private entities that further the betterment of Kanaka Maoli.						X
Increase fluency in Kanaka Maoli language. It is one of the official languages of Hawai'i.						X
Sponsor cross-sector dialogue on Kanaka Maoli culture and island values.						X
Protect Kanaka Maoli intellectual property and related traditional knowledge.						X
Provide Kanaka Maoli cultural education for residents, visitors and the general public.						X
Celebrate our cultural diversity and island way of life.						X
Identify and protect the places, features and sacred spaces that give Hawai'i its unique character and cultural significance.				X		
Increase the number of educators who teach cultural and historic education.						X
Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.						X
Provide Kanaka Maoli mentors with opportunities to pass on Hawaiian culture and knowledge to the next generation of Kanaka Maoli and others. The power of wisdom comes from communication.						X
Perpetuate Kanaka Maoli food production associated with land and ocean traditions and practices.						X
Provide support for subsistence-based businesses and economies.						X
<p>Discussion: An Archaeological Literature Review and Field Inspection and a CIA were prepared for the Candidate Sites in order to identify and protect places of archaeological and cultural significance. An AIS will be conducted for the selected site if significant cultural or archaeological resources are found present on the preferred site. These resources will be preserved in accordance with the recommendations of the archaeology study and the SHPD.</p>						



6.3 COUNTY OF HAWAII PLANS, POLICIES, AND CONTROLS

6.3.1 County of Hawai'i General Plan

The County of Hawai'i General Plan is a statement of long-range socioeconomic, environmental, and design objectives and policies to be achieved for the general prosperity and welfare for the people of the County. It is intended to serve as a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens (County of Hawai'i General Plan, Chapter 1.1). The County of Hawai'i General Plan consists of 13 subject areas and provides the framework for the County's expression of public policy concerning the needs of the people and the functions of government. The subject areas address all aspects of health, safety, and welfare for Hawai'i's communities, and include: population trends and growth, economic activity, the natural environment, housing, transportation and utilities, energy, physical development and urban design, public safety, health and education, culture and recreation, and government operations and fiscal management. *Table 6-4* discusses how the project addresses the applicable objectives and policies of the County of Hawai'i General Plan.

Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAII GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
2.0 Economic						
2.2 Goals						
A. Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.				X		
B. Economic development and improvement shall be in balance with the physical, social and cultural environments of the island of Hawai'i.				X		
C. Strive for diversity and stability in the economic system.				X		
D. Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.				X		
E. Strive for an economic climate that provides its residents an opportunity for choice of occupation.				X		
F. Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.				X		
G. Strive for full employment.				X		
H. Promote and develop the island of Hawai'i into a unique scientific and cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits.				X		
2.3 Policies						
A. Assist in the expansion of the agricultural industry through the protection of important agricultural lands, development of marketing plans and programs, capital improvements and continued cooperation with appropriate State and Federal agencies.						X
B. Encourage the expansion of the research and development industry by working with and supporting the University of Hawai'i at Hilo and West Hawai'i, the Natural Energy Laboratory at Hawai'i Authority (NELHA) and other agencies' programs that support sustainable economic development in the County of Hawai'i.						X
C. Encourage the development of a visitor industry that is in harmony with the social, physical, and economic goals of the residents of the County.						X
D. Require a study of the significant cultural, social and physical impacts of large developments prior to approval.				X		
E. Encourage the sustainable development of the fishing industry, various forms of aquaculture, and other fresh and sea water-based activities.						X
F. Support all levels of educational, employment and training opportunities and institutions.						X
G. Capital improvements program shall improve the quality of existing commercial and industrial areas.						X
H. The land, water, air, sea, and people shall be considered as essential resources for present and future generations and should be protected and enhanced through the use of economic incentives.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAI'I GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
I. Continue to encourage the research, development and implementation of advanced technologies and processes.						X
J. Support the development of high technology industries.						X
K. Continue to encourage development and utilization of by-products from alternate energy conversion projects.						X
L. Identify and encourage primary industries that are consistent with the social, physical, and economic goals of the residents of the County.						X
M. Encourage active liaison with the private sector with respect to the County's requirements for establishing businesses on the island.						X
N. Encourage the development of the retirement industry.						X
O. Promote a distinctive identity for the island of Hawai'i to enable government, business and travel industries to promote the County of Hawai'i as an entity unique within the State of Hawai'i.						X
P. Identify the needs of the business community and take actions that are necessary to improve the business climate.	X					
Q. Support research and development that would lead to the removal of marketing restrictions on Hawaiian fruits and other perishables.						X
R. Assist in the development of a film and video industry program to market Big Island sites and coordinate film and video activities on the Big Island.						X
S. Assist the further development of agriculture through the protection of important agricultural lands.						X
T. Assist in the promotion of the agriculture industry whose products are recognized as being produced on the island of Hawai'i.						X
U. Encourage the establishment of open farmers markets to allow local agricultural producers to market their products.						X
V. Assist in cooperative marketing and distribution endeavors to expand opportunities for local agricultural products for export as well as to the local market.						X
W. Encourage the further development of the overseas capacity of Hilo International Airport for the exportation of agricultural crops.						X
X. Encourage the health/wellness industry.						X
Y. Encourage new industries that provide favorable benefit-cost relationships to the people of the County. Benefit-cost relationships include more than fiscal considerations.						X
Discussion: The proposed project will bring full-time employment opportunities through new construction jobs and continued employment for Judiciary employees who will work in the new facility. Project planning will strive for a contextually appropriate facility that honors the balance between physical, social and cultural environments in Hawai'i. An Archaeological Literature Review and Field Inspection and a CIA were prepared for the Candidate Sites in order to identify and protect places of archaeological and cultural significance. Improved Judiciary facilities have been a need in West Hawai'i for many years, and a new consolidated facility would improve business operations for both Judiciary staff and for local attorneys.						
3.0 Energy						
3.2 Goals						
A. Strive towards energy self-sufficiency.						X
B. Establish the Big Island as a demonstration community for the development and use of natural energy resources.						X
3.3 Policies						
A. Encourage the development of alternate energy resources.						X
B. Encourage the development and use of agricultural products and by-products as sources of alternate fuel.						X
C. Encourage the expansion of energy research industry.						X
D. Strive to educate the public on new energy technologies and foster attitudes and activities conducive to energy conservation.						X
E. Ensure a proper balance between the development of alternative energy resources and the preservation of environmental fitness and ecologically significant areas.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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F. Strive to assure a sufficient supply of energy to support present and future demands.						X
G. Provide incentives that will encourage the use of new energy sources and promote energy conservation.						X
H. Seek funding from both government and private sources for research and development of alternative energy resources.						X
I. Coordinate energy research and development efforts of both the government and private sectors.						X
J. Encourage the continuation of studies concerning the development of power that can be distributed at lower costs to consumers.						X
K. Strive to diversify the energy supply and minimize the environmental impacts associated with energy usage.						X
L. Continue to encourage the development of geothermal resources to meet the energy needs of the County of Hawai'i.						X
M. Encourage the use of solar water heating through the continuation of state tax credit programs, through the Building Code, and in County construction.						X
N. Encourage energy-saving design in the construction of buildings.				X		
O. Support net-metering and other incentives for independent power producers.						X
3.4 Standards						
A. New power plants shall incorporate devices that minimize pollution.						X
B. Applicable standards and regulations of Title 11, Chapter 46, "Community Noise Control" of the HAR.				X		
C. Applicable standards and regulations of Title 11, Chapter 59, "Ambient Air Quality Standards" of the HAR.				X		
D. Applicable standards and regulations of Title 11, Chapter 60.1, "Air Pollution" of the HAR.				X		
Discussion: The new Judiciary facility will include energy-saving features per LEED guidelines and adhere to applicable standards of the HAR.						
4.0 Environmental Quality						
4.2 Goals						
A. Define the most desirable use of land within the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.						X
B. Maintain and, if feasible, improve the existing environmental quality of the island.				X		
C. Control pollution.				X		
4.3 Policies						
A. Take positive action to further maintain the quality of the environment.				X		
B. Reinforce and strengthen established standards where it is necessary, principally by initiating, recommending, and adopting ordinances pertaining to the control of pollutants that affect the environment.						X
C. Advise the public of environmental conditions and research undertaken on the island's environment.						X
D. Encourage the concept of recycling agricultural, industrial, and municipal waste material.						X
E. Encourage the State to establish air and water quality monitoring stations in areas of existing and potential urban growth.						X
F. Encourage the State to continue aircraft noise abatement strategies at Hilo International Airport and the Kona International Airport at Keāhole.						X
G. Participate in watershed management projects to improve stream and coastal water quality and encourage local communities to develop such projects.						X
H. Work with the appropriate agencies to adopt appropriate measures and provide incentives to control point and nonpoint sources of pollution.						X
I. Support programs to prevent harmful alien species from becoming established.						X
J. Require golf courses to implement best management practices to limit leaching of nutrients to groundwater in areas where they may affect streams or coastal ecosystems.						X
K. Require implementation of the management measures contained in Hawai'i's Coastal Nonpoint Pollution Control Program as a condition of land use permitting.				X		
L. Review the County grading and grubbing ordinances to ensure that they adequately address potential erosion and runoff problems.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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4.4 Standards						
A. Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and well being, through the enforcement of appropriate Federal, State and County standards.				X		
B. Incorporate environmental quality controls either as standards in appropriate ordinances or as conditions of approval.				X		
C. Federal and State environmental regulations shall be adhered to.				X		
Discussion: Pollution prevention measures will be implemented through environmental planning and design requirements, including LEED and site BMPs. The project will adhere to Federal and State environmental regulations, as applicable.						
5.0 Flooding and Other Natural Hazards						
5.2 Goals						
A. Protect human life.				X		
B. Prevent damage to man-made improvements.				X		
C. Control pollution.				X		
D. Prevent damage from inundation.				X		
E. Reduce surface water and sediment runoff.				X		
F. Maximize soil and water conservation.				X		
5.3 Policies						
A. Enact restrictive land use and building structure regulations in areas vulnerable to severe damage due to the impact of wave action. Only uses that cannot be located elsewhere due to public necessity and character, such as maritime activities and the necessary public facilities and utilities, shall be allowed in these areas.						X
B. Review land use policy as it relates to flood plain, high surf, and tsunami hazard areas.						X
C. Update and improve the Flood Insurance Rate Maps and other flood maps in compliance with the National Flood Insurance Program (NFIP) as needed.						X
D. Any development within the Federal Emergency Management Agency (FEMA) designated flood plain must be in compliance with Chapter 27.						X
E. Promote and provide incentives for participation in the Soil and Water Conservation Districts' conservation programs for developments on agricultural and conservation lands.						X
F. The "Drainage Master Plan for the County of Hawai'i" shall be reviewed and updated to incorporate new studies and reflect newly identified priorities.						X
G. Development-generated runoff shall be disposed of in a manner acceptable to the Department of Public Works and in compliance with all State and Federal laws.			X			
H. Develop a comprehensive program for the coordinated construction of a drainage network along a single drainage system.						X
I. Explore new methods of funding for the provision of adequate drainage systems and regulating potential flood inundation areas.						X
J. The County and the private sector shall be responsible for maintaining and improving existing drainage systems and constructing new drainage facilities.						X
K. Develop an integrated shoreline erosion management plan that ensures the preservation of sandy beaches and public access to and along the shoreline, and the protection of private and public property from flood hazards and wave damage.						X
L. Continue to promote public education programs on tsunami, hurricane, storm surge, and flood hazards.						X
M. Encourage grassed shoulder and swale roadway design where climate and grade are conducive.			X			
N. Develop drainage master plans from a watershed perspective that considers non-structural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public green ways.			X			
O. Encourage and provide incentives for agricultural operators to participate in Soil and Water Conservation District Programs.						X
P. Where applicable, natural drainage channels shall be improved to increase their capacity with special consideration for the practices of proper soil conservation, and grassland and forestry management.			X			



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAII GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
Q. Consider natural hazards in all land use planning and permitting.				X		
R. Discourage intensive development in areas of high volcanic hazard.				X		
5.4 Standards						
A. "Storm Drainage Standards," County of Hawai'i, October, 1970, and as revised.				X		
B. Applicable standards and regulations of Chapter 27, "Flood Control," of the Hawai'i County Code.				X		
C. Applicable standards and regulations of the FEMA.				X		
D. Applicable standards and regulations of Chapter 10, "Erosion and Sedimentation Control," of the Hawai'i County Code.				X		
E. Applicable standards and regulations of the Natural Resources Conservation Service and the Soil and Water Conservation Districts.				X		
<p>Discussion: The Kona Judiciary Complex Candidate Sites are located outside of the flood and tsunami inundation zones. Adherence to adopted building codes will help to reduce hazard-related structural damage. The project will consider responsible drainage plans and natural hazards throughout project planning and design. The Candidate Sites are not located in high volcanic hazard areas. The project will comply with applicable Federal, State and County standards.</p>						
6.0 Historic Sites						
6.2 Goals						
A. Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i.				X		
B. Appropriate access to significant historic sites, buildings, and objects of public interest should be made available.				X		
C. Enhance the understanding of man's place on the landscape by understanding the system of ahupua'a.						X
6.3 Policies						
A. Agencies and organizations, either public or private, pursuing knowledge about historic sites should keep the public apprised of projects.				X		
B. Amend appropriate ordinances to incorporate the stewardship and protection of historic sites, buildings and objects.						X
C. Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.				X		
D. Public access to significant historic sites and objects shall be acquired, where appropriate.				X		
E. Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.				X		
F. Encourage the restoration of significant sites on private lands.				X		
G. Collect and distribute historic sites information of public interest and keep an inventory of sites.				X		
H. Aid in the development of a program of public education concerning historic sites.						X
I. Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.						X
J. Develop a continuing program to evaluate the significance of historic sites.						X
K. Develop policies to protect Hawaiian rights as identified under judicial decisions.						X
L. Support the establishment of Hawaiian Heritage Corridors.						X
M. All new historic sites placed on the State or Federal Register after the adoption of the General Plan shall be included in the General Plan.				X		
N. Consider requiring Cultural Assessments for certain developments as part of the rezoning process.				X		
O. Recognize the importance of certain natural features in Hawaiian culture by incorporating the concept of "cultural landscapes" in land use planning.				X		
<p>Discussion: An Archaeological Literature Review and a CIA were prepared for the Candidate Sites in order to identify and protect places of archaeological and cultural significance. An AIS will be conducted for the selected site. Recommendations of the SHPD-approved AIS will be adhered to.</p>						



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAII GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
7.0 Natural Beauty						
7.2 Goals						
A. Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.	X					
B. Protect scenic vistas and view planes from becoming obstructed.	X					
C. Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.	X					
7.3 Policies						
A. Increase public pedestrian access opportunities to scenic places and vistas.	X					
B. Develop and establish view plane regulations to preserve and enhance views of scenic or prominent landscapes from specific locations, and coastal aesthetic values.						X
C. Maintain a continuing program to identify, acquire and develop viewing sites on the island.						X
D. Access easement to public or private lands that have natural or scenic value shall be provided or acquired for the public.						X
E. Develop standard criteria for natural and scenic beauty as part of design plans.	X					
F. Consider structural setback from major thoroughfares and highways and establish development and design guidelines to protect important view planes.	X					
G. Maintain a continuing program to identify exceptional trees or tree masses.						X
H. Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.	X					
I. Do not allow incompatible construction in areas of natural beauty.	X					
Discussion: The project design will seek to minimize impacts on scenic views of the mountain and coastline.						
8.0 Natural Resources and Shoreline						
8.2 Goals						
A. Protect and conserve the natural resources from undue exploitation, encroachment and damage.	X					
B. Provide opportunities for recreational, economic, and educational needs without despoiling or endangering natural resources.	X					
C. Protect and promote the prudent use of Hawai'i's unique, fragile, and significant environmental and natural resources.	X					
D. Protect rare or endangered species and habitats native to Hawai'i.	X					
E. Protect and effectively manage Hawai'i's open space, watersheds, shoreline, and natural areas.	X					
F. Ensure that alterations to existing land forms, vegetation, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of an earthquake.	X					
8.3 Policies						
A. Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.	X					
B. Encourage a program of collection and dissemination of basic data concerning natural resources.						X
C. Maintain the shoreline for recreational, cultural, educational, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the general public.						X
D. Protect the shoreline from the encroachment of man-made improvements and structures.						X
E. Coordinate programs to protect natural resources with other government agencies.						X
F. Investigate methods of beach replenishment and sand erosion control.						X
G. Promote sound management and development of Hawai'i's land and marine resources for potential economic benefit.						X
H. Encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent.	X					
I. Encourage an overall conservation ethic in the use of Hawai'i's resources by protecting, preserving, and conserving the critical and significant natural resources of the County of Hawai'i.	X					
J. Encourage the protection of watersheds, forest, brush, and grassland from destructive agents and uses.						X
K. An identification and inventory of forest lands suitable for watershed purposes should be conducted						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAII GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
jointly by County, appropriate State and Federal agencies, and private landowners.						
L. Work with the appropriate State, Federal agencies, and private landowners to establish a program to manage and protect identified watersheds.						X
M. Encourage appropriate State agencies to review and designate forest and watershed areas into the conservation district during State land use boundary comprehensive reviews.						X
N. The installation of utility facilities, highways and related public improvements in natural and wildland areas should avoid the contamination or despoilment of natural resources where feasible by design review, conservation principles, and by mutual agreement between the County and affected agencies.				X		
O. Encourage the continued identification and inclusion of unique wildlife habitat areas of native Hawaiian flora and fauna within the Natural Area Reserve System.						X
P. Encourage the use of native plants for screening and landscaping.				X		
Q. Develop policies by which native Hawaiian gathering rights will be protected as identified under judicial decisions.						X
R. Ensure public access is provided to the shoreline, public trails and hunting areas, including free public parking where appropriate.				X		
S. Establish a system of pedestrian access trails to places of scenic, historic, cultural, natural, or recreational values.						X
T. Preserve and protect significant lava tube caves.				X		
U. Ensure that activities authorized or funded by the County do not damage important natural resources.				X		
V. Within the Kona high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.				X		
W. Implement Council Resolution Nos. 330-96 and 58-97 in land use approvals.				X		
X. Create incentives for landowners to retain and re-establish forest cover in upland watershed areas with emphasis on native forest species.						X
8.4 Standards						
The following shall be considered for the protection and conservation of natural resources.						
A. Areas necessary for the protection and propagation of specified endangered native wildlife, and conservation for natural ecosystems of endemic plants, fish and wildlife.				X		
B. Lands necessary for the preservation of forests, park lands, wilderness and beach areas.						X
C. Lands with a general slope of 20 percent or more that provide open space amenities or possess unusual scenic qualities.						X
D. Lands necessary for the protection of watersheds, water sources and water supplies.				X		
E. Lands with topographic, locational, soils, climate or other environmental factors that may not be normally adaptable or required for urban, rural, agricultural or public use.						X
F. The Coastal Zone and Special Management Area as defined by statute and in accordance with the adopted objectives and guidelines.						X
Discussion: The proposed project will seek to protect significant natural resources through incorporation of appropriate mitigation measures to minimize adverse environmental impacts. Project lands that are found to possess significant natural resources will be preserved.						
10.0 Public Facilities						
10.1.2 Goal						
A. Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community.				X		
10.1.3 Policies						
A. Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.				X		
B. Coordinate with appropriate State agencies for the provision of public facilities to serve the needs of the community.				X		
C. Develop short and long-range capital improvement programs and operating budgets for public facilities						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



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and services.						
D. Develop and adopt an Impact Fees Ordinance.						X
E. Capital Improvement and Operating budgets shall reflect the goals and policies of the County General Plan.						X
F. Require a six-year, long-term, capital improvements budget by County Departments and agencies that shall be reviewed for consistency with the General Plan.						X
10.4 Government Operations						
10.4.2 Standards						
A. Public office center sites shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.				X		
B. The multipurpose concept of flexibility to satisfy changing requirements should be part of the design for public buildings.					X	
C. Architectural and landscaping shall reflect as much as possible the community's attributes.				X		
10.4.3 Districts						
10.4.3.1.2 (Puna) Course of Action						
A. Expand/improve facilities as necessary.						X
10.4.3.2.2 (South Hilo) Courses of Action						
A. Consolidate government offices in a public office center.						X
B. Improvements to County baseyard facilities shall be undertaken.						X
10.4.3.3.2 (North Hilo) Course of Action						
A. Expand/improve facilities as necessary.						X
10.4.3.4.2 (Hāmākua) Course of Action						
A. Multi-use buildings housing public office center facilities shall be encouraged in overall improvements and expansion plans.						X
10.4.3.5.2 (North Kohala) Course of Action						
A. Expand/improve facilities as necessary.						X
10.4.3.6.2 (South Kohala) Courses of Action						
A. Expand/improve facilities as necessary.						X
B. A civic center site shall be reserved at Waikoloa.						X
10.4.3.7.2 (North Kona) Courses of Action						
A. Expansion plans for the Kona public office center shall be undertaken.						X
B. Consolidate County offices in one public office center.						X
C. Designate a second urban center in West Hawai'i to facilitate government services and centralize facilities.				X		
D. Provide services in West Hawai'i as is feasible.				X		
10.4.3.7.3 (South Kona) Courses of Action						
A. Expansion plans for the Kona public office center shall be undertaken.						X
B. Consolidate county offices in one public office center.						X
C. Provide services in West Hawai'i as is feasible.						X
10.4.3.8.2 (Ka'ū) Course of Action						
A. Expand/improve facilities as necessary.						X
<p>Discussion: The project is in compliance with this goal. A new public courthouse facility will replace inadequate facilities and provide more effective public services in a modern, efficient facility. The new facility will improve public service through consolidation of facilities and personnel. The proposed project will meet ADA accessibility standards and be designed to reflect community attributes and complement surrounding land uses. The facility will incorporate multipurpose design to the extent possible; however, many features of a courthouse complex are designed for unique purposes (i.e., courtrooms) and are not easily adapted for other uses. Because the courthouse will include singular use features, Standard 10.4.2 B is marked "Not Supportive". The project will provide updated facilities for government services in West Hawai'i, also supporting the centralization of services in a county designated urban center.</p>						



KONA JUDICIARY COMPLEX SITE SELECTION

Draft **Final** Environmental Impact Statement



Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAII GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
11.6 Sewer						
11.6.3 Standards						
A. Incorporate sewage works standards proposed in the "Sewerage Study for All Urban and Urbanizing Areas of the County of Hawai'i" and the "Water Quality Management Plan for the County of Hawai'i."						X
B. Sewerage systems shall be designed for a particular area, depending on topography, geology, density of population, costs, and other considerations of the specific area.						X
C. There shall be a minimum of visual and odor pollution emanating from sewerage treatment facilities.						X
D. Applicable standards and regulations of the State Department of Health, Chapter 23 "Underground Injection Control."						X
E. Applicable standards and regulations of the State Department of Health, Chapter 54 "Water Quality Standards."	X					
F. Applicable standards and regulations of the State Department of Health, Chapter 55 "Water Pollution Control."	X					
G. Applicable standards and regulations of the State Department of Health, Chapter 62, HRS, "Wastewater Systems."	X					
H. Applicable standards and regulations of Chapter 342, HRS; Act 282, Session Laws of Hawai'i 1985; and Act 302, Session Laws of Hawai'i 1986, Relating to Environmental Quality.	X					
I. All wastewater disposal systems shall conform to the applicable provisions of Chapter 11-62, Hawai'i Administrative Rules for the Department of Health to ensure proper treatment and disposal of wastewater and to prevent further contamination of waterways, underground water sources, and the coastal waters.						X
Discussion: The project will conform to applicable DOH standards and regulations relating to water and wastewater.						
13.4 Mass Transit						
13.4.3 Policies						
A. Improve the integration of transportation and land use planning in order to optimize the use, efficiency, and accessibility of existing and proposed mass transportation systems.	X					
B. Support and encourage the development of alternative modes of transportation, such as enhanced bus services and bicycle paths.	X					
C. Incorporate, where appropriate, bicycle routes, lanes, and paths within road rights-of-way in conformance with The Bikeway Plan for the County of Hawai'i.						X
D. Provisions to enhance the mobility of minors, non-licensed adults, low-income, elderly, and people with disabilities shall be made.	X					
Discussion: In an effort to locate the future Kona Judiciary Complex adjacent to mass transportation routes, the Candidate Sites for the proposed project will be rated according to their conformance to the TOD designations of the Kona CDP.						
14.1.3 Policies						
A. Zone urban-types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.	X					
B. Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.						X
C. Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.						X
D. Conduct a review and re-evaluation of the real property tax structure to assure compatibility with land use goals and policies.						X
E. Incorporate innovations such as the "zone of mix" and "mixed use zones" into the Zoning Code.						X
F. Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.	X					
G. Establish a program of continuing review of the Zoning Code in light of emerging new industries and technologies and incorporate revisions to land use regulations as necessary.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-4 (ELEMENTS OF THE) COUNTY OF HAWAII GENERAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
H. Develop community development or regional plans for all of the districts or combinations of districts in cooperation with community residents and periodically review and amend these documents as necessary or as mandated.			X
I. Ensure that condominium property regimes (CPR) comply with the requirements of the Zoning Code, Subdivision Control Code and other applicable rules and regulations.			X
J. Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.	X		
14.8 Open Space			
14.8.2 Goals			
A. Provide and protect open space for the social, environmental, and economic wellbeing of the County of Hawai'i and its residents.	X		
B. Protect designated natural areas.	X		
Discussion: The proposed project will meet an immediate community need for a new courthouse facility. The Candidate Sites for the proposed project will be rated according to their proximity to existing infrastructure and with preference for existing urban land use designations. The project will avoid sites designated open space and natural areas.			

6.3.2 West Hawai'i Regional Plan

The West Hawai'i Regional Plan was put together by the Office of State Planning in 1989. It was compiled to coordinate State activities in the region in order to respond more efficiently to emerging needs and critical problems, address areas of State concern, coordinate the Capitol Improvements Program, and provide guidance in State land use. West Hawai'i is defined as the districts of North Kohala, South Kohala and North Kona in the plan. A summary of how the Kona Judiciary Complex supports the applicable plans, strategies and actions defined in the West Hawai'i Regional Plan is presented in *Table 6-5*.

Table 6-5 STRATEGIES AND ACTIONS - WEST HAWAII REGIONAL PLAN(1989) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
GOVERNMENT SERVICES AND HUMAN RESOURCE PROGRAMS			
PUBLIC SAFETY			
Problem Statement: Public safety is provided at the County level by the Hawai'i County Police Department, Fire Department and the Hawaii County Civil Defense Agency. As West Hawai'i population increases these agencies will have to grow to meet demand.			
Strategy: Coordinate State and County efforts to provide increased services to address the projected public safety needs.			
Actions:			
• Undertake development and construction of a detention facility in West Hawai'i to house approximately 100 inmates.			X
• Undertake development and construction of a prison facility to house long-term, minimum security felons in a location outside of the urban center.			X
• Designate four acres of land at Kealahou for a Judicial complex, as specified in the Judiciary's Long-Term Facilities Master Plan.	X		
• Evaluate the re-establishment of a Fourth Judicial Circuit, including expanded facilities, staff, and services.			X
• Support County efforts to expand fire and police services in West Hawai'i.			X
• Encourage all firefighting units and land-owners to improve and expand their capabilities and prevention efforts to deal with wildfires in West Hawai'i.			X
• Investigate the need for additional civil defense alert/ warning systems, staff, and public education programs to serve the increased population projected for the area.			X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-5 STRATEGIES AND ACTIONS - WEST HAWAI'I REGIONAL PLAN(1989)

S = Supportive, N/S = Not Supportive, N/A = Not Applicable

S
N/S
N/A

Discussion: The proposed project will identify appropriate sites for a new Judiciary complex in West Hawai'i. Although the project description does not include plans to re-establish the Fourth Judicial Circuit, it includes provision of expanded facilities, staff and services in West Hawai'i.

PUBLIC INFRASTRUCTURE

GOVERNMENT SUPPORT FACILITIES

Problem Statement:

The vastness of the region and the small population base has in the past posed some difficulty in providing accessible and quality government services.

Strategy:

Determine the need for governmental services based on projected population increases by age group and family structure and determine the most accessible arrangement of State programs and services for the future population of the region.

Actions:

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> Determine the need for State office space which may include: <ul style="list-style-type: none"> - Human service/human resource agencies such as the Department of Human Services, Department of Labor and Industrial Relations, Department of Education, and the Department of Health; and - Other government service agencies such as the Department of Taxation, Department of Agriculture, Department of Business and Economic Development, Department of Land and Natural Resources, the Judiciary, and the UH extension service. | X | | |
| <ul style="list-style-type: none"> Support the planning and construction of facilities to house State programs. Facilities may include: centralized State office buildings; several decentralized, shared facilities in subregions of West Hawai'i; and/or facility to house electronic hardware that can provide computer service and telecommunications networks to outlying, rural areas. | X | | |
| <ul style="list-style-type: none"> Maximize the use of State lands for facility development. | | | X |

Discussion: The Judiciary has demonstrated need for a new courthouse facility in West Hawai'i and is in the planning phase for development of this facility.

SEWAGE DISPOSAL SYSTEM

Problem Statement:

The majority of homes in Hawai'i County are served by individual cesspools. In the West Hawai'i region, only Kailua-Kona and Keauhou have centralized sewer systems. Generally, the County encourages that private systems be installed for the major resorts and be funded and operated by the developers. Also, due to the widespread use of cesspools in the area, the potential for contamination of coastal and groundwater is very high. Sewage treatment is and will continue to be a significant problem in West Hawai'i.

Strategy:

Provide sewage disposal systems that will foster continued regional growth.
Ensure that the high quality of offshore and coastal waters and the groundwater are maintained.

Actions:

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> Adopt Title 11, Department of Health Administrative Rules, Chapter 62, Wastewater Systems, which phases out the use of cesspools by the year 2000. | | | X |
| <ul style="list-style-type: none"> Discourage the use of cesspools. Wherever possible, the Office of State Planning, DOH, and the County should require the use of regional wastewater treatment systems as a prerequisite to developing an urban area. | | | X |
| <ul style="list-style-type: none"> High density developments should be planned for and allowed where sewer facilities, operated and maintained by a public entity, can be established or are already in place. | | | X |
| <ul style="list-style-type: none"> Closely regulate the treatment and disposal of nondomestic wastewater to private sewers. | | | X |
| <ul style="list-style-type: none"> Evaluate the compatibility of wastewater treatment land disposal alternatives with the surrounding environment. | | | X |
| <ul style="list-style-type: none"> Include buffer zones and disclose possible public exposure to the effluent in proposals to reuse sewage effluent. | | | X |
| <ul style="list-style-type: none"> Ensure compatibility between adjacent land uses and the siting of and zoning for sewage treatment plants. | | | X |



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-5 STRATEGIES AND ACTIONS - WEST HAWAI'I REGIONAL PLAN(1989) S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
<ul style="list-style-type: none"> State and County land use planning agencies should require the utilization of low-water consumption toilets and other appliances, explore the viability of waterless toilet systems and encourage recycling wastewater for irrigation. Other measures to reduce wastewater generation should be developed and evaluated. 						X
<ul style="list-style-type: none"> Governmental agencies should set the example by utilizing low-water consumption plumbing systems and by recycling wastewater for irrigation in public facilities and publicly sponsored residential developments. 				X		
<ul style="list-style-type: none"> Support the establishment of a viable State Revolving Fund for the construction of wastewater treatment facilities by either establishing a viable user fee system or increasing taxes. If neither of these alternatives are implemented by the Counties, the State will have to assume the responsibility to fund the construction of wastewater treatment facilities through a State grant system. 						X
<ul style="list-style-type: none"> Support County efforts and establish water quality monitoring systems for coastal waters and groundwater. 						X
<ul style="list-style-type: none"> Restrict development of sewage outfall systems around the HOST Park and NELH. 						X
<p>Discussion: The proposed State facility will be constructed to meet County standards for waste water management.</p>						
<p>FLOODING</p> <p>Problem Statement: In addition to the destruction of urban and agricultural lands, floodwaters and storm runoff from resort, residential and agricultural lands can also affect the quality of the coastal waters and its resources such as anchialine ponds and projects dependent on pristine coastal waters.</p> <p>Strategies: Support County efforts to mitigate storm runoff and flood hazard conditions. Encourage private sector developments to mitigate storm runoffs and flood hazards.</p> <p>Actions:</p>						
<ul style="list-style-type: none"> Support the use of nonstructural measures to mitigate storm runoff and flooding such as: <ul style="list-style-type: none"> - Preserving the conservation and agricultural land use areas above Mamalahoa Highway; - Establishing and maintaining appropriate vegetative cover on sediment and debris-producing areas; - Enforcing County grading ordinances; and - Implementing land use zoning to restrict future development within identified floodplains, or requiring proper structural design to prevent floodwater damages from the 100-year event. 				X		
<ul style="list-style-type: none"> Encourage the use of structural measures to decrease damage and reduce flood hazard potential such as: <ul style="list-style-type: none"> - Relocating or flood proofing buildings which are flood prone; - Improving road culverts and bridges; - Developing a diversion system using lava tubes; and - Requiring all structural or land improvements to compensate for increased runoff. 						X
<p>Discussion: The proposed project will incorporate measures to minimize impacts from flooding and storm runoff.</p>						

6.3.3 Keāhole to Honaunau Regional Circulation Plan – County Action Plan (2006)

The purpose of the Keāhole to Honaunau Regional Circulation Plan is to regulate corridor management options for the Keāhole to Honaunau area. This report proposes an action plan for the County based on Townscape's findings and recommendations. The action plan is intended to be used for coordination, communication, and monitoring. Traffic congestion in Kona is bad and growing worse. The congestion is fueled by the rapid growth and exacerbated by the road network and land use patterns. The congestion and commuting is deteriorating Kona's quality of life. Road improvements have not kept pace with development. Major road improvements take a long time and limited financial resources need to be prioritized and supplemented by innovative funding sources. The scope of this plan is to address these problems. None of the Action Strategies raised by the plan are applicable to the Kona Judiciary Complex.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft **Final** Environmental Impact Statement



6.3.4 Special Management Area

The CZMA of 1972 (16 USC Section 1451), as amended through Public Law 104-150, created the coastal management program and the National Estuarine Research Reserve system. The coastal states are authorized to develop and implement a State CZM Program. The Hawai'i CZM Program received Federal approval in the late 1970's. The objectives of the Hawai'i CZM Program, Section 205A-2, HRS, are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values, and recreational opportunities. The objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone. Each County is responsible for designating a SMA that extends inland from the shoreline. The County Department of Planning administers the SMA in accordance with the County of Hawai'i Rules of Practice and Procedure, Rule 9 Special Management Area.

Discussion: All of the Candidate Sites for the Kona Judiciary Complex are located outside of the SMA as delineated by the County of Hawai'i. Therefore, no impacts to the coastal zone areas are anticipated. Groundwater quality protection measures will be implemented at the site through BMPs.

6.3.5 Kona CDP

The proposed project is part of the Kona CDP which was adopted by the Hawai'i County Council on September 25, 2008, as Ordinance 08-131. In support of the Hawai'i County General Plan, the Kona CDP provides a policy context which helps the County determine how it should distribute funds, pass laws, govern development, provide roads and public facilities, and generally make decisions. The plan reflects a thoughtful and detailed roadmap to address existing deficiencies and proactively support and guide future growth within designated areas and in a sustainable manner honoring the culture and environment of Kona. This is to be accomplished within and through coordination between the community, government and development groups.

The planning process for the development of the Kona CDP involved over a hundred small group meetings, charrettes and workshops with over 800 residents in participation. The Kona CDP articulates the community's vision for the future development of the Kona area. To achieve this vision, guiding principles were established. A discussion of how the Kona Judiciary Complex will meet the applicable guiding principles of the Kona CDP is provided in *Table 6-6*.

Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
	S	N/S	N/A
4.2 LAND USE			
Objective LU-1: Overall Growth Pattern. To identify areas where higher intensity growth areas should occur and areas where the rural character and open space along the shoreline should be preserved.			X
Policy LU-1.1: Official Kona Land Use Map. The Official Kona Land Use Map shall define the Kona UA and the general locations, spacing, and type of TOD Villages.			X
Action LU-1.1a: Adopts Official Kona Land Use Map.			X
Policy LU-1.2: Urban Area. The majority of future growth in Kona shall be directed to the Kona UA shown on the Official Kona Land Use Map, which spans from the Kona International Airport to Keauhou subject to the policies set forth under Objective LU-2.	X		
Action LU-1.2a: Defines Kona Urban Area.			X
Policy LU-1.3: Rural Area. The rural area consists of the lands outside of the Kona Urban Area. Future growth in this area shall be concentrated within and around the existing Land Use Pattern Allocation Guide (LUPAG) medium and low density areas, which correspond to the existing rural towns.			X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A
Action LU-1.3a: County shall work with State to identify lands that may be appropriate to reclassify from Agriculture to Rural, consistent with Kona CDP Policies.						X
Policy LU-1.4: Consistency with LUPAG. The current LUPAG accommodates the vision and needs for the Kona CDP area planning horizon and should be amended only for compelling reasons. Any rezoning application shall be consistent with the LUPAG.						X
Policy LU-1.5: Enhanced Shoreline Setback. Beyond the 40 foot shoreline setback regulated by HRS Sections 205A Part III, the County shall explore alternatives (e.g., density transfer based on gross density) for the applicant of a SMA Major Permit to dedicate to the government or land trust or encumber as open space for the purpose of realizing a shoreline linear park along as much of Kona's coastline as possible. Consistent with the Federal CZMA and County of Hawai'i General Plan policy to retain open space and protect natural resources along with public access to and along the shoreline, it shall be a priority of the County to maintain a minimum of 1,000-foot open space no-build setback for undeveloped lands adjacent to the shoreline, on parcels which currently exceed 1,000 feet in depth, in discretionary land use approvals such as SMA major permits, rezonings, and state land use boundary amendments. Structures makai of this setback should be for public recreation and ocean-dependent facilities such as harbor improvements.						X
Action LU-1.5a: Review rezoning and SMA applications pursuant to Policy LU-1.4.						X
Action LU-1.5 b: Identify priority shorelines for increased setback as part of Policy ENV-2.1.						X
Policy LU-1.6: 17-Mile Protected Coastline: As part of any discretionary land use approvals such as SMA major permits, rezonings, and state land use boundary amendments, implement the vision of a 17 mile long protected stretch of open coastline from Makaeo north to Kikaua Pt. at the Kuki'o development. Most of this area is already publicly owned and much of it has already been set aside for park purposes. This incorporates the Kaloko-Honokōhau National Historical Park, the portion of Kohanaiki that will be deeded to the County under the terms of the existing SMA permit, the makai portion of O'oma 2, NELHA and state lands makai of the airport runway, to the extent that they can be used for public recreation consistent with the requirements of NELHA and the airport, the Kekaha Kai State Park, and Makalawena.						X
Discussion: The Kona Judiciary Complex will be planned in accordance with County land use planning regulations including the Kona CDP, County LUPAG and shoreline setback rules.						
4.3 ENVIRONMENTAL RESOURCES						
Objective ENV-1: Managing Impacts. In order to minimize impacts on the land, make use of best management planning practices for any land-based endeavor by balancing public and private rights, and taking advantage of an ever-improving knowledge of resource sensitivity and natural processes.				X		
Policy ENV-1.1: Central Environmental Resources Inventory. The County should be a central repository of environmental resources GIS data (including the metadata documentation), assist in inventory creation where there are data gaps, and assist in maintenance where there are no assigned maintenance responsibilities.						X
Action ENV-1.1a: Compile available GIS environmental data and make it available to the public.						X
Policy ENV-1.2: Kona Mauka Watershed Management Program. The Kona Mauka Watershed Management Program shall encompass the public and private lands mauka of Māmalahoa Highway. The purpose of this program is to synthesize the current knowledge of the mauka lands resources, develop a viable action plan to coordinate the various public agencies and private owners, and serve as the basis for establishing an ecosystem services incentives program. Such a program recognizes the ecosystem service value of our watershed and open space in our community to protect values such as aesthetics and scenic vistas; water catchment and infiltration; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and, potential for additional public access and recreational opportunities. The action plan shall be prepared by the Kona Mauka Watershed Partnership, whose membership shall include at a minimum the affected public agencies and private landowners, a community representative(s), and the County. The action plan shall be approved by the Kona CDP Implementation Committee. The action plan shall at a minimum address: existing conditions, ahupua'a watershed values, threats, and a management program.						X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft ~~Final~~ Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Action ENV-1.2a: Organize the Kona Mauka Watershed Partnership.				X
Action ENV-1.2b: Budget and hire contractor to coordinate and prepare Kona Mauka Watershed Management Program.				X
Action ENV-1.2c: Implement Kona Mauka Watershed Management Program.				X
Policy ENV-1.3: Publicly-Owned Mauka Lands. All public lands mauka of Māmalahoa Highway should be managed with a holistic, multi-purpose approach for habitat preservation, groundwater source protection, and stormwater management, as coordinated by a Kona Mauka Watershed Partnership, based on a Kona Mauka Watershed Management Program. The objective is to reevaluate the need to broaden and integrate the management of those lands currently under a more focused management program (referred to as the "Managed Public Lands") and to initiate management program for those public lands not currently managed for environmental integrity (referred to as "Institutional Public Lands").				X
Action ENV-1.3a: Identify, inform, and educate affected public agencies to participate in the preparation of the Kona Mauka Watershed Management Program.				X
Policy ENV-1.4: Privately-Owned Mauka Lands. All private lands mauka of Māmalahoa Highway are eligible for ecosystem services incentives as set forth in the Kona Mauka Watershed Management Program, provided the landowner actively participates in the Kona Mauka Watershed Partnership.				X
Action ENV-1.4a: Identify, inform, and educate affected private landowners to participate in the preparation of the Kona Mauka Watershed Management Program.				X
Action ENV-1.4b: Develop and establish ecosystems services incentives and a financing program, through the Kona Mauka Watershed Management Program.				X
Policy ENV-1.5: Sensitive Resources. In the context of Kona's ecology and history, the following natural and cultural resources shall be considered sensitive and therefore shall be inventoried, as part of any permit application to the County Planning Department. <ul style="list-style-type: none"> • Critical habitat areas as identified by the U.S. Fish and Wildlife or County General Plan; • Predominantly native ecosystems, which may not be considered endangered but are valued because of their nearly pristine condition; • Anchialine ponds subject to a management Program addressed in Policy ENV-1.10: Non-Degradation of Anchialine Ponds; • High-level groundwater recharge area which shall initially be defined as all lands mauka of the 1,500 foot elevation and which may be refined by the Kona Mauka Watershed Management Program; • Historic trails; • Archaeological and historic sites subject to protection under HRS Chapter 6E; and, • Enhanced Shoreline Setback (see Policy LU-1.5) 				X
Policy ENV-1.6: Ecotourism and Other Mauka Lands Development. On LUPAG Extensive Agricultural lands, a special permit for an ecotourism-related or other nonagricultural use may be considered provided the proposed project is consistent with the Kona Mauka Watershed Management Program and reviewed by the Design Center. If the project involves residential lots, then the Clustered Rural Subdivision Guidelines should apply. Density transfers may be permitted between sending and receiving areas identified in the Kona Mauka Watershed Management Program, including between non-contiguous parcels, as approved under the special permit or Clustered Rural Subdivision PUD process.				X
Action ENV-1.6a: Enact appropriate mechanisms pursuant to Policy ENV-1.2 Kona Mauka Watershed Management Program.				X
Policy ENV-1.7: Flood Corridors. The County's Central Environmental Resources Inventory should include the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 100-year floodplains, as well as planned natural flow ways identified by the Stormwater Management Program, where excess runoff from existing and future development will be directed. Collectively, the FIRM floodplains and the planned flow ways may serve as open space amenities, such as linear parks and/or greenbelts between urbanized areas.				X
Action ENV-1.7a: Develop priorities and financing strategies to improve accuracy and comprehensiveness of flood mapping.				X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
	S	N/S	N/A
Action ENV-1.7b: Budget and hire contractor to study feasibility of regional stormwater management systems, such as flow ways.			X
Action ENV-1.7c: Identify corridors to be recommended for public open space pursuant to Policy ENV-2.2 Open Space Network Program.			X
Policy ENV-1.8: Multi-Purpose Flood Corridors. If the flood corridor serves regional multiple benefits the County should consider ownership and/or maintenance responsibility for the flood corridor, upon request of the affected landowner. Owners may participate in an adopt-a-flood corridor program to enhance the landscaping of the flood corridor fronting their property, preferably with appropriate native Hawaiian plants.			X
Action ENV-1.8a: Establish guidelines for Adopt-a-Corridor Program.			X
Policy ENV-1.9: Setback Buffer from Flood Corridor. To account for nature's unpredictability, any structure as defined in Chapter 27 Floodplain Management Code shall be in compliance with Section 27-18(d)(5) (Ordinance 07-169).			X
Action ENV-1.9a: Supports Chapter 27 pursuant to Policy ENV-1.9.			X
Policy ENV-1.10: Non-Degradation of Anchialine Ponds. Within the United States, these unique habitats are only found in Hawai'i. Anchialine shall be eligible for the Kona Treasures Fund for restoration and maintenance, subject to the preparation of a maintenance and water quality monitoring plan. As wetlands, these resources merit heightened community vigilance for any violations of the federal law relating to the disturbance of wetlands.			X
Policy ENV-1.11: Anchialine Ponds Management Program. The County shall adopt the following strategies: conduct an inventory of anchialine ponds in Kona; develop management policy; develop education modules for anchialine ponds and signage for sites in Kona to educate the public about ponds and their "protected" status; identify public/private funding mechanisms for the maintenance of Kona's anchialine ponds.			X
Action ENV-1.11a: Budget and hire contractor to verify and update anchialine inventory and prepare the Anchialine Ponds Management Program.			X
Policy ENV-1.12: Water Quality Monitoring Program. In recognition of Kona's exceptional nearshore coastal resource, a comprehensive system to monitor nearshore water quality shall be established for purposes of protecting public health as well as ecosystem health (particularly coral reefs) to supplement the State Department of Health's water quality monitoring program. At a minimum, water quality should be monitored at stations which correspond to the popular water-contact recreational areas and the exceptional coral reef habitats. The Water Quality Monitoring Guidelines shall be referenced when requiring water quality monitoring as a condition of permit approval or in the establishment of a comprehensive Water Quality Monitoring Program.			X
Action ENV-1.12a: Hire consultant to prepare Water Quality Monitoring Guidelines.			X
Action ENV-1.12b: Set up water quality monitoring station locations.			X
Action ENV-1.12c: Organize and train community base water quality team.			X
Policy ENV-1.13: Environmental Resource Management Education. A diversity of tools shall be sought to provide increased education and awareness on the part of our residents and visitors regarding the preservation of Kona's environment.			X
Action ENV-1.13a: Develop appropriate educational tools for residents and visitors and marketing plan to use them.			X
Action ENV-1.13b: Conduct educational workshops.			X
Discussion: The proposed project will make use of BMP planning and be sustainably designed to mitigate any environmental effects.			
4.6 PUBLIC FACILITIES, INFRASTRUCTURE, AND SERVICES			
Objective PUB-2: Public Safety. To establish a minimum level of service for public safety resources in order to identify deficiencies and plan for future growth, and to recognize that how we design our communities can help to prevent crime.			X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy PUB-2.1: Law Enforcement Level of Service. To enable timely response over a geographic area spanning approximately 60 miles long, there should be, at a minimum, a police station for North Kona and another police station for South Kona. The North Kona police station should have an adequately-sized holding jail and should be located near the court for efficient operations. Until superseded by a county-wide standard, the number of police officers for each district should be planned and budgeted at 4 officers/1000 persons in order to cover three shifts with a minimum of three officers per shift.			X
Action PUB-2.1a: Plan a new North Kona police station to be located within the Honokohau Village TOD and program for design and construction funding.			X
Action PUB-2.1b: Coordinate with the State to relocate the circuit and district courts to the Honokohau Village TOD.	X		
Policy PUB-2.2: Crime Prevention Emphasis. The community policing program with its emphasis on building relationships and partnerships with the community plays a vital role in creating a safe Kona. But, beyond community organization and education programs, such as the Neighborhood Watch Program, the presence of these police officers on foot or on bicycles in villages instills a sense of public safety. The design of new or renovated buildings or public facilities shall consider environmental design principles that prevent crime.			X
Action PUB-2.2a: Support for the community policing program should continue.			X
Action PUB-2.2b: In Villages (e.g., Kailua Village, TODs, rural towns), consider reinstating the bicycle patrols.			X
Action PUB-2.2c: Through a Business Improvement District or other organization, partner with downtown businesses to enhance security and orderliness.			X
Action PUB-2.2d: Develop a public safety audit checklist and conduct neighborhood and downtown safety walks to identify potential crime spots or unsafe areas.			X
Action PUB-2.2e: Incorporate in the Village Design Guidelines crime prevention through environmental design principles.			X
Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat Level of Service. Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.			X
Action PUB-2.3a: Existing and proposed fire stations meet the level of service for the Urban Area. A new fire station is needed in South Kona in the vicinity of Ho'okena.			X
Policy PUB-2.4: Beach Safety Level of Service. Lifeguard stations should be located at County and State beach parks, in accordance with the "Needs Assessment Study" prepared by the County Fire Department Public Facilities and Services Map- Public Safety.			X
Action PUB-2.4a: Identify proposed lifeguard stations on the Official Public Facilities Map.			X
Policy PUB-2.5: Highway Safety Level of Service. In order to reduce the number of motor vehicle traffic accidents, high-risk locations or hot spots should be identified in order to improve roadway safety.			X
Action PUB-2.5a: Identify motor vehicle related fatalities and injuries.			X
Action PUB-2.5b: Improve data collection, assessment, and dissemination of information.			X
Action PUB-2.5c: Encourage an integrated planning and design process for improvements in roads, emergency medical services, and public transportation.			X
Policy PUB-2.6: Disaster Shelters and Critical Facilities. There shall be adequate hurricane-proof shelters concurrent with the growing population. Where designated, new public buildings shall be evaluated by the Civil Defense regarding whether or not the design should include specifications to be hardened to serve as a hurricane shelter. Any new fire station or hospital shall be appropriately designed to withstand all hazards.			X
Action PUB-2.6a: Identify additional disaster shelters and critical facilities where deficient.			X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: The State will seek to select a Candidate Site for the Kona Judiciary Complex that is consistent with the Kona CDP. Candidate Sites C: Civic Center, D: Lanihau/DHHL, and G: Kealakehe (2) are located within the Honokōhau Village TOD and Candidate Sites B: Kealakehe (1) and E: La'i'Ōpua are located within one-half (0.5) mile from the Honokōhau Village TOD.			
Objective PUB-3: Healthcare. To ensure access to healthcare and promote a healthy lifestyle.			X
Policy PUB-3.1: Medical Care. The community shall support a viable medical clinic to ensure a safety net for those without health insurance or those unable to access the mainstream medical system.			X
Action PUB-3.1a: Coordinate with the County of Hawai'i Healthcare Crisis Plan.			X
Policy PUB-3.2: Long-Term Care. An information center/activity center shall serve as a clearinghouse for the community-based and institutional long-term care choices available. This resource center may be co-located with a senior recreational center in Kailua.			X
Action PUB-3.2a: Plan, design, and construct an information center/activity center for the disabled and elderly.			X
Policy PUB-3.3: Preventive Health through Walkable Communities. Through the Village Design Guidelines' pedestrian-friendly street standards, Kona shall be known as an avid walking and biking community conducive to all ages.			X
Policy PUB-3.4: Universal Access. As its expression of compassion and caring, the Kona community shall take pride in having all public facilities accessible to the disabled and respectful of the accessible parking stalls.	X		
Action PUB-3.4a: Continue to work with the police department to assist in accessible parking enforcement.			X
Action PUB-3.4b: Offer educational programs to sensitize residents to the challenges of the blind, deaf, or wheel-chair bound person.			X
Action PUB-3.4c: Continue to implement curb ramp program for streets and sidewalks and parks and recreation program facilities.			X
Discussion: The proposed Judiciary Complex will adhere to current ADA design requirements and be accessible to persons with disabilities.			
Objective PUB-7. Standard of Excellence. To set a standard of excellence in design, operation, and maintenance for public workers in Kona to strive toward and for the community to encourage such efforts through partnerships.			X
Policy PUB-7.1: Excellence in Design. Design of County facilities shall be evaluated on a life cycle cost basis, accept a higher level of risk for innovation where government has the opportunity to lead by example, and a reasonable premium to incorporate aesthetics or character.			X
Action PUB-7.1a: Use charrettes to the extent practicable in the design process of County facilities to involve the community, broaden the design input with multi-disciplinary expertise, and stimulate creativity.			X
Action PUB-7.1b: Update the community at milestones in the design process such as at the end of the schematic, design development, and pre-bid construction documents phases.			X
Policy PUB-7.2: Excellence in Maintenance. If the community and responsible public workers cannot stand next to the public facility with pride, then that is a call to action for both the community and the responsible public agency.	X		
Action PUB-7.2a: Develop a maintenance level of service for parks and streetscapes to establish a baseline expectation.			X
Action PUB-7.2b: Encourage adopt-a-park and adopt-a-street civic participation to meet the level of service expectations.			X
Action PUB-7.2c: Provide for upgrading and maintenance to the public facilities in critical need of attention.	X		
Action PUB-7.2d: Increase lighting at public restrooms.			X
Action PUB-7.2e: Open existing public restrooms that are currently closed, and provide for more public restrooms in strategic locations.			X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
	S	N/S	N/A
Action PUB-7.2f: Initiate a process to establish a monthly, scheduled maintenance review of public facilities in Kona.			X
Policy PUB-7.3: Recruitment Incentives. Since government's ability to achieve excellence depends on its ability to fill positions with qualified workers, and since affordable housing close to work is one of the primary obstacles to recruitment, housing projects where government provides land or other substantial resources shall give a high priority to government workers purchasing or renting units within the project.			X
Discussion: The Judiciary facilities in West Hawai'i are in critical need of replacement. The new flagship Kona Judiciary Complex will be a source of pride for the community and provide employees of the Judiciary with state-of-the-art working facilities.			
4.8 ECONOMIC DEVELOPMENT			
Objective ECON-1. Strategic Public Facilities and Business Opportunities as Economic Stimuli. To optimize the potential of certain public facilities and policies to stimulate ancillary economic growth that is desirable because they are environmentally clean, diversify the economy (i.e., not visitor-dependent), pay decent wages, and demand skills and intellect that challenge Kona's existing and upcoming workforce.	X		
Policy ECON-1.1: Hospital as Stimulus for Healthcare Industry. Kona needs a new hospital to replace its existing outdated and out-of-place facility. The new hospital should be located on Keohokālole Highway (Mid-Level Road) for optimum accessibility by automobile or transit. To encourage the private sector to negotiate a site for the hospital, the TOD in which the hospital decides to locate within shall be automatically designated a Regional Center TOD if the Official Kona Land Use Map has designated it as a Neighborhood TOD. As a Regional Center TOD, there would be incentives for medical offices and other hospital-related businesses to develop in the vicinity.			X
Action ECON-1.1a: Develop Request for Proposal (RFP) for new hospital, negotiate with candidates, and select new site.			X
Action ECON-1.1b: Develop medical center TOD master plan and rezone as a Regional Center TOD.			X
Policy ECON-1.2: Civic Center as Stimulus for Office and Retail Development. The proposed civic center should be master planned within the context of an overall TOD master plan in order to have the civic center function as an inviting and attractive town center, and to properly capture the potential secondary business demands generated by the numerous County employees working at the civic center as well as the residents drawn to the civic center to conduct business.			X
Action ECON-1.2a: Develop TOD master plan with the civic center as the heart of the town center and rezone as a Commercial TOD.			X
Policy ECON-1.3: NELHA as Stimulus for Energy and Research Industry. NELHA has paradoxical missions: is it a research institution that requires State subsidy or a self-sustaining commercial operation. Are the diverse uses of the cold, pristine, deep ocean water its focus or is the innovative energy research that may use the deep ocean water or other ocean resources as well as non-ocean energy research its focus. The Kona CDP encourages the State and NELHA's board of directors to balance NELHA's complex mission in order to make it a world-class renewable energy research center with close ties to the proposed West Hawai'i University. To offset research subsidies, the plan supports commercial development of the mauka NELHA area by businesses incubated at the NELHA's research area. The proposed frontage road would provide convenient access by residents and visitors to this proposed commercial area.			X
Action ECON-1.3a: Encourage Department of Business Economic Development and Tourism and NELHA Board of Directors to reevaluate and publicly articulate NELHA's short- and long-term business plan.			X
Action ECON-1.3b: Develop a master plan for the commercial development of the mauka area of NELHA and obtain entitlements.			X
Action ECON-1.3c: Design and construct the frontage road to complement and implement the commercial master plan.			X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 6-6 (ELEMENTS OF THE) KONA CDP - OBJECTIVES, POLICIES, AND ACTIONS S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
	S	N/S	N/A
Policy ECON-1.4: University as Workforce Development. The synergistic relationship of a university or community college at West Hawai'i with the hospital, NELHA, and Design Center will provide opportunities for the West Hawai'i residents to obtain the necessary education and training to fill jobs in the emerging skill areas of healthcare, energy, agriculture and urban design.			X
Action ECON-1.4a: Work with the State, University system, and the community to finalize decisions regarding the mission and size of the new university at West Hawai'i.			X
Action ECON-1.4b: Develop a master plan and program fund for the design and construction of the campus.			X
Action ECON-1.4c: Develop the TOD master plan for the surrounding areas of the University in coordination with the adjoining Palamanui project.			X
Action ECON-1.4d: Formalize the relationships between the Hawai'i Community College and the Design Center, NELHA, and the healthcare industry.			X
Policy ECON-1.5: Food industry catalysts. Support the expansion of the Keahole Agricultural Park to provide affordable farm lots that emphasize local food production. The proximity of the Park to the new university (for research and technical support), the airport (for exporting), and the urban villages (for direct marketing such as farmers' markets) makes this area a unique opportunity.			X
Policy ECON-1.6: Conservation as a viable business option. Support the evolving refinement of the concept of ecosystem services to encourage private owners to manage or restore their lands in their natural state (see Policies ENV-1.3 and ENV-1.4).			X
Policy ECON-1.7: Redevelopment as Economic Stimuli. The County shall work with the Kailua Village Improvement District, the Chamber of Commerce and other Stakeholders to develop the Kailua Village Redevelopment District Plan and the Rural Towns' redevelopment plans (see Policy LU-2.4). The plans shall address: infrastructure improvements and public safety; infill and brownfield development; multi-modal transportation; mixed-use development opportunities; affordable and workforce housing; and public parking.			X
Policy ECON-1.8: Eco-Industrial Park. To encourage the feasibility testing of the concept of an eco-industrial park, which is a community of firms that exchange and make use of each other's byproducts, there shall be a floating Project District called the Eco-Industrial Park that shall be available to areas within the UA zoned MG, ML, or MCX. The County would assist by funding experts to work with the developer to create a master plan and marketing scheme, to expedite permit approvals, and to coordinate with the County's Solid Waste Division and other interested parties. On a smaller scale, a community program shall recognize efforts by individual businesses to modify their practices to reduce waste and/or substitute with recoverable materials.			X
Action ECON-1.8a: Establish a pool of expertise and information on the eco-industrial park concept.			X
Action ECON-1.8b: Establish a reuse center to refurbish and sell used appliances and materials.			X
Action ECON-1.8c: Establish a community recognition program for green businesses.			X
Discussion: Construction of a new Kona Judiciary Complex has the potential to stimulate diversified ancillary economic growth, pay decent wages, and create an ongoing demand for skilled employees.			

6.4 REASON FOR EIS PREPARATION

The Kona Judiciary Complex Site Selection Study involves the use of State funds and therefore must be evaluated through the State environmental review process. The project warrants the preparation of an EIS in accordance with Chapter 343, HRS.

CHAPTER 7.0

ALTERNATIVES TO THE PROPOSED PROJECT



7.0 ALTERNATIVES TO THE PROPOSED PROJECT

The EIS law requires the evaluation of reasonable alternatives to the proposed action. The purpose of the site selection analysis in *Chapter 4.0* is comparative assessment of the most appropriate site alternatives for the new courthouse. Potential impacts and mitigation measures related to the Candidate Sites are presented in *Chapter 5.0*.

In the selection of reasonable alternatives to evaluate for the Kona Judiciary Complex project, there are six (6) objectives for the project that must be considered. These objectives include:

1. Provide space to accommodate the projected growth of the Judiciary in West Hawai'i over the next 30 plus years.
2. Consolidate scattered offices of the Judiciary in West Hawai'i into one (1) facility.
3. Promote effective and efficient delivery of justice.
4. Provide a secure court environment for employees, litigants, and court visitors.
5. Provide a functional and sustainable court facility that is equipped with state-of-the-art technology and adaptable to varying demands on the delivery of court services.
6. Reduce State expenditures on leased facilities.

With achievement of the specifically defined objectives in perspective, a range of potential alternative actions could be contemplated for the Kona Judiciary Complex project. In this section of the EIS, several alternatives to the proposed project are evaluated and assessed for their ability to achieve the Kona Judiciary Complex project objectives and satisfy the Evaluation Criteria. The alternatives analyzed include: 1) No-Action Alternative, 2) Renovate and/or Expand Existing Facilities or Lease Additional Space, 3) Postponing Action Pending Further Study and 4) Seven (7) Candidate Site Alternatives (Proposed Project). The following analysis provides an evaluation of the alternatives considered.

7.1 NO-ACTION ALTERNATIVE

The No-Action Alternative would maintain the existing Judiciary facilities in Kona in their existing condition as-is. The No-Action Alternative would continue to promote the existing inefficiency of having separate building locations for various Judiciary operations in the Kona region. The existing facilities are inadequate for the necessary functions, and do not provide sufficient space for the required courtrooms, security measures, administrative functions, storage rooms and support areas. Given the historic trends of significant population and caseload growth for the Third Circuit, the existing inadequate Judiciary facilities would not meet the future needs of a growing population in West Hawai'i.

Ongoing operations, maintenance, and repair activity for the existing Judiciary facilities would continue under the No-Action Alternative. Given the age of facilities and their existing concerns, there would be a need for future funding to address piecemeal improvements. These improvements could possibly maintain these facilities for the short-term, but facility conditions would likely deteriorate further until major repair or renovation work was completed, potentially creating costly short-term solutions.



Implementation of the No-Action scenario would also mean few impacts in other areas, such as site disturbance due to construction, temporary construction noise or impacts on air quality, and potential disturbance to archaeological resources or flora/fauna. The No-Action alternative would also not alter existing traffic patterns, however, as Judiciary caseloads increase over time, traffic conditions would worsen at existing facilities.

Despite the reduction of some environmental impacts, the No-Action Alternative would not meet the objectives of the project. There would be no provision for Judiciary growth in West Hawai'i. Judiciary facilities would continue to operate inefficiently at separate locations in substandard existing facilities, some of which are leased. Current Judiciary facility locations in West Hawai'i are not "clustered" with other government offices, or within TOD nodes as defined by the Kona CDP. This alternative would not meet the community's goal of clustering facilities. For these reasons, the No-Action Alternative is not considered a reasonable solution to the existing and future facility deficiencies facing the Judiciary.

7.2 RENOVATE AND/OR EXPAND EXISTING FACILITIES IN WEST HAWAI'I OR LEASE ADDITIONAL SPACE

Another set of alternatives would make provisions to accommodate the projected growth of the Judiciary's caseload in West Hawai'i by upgrading or renovating existing spaces, or by leasing additional space for court-related uses. For existing Judiciary facilities in Kona with limited site expandability, the primary objective would be to carry out necessary repairs and renovations to upgrade each facility to meet the growing demand. For existing Judiciary sites that could accommodate expansion, there would be planning for incremental development of support facilities required through 2030.

Retain and Expand Existing Judiciary Facilities

This option would require the expansion of existing spaces occupied by the Judiciary and the construction of additional space to accommodate the growing needs over the next 30 years. According to the Hawai'i State Judiciary Facilities Master Plan (2011, pending publication), the Keākealani Building has very limited site expandability. This facility also would require the most repair and renovation improvements, as it was formerly a hospital facility, and is not effectively sized, configured or furnished for court utilization. ADA accessibility, parking, the public waiting area, and circulation should be improved to efficiently serve the public. The Lenders Document Building's second floor, which houses Juvenile Client Services on the second floor and Adult Client Services on the third floor, is not accessible to disabled clients. The public waiting area on the second floor in Family Court is limited and inadequate. The Driver Education Section is the only court-related program with space to accommodate growth. At this location, there is an extra workstation and a large classroom in a commercial center that has ample parking (Hawai'i State Judiciary Facilities Master Plan; 2011, pending publication).

Existing facilities in West Hawai'i would require a significant investment to maintain and update, and furthermore, they do not possess expansion capability to accommodate projected Judiciary growth. Another disadvantage of this option is the continued separation of Court functions in different facilities. Other unaddressed issues with this alternative are the inefficiencies in work productivity by having Judiciary operations divided into separate buildings, and the specific security and access concerns that currently exist at each existing facility. In summary, existing facilities are in poor condition and there is limited opportunity to expand existing facilities, therefore, the projected objectives will not be met by this alternative.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Lease Additional Space to Allow Judiciary Expansion

For this alternative, an assumption is made that other existing State office facilities are unavailable, because they are either unsuitable for the operational needs of the Judiciary or would displace another State agency. A short-term lease of private office space and off-site storage space would become a necessary solution to meet the projected space needs. Expansion would occur as funds and space become available, resulting in a scattering of offices which could be inefficient for the operational function of the Judiciary.

Leasing of available private building space in Kona by the Judiciary would have some impact on the space available for other private businesses. The State would make continuous lease rent payments, without any application of these funds toward State ownership of the facilities. In addition, there would be lack of control over security and lack of flexibility in making adjustments if additional space needs evolve in the future. The alternative to lease space would not satisfy the long-term needs of the Judiciary and the State would not maximize the utilization of land and capital.

An informal search for possible leased space in the Kailua-Kona area was made by the Judiciary. Preliminarily, there are no suitable private spaces that could accommodate the Judiciary's requirements, especially in regard to security and parking. Given the stated inefficiencies of scattered offices, the disadvantage of lease payments, and the inadequacy of existing spaces to meet Judiciary requirements, the leasing option is not a viable alternative.

Leasing additional space for Judiciary operations in West Hawai'i would not meet the objectives of the proposed project because the State would continue to make irretrievable investments in leased facilities, and this alternative would perpetuate the inefficiencies of the status quo.

7.3 POSTPONING ACTION PENDING FURTHER STUDY

The option of waiting to provide new facilities for the courts in the Third Circuit is not reasonable for the workers in this system and the general public. Many studies have been completed for this project, including Project Development Report (1986); Hawai'i Judicial System Master Plan (1989); and Kona Civic Center Site Selection Study/Final Environmental Impact Statement (1994). The most current study addressing the future facilities requirements of the Third Circuit is the 2010, Hawai'i State Judiciary Facilities Master Plan (2011, pending publication).

The current Kona Judiciary Complex Site Selection Study utilizes information from the initial site selection study for the Kona Civic Center (1994) as a resource in the current site selection process. The 2011 Site Selection/EIS study consists of a thorough analysis of seven (7) Candidate Sites. Following the completion of the EIS process, it is intended that the Chief Justice will select a site for the State of Hawai'i Judiciary to proceed with the development of a new Kona Judiciary Complex, pending funding appropriations. With the conclusion of this Site Selection/EIS process, there will be no additional studies needed to determine the site for the Kona Judiciary Complex. If action were pending further study, the conditions outlined in the No-Action Alternative would continue.



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



7.4 SEVEN CANDIDATE SITES (PROPOSED PROJECT)

Seven (7) Candidate Sites are being considered in this Site Selection Study for the future location of the proposed Kona Judiciary Complex. The Candidate Sites include:

Table 7-1 CANDIDATE SITES			
Candidate Site	Site Name	TMK	Land Owner
A	Kaloko Makai	3-7-3-009:01725	SCD-TSA Kaloko Makai LLC
B	Kealakehe (1)	3-7-4-020:007	DLNR/County of Hawai'i
C	Civic Center	3-7-4-020:003	DHHL
D	Lanikai/DHHL	3-7-4-009:005 3-7-4-021:008	Lanikai Properties LLC and DHHL
E	La'i'Opua	3-7-4-021:023	DHHL (Lessee: La'i'Opua 2020) (DHHL)
F	Makalapua Center	3-7-4-020:010	Queen Liliuokalani Trust
G	Kealakehe (2)	3-7-4-020:004 3-7-4-020:007	DLNR/HHFDC and County of Hawai'i

The Candidate Sites are evaluated per a detailed set of site selection criteria in *Chapter 4.0* of this EIS. *Chapter 5.0* presents an analysis of potential environmental impacts of the alternative locations and potential mitigation measures. A new facility would provide adequate space for future growth, consolidate and streamline operations, reduce State spending on leased facilities, and provide necessary security features and up-to-date courtroom technology. Development of a new Judiciary Complex is the only alternative that would meet the project objectives and serve the long-term needs of the Judiciary in West Hawai'i.

CHAPTER 8.0

AGENCIES AND PARTIES CONSULTED



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



8.0 AGENCIES AND PARTIES CONSULTED

Table 8-1 lists the agencies, organizations, and individuals who: ~~were~~ 1) ~~were~~ either formally consulted, provided a presentation, or notified early in the process of project design or are part of an ongoing consultation effort throughout the environmental review process; 2) officially received a copy of the EISPN; 3) responded to the EISPN with a comment letter; and 4) ~~officially will have~~ received a copy of the Draft Environmental Impact Statement (“DEIS”) upon publication; or 5) responded to the DEIS with a comment letter; and who will receive a copy of the Final EIS.

Copies of formal comment letters received during the EISPN and DEIS comment period and the applicant’s responses are included in Appendix C. ~~at the end of this section. Space is reserved for future comments to be received during the 45-day DEIS review period that commences upon formal notice issued in the OEQC’s The Environmental Notice.~~

Table 8-1 CONSULTED PARTIES						
Respondents and Distribution	Early Consultation, Presentation, or Notification	Received EISPN	Comments Received EISPN	Received DEIS	Comments Received DEIS	Received Final EIS
A. Federal Agencies or Affiliates						
US Dept of Interior National Park Service				X	X	X
US Dept of Interior Fish & Wildlife Service				X	X	X
B. State of Hawai‘i Agencies						
Civil Defense		X	X	X		X
Department of Agriculture				X		X
DAGS	X	X		X		X
DBEDT		X		X (1HC)		X
DBEDT, Hawai‘i Housing, Finance and Development Corporation	X	X	X	X	X	X
DBEDT, Office of Planning	X	X		X (1HC/1CD)	X	X
DBEDT, Strategic Industries Division, Energy Office		X		X		X
Department of Defense				X	X	X
DOE				X	X	X
DHHL	X	X		X		X
DOH		X (3CD)		X (3CD)		X
DOH, Clean Water Branch			X	X		X
Department of Human Services				X	X	X
Department of Labor and Industrial Relations				X	X	X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 8-1 CONSULTED PARTIES

Respondents and Distribution	Early Consultation, Presentation, or Notification	Received EISPN	Comments Received EISPN	Received DEIS	Comments Received DEIS	Received Final EIS
DLNR	X	X (5CD)	X	X (5CD)	X	X
DLNR, Division of Aquatic Resources			X	X		X
DLNR, Division of Forestry and Wildlife			X	X	X	X
DLNR, Division of State Parks			X	X		X
DLNR, Engineering Division			X	X	X	X
DLNR, Land Division – Hawai'i District			X	X	X	X
DLNR, SHPD	X	X		X (1HC)		X
DOT	X	X		X	X	X
Office of Hawaiian Affairs		X	X	X	X	X
OEQC	X	X		X		X
Office of the Governor (Accepting Authority)	X	X		X		X
Office of the Governor, West Hawai'i Liaison		X		X		X
PSD		X	X	X		X
UH, Environmental Center		X		X (2HC/2CD)		X (1 HC)
C. County of Hawai'i Agencies						
Civil Defense Agency		X		X		X
Department of Environmental Management		X	X	X		X
Department of Parks and Recreation				X		X
DPW	X	X		X	X	X
DWS	X	X		X	X	X
Fire Department		X	X	X	X	X
Office of Housing and Community Development				X		X
Office of the Mayor		X		X		X
Office of the Prosecuting Attorney			X	X	X	X
Planning Department	X	X	X	X (1HC)	X	X
Police Department		X		X	X	X
D. Elected Officials						
State House Representative, 1 st Representative District,	X	X		X		X



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 8-1 CONSULTED PARTIES

Respondents and Distribution	Early Consultation, Presentation, or Notification	Received EISPN	Comments Received EISPN	Received DEIS	Comments Received DEIS	Received Final EIS
Mark M. Nakashima						
State House Representative, 2 nd Representative District, Jerry L. Chang	X	X		X		X
State House Representative, 3 rd Representative District, Clift Tsuji	X	X		X		X
State House Representative, 4 th Representative District, Faye P. Hanohano	X	X		X		X
State House Representative, 5 th Representative District, Robert N. Herkes	X	X		X		X
State House Representative, 6 th Representative District, Denny Coffman	X	X		X		X
State House Representative, 7 th Representative District, Cindy Evans	X	X		X	X	X
State House Representative, 9 th Representative District, Gilbert S.C. Keith-Agaran, Judiciary Committee, Chair (current)		X		X		X
State House Representative, 48 th Representative District, Ken Ito, Judiciary Committee, Acting Chair (former)						
State Senator, Senatorial District 1 (current), Malama Solomon	X	X		X		X
State Senator, Senatorial District 1 (former), Dwight Y. Takamine						
State Senator, Senatorial District 2 (current), Gilbert Kahele	X	X		X		X
State Senator, Senatorial District 2 (former), Russell S. Kokubun						
State Senator, Senatorial District 3, Josh Green, M.D.	X	X		X		X
State Senator, Senatorial District 23, Clayton Hee, Judiciary and Labor Committee Chair (current)		X		X		X
State Senator, Senatorial District 10, Brian T. Taniguichi, Judiciary and Government Operations Committee Chair						



KONA JUDICIARY COMPLEX SITE SELECTION

Draft **Final** Environmental Impact Statement



Table 8-1 CONSULTED PARTIES

Respondents and Distribution	Early Consultation, Presentation, or Notification	Received EISP/N	Comments Received EISP/N	Received DEIS	Comments Received DEIS	Received Final EIS
(former)						
County of Hawai'i Council Member, District 6 (current), Brittany Smart County of Hawai'i Council Member, District 6 (former), Guy Enriques		X		X		X
County of Hawai'i Council Member, District 7, Brenda Ford	X	X		X	X	X
County of Hawai'i Council Member, District 8 (current), Angel Pilago County of Hawai'i Council Member, District 8 (former), Kelly Greenwell		X	X	X		X
County of Hawai'i Council Member, District 9, Pete Hoffmann		X		X		X
E. News Media						
Honolulu Star-Advertiser		X		X		X
Hawai'i Tribune Herald		X		X		X
West Hawai'i Today		X		X		X
F. Utilities						
Hawai'i Electric Light Company		X		X		X
Hawaiian Telcom		X		X		X
Sandwich Isles Communication		X		X		X
The Gas Company		X		X		X
G. Libraries						
Legislative Reference Bureau				X		X (HC)
Library of the DBEDT				X		X
Kailua-Kona Public Library		X		X		X (HC)
Kealahou Public Library		X		X		X (HC)
State Main Library				X		X (HC)
UH at Mānoa, Hamilton Library				X		X (HC)
UH at Hilo, Mo'okini Library				X		X
Kaimuki Regional Library				X (HC)		X (HC)
Kane'ohe Regional Library				X (HC)		X (HC)



KONA JUDICIARY COMPLEX SITE SELECTION

Draft Final Environmental Impact Statement



Table 8-1 CONSULTED PARTIES

Respondents and Distribution	Early Consultation, Presentation, or Notification	Received EISPN	Comments Received EISPN	Received DEIS	Comments Received DEIS	Received Final EIS
Pearl City Regional Library				X (HC)		X (HC)
Hilo Regional Library				X (HC)		X (HC)
Kahului Regional Library				X (HC)		X (HC)
Lihu'e Regional Library				X (HC)		X (HC)
H. Other Parties of Interest						
327 Kona, LLC	X	X		X		X
April Wong			X	X	X	X
Hawai'i Chamber of Commerce		X		X		X
Hawai'i Island Economic Development Board	X	X		X		X
Hawai'i State Bar Association	X	X		X		X
Forest City Hawaii Kona, LLC	X		X	X		X
Gunner Mench (Harbor Gallery)					X	X
Kaloko Makai Development	X	X		X	X	X
Kauano Jackson			X	X		X
Ken Melrose, Chair, Kona CDP Action Committee			X	X	X	X
Kona CDP Action Committee	X	X		X	X	X
Kona-Kōhala Chamber of Commerce		X		X		X
La'i'Ōpua 2020	X	X	X	X	X	X
Lanihau Properties, LLC			X	X	X	X
Mark Van Pernis (Van Pernis – Vancil)			X	X	X	X
Palamanui Global Holdings, LLC			X	X		X
Peter Bresciani (Office of the Public Defender)			X	X		X
Queen Lili'uokalani Trust	X	X	X	X		X
Shawn M. Lathrop					X	X
West Hawai'i Bar Association	X	X	X	X	X	X

CHAPTER 9.0

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Draft Final Environmental Impact Statement



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CHAPTER 10.0

PREPARERS OF THE EIS



KONA JUDICIARY COMPLEX SITE SELECTION

~~Draft~~ Final Environmental Impact Statement



10.0 PREPARERS OF THE EIS

Below is a list of individuals that contributed to the preparation and completion of this EIS. The list includes the name of the individual and their role, or the name of the company and the subfield of professional expertise utilized to conduct and complete the EIS.

Department of Accounting and General Services

Ralph Morita	Public Works Manager, Planning Branch, Division of Public Works
Joseph Earing	Section Head, Planning Branch, Division of Public Works

The Judiciary - State of Hawai'i

Gloria G. Yoshimoto	Capital Improvement Program Specialist, Capital Improvements Branch, Policy and Planning Division
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Group 70 International, Inc.

Jeffrey H. Overton, AICP, LEED AP	Principal-in-Charge, Planning
Charles Kaneshiro, AIA, LEED AP	Principal, Architecture
Tom Young, AIA	Principal, Architecture
Rachel Shaak, AICP, LEED AP	Senior Planner
Mary Tomonaga	GIS Specialist
Reyna DePonte	Administrative Support
Silas Haglund	Document Specialist

Technical Consultants/Support

Cultural Surveys Hawai'i, Inc.
Gray, Hong, Nojima & Associates, Inc.
Rana Biological Consulting, AECOS
The Traffic Management Consultant

Area of Specialty

Archaeology and Culture
Civil Engineering
Flora and Fauna
Traffic

APPENDICES

APPENDIX A
Preliminary Program and Development Cost Estimate Summary
(Group 70 International, Inc., July 2011)

- 7 Judges

Program Summary Sheet - 7 Judges

Item	Cost
Land Acquisition Costs	\$4,500,000
Construction Costs including Escalation to Sept/2013	\$72,417,099
FFE including Escalation to Sept/2013	\$5,793,368
Estimated Consultant Fees	\$7,429,994
	\$90,140,461

Notes

1. Program is based on preliminary estimate of:

Circuit Courtrooms	3
District Courtrooms	2
Family Courtrooms	2
	7

2. Program is based on preliminary estimate of:

Circuit Court Judges	3
District Court Judges	2
Family Court Judges	2
	7

3. The preliminary program assumes a significant growth factor, which projects staffing needs beyond the 2030 planning horizon documented for the Third Circuit in the Statewide Masterplan.

4. Construction Cost estimate is escalated to September 2013.
Escalation rate is 5% per annum.

5. Construction cost estimate and program are very preliminary documents or numbers subject to future adjustments.

6. Cost Estimate does not include a contingency factor.

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 11/22/2011

	A	B	C	D	E
1	Department	NET S.F.	Circulation S.F.	Gross Up S.F.	Gross S.F.
2			See Note 3	See Note 4	
3	Support and Operations				
4	1. Court Rooms ¹	27,749	6,937	6,937	41,624
5	2. Judicial Chambers ²	11,332	2,833	2,833	16,998
6	3. Legal Documents	9,432	2,358	2,358	14,148
7	4. Jury Branch	2,940	735	735	4,410
8					
9	Court Administration				
10	5. Court Administration	2,999	750	750	4,499
11	6. Law Library	2,850	713	713	4,275
12					
13	Client User Services				
14	7. Juvenile Services	4,853	1,213	1,213	7,280
15	8. Adult Probation	6,464	1,616	1,616	9,696
16	9. Drug Court	1,620	405	304	2,329
17	10. Driver Education	1,520	380	380	2,280
18					
19	Other Agencies				
20	11. County Prosecutor	200	50	38	288
21	12. Public Defender	200	50	38	288
22					
23	D.P.S.				
24	13. Court Holding	6,110	1,833	1,589	9,532
25	14. Court Security	1,400	420	364	2,184
26					
27	Support				
28	15. Judiciary I.T.C.D.	1,220	244	293	1,757
29	16. Ancillary Functions	13,435	3,359	3,359	20,153
30					
31	TOTALS	94,324	23,896	23,518	141,737 141,738
32			0	0	
33					
34	¹ Program based on 3 Circuit Courtrooms, 2 District Courtrooms, and 2 Family Courtrooms				
35	² Program based on 3 Circuit Judges, 2 District Judges, and 2 Family Judges				
36	³ Circulation Factor is usually 25%, but may vary between 20% and 30%. Please see Kona Judiciary Complex Preliminary Program				
37	⁴ Gross Up Factor is usually 20%, but may vary between 15% and 20%. Please see Kona Judiciary Complex Preliminary Program				

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
2	COURTROOMS				
3					
4	Jury Courtrooms				
5	Circuit Courtroom A	1	2,320	2,320	90 Spectators, 16 person Jury
6	Circuit Courtroom B	2	1,800	3,600	50 Spectators, 16 person Jury
7	Vestibule	3	60	180	
8	Courtroom Waiting Gallery	3	840	2,520	
9	Client/Attorney Conference Room	2	100	200	
10	Private Attorney Workroom	1	200	200	
11	Jury Deliberation	4	336	1,344	See District Courtroom with Jury Box below
12	Jury Deliberation Vestibule	4	60	240	See District Courtroom with Jury Box below
13	Jury Deliberation Toilet	8	65	520	See District Courtroom with Jury Box below
14	Victim/Witness Waiting Room	2	100	200	
15	A/V Equipment Storage	2	60	120	
16	A/V Equipment Room	3	100	300	
17	Exhibit/Evidence Storage	3	30	90	
18					
19	Non-Jury Courtrooms				
20	Family Courtroom	1	1,800	1,800	75 Spectators
21	Family Courtroom	1	900	900	16 Spectators
22	District Courtroom with Jury Box	1	1,800	1,800	75 Spectators, Provide Jury Box
23	District Courtroom	1	1,800	1,800	75 Spectators
24	Vestibule	4	60	240	
25	District Courtroom Waiting Gallery	2	1,000	2,000	
26	Family Courtroom Waiting Gallery	2	500	1,000	
27	Client/Attorney Conference Room	2	100	200	
28	Victim/Witness Waiting Room	2	100	200	
29	Defendant/Witness Waiting	1	100	100	
30	A/V Equipment Storage	2	30	60	
31	A/V Equipment Room	2	50	100	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
32	Exhibit/Evidence Storage	4	30	120	
33					
34	Traffic Court Service Windows				
35	Traffic Fine Pay Windows	2	45	90	
36	Public Pay Window Staging	2	70	140	
37	Community Service Window	1	45	45	
38	Probation Terms Window	1	45	45	
39					
40	Hearing Rooms				
41	Grand Jury Room	1	480	480	
42	Grand Jury Witness Room	1	100	100	
43	Grand Jury Toilet	1	65	65	
44	Hearing/Conference Room	1	480	480	
45	Hearing Witness Room	1	100	100	
46	Media/Press Room	1	200	200	
47	Media Broadcast Room	1	150	150	
48					
49					
50	Courtroom Support				
51	Public Restrooms	4	220	880	
52	Security Officer Station	2	40	80	
53	Telephones	2	20	40	
54	Air Handler Rooms	2	800	1,600	
55	Public Elevators	2	350	700	
56	Elevator Lobby	2	200	400	
57					
58	NET AREA			27,749	
59	25% Circulation			6,937	
60	Subtotal			34,686	
61	20% Gross Up			6,937	
62	TOTAL			41,624	
63					
64	JUDICIAL CHAMBERS				
65					
66	Judicial Chambers				
67	Circuit Judge Chamber	3	336	1,008	
68	Circuit Judge Built-ins	3	20	60	
69	Circuit Judge Restroom	3	65	195	
70	Circuit Judge Assistant	3	80	240	
71	Circuit Judge Clerk	3	80	240	
72	Circuit Law Clerk/Bailiff	3	80	240	
73	District Judge Chamber	2	336	672	
74	District Judge Built-ins	2	20	40	
75	District Judge Restroom	2	65	130	
76	District Judge Assistant	2	80	160	
77	District Judge Clerk	2	80	160	
78	District Judge Law Clerk/Bailiff	2	80	160	
79	Family Court Judge Chamber	2	336	672	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
80	Family Court Judge Built-ins	2	20	40	
81	Family Court Judge Restroom	2	65	130	
82	Family Judge Assistant	2	80	160	
83	Family Judge Clerk	2	80	160	
84	Family Judge Law Clerk/Bailiff	2	80	160	
85	File Area	7	30	210	
86	Work Area	7	30	210	
87	Public Waiting	7	60	420	
88	Visiting Judge Office	1	225	225	
89					
90	Court Clerks Area				
91	Court Clerks Supervisor	1	120	120	
92	Court Clerks	18	80	1,440	
93	Supplies Storage	2	60	120	
94	Public Reception Clerk	2	60	120	
95	Public Windows	2	45	90	
96	Public Reception Waiting	2	45	90	
97					
98					
99	Court Reporter's Area				
100	Court Reporters	5	80	400	
101	Supplies Storage	1	60	60	
102					
103	Reporter Storage Area				
104	Reporter A/V Tape Storage	1	400	400	
105	Deposition Storage	1	400	400	
106	Transcript Storage	1	500	500	
107	AV Equipment Room	1	200	200	
108	Secondary AV Equipment Room	1	100	100	
109					
110	Judicial Support				
111	Conference Room	2	140	280	
112	Copy/Work Room	2	80	160	
113	Supplies Storage	2	60	120	
114	Staff Toilets	4	150	600	
115	Break Room	2	120	240	
116	Judicial Elevator	1	120	120	
117	Elevator Equipment Room	1	80	80	
118					
119	NET AREA			11,332	
120	25% Circulation			2,833	
121	Subtotal			14,165	
122	20% Gross Up			2,833	
123	TOTAL			16,998	
124					
125	LEGAL DOCUMENTS				
126	Administration				
127	Deputy Chief Court Administrator	1	144	144	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
128	Court Administrator	1	120	120	
129	Administrative Assistant	1	80	80	
130	Legal Documents Supervisor	1	120	120	
131	Conference Room	1	240	240	
132					
133	Front Counter				
134	Public Lobby Staging	1	400	400	
135	Public Forms Display	1	10	10	
136	Forms Storage	1	10	10	
137	Forms Completion Counter	2	30	60	
138	Public File and Micro Film Viewing	1	100	100	
139	Public Access Terminals	4	25	100	
140	Attorneys Jacket Drop/Pick-up	1	60	60	
141	Filing Clerks Window	6	60	360	
142	Estate Guardian Information Window	1	25	25	
143	TVB Information Window	2	25	50	
144					
145	Clerks				
146	Circuit Court Supervisor	1	120	120	
147	Circuit Court File Clerks	7	80	560	
148	District Court Supervisor	1	120	120	
149	District Court File Clerks	10	80	800	
150	Family Court Supervisor	1	120	120	
151	Family Court File Clerks	4	80	320	
152	TVB Traffic Court Supervisor	1	120	120	
153	TVB Traffic Court File Clerks	7	80	560	
154	Records Storage				
155	File Clerk	1	80	80	
156	Active Case File Room	1	1,200	1,200	
157	Cart Storage	2	10	20	
158					
159	Microfilm, Future Scanning				
160	Microfilm Clerk	1	64	64	
161	Microfilm Station	1	64	64	
162	Microfilm Storage	1	120	120	
163					
164	Legal Documents Support				
165	Exhibit Clerk	1	60	60	
166	Exhibit Storage Safe	2	15	30	
167	Secure Exhibit Storage Room	1	300	300	
168	Archives File Storage	1	1,000	1,000	
169	Juror Card Storage	1	150	150	
170	Mail/Copy/Work Room	1	300	300	
171	Supply Storage	1	100	100	
172	Break Room	1	120	120	
173	Toilets	2	120	240	
174					
175	Estate and Guardianship				
176	Office of Public Guardian	1	120	120	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
177	Estate & Guardianship Supervisor	1	120	120	
178	Judicial Clerk	1	60	60	
179	Estate & Guardianship Specialist	4	80	320	
180	Forms Storage	1	25	25	
181	Estate Secure Storage	1	200	200	
182	Conference/Interview Room	1	140	140	
183					
184	NET AREA			9,432	
185	25% Circulation			2,358	
186	Subtotal			11,790	
187	20% Gross Up			2,358	
188	TOTAL			14,148	
189					
190	JURY BRANCH				
191					
192	Jury Branch				
193	Jury/Notary Clerk	1	120	120	
194	Jury Notary Storage	1	60	60	
195	Juror Registration/Training Counter	1	60	60	
196	Juror Reg/Training Vestibule	1	100	100	
197	Jury Assembly Room	1	1,200	1,200	
198	Jury Break Coffee Counter	1	100	100	
199	Training/Multipurpose Room	1	800	800	
200	Training Storage Rooms	3	60	180	
201	Juror Restroom	2	160	320	
202	NET AREA			2,940	
203	25% Circulation			735	
204	Subtotal			3,675	
205	20% Gross Up			735	
206	TOTAL			4,410	
207					
208	COURT ADMINISTRATION				
209					
210	Court Administration				
211	Visiting Office	1	144	144	
212					
213	Court Admin. Mail Supplies				
214	Mail Supply Clerk	1	120	0	
215	Central Mail Room	1	120	0	
216	Delivery Quarantine Area	1	150	0	
217	Supply Storage	1	300	0	
218					
219	Fiscal Branch				
220	Assistant Court Fiscal Officer	1	120	120	
221	Trust Accountant	1	120	120	
222	Cashiering/Procurement Supervisor	2	120	240	
223	Account Clerk	7	80	560	
224	Conference Room/ Audit	1	140	140	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
225	Workroom/Copy/Supplies	1	65	65	
226	Active File Room	1	100	100	
227	Fiscal Records Dead Storage	1	200	200	
228	Cash Drawer Safe	1	15	15	
229	Account Clerk Public Window	1	60	60	
230	Account Clerk Public Window	4	35	140	
231	Public Window Staging	5	70	350	
232	Public ATM	1	15	15	
233					
234	Fiscal Branch Traffic Court				
235	Traffic Fine Pay Windows	1	45	45	
236					
237	Personnel Branch				
238	Personnel Technician	1	80	80	
239	Employee Service Counter	1	35	35	
240	Secure Files Room	1	150	150	
241	Employee Waiting Area	1	80	80	
242	Storage	1	120	120	
243	Workroom/Copy/Fax	1	100	100	
244	Personnel Testing	1	120	120	
245	NET AREA			2,999	
246	25% Circulation			750	
247	Subtotal			3,749	
248	20% Gross Up			750	
249	TOTAL			4,499	
250					
251	LAW LIBRARY				
252					
253	Public Areas				
254	Library Shelving	1	1,600	1,600	
255	Public P.C. Work Station/Printer	5	45	225	
256	Study Carrel	12	35	420	
257	Reference Table	2	80	160	
258	Public Photocopier	1	50	50	
259	Microfiche Area	1	35	35	
260	Public Counter	1	60	60	
261					
262	Staff Areas				
263	Librarian	2	60	120	
264	Staff Counter/Fax	1	60	60	
265	Work Room, Reference, Server	1	120	120	
266					
267	NET AREA			2,850	
268	25% Circulation			713	
269	Subtotal			3,563	
270	20% Gross Up			713	
271	TOTAL			4,275	
272					

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
273	JUVENILE SERVICES				
274					
275	Administration				
276	Deputy Chief Court Administrator	1	144	144	
277	Administrative Assistant	1	80	80	
278	Juvenile Services Branch Admin	1	144	144	
279	Program Specialist	1	120	120	
280	Client Receptionist/Clerk	1	60	60	
281	Family Court Supervisor	1	120	120	
282	Family Court File Clerks	4	80	0	In legal docs
283	Client Waiting	1	300	300	
284	Client Drug Testing UA	1	120	120	
285	UA Test Storage	1	25	25	
286	Client Interview Room	7	120	840	
287	Client Interview Conference Room	1	280	280	
288					
289	Program Services Section				
290	Section Supervisor	1	120	120	
291	Social Workers	4	80	320	
292	Volunteers	2	45	90	
	Volunteer Training Room	1		0	Use Multi Purpose Room
293					
294					
295	Juvenile Intake Crisis Unit				
296	Section Supervisor	1	120	120	
297	Social Workers	6	80	480	
298	Volunteers	1	45	45	
299					
300	Juvenile Supervision Unit				
301	Section Supervisor	1	120	120	
302	Social Workers	6	80	480	
303	Volunteers	1	45	45	
304					
305	Support				
	Active Files Secure Storage	1	150	150	Secure 15 File Cabinets
306	Closed Files Secure Storage	1	100	100	Secure
308	Copy/Fax/Work Room/Mail	1	120	120	
309	Break Room/Coffee	1	100	100	
310	Resource Materials A/V Storage	1	80	80	
311	General Storage	1	120	120	
312	Staff Toilets	2	65	130	
313					
314	NET AREA			4,853	
315	25% Circulation			1,213	
316	Subtotal			6,066	
317	20% Gross Up			1,213	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
318	TOTAL			7,280	
319					
320	ADULT PROBATION				
321					
322	Administration				
323	Probation Administrator	1	144	144	
324	Clerk Supervisor	1	80	80	
325	Judicial Clerk	2	80	160	
326	Clerk	1	60	60	
327	Receptionist Clerk	1	60	60	
328	Client Waiting	1	300	300	
329	Client Drug Testing UA	2	60	120	
330	UA Test Storage	1	25	25	
331	Client Interview Room	12	85	1,020	Sound Isolated
332	Interview Room Non-Contact	1	85	85	Sound Isolated
333					
334	PSII Intake Section				
335	Section Supervisor	1	120	120	
336	Social Workers	4	80	320	
337					
338					
339	Supervision Section				
340	Section Supervisor	2	120	240	
341	Social Workers	13	80	1,040	
342					
343	District Court Section				
344	Section Supervisor	1	120	120	
345	Social Workers	7	80	560	
346	Clerks	2	60	120	
347					
348	Family Court Domestic Violence Section				
349	Section Supervisor	1	120	120	
350	Social Workers	7	80	560	
351	Clerks	1	60	60	
352					
353	Support				
354	Conference Break Room	1	200	200	
355	Archive Central Records Storage	1	150	150	
356	Old Records Storage	1	150	150	
357	Copy/Fax/Work Room Mail	1	120	120	
358	General Storage	1	400	400	
359	Staff Toilets	2	65	130	
360					
361	NET AREA			6,464	
362	25% Circulation			1,616	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
363	Subtotal			8,080	
364	20% Gross Up			1,616	
365	TOTAL			9,696	
366					
367	DRUG COURT				
368					
369	Administration				
370	Drug Court Coordinator	1	120	120	
371	Administrative Assistant	1	80	80	
372	Client Services Storage	1	150	0	Locate near Loading Area
373	Supplies Storage	1	100	100	
374	Copy/Fax/Work Room/Mail	1	60	60	
375	Conference Room	1	140	140	
376					
377	Adult Services				
378	Section Supervisor	1	120	120	
379	Social Workers	4	80	320	
380	Clerks	2	60	120	
381					
382	Juvenile Services				
383	Section Supervisor	1	120	120	
384	Social Workers	4	80	320	
385	Clerks	2	60	120	
386	NET AREA			1,620	
387	25% Circulation			405	
388	Subtotal			2,025	
389	15% Gross Up			304	
390	TOTAL			2,329	
391					
392	DRIVER EDUCATION				
393					
394	Driver Education				
395	Driver Education Instructor	1	120	120	
396	Clerk	1	60	60	
397	Public Reception/Waiting	1	80	80	
398	Forms Completion Counter	1	20	20	
399	File Storage	1	100	100	
400	Materials Storage	1	80	80	
401	Work Room/Copy/Fax/Mail	1	60		
402					
403	Driver's Ed. Training				
404	Training Classroom	1	1,000	1,000	
405	Training Classroom Storage	1	60	60	
406					
407	NET AREA			1,520	
408	25% Circulation			380	
409	Subtotal			1,900	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
410	20% Gross Up			380	
411	TOTAL			2,280	
412					
413	COUNTY PROSECUTOR				
414					
415	Work Room				
416	Attorney Work Room	1	200	200	
417					
418	NET AREA			200	
419	25% Circulation			50	
420	Subtotal			250	
421	15% Gross Up			38	
422	TOTAL			288	
423					
424	PUBLIC DEFENDER				
425					
426	Work Room				
427	Attorney Work Room	1	200	200	
428					
429					
430					
431	NET AREA			200	
432	25% Circulation			50	
433	Subtotal			250	
434	15% Gross Up			38	
435	TOTAL			288	
436					
437	DPS COURT HOLDING				
438					
439	Central Holding				
440					
441	Transportation				
442	Vehicle Sally Port	1	1,000	1,000	
443	Pistol Lockers	1	25	25	
444	Receiving Desk/I.D.	1	100	100	
445	Decontamination Shower	1	50	50	
446	Officer Station	1	150	150	
447	Staff Toilet	1	65	65	
448	Electronics Room	1	175	175	
449	Restraint Storage	1	40	40	
450	Elevator	1	120	120	
451	Elevator Equipment	1	80	80	
452					
453	Adult Holding				
454	Intake Pedestrian Sally Port	1	50	50	
455	Adult Holding Cell	5	120	600	For 10 prisoners ea.
456	Safety Cell	1	65	65	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
457					
458	Juvenile Holding				
459	Intake Pedestrian Sally Port	1	50	50	
460	Juvenile Holding Cell	2	100	200	2 beds on floor ea.
461	Safety Cell	1	65	65	
462	Shower	1	35	35	
463	Non-Contact Visitation	1	80	80	
464	Officer Desk	1	40	40	
465					
466	Court Holding Areas				
467	Holding Cells	8	80	640	
468	Attorney/Client Visiting	4	25	100	
469	Holding Vestibule	4	120	480	
470	Courtroom Vestibule	4	160	640	
471	Video Conference Cart	4	20	80	
472	Detainee Elevator	3	100	300	
473	Stair	4	200	800	
474	Elevator Equipment	1	80	80	
475					
476	NET AREA			6,110	
477	30% Circulation			1,833	
478	Subtotal			7,943	
479	20% Gross Up			1,589	
480	TOTAL			9,532	
481					
482	COURT SECURITY				
483					
484	Public Security Screening				
485	Security Monitoring Station	2	60	120	
486	Magnetometers	2	40	80	
487	Package x-ray	1	50	50	
488	Gun Lockers	1	25	25	
489	Dispatch Office	1	150	150	
490	Security Electronics Equip Room	4	60	240	
491	Detainee Holding Area	1	80	80	
492					
493	Staff Security Screening				
494	Security Monitoring Station	1	60	60	
495	Magnetometers	1	40	40	
496	Package x-ray	1	50	50	
497	Deliveries Quarantine Area	1	150	0	Near Loading Area
498					
499	DPS Officer Areas				
500	Deputies' Office	1	120	120	
501	Squad Room	1	200	200	
502	Coffee Alcove	1	25	25	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
503	Deputies Locker Room/Toilets	2	80	160	
504					
505	NET AREA			1,400	
506	30% Circulation			420	
507	Subtotal			1,820	
508	20% Gross Up			364	
509	TOTAL			2,184	
510					
511	INFORMATION TECHNOLOGY AND COMMUNICATIONS DEPARTMENT (ITCD)				
512					
513	Work Area				
514	ITCD Manager	1	80	80	
515	ITCD Technicians	2	60	120	
516	Judicial Data Technician	1	60	60	
517	Technician's Workbench	1	50	50	
518	Computer Storage Room	1	180	180	
519					
520	Support Areas				
521	Main Distribution Facility	1	200	200	
522	Intermediate Distribution Facilities	4	60	240	
523	Central U.P.S. Room	1	140	140	
524	Telephone Room	1	150	150	
525					
526	NET AREA			1,220	
527	20% Circulation			244	
528	Subtotal			1,464	
529	20% Gross Up			293	
530	TOTAL			1,757	
531					
532	ANCILLARY FUNCTIONS				
533					
534	Main Lobby				
535	Lobby	1	1,000	1,000	
536	Public Information Desk	1	150	150	
537	Public Elevators	1	350	350	
538	Elevator Lobby	1	200	200	
539	Public Restroom - Men	1	200	200	
540	Public Restroom - Women	1	200	200	
541	Public Telephone Area	1	40	40	
542					
543	Blind Vending				
544	Sales Area	1	250	250	
545	Storage	1	150	150	
546					
547	Maintenance				
548	Maintenance Office	1	120	120	
549	Maintenance Storage	1	200	200	
550	Maintenance Shop	1	150	150	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
551	Grounds Maint. Equipment	1	300	300	
552	Receiving/Loading/Maint. Yard	1		0	
553	Break Room	1	120	120	
554	Restroom (Unisex)	1	65	65	
555					
556	Court Admin. Mail Supplies				
557	Mail Supply Clerk	1	60	60	
558	Central Mail Room	1	80	80	
559	Delivery Quarantine Area	1	150	150	
560	Supply Storage	1	300	300	
561					
562	Court Admin. Fiscal Branch				
563	Fiscal Records Dead Storage	1	400	400	
564					
565	Adult Probation				
566	Old Records Storage	1	150	150	
567					
568	Reporter Storage Area				
569	Reporter A/V Tape Storage	1	400	400	
570	Deposition Storage	1	400	400	
571	Transcript Storage	1	500	500	
572					
573	Legal Document Support				
574	Secure Exhibit Storage Room	1	300	300	
575	Archives File Storage	1	1,000	1,000	
576	Juror Card Storage	1	150	150	
577					
578	Estate and Guardianship				
579	Estate Secure Storage	1	200	200	
580					
581	Drug Court				
582	Client Services Storage	1	150	150	
583					
584	Support				
585	Refuse/Recycle Staging	1	100	100	
586	Staff Restrooms	2	200	400	
587	Mothers' Room	1	80	80	
588	Janitor Supplies	1	120	120	
589	Mechanical Air Handling Rooms	4	450	1,800	
590	Mechanical Central Plant	1	1,000	1,000	
591	Electrical Service Entrance Section	1	400	400	
592	Emergency Generator Room	1	400	400	
593	Elevator Equipment Room/ PH	1	400	400	
594	Stairs	5	200	1,000	
595					
596	NET AREA			13,435	
597	25% Circulation			3,359	
598	Subtotal			16,794	
599	20% Gross Up			3,359	

Kona Judiciary Complex Preliminary Program - 7 Judges

Group 70 - 8/8/2011

	A	B	C	D	E
1	SPACE DESCRIPTION	UNIT QUANTITY	UNIT NET SF	TOTAL NET SF	COMMENTS
600	TOTAL			20,153	
601					
602					
603	GRAND TOTAL NET			94,324	
604	AVERAGE GROSSING FACTOR	1		47,413	
605	GRAND TOTAL GROSS			141,737	

Kona Judiciary Complex Development Cost Estimate - 7 Judges Group 70 - 8/8/2011

	A	B	C	D	E
1		Department	Gross Floor Area in SF	Cost/ SF	Total Cost
2	A	SITE WORK			
3	A1	SITE DEMOLITION			\$ -
4	A2	CIVIL WORK			\$ 3,330,000
5	A3	SITE ELECTRICAL WORK			\$ 733,754
6	A4	AVERAGE OFFSITE IMPROVEMENTS			\$ 360,000
7		Sum of A Items			\$ 4,423,754
8					
9	B	BUILDING WORK			
10	B	Building Shell			\$ 19,031,769
11		Support and Operations			
12	B1	1. Court Rooms	41,624	\$ 360.00	\$ 14,984,460
13	B2	2. Judicial Chambers	16,998	\$ 240.00	\$ 4,079,520
14	B3	3. Legal Documents	14,148	\$ 240.00	\$ 3,395,520
15	B4	4. Jury Branch	4,410	\$ 240.00	\$ 1,058,400
16					
17		Court Administration			
18	B5	5. Court Administration	4,499	\$ 240.00	\$ 1,079,640
19	B6	6. Law Library	4,275	\$ 256.00	\$ 1,094,400
20					
21		Client User Services			
22	B7	7. Juvenile Services	7,280	\$ 240.00	\$ 1,747,080
23	B8	8. Adult Probation	9,696	\$ 240.00	\$ 2,327,040
24	B9	9. Drug Court	2,329	\$ 240.00	\$ 558,900
25	B10	10. Driver Education	2,280	\$ 250.00	\$ 570,000
26					
27		Other Agencies			
28	B11	11. County Prosecutor	288	\$ 240.00	\$ 69,000
29	B12	12. Public Defender	288	\$ 240.00	\$ 69,000
30					
31		D.P.S.			
32	B13	13. Court Holding	9,532	\$ 360.00	\$ 3,431,376
33	B14	14. Court Security	2,184	\$ 380.00	\$ 829,920
34					
35		Support			
36	B15	15. Judiciary I.T.C.D.	1,757	\$ 320.00	\$ 562,176
37	B16	16. Ancillary Functions	20,153	\$ 160.00	\$ 3,224,400
38		Sum of B Items	141,737	\$ 410.00	\$ 58,112,601
39					
40		Sum of B and A (in Sept/2010 Dollars)	141,737	\$ 441.21	\$ 62,536,355
41		Escalation Sept/2013 @ 15.8% ¹	141,737	\$ 69.71	\$ 9,880,744
42		TOTAL	141,737	\$ 510.93	\$ 72,417,099
43					
44		¹ 1.05 ³ = 1.158			
45					
46	C	FFE @8%	141,737	\$ 35.30	\$ 5,002,908
47		Escalation Sept/2013 @ 15.8% ¹	141,737	\$ 5.58	\$ 790,460
48		TOTAL	141,737	\$ 40.87	\$ 5,793,368
49					

APPENDIX B
Kona Judiciary Complex
Preliminary Parking Requirements
(Group 70 International, Inc., July 2010)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
2	COURTROOMS							
3					(X 1.5 Net)			
4	Jury Courtrooms							
5	Circuit Courtroom A	1	2,320	2,320	3,480	30.00	120 Fixed Seats/4	(1 Parking Stall per 4 fixed seats)
6	Circuit Courtroom B	2	1,800	3,600	5,400	20.00	80 Spectators/4	(1 Parking Stall per 4 fixed seats)
7	Vestibule	3	60	180	270	0.90		(1 Parking Stall per 300 sf)
8	Courtroom Waiting Gallery	3	840	2,520	3,780	12.60		(1 Parking Stall per 300 sf)
9	Client/Attorney Conference Room	2	100	200	300	1.00		(1 Parking Stall per 300 sf)
10	Private Attorney Workroom	1	200	200	300	1.00		(1 Parking Stall per 300 sf)
11	Jury Deliberation	4	336	1,344	2,016	6.72		(1 Parking Stall per 300 sf)
12	Jury Deliberation Vestibule	4	60	240	360	1.20		(1 Parking Stall per 300 sf)
13	Jury Deliberation Toilet	8	65	520	780	2.60		(1 Parking Stall per 300 sf)
14	Victim/Witness Waiting Room	2	100	200	300	1.00		(1 Parking Stall per 300 sf)
15	A/V Equipment Storage	2	60	120	180	0.18		(1 Parking Stall per 1000 sf)
16	A/V Equipment Room	3	100	300	450	0.45		(1 Parking Stall per 1000 sf)
17	Exhibit/Evidence Storage	3	30	90	135	0.14		(1 Parking Stall per 1000 sf)
18								
19	Non-Jury Courtrooms							
20	Family Courtroom	1	1,800	1,800	2,700	26.25	105 Fixed Seats/4	(1 Parking Stall per 4 fixed seats)
21	Family Courtroom	1	900	900	1,350	11.50	46 Fixed Seats /4	(1 Parking Stall per 4 fixed seats)
22	District Courtroom with Jury Box	1	1,800	1,800	2,700	26.25	105 Fixed Seats/4	(1 Parking Stall per 4 fixed seats)
23	District Courtroom	1	1,800	1,800	2,700	26.25	105 Fixed Seats/4	(1 Parking Stall per 4 fixed seats)
24	Vestibule	4	60	240	360	1.20		(1 Parking Stall per 300 sf)
25	District Courtroom Waiting Gallery	2	1,000	2,000	3,000	10.00		(1 Parking Stall per 300 sf)
26	Family Courtroom Waiting Gallery	2	500	1,000	1,500	5.00		(1 Parking Stall per 300 sf)
27	Client/Attorney Conference Room	2	100	200	300	1.00		(1 Parking Stall per 300 sf)
28	Victim/Witness Waiting Room	2	100	200	300	1.00		(1 Parking Stall per 300 sf)
29	Defendant/Witness Waiting	1	100	100	150	1.00		(1 Parking Stall per 300 sf)
30	A/V Equipment Storage	2	30	60	90	0.09		(1 Parking Stall per 1000 sf)
31	A/V Equipment Room	2	50	100	150	0.15		(1 Parking Stall per 1000 sf)
32	Exhibit/Evidence Storage	4	30	120	180	0.18		(1 Parking Stall per 1000 sf)
33								
34	Traffic Court Service Windows							

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
35	Traffic Fine Pay Windows	2	45	90	135	0.45		(1 Parking Stall per 300 sf)
36	Public Pay Window Staging	2	70	140	210	0.70		(1 Parking Stall per 300 sf)
37	Community Service Window	1	45	45	68	0.23		(1 Parking Stall per 300 sf)
38	Probation Terms Window	1	45	45	68	0.23		(1 Parking Stall per 300 sf)
39								
40	Hearing Rooms							
41	Grand Jury Room	1	480	480	720	4.00	16 seats/4	(1 Parking Stall per 4 fixed seats)
42	Grand Jury Witness Room	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
43	Grand Jury Toilet	1	65	65	98	0.33		(1 Parking Stall per 300 sf)
44	Hearing/Conference Room	1	480	480	720	2.40		(1 Parking Stall per 300 sf)
45	Hearing Witness Room	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
46	Media/Press Room	1	200	200	300	1.00		(1 Parking Stall per 300 sf)
47	Media Broadcast Room	1	150	150	225	0.75		(1 Parking Stall per 300 sf)
48								
49								
50	Courtroom Support							
51	Public Restrooms	4	220	880	1,320	4.40		(1 Parking Stall per 300 sf)
52	Security Officer Station	2	40	80	120	0.40		(1 Parking Stall per 300 sf)
53	Telephones	2	20	40	60	0.20		(1 Parking Stall per 300 sf)
54	Air Handler Rooms	2	800	1,600	2,400	2.40		(1 Parking Stall per 1000 sf)
55	Public Elevators	2	350	700	1,050	3.50		(1 Parking Stall per 300 sf)
56	Elevator Lobby	2	200	400	600	2.00		(1 Parking Stall per 300 sf)
57	Courtrooms			27,749	41,624	211.63		
58								
59	JUDICIAL CHAMBERS							
60					(1.5 x Net)			
61	Judicial Chambers							
62	Circuit Judge Chamber	3	336	1,008	1,512	5.04		(1 Parking Stall per 300 sf)
63	Circuit Judge Built-ins	3	20	60	90	0.30		(1 Parking Stall per 300 sf)
64	Circuit Judge Restroom	3	65	195	293	0.98		(1 Parking Stall per 300 sf)
65	Circuit Judge Assistant	3	80	240	360	1.20		(1 Parking Stall per 300 sf)
66	Circuit Judge Clerk	3	80	240	360	1.20		(1 Parking Stall per 300 sf)
67	Circuit Law Clerk/Bailiff	3	80	240	360	1.20		(1 Parking Stall per 300 sf)
68	District Judge Chamber	2	336	672	1,008	3.36		(1 Parking Stall per 300 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
69	District Judge Built-ins	2	20	40	60	0.20		(1 Parking Stall per 300 sf)
70	District Judge Restroom	2	65	130	195	0.65		(1 Parking Stall per 300 sf)
71	District Judge Assistant	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
72	District Judge Clerk	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
73	District Judge Law Clerk/Bailiff	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
74	Family Court Judge Chamber	2	336	672	1,008	3.36		(1 Parking Stall per 300 sf)
75	Family Court Judge Built-ins	2	20	40	60	0.20		(1 Parking Stall per 300 sf)
76	Family Court Judge Restroom	2	65	130	195	0.65		(1 Parking Stall per 300 sf)
77	Family Judge Assistant	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
78	Family Judge Clerk	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
79	Family Judge Law Clerk/Bailiff	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
80	File Area	7	30	210	315	1.05		(1 Parking Stall per 300 sf)
81	Work Area	7	30	210	315	1.05		(1 Parking Stall per 300 sf)
82	Public Waiting	7	60	420	630	2.10		(1 Parking Stall per 300 sf)
83	Visiting Judge Office	1	225	225	338	1.13		(1 Parking Stall per 300 sf)
84								
85	Court Clerks Area							
86	Court Clerks Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
87	Court Clerks	18	80	1,440	2,160	7.20		(1 Parking Stall per 300 sf)
88	Supplies Storage	2	60	120	180	0.60		(1 Parking Stall per 300 sf)
89	Public Reception Clerk	2	60	120	180	0.60		(1 Parking Stall per 300 sf)
90	Public Windows	2	45	90	135	0.45		(1 Parking Stall per 300 sf)
91	Public Reception Waiting	2	45	90	135	0.45		(1 Parking Stall per 300 sf)
92								
93								
94	Court Reporter's Area							
95	Court Reporters	5	80	400	600	2.00		(1 Parking Stall per 300 sf)
96	Supplies Storage	1	60	60	90	0.09		(1 Parking Stall per 1000 sf)
97								
98	Reporter Storage Area							
99	Reporter A/V Tape Storage	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
100	Deposition Storage	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
101	Transcript Storage	1	500	500	750	0.75		(1 Parking Stall per 1000 sf)
102	AV Equipment Room	1	200	200	300	0.30		(1 Parking Stall per 1000 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
103	Secondary AV Equipment Room	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
104								
105	Judicial Support							
106	Conference Room	2	140	280	420	1.40		(1 Parking Stall per 300 sf)
107	Copy/Work Room	2	80	160	240	0.80		
108	Supplies Storage	2	60	120	180	0.60		
109	Staff Toilets	4	150	600	900	3.00		
110	Break Room	2	120	240	360	1.20		
111	Judicial Elevator	1	120	120	180	0.60		
112	Elevator Equipment Room	1	80	80	120	0.40		
113	Judicial Chambers			11,332	16,998	50.85		
114								
115	LEGAL DOCUMENTS							
116	Administration				(x 1.5 net)			
117	Deputy Chief Court Administrator	1	144	144	216	0.72		(1 Parking Stall per 300 sf)
118	Court Administrator	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
119	Administrative Assistant	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
120	Legal Documents Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
121	Conference Room	1	240	240	360	1.20		(1 Parking Stall per 300 sf)
122								
123	Front Counter							
124	Public Lobby Staging	1	400	400	600	2.00		(1 Parking Stall per 300 sf)
125	Public Forms Display	1	10	10	15	0.05		(1 Parking Stall per 300 sf)
126	Forms Storage	1	10	10	15	0.05		(1 Parking Stall per 300 sf)
127	Forms Completion Counter	2	30	60	90	0.30		(1 Parking Stall per 300 sf)
128	Public File and Micro Film Viewing	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
129	Public Access Terminals	4	25	100	150	0.50		(1 Parking Stall per 300 sf)
130	Attorneys Jacket Drop/Pick-up	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
131	Filing Clerks Window	6	60	360	540	1.80		(1 Parking Stall per 300 sf)
132	Estate Guardian Information Window	1	25	25	38	0.13		(1 Parking Stall per 300 sf)
133	TVB Information Window	2	25	50	75	0.25		(1 Parking Stall per 300 sf)
134								
135	Clerks							
136	Circuit Court Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
137	Circuit Court File Clerks	7	80	560	840	2.80		(1 Parking Stall per 300 sf)
138	District Court Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
139	District Court File Clerks	10	80	800	1,200	4.00		(1 Parking Stall per 300 sf)
140	Family Court Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
141	Family Court File Clerks	4	80	320	480	1.60		(1 Parking Stall per 300 sf)
142	TVB Traffic Court Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
143	TVB Traffic Court File Clerks	7	80	560	840	2.80		(1 Parking Stall per 300 sf)
144	Records Storage							
145	File Clerk	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
146	Active Case File Room	1	1,200	1,200	1,800	1.80		(1 Parking Stall per 1000 sf)
147	Cart Storage	2	10	20	30	0.03		(1 Parking Stall per 1000 sf)
148								
149	Microfilm, Future Scanning							
150	Microfilm Clerk	1	64	64	96	0.32		(1 Parking Stall per 300 sf)
151	Microfilm Station	1	64	64	96	0.32		(1 Parking Stall per 300 sf)
152	Microfilm Storage	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
153								
154	Legal Documents Support							
155	Exhibit Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
156	Exhibit Storage Safe	2	15	30	45	0.05		(1 Parking Stall per 1000 sf)
157	Secure Exhibit Storage Room	1	300	300	450	0.45		(1 Parking Stall per 1000 sf)
158	Archives File Storage	1	1,000	1,000	1,500	1.50		(1 Parking Stall per 1000 sf)
159	Juror Card Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
160	Mail/Copy/Work Room	1	300	300	450	0.45		(1 Parking Stall per 1000 sf)
161	Supply Storage	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
162	Break Room	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
163	Toilets	2	120	240	360	1.20		(1 Parking Stall per 300 sf)
164								
165	Estate and Guardianship							
166	Office of Public Guardian	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
167	Estate & Guardianship Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
168	Judicial Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
169	Estate & Guardianship Specialist	4	80	320	480	1.60		(1 Parking Stall per 300 sf)
170	Forms Storage	1	25	25	38	0.04		(1 Parking Stall per 1000 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
171	Estate Secure Storage	1	200	200	300	0.30		(1 Parking Stall per 1000 sf)
172	Conference/Interview Room	1	140	140	210	0.70		(1 Parking Stall per 300 sf)
173	Legal Documents			9,432	14,148	35.52		
174								
175	JURY BRANCH							
176					(x 1.5 net)			
177	Jury Branch							
178	Jury/Notary Clerk	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
179	Jury Notary Storage	1	60	60	90	0.09		(1 Parking Stall per 1000 sf)
180	Juror Registration/Training Counter	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
181	Juror Reg/Training Vestibule	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
182	Jury Assembly Room	1	1,200	1,200	1,800	6.00		(1 Parking Stall per 300 sf)
183	Jury Break Coffee Counter	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
184	Training/Multipurpose Room	1	800	800	1,200	4.00		(1 Parking Stall per 300 sf)
185	Training Storage Rooms	3	60	180	270	0.27		(1 Parking Stall per 1000 sf)
186	Juror Restroom	2	160	320	480	1.60		(1 Parking Stall per 300 sf)
187	Jury Branch			2,940	4,410	13.86		
188								
189	COURT ADMINISTRATION							
190					(x 1.5 net)			
191	Court Administration							
192	Visiting Office	1	144	144	216	0.72		(1 Parking Stall per 300 sf)
193								
194	Court Admin. Mail Supplies							
195	Mail Supply Clerk	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
196	Central Mail Room	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
197	Delivery Quarantine Area	1	150	120	180	0.18		(1 Parking Stall per 1000 sf)
198	Supply Storage	1	300	120	180	0.18		(1 Parking Stall per 1000 sf)
199								
200	Fiscal Branch							
201	Assistant Court Fiscal Officer	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
202	Trust Accountant	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
203	Cashiering/Procurement Supervisor	2	120	240	360	1.20		(1 Parking Stall per 300 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
204	Account Clerk	7	80	560	840	2.80		(1 Parking Stall per 300 sf)
205	Conference Room/ Audit	1	140	140	210	0.70		(1 Parking Stall per 300 sf)
206	Workroom/Copy/Supplies	1	65	65	98	0.10		(1 Parking Stall per 1000 sf)
207	Active File Room	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
208	Fiscal Records Dead Storage	1	200	200	300	1.00		(1 Parking Stall per 1000 sf)
209	Cash Drawer Safe	1	15	15	23	0.02		(1 Parking Stall per 300 sf)
210	Account Clerk Public Window	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
211	Account Clerk Public Window	4	35	140	210	0.70		(1 Parking Stall per 300 sf)
212	Public Window Staging	5	70	350	525	1.75		(1 Parking Stall per 300 sf)
213	Public ATM	1	15	15	23	0.08		(1 Parking Stall per 300 sf)
214								
215	Fiscal Branch Traffic Court							
216	Traffic Fine Pay Windows	1	45	45	68	0.23		(1 Parking Stall per 300 sf)
217								
218	Personnel Branch							
219	Personnel Technician	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
220	Employee Service Counter	1	35	35	53	0.18		(1 Parking Stall per 300 sf)
221	Secure Files Room	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
222	Employee Waiting Area	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
223	Storage	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
224	Workroom/Copy/Fax	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
225	Personnel Testing	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
226	Court Administration			3,479	5,219	13.79		
227								
228	LAW LIBRARY							
229								
230	Public Areas				(x 1.5 net)			
231	Library Shelving	1	1,600	1,600	2,400	8.00		(1 Parking Stall per 300 sf)
232	Public P.C. Work Station/Printer	5	45	225	338	1.13		(1 Parking Stall per 300 sf)
233	Study Carrel	12	35	420	630	2.10		(1 Parking Stall per 300 sf)
234	Reference Table	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
235	Public Photocopier	1	50	50	75	0.25		(1 Parking Stall per 300 sf)
236	Microfiche Area	1	35	35	53	0.18		(1 Parking Stall per 300 sf)
237	Public Counter	1	60	60	90	0.30		(1 Parking Stall per 300 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
238								
239	Staff Areas							
240	Librarian	2	60	120	180	0.60		(1 Parking Stall per 300 sf)
241	Staff Counter/Fax	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
242	Work Room, Reference, Server	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
243	Law Library			2,850	4,275	14.25		
244								
245	JUVENILE SERVICES							
246								
247	Administration				(x 1.5 net)			
248	Deputy Chief Court Administrator	1	144	144	216	0.72		(1 Parking Stall per 300 sf)
249	Administrative Assistant	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
250	Juvenile Services Branch Admin	1	144	144	216	0.72		(1 Parking Stall per 300 sf)
251	Program Specialist	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
252	Client Receptionist/Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
253	Family Court Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
254	Family Court File Clerks	4	80	320	480	1.60		(1 Parking Stall per 300 sf)
255	Client Waiting	1	300	300	450	1.50		(1 Parking Stall per 300 sf)
256	Client Drug Testing UA	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
257	UA Test Storage	1	25	25	38	0.04		(1 Parking Stall per 1000 sf)
258	Client Interview Room	7	120	840	1,260	4.20		(1 Parking Stall per 300 sf)
259	Client Interview Conference Room	1	280	280	420	1.40		(1 Parking Stall per 300 sf)
260								
261	Program Services Section							
262	Section Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
263	Social Workers	4	80	320	480	1.60		(1 Parking Stall per 300 sf)
264	Volunteers	2	45	90	135	0.45		(1 Parking Stall per 300 sf)
265								
266	Juvenile Intake Crisis Unit							
267	Section Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
268	Social Workers	6	80	480	720	2.40		(1 Parking Stall per 300 sf)
269	Volunteers	1	45	45	68	0.23		(1 Parking Stall per 300 sf)
270								
271	Juvenile Supervision Unit							

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
272	Section Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
273	Social Workers	6	80	480	720	2.40		(1 Parking Stall per 300 sf)
274	Volunteers	1	45	45	68	0.23		(1 Parking Stall per 300 sf)
275								
276	Support							
277	Active Files Secure Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
278	Closed Files Secure Storage	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
279	Copy/Fax/Work Room/Mail	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
280	Break Room/Coffee	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
281	Resource Materials A/V Storage	1	80	80	120	0.12		(1 Parking Stall per 1000 sf)
282	General Storage	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
283	Staff Toilets	2	65	130	195	0.65		(1 Parking Stall per 300 sf)
284	Juvenile Services			5,173	7,760	23.78		
285								
286	ADULT PROBATION							
287								
288	Administration				(x 1.5 net)			
289	Probation Administrator	1	144	144	216	0.72		(1 Parking Stall per 300 sf)
290	Clerk Supervisor	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
291	Judicial Clerk	2	80	160	240	0.80		(1 Parking Stall per 300 sf)
292	Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
293	Receptionist Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
294	Client Waiting	1	300	300	450	1.50		(1 Parking Stall per 300 sf)
295	Client Drug Testing UA	2	60	120	180	0.60		(1 Parking Stall per 300 sf)
296	UA Test Storage	1	25	25	38	0.04		(1 Parking Stall per 1000 sf)
297	Client Interview Room	12	85	1,020	1,530	5.10		(1 Parking Stall per 300 sf)
298	Interview Room Non-Contact	1	85	85	128	0.43		(1 Parking Stall per 300 sf)
299								
300	PSII Intake Section							
301	Section Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
302	Social Workers	4	80	320	480	1.60		(1 Parking Stall per 300 sf)
303								
304								
305	Supervision Section							

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
306	Section Supervisor	2	120	240	360	1.20		(1 Parking Stall per 300 sf)
307	Social Workers	13	80	1,040	1,560	5.20		(1 Parking Stall per 300 sf)
308						0.00		(1 Parking Stall per 300 sf)
309	District Court Section					0.00		(1 Parking Stall per 300 sf)
310	Section Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
311	Social Workers	7	80	560	840	2.80		(1 Parking Stall per 300 sf)
312	Clerks	2	60	120	180	0.60		(1 Parking Stall per 300 sf)
313								
314	Family Court Domestic Violence Section							
315	Section Supervisor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
316	Social Workers	7	80	560	840	2.80		(1 Parking Stall per 300 sf)
317	Clerks	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
318								
319	Support							
320	Conference Break Room	1	200	200	300	1.00		(1 Parking Stall per 300 sf)
321	Archive Central Records Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
322	Old Records Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
323	Copy/Fax/Work Room Mail	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
324	General Storage	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
325	Staff Toilets	2	65	130	195	0.65		(1 Parking Stall per 300 sf)
326	Adult Probation			6,464	9,696	29.36		
327								
328	DRUG COURT							
329								
330	Administration				(x1.44 net)			
331	Drug Court Coordinator	1	120	120	173	0.58		(1 Parking Stall per 300 sf)
332	Administrative Assistant	1	80	80	115	0.38		(1 Parking Stall per 300 sf)
333	Client Services Storage	1	150	150	216	0.72		(1 Parking Stall per 300 sf)
334	Supplies Storage	1	100	100	144	0.14		(1 Parking Stall per 1000 sf)
335	Copy/Fax/Work Room/Mail	1	60	60	86	0.09		(1 Parking Stall per 1000 sf)
336	Conference Room	1	140	140	202	0.67		(1 Parking Stall per 300 sf)
337								
338	Adult Services							

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
339	Section Supervisor	1	120	120	173	0.58		(1 Parking Stall per 300 sf)
340	Social Workers	4	80	320	461	1.54		(1 Parking Stall per 300 sf)
341	Clerks	2	60	120	173	0.58		(1 Parking Stall per 300 sf)
342								
343	Juvenile Services							
344	Section Supervisor	1	120	120	173	0.58		(1 Parking Stall per 300 sf)
345	Social Workers	4	80	320	461	1.54		(1 Parking Stall per 300 sf)
346	Clerks	2	60	120	173	0.58		(1 Parking Stall per 300 sf)
347	Drug Court			1,770	2,549	7.96		
348								
349	DRIVER EDUCATION							
350								
351	Driver Education				(x1.50 net)			
352	Driver Education Instructor	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
353	Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
354	Public Reception/Waiting	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
355	Forms Completion Counter	1	20	20	30	0.10		(1 Parking Stall per 300 sf)
356	File Storage	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
357	Materials Storage	1	80	80	120	0.12		(1 Parking Stall per 1000 sf)
358	Work Room/Copy/Fax/Mail	1	60	60	90	0.09		(1 Parking Stall per 1000 sf)
359								
360	Driver's Ed. Training							
361	Training Classroom	1	1,000	1,000	1,500	5.00		(1 Parking Stall per 300 sf)
362	Training Classroom Storage	1	60	60	90	0.09		(1 Parking Stall per 1000 sf)
363	Driver Education			1,580	2,370	6.85		
364								
365	COUNTY PROSECUTOR							
366					(x1.44 net)			
367	Work Room							
368	Attorney Work Room	1	200	200	288	0.96		(1 Parking Stall per 300 sf)
369	County Prosecutor			200	288	0.96		
370								
371	PUBLIC DEFENDER							
372					(x1.44 net)			

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
373	Work Room							
374	Attorney Work Room	1	200	200	288	0.96		(1 Parking Stall per 300 sf)
375	Public Defender			200	288	0.96		
376								
377	DPS COURT HOLDING							
378					(x1.5 net)			
379	Central Holding							
380								
381	Transportation							
382	Vehicle Sally Port	1	1,000	1,000	1,500			
383	Pistol Lockers	1	25	25	38	0.13		(1 Parking Stall per 300 sf)
384	Receiving Desk/I.D.	1	100	100	150	0.50		(1 Parking Stall per 300 sf)
385	Decontamination Shower	1	50	50	75	0.25		(1 Parking Stall per 300 sf)
386	Officer Station	1	150	150	225	0.75		(1 Parking Stall per 300 sf)
387	Staff Toilet	1	65	65	98	0.33		(1 Parking Stall per 300 sf)
388	Electronics Room	1	175	175	263	0.88		(1 Parking Stall per 300 sf)
389	Restraint Storage	1	40	40	60	0.20		(1 Parking Stall per 300 sf)
390	Elevator	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
391	Elevator Equipment	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
392								
393	Adult Holding							
394	Intake Pedestrian Sally Port	1	50	50	75	0.25		(1 Parking Stall per 300 sf)
395	Adult Holding Cell	5	120	600	900			
396	Safety Cell	1	65	65	98			
397								
398	Juvenile Holding							
399	Intake Pedestrian Sally Port	1	50	50	75			
400	Juvenile Holding Cell	2	100	200	300			
401	Safety Cell	1	65	65	98			
402	Shower	1	35	35	53	0.18		(1 Parking Stall per 300 sf)
403	Non-Contact Visitation	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
404	Officer Desk	1	40	40	60	0.20		(1 Parking Stall per 300 sf)
405								
406	Court Holding Areas							

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
407	Holding Cells	8	80	640	960	3.20		(1 Parking Stall per 300 sf)
408	Attorney/Client Visiting	4	25	100	150	0.50		(1 Parking Stall per 300 sf)
409	Holding Vestibule	4	120	480	720	2.40		(1 Parking Stall per 300 sf)
410	Courtroom Vestibule	4	160	640	960	3.20		(1 Parking Stall per 300 sf)
411	Video Conference Cart	4	20	80	120	0.40		(1 Parking Stall per 300 sf)
412	Detainee Elevator	3	100	300	450	1.50		(1 Parking Stall per 300 sf)
413	Stair	4	200	800	1,200	4.00		(1 Parking Stall per 300 sf)
414	Elevator Equipment	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
415	DPS Court Holding			6,110	9,165	20.65		
416								
417	COURT SECURITY							
418					(x1.6 net)			
419	Public Security Screening							
420	Security Monitoring Station	2	60	120	192	0.64		(1 Parking Stall per 300 sf)
421	Magnetometers	2	40	80	128	0.43		(1 Parking Stall per 300 sf)
422	Package x-ray	1	50	50	80	0.27		(1 Parking Stall per 300 sf)
423	Gun Lockers	1	25	25	40	0.13		(1 Parking Stall per 300 sf)
424	Dispatch Office	1	150	150	240	0.80		(1 Parking Stall per 300 sf)
425	Security Electronics Equip Room	4	60	240	384	0.38		(1 Parking Stall per 1000 sf)
426	Detainee Holding Area	1	80	80	128	0.43		(1 Parking Stall per 300 sf)
427								
428	Staff Security Screening							
429	Security Monitoring Station	1	60	60	96	0.32		(1 Parking Stall per 300 sf)
430	Magnetometers	1	40	40	64	0.21		(1 Parking Stall per 300 sf)
431	Package x-ray	1	50	50	80	0.27		(1 Parking Stall per 300 sf)
432	Deliveries Quarantine Area	1	150	150	240	0.80		(1 Parking Stall per 300 sf)
433								
434	DPS Officer Areas							
435	Deputies' Office	1	120	120	192	0.64		(1 Parking Stall per 300 sf)
436	Squad Room	1	200	200	320	1.07		(1 Parking Stall per 300 sf)
437	Coffee Alcove	1	25	25	40	0.13		(1 Parking Stall per 300 sf)
438	Deputies Locker Room/Toilets	2	80	160	256	0.85		(1 Parking Stall per 300 sf)
439	Court Security			1,550	2,480	7.37		
440								

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
441	INFORMATION TECHNOLOGY AND COMMUNICATIONS DEPARTMENT (ITCD)							
442								
443	Work Area				(x1.44 net)			
444	ITCD Manager	1	80	80	115	0.38		(1 Parking Stall per 300 sf)
445	ITCD Technicians	2	60	120	173	0.58		(1 Parking Stall per 300 sf)
446	Judicial Data Technician	1	60	60	86	0.29		(1 Parking Stall per 300 sf)
447	Technician's Workbench	1	50	50	72	0.24		(1 Parking Stall per 300 sf)
448	Computer Storage Room	1	180	180	259	0.26		(1 Parking Stall per 1000 sf)
449								
450	Support Areas							
451	Main Distribution Facility	1	200	200	288	0.29		(1 Parking Stall per 1000 sf)
452	Intermediate Distribution Facilities	4	60	240	346	0.35		(1 Parking Stall per 1000 sf)
453	Central U.P.S. Room	1	140	140	202	0.20		(1 Parking Stall per 1000 sf)
454	Telephone Room	1	150	150	216	0.22		(1 Parking Stall per 1000 sf)
455	ITCD			1,220	1,757	2.80		
456								
457	ANCILLARY FUNCTIONS							
458								
459	Main Lobby				(x1.5 net)			
460	Lobby	1	1,000	1,000	1,500	5.00		(1 Parking Stall per 300 sf)
461	Public Information Desk	1	150	150	225	0.75		(1 Parking Stall per 300 sf)
462	Public Elevators	1	350	350	525	1.75		(1 Parking Stall per 300 sf)
463	Elevator Lobby	1	200	200	300	1.00		(1 Parking Stall per 300 sf)
464	Public Restroom - Men	1	200	200	300	1.00		(1 Parking Stall per 300 sf)
465	Public Restroom - Women	1	200	200	300	1.00		(1 Parking Stall per 300 sf)
466	Public Telephone Area	1	40	40	60	0.20		(1 Parking Stall per 300 sf)
467								
468	Blind Vending							
469	Sales Area	1	250	250	375	1.25		(1 Parking Stall per 300 sf)
470	Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
471								
472	Maintenance							
473	Maintenance Office	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
474	Maintenance Storage	1	200	200	300	0.30		(1 Parking Stall per 1000 sf)

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
475	Maintenance Shop	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
476	Grounds Maint. Equipment	1	300	300	450	0.45		(1 Parking Stall per 1000 sf)
477	Receiving/Loading/Maint. Yard	1		0	0	0.00		
478	Break Room	1	120	120	180	0.60		(1 Parking Stall per 300 sf)
479	Restroom (Unisex)	1	65	65	98	0.33		(1 Parking Stall per 300 sf)
480								
481	Court Admin. Mail Supplies							
482	Mail Supply Clerk	1	60	60	90	0.30		(1 Parking Stall per 300 sf)
483	Central Mail Room	1	80	80	120	0.40		(1 Parking Stall per 300 sf)
484	Delivery Quarantine Area	1	150	150	225	0.75		(1 Parking Stall per 300 sf)
485	Supply Storage	1	300	300	450	0.45		(1 Parking Stall per 1000 sf)
486								
487	Court Admin. Fiscal Branch							
488	Fiscal Records Dead Storage	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
489								
490	Adult Probation							
491	Old Records Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
492								
493	Reporter Storage Area							
494	Reporter A/V Tape Storage	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
495	Deposition Storage	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
496	Transcript Storage	1	500	500	750	0.75		(1 Parking Stall per 1000 sf)
497								
498	Legal Document Support							
499	Secure Exhibit Storage Room	1	300	300	450	0.45		(1 Parking Stall per 1000 sf)
500	Archives File Storage	1	1,000	1,000	1,500	1.50		(1 Parking Stall per 1000 sf)
501	Juror Card Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
502								
503	Estate and Guardianship							
504	Estate Secure Storage	1	200	200	300	0.30		(1 Parking Stall per 1000 sf)
505								
506	Drug Court							
507	Client Services Storage	1	150	150	225	0.23		(1 Parking Stall per 1000 sf)
508								

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
509	Support							
510	Refuse/Recycle Staging	1	100	100	150	0.15		(1 Parking Stall per 1000 sf)
511	Staff Restrooms	2	200	400	600	0.60		(1 Parking Stall per 1000 sf)
512	Mothers' Room	1	80	80	120	0.12		(1 Parking Stall per 1000 sf)
513	Janitor Supplies	1	120	120	180	0.18		(1 Parking Stall per 1000 sf)
514	Mechanical Air Handling Rooms	4	450	1,800	2,700	2.70		(1 Parking Stall per 1000 sf)
515	Mechanical Central Plant	1	1,000	1,000	1,500	1.50		(1 Parking Stall per 1000 sf)
516	Electrical Service Entrance Section	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
517	Emergency Generator Room	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
518	Elevator Equipment Room/ PH	1	400	400	600	0.60		(1 Parking Stall per 1000 sf)
519	Stairs	5	200	1,000	1,500	1.50		(1 Parking Stall per 1000 sf)
520	Ancillary			13,435	20,153	30.18		
521								
522	Total Kona Judiciary Complex					470.77		
523								
524	LOADING REQUIREMENTS							
525	Gross Building Area - 1st 100,000 sf	2				2.00		2 for 1st 100,000 sf
526	Gross Building Area - Additional 100,000 sf	1				1.00		1 for each additional 100,000 sf.
527								<ul style="list-style-type: none"> • 12'W x 50'L x 14'H Dimensions for 50% of requirement. Provide 43' apron.
528								<ul style="list-style-type: none"> • 10'W x 22'L x 14'H Domensions for 50% of Requirement. Provide 46' apron
529	Total Loading Requirements	3				3.00		
530	ACCESSIBLE STALLS							
531		9				9.00		9 Minimum Accessible Stalls for 401 to 500 Parking Stalls. 1 in 8 accessible stalls must be "van accessible". and at least one vehicle access route to to space from site entrances and exits.

Kona Judiciary Complex Preliminary Parking Requirements

Group 70 - 8/8/2011

	A	B	C	D	E	F	G	H
1	SPACE DESCRIPTION	NO.	UNIT NET SF	TOTAL NET SF	TOTAL GROSS SF	PARKING REQ	PARKING CRITERIA*	
532								<ul style="list-style-type: none"> • 98" vertical height
533								<ul style="list-style-type: none"> • At least one vehicle access route to to space from site entrances and exits.
534	PASSENGER LOADING ZONES							
535		1				1.00		If passenger loading zones are provided, then at least one accessible passenger loading zone shall be provided.
536								<ul style="list-style-type: none"> • Access aisle 60" wide and 240" long adjacent and parallel to to vehicle pull up space.
537								<ul style="list-style-type: none"> • Provide curb ramp.
538								<ul style="list-style-type: none"> • Vertical clearance of 114".
539								<ul style="list-style-type: none"> • At least one vehicle access route to to space from site entrances and exits.
540	PROPORTION OF COMPACT STALLS							
541								67% minimum standard stalls
542								<ul style="list-style-type: none"> • Standard Stalls: 18' x 8'-6"
543								<ul style="list-style-type: none"> • Compact Stalls: 16' x 7'-6"
544	LANDSCAPING							
545								<ul style="list-style-type: none"> • One 2" caliper tree per 12 parking stalls.
546	*The preliminary parking and loading requirements for the proposed facility has been calculated per the requirements of the Hawai'i County Code, Chapter 25 Zoning, Division 5 Off-Street Parking and Loading.							

APPENDIX C
Environmental Impact Statement Preparation Notice
Comments and Responses and Draft Environmental
Impact Statement Comments and Responses

LINDA LINGLE
GOVERNOR

MAJOR GENERAL ROBERT G. F. LEE
DIRECTOR OF CIVIL DEFENSE

EDWARD T. TEIXEIRA
VICE DIRECTOR OF CIVIL DEFENSE



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495



PHONE (808) 733-4300
FAX (808) 733-4287

December 6, 2010

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813

Dear Mr. Overton:

Kona Judiciary Complex Site Selection
Island of Hawai'i, Kona District

Thank you for the opportunity to comment on this site selection process. After careful review of the documents in this Environmental Impact Statement Preparation Notice, we recommend consideration of existing flood plain maps and effects of other natural disasters in the site selection process. Furthermore, we concur with the decision to consult with key State affiliates in order to insure the protection of archaeological, cultural and historical resources, as well as having a Cultural Impact Assessment performed in advance of the project. We look forward to reviewing the Environmental Impact Statement when it is completed.

If you have any questions, please contact Ms. Havinne Okamura, Mitigation Planner, at 733-4300, extension 556.

Sincerely,

EDWARD T. TEIXEIRA
Vice Director of Civil Defense

c: Ralph Morita, Department of Accounting and General Services



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASIO, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotolo
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2010

Edward T. Teixeira, Vice Director of Civil Defense
State of Hawai'i
Department of Defense
Office of the Director of Civil Defense
3949 Diamond Head Road
Honolulu, HI 96816-4495

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Teixeira:

Thank you for your comment letter dated December 6, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Flood Hazard Maps

1. Flood plain maps and the effects of other natural disasters will be considered in the Site Selection process.

Cultural Impact Assessment

2. A cultural impact assessment has been completed and included in the Draft EIS.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

LINDA LINGLE
GOVERNOR



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:
10-PEO/197

November 23, 2010

Mr. Ralph Morita, Public Works Manager
Department of Accounting and General Services
Planning Branch
P. O. Box 119
Honolulu, Hawaii 96810

✓ Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Messrs. Morita and Overton:

Subject: Environmental Impact Statement Preparation Notice
Kona Judiciary Complex Site Selection
Kona District, Island of Hawaii

The Hawaii Housing Finance and Development Corporation (HHFDC) acknowledges receipt of the above subject Kona Judiciary Complex Site Selection Environmental Impact Statement Preparation Notice (EISPN) dated November 2010 for review and comment.

The purpose of the study is to evaluate the Kona region and identify the most viable potential sites for the future Kona Judiciary Complex. A preliminary list of ten (10) potential sites has been compiled to evaluate their suitability for developing the Kona Judiciary Complex. One of the potential sites, Site J, is located on a site designated as neighborhood commercial at HHFDC's Kamanaka Villages at Keahuolu affordable housing project in Keahuolu, Kona, Hawaii, TMK (3) 7-4-021: 020 (Kamakana Villages).

HHFDC procured Forest City Hawaii Kona, LLC (Forest City) to be the developer of the Kamakana Villages project in 2008. A Development Agreement was executed with Forest City on March 31, 2009. Forest City prepared a master plan for Kamakana Villages which recently

Messrs. Ralph Morita and Jeffrey Overton
November 23, 2010
Page 2

was approved for Urban land use classification by the Land Use Commission on November 4, 2010. Site J is proposed for an area at Palani Road designated as neighborhood commercial on Forest City's master plan.

We offer the following comments to the EISPN:

1. HHFDC supports the study's objective to identify a site for the Kona Judiciary Complex which will consolidate existing judiciary facilities in the Kona region which are currently deficient and to meet projected future needs.
2. Location of the Kona Judiciary Complex on the proposed Site J is not incorporated in Forest City's master plan for Kamakana Villages since Kamakana Villages is primarily an affordable residential project and Site J is located on an area master planned for neighborhood commercial use. Since the Kona Judiciary Complex will serve the broader Kona region, an area master planned for regional commercial use may be more appropriate.
3. We suggest that the Kona Judiciary Complex be located in Transit-Oriented Developments (TOD's) along the new Ane Keohokalele Highway, at sites such as La'i'opua 2020, Site G, or adjacent to the West Hawaii Civic Center, Site E. Ane Keohokalele Highway is the planned multi-modal transit route connecting Kailua Village with the airport as described in the Kona Community Development Plan (CDP). This will be consistent with the Kona CDP's objective of promoting connectivity and transportation options between urban uses in TOD's to minimize reliance on the automobile.

Thank you for the opportunity to comment.

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at 587-0541.

Sincerely,

Karen Seddon
Executive Director

c: Forest City Hawaii Kona, LLC



PRINCIPALS

Francis S. Odo, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Roy H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeill
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Karen Seddon, Executive Director
State of Hawai'i
Department of Business, Economic Development and Tourism
Hawai'i Housing Finance and Development Corporation
677 Queen Street, Ste. 300
Honolulu, HI 96813

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Ms. Seddon:

Thank you for your comment letter dated November 23, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Study Objectives

1. We understand HHFDC supports the objective of identifying a site for the future Kona Judiciary Complex.

Kamakana Villages Master Plan

2. We understand that the Judiciary's proposed location on this site (Site J) is has not been planned in the Kamakana Villages Master Plan, and HHFDC feels this facility would be more appropriately sited outside of Kamakana Villages in an area planned for regional commercial use.

Community Development Plan (CDP) Transit Oriented Development (TOD)

3. We are locating the proposed Kona Judiciary Complex in the CDP TOD center along the new Ane Keohokale Highway, to be consistent with the Kona CDP.

Site Recommendation

4. Thank you for your recommendations for Sites E or G based on their consistency with these criteria.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Based on your comments, Site J has been withdrawn from consideration as a site for the Kona Judiciary Complex.

Karen Seddon, Executive Director
State of Hawai'i
Department of Business, Economic Development and Tourism
Hawai'i Housing Finance and Development Corporation
Page 2 of 2

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



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

December 3, 2010

Mr. Ralph Morita
Public Works Manager
Department of Accounting and General Services
Planning Branch
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Morita:

**SUBJECT: Comments on Environmental Impact Statement Preparation Notice (EISP/N) for
Kona Judiciary Complex Site Selection
Kona, Island of Hawaii, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your memorandum, dated November 4, 2010, requesting comments on the subject project. We have reviewed your letter and offer these comments on your project. Please note that our review is based solely on the information provided in your letter and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

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

In reply, please refer to
END / CWB

12032PDCL.10

Mr. Ralph Morita
December 3, 2010
Page 2

12032PDCL.10

2. You may be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for the discharge of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.

- b. Hydrotesting effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

3. For types of wastewater not listed in Item 2 above or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Ralph Morita
December 3, 2010
Page 3

12032PDCL.10

If you have any questions, please visit our website at
<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the
Engineering Section, CWB, at (808) 586-4309.

Sincerely,


ALEC WONG, P.E., CHIEF
Clean Water Branch

DCL:ml

c: DOH-EPO # I-3432 [via email only]
Mr. Jeffrey H. Overton, Group 70 International, Inc.
[via email jho@group70int.com only]



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hitoshi Hida
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James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

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

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Wong:

Thank you for your comment letter dated December 3, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Compliance with HAR Chapter 11-54

1. To protect State waters from potential impacts, the project will meet applicable criteria as defined by Hawaii Administrative Rules (HAR). The project will adhere to the anti-degradation policy per HAR Section 11-54-1.1, meet criteria for designated uses per HAR Section 11-54-3, and meet water quality criteria per HAR Sections 11-54-4 through 11-54-8.

Compliance with HAR Chapter 11-55

2. A National Pollutant Discharge Elimination System (NPDES) permit will be obtained, if applicable, in accordance with HAR, Section 11-55. A Notice of Intent will be submitted 30 days prior to the start of discharge (for each type), if applicable, in accordance with HAR, Section 11-55.

3. An NPDES individual permit will be obtained for wastewater that is neither storm water nor hydrotesting effluent, if applicable, in accordance with HAR, Section 11-55.

Water Discharges

4. Discharges associated with project construction or operation will comply with the State's Water Quality Standards.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Alec Wong, P.E., Chief
State of Hawai'i
Department of Health
Clean Water Branch
Page 2 of 2

Sincerely,
GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABERCHOMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 7, 2010



Mr. Ralph Morita, Public Works Manager
Department of Accounting & General Services
Planning Branch
1151 Punchbowl Street Room 430
Box 119
Honolulu, Hawaii 96810

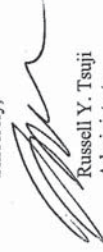
Dear Mr. Morita:

Subject: Environmental Impact Statement Preparation Notice for the Kona
Judiciary Complex Site Selection

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Division of Forestry & Wildlife, Division of State Parks, Land Division-Hawaii District, Engineering Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,



Russell Y. Tsuji
Administrator

Cc: Group 70 International, Inc.

24736

LINDA LINGLE
GOVERNOR OF HAWAII

LINDA LINGLE
GOVERNOR OF HAWAII



LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION

RECEIVED
LAND DIVISION

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

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

November 8, 2010

November 8, 2010

MEMORANDUM

MEMORANDUM

TO: DLNR Agencies:
☒ Div. of Aquatic Resources
☒ Div. of Boating & Ocean Recreation
☒ Engineering Division
☒ Div. of Forestry & Wildlife
☒ Div. of State Parks
☒ Commission on Water Resource Management
☒ Office of Conservation & Coastal Lands
☒ Land Division -Hawaii District/Gavin

TO: DLNR Agencies:
☒ Div. of Aquatic Resources
☒ Div. of Boating & Ocean Recreation
☒ Engineering Division
☒ Div. of Forestry & Wildlife
☒ Div. of State Parks
☒ Commission on Water Resource Management
☒ Office of Conservation & Coastal Lands
☒ Land Division -Hawaii District/Gavin

RECEIVED
STATE PARKS DIV
10 NOV 12 10:52
DEPT OF LAND &
NATURAL RESOURCES



FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Preparation Notice for Kona Judiciary Complex Site Selection
LOCATION: Island of Hawaii
APPLICANT: Group 70 International on behalf of Department of Accounting & General Services

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Preparation Notice for Kona Judiciary Complex Site Selection
LOCATION: Island of Hawaii
APPLICANT: Group 70 International on behalf of Department of Accounting & General Services

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 6, 2010.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 6, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

Attachments

() We have no objections.
() We have no comments.
() Comments are attached.

() We have no objections.
() We have no comments.
() Comments are attached.

Signed:
Date: 11/24/10

Signed:
Date:

ROBERT T. NISHIMOTO, Ph.D.
Aquatic Resources Program Manager

LINDA LINGLE
GOVERNOR OF HAWAII



RECEIVED
LAND DIVISION

2010 NOV 30 A 8 49

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

November 8, 2010

MEMORANDUM

TO: DLNR Agencies:
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
x Div. of Forestry & Wildlife
x Div. of State Parks
x Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division -Hawaii District/Gavin

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Preparation Notice for Kona Judiciary Complex Site Selection
LOCATION: Island of Hawaii
APPLICANT: Group 70 International on behalf of Department of Accounting & General Services

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 6, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

RECEIVED
LAND DIVISION
2010 NOV 30 A 9 08
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
We have no objections.
We have no comments.
Comments are attached.
Signed: [Signature]
Date: 11/16/10

DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION

LD/Charlene Unoki
REF: EISP for Kona Judiciary Complex Site Selection
Hawaii.015

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project site must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tysu-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
- () Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- (X) The applicant should provide to the Engineering Division upon its availability the water demands and calculations, so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____
- (X) Other: Please submit to the Engineering Division upon its completion a copy of the Draft Environmental Impact Statement, which will screen 10 potential sites and select a site for the future Kona Judiciary Complex.

Should you have any questions, please call Mr. Dennis Rhada of the Planning Branch at 587-0257.

Signed: [Signature]
CARTY S. CHANG, CHIEF ENGINEER
Date: 11/29/10

LINDA LINGLE
GOVERNOR OF HAWAII

Laura R. Thelen
Chairman
Board of Land and Natural Resources
Commission on Water Resource Management



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

RECEIVED
LAND DIVISION
2010 NOV 29 P 1:37
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

November 8, 2010

MEMORANDUM

TO: DLNR Agencies:
☒ Div. of Aquatic Resources
☒ Div. of Boating & Ocean Recreation
☒ Engineering Division
☒ Div. of Forestry & Wildlife
☒ Div. of State Parks
☒ Commission on Water Resource Management
☒ Office of Conservation & Coastal Lands
☒ Land Division -Hawaii District/Gavin

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Preparation Notice for Kona Judiciary Complex Site Selection
LOCATION: Island of Hawaii
APPLICANT: Group 70 International on behalf of Department of Accounting & General Services

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 6, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

() We have no objections.
(x) We have no comments.
() Comments are attached.

Signed: *Charlene Unoki*
Date: 11/17/10



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

2010 NOV 23 A 10:00

November 8, 2010

MEMORANDUM

TO: DLNR Agencies:
☒ Div. of Aquatic Resources
☒ Div. of Boating & Ocean Recreation
☒ Engineering Division
☒ Div. of Forestry & Wildlife
☒ Div. of State Parks
☒ Commission on Water Resource Management
☒ Office of Conservation & Coastal Lands
☒ Land Division -Hawaii District/Gavin

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Preparation Notice for Kona Judiciary Complex Site Selection
LOCATION: Island of Hawaii
APPLICANT: Group 70 International on behalf of Department of Accounting & General Services

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 6, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

() We have no objections.
() We have no comments.
(x) Comments are attached.

Signed: *Charlene Unoki*
Date: 11/22/10



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

75 August Street, Room 204
Honolulu, Hawaii 96820
PHONE: (808) 974-6203
FAX: (808) 974-6222
November 22, 2010



MEMORANDUM

TO: Charlene Unoki, Assistant Administrator
Land Division

FROM: Kevin E. Moore, Hawaii District Land Agent

SUBJECT: Request for Comments, Environmental Impact Statement Preparation Notice (EISP/N) for Kona Judiciary Complex Site Selection

LOCATION: North Kona, Hawaii

APPLICANT: Group 70 International on behalf of Department of Accounting & General Services

Pursuant to your request for comments on the above matter, we offer the following:

The EISP/N identifies two potential sites for the Kona Judiciary Complex (KJC) that it states are owned in whole or in part by the Department of Land and Natural Resources:

Site B – Ooma, North Kona, Tax Map Key (3) 7-3-9-5 (Parcel 5)

Site F – Kealahou, North Kona, Tax Map Key (3) 7-4-8-72 (Parcel 72)

However, Site F (Parcel 72) was conveyed to the Department of Hawaiian Home Lands by Land Patent Grant No. S-15,941 dated February 14, 2001. Accordingly, DLNR no longer has an ownership interest in this parcel, with the exception of a perpetual irrigation easement that was reserved to DLNR in the grant.

Site B (Parcel 5) is currently unencumbered State land under DLNR ownership. Our files contain no pending requests for dispositions affecting Parcel 5. If this site were selected for the KJC, the Applicant would need to apply to the Board of Land and Natural Resources for a set-aside of the land by governor's executive order. If approved, the Board would likely require the Applicant to subdivide out the portion of the 903-acre parcel required for its use.

Please contact us should you have any questions.



August 15, 2011

Russell Y. Tsuji, Administrator
State of Hawai'i
Department of Land and Natural Resources (DLNR)
Land Division
P. O. Box 621
Honolulu, HI 96809

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, ACP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihou
AIA, CSI, LEED AP

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ACP

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James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

Subject: Response to Comments on the Environmental Impact Statement Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS

Dear Mr. Tsuji:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the Department of Land and Natural Resources, Land Division, has no comments on the subject matter other than comments from the Engineering Division and Land Division – Hawai'i District. We will respond to the comments of each division in separate correspondences.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



August 15, 2011

Robert T. Nishimoto, Ph.D., Program Manager
State of Hawai'i
Department of Land and Natural Resources
Division of Aquatic Resources
P.O. Box 621
Honolulu HI 96809

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP
Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP
Hitoshi Hida
AIA

Ray H. Nihaji
AIA, CSI, LEED AP
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AICP

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AIA

Stephen Yuen
AIA

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AIA

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AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Dr. Nishimoto:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the Department of Land and Natural Resources, Division of Aquatic Resources has no comments to offer at this time.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



August 15, 2011

Paul Conry, Administrator
State of Hawai'i
Department of Land and Natural Resources
Division of Forestry and Wildlife
P.O. Box 621
Honolulu HI 96809

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP
Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP
Hitoshi Hida
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AIA, CSI, LEED AP
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AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Conry:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the Department of Land and Natural Resources, Division of Forestry and Wildlife has no comments to offer at this time.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



August 15, 2011

Dan Quinn, Administrator
State of Hawai'i
Department of Land and Natural Resources
Division of State Parks
P.O. Box 621
Honolulu HI 96809

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP
Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP
Hitoshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP
Ralph E. Portmore
AICP

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AIA

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AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



August 15, 2011

Cary Chang, Chief Engineer
State of Hawai'i
Department of Land and Natural Resources
Engineering Division
P.O. Box 621
Honolulu, HI 96809

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP
Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP
Hitoshi Hida
AIA

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AIA, LEED AP

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AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Comy:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the Department of Land and Natural Resources, Division of State Parks has no comments to offer at this time.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Chang:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Water Demands and Calculations

The applicant will provide water demands and calculations to the DLNR Engineering Division upon availability.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



PRINCIPALS

Francis S. Ode, Arch.D.
FAIA, AIA, LEED AP

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Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Kevin E. Moore, Hawai'i District Land Agent
State of Hawai'i
Department of Land and Natural Resources
Land Division - Hawai'i District
P.O. Box 621
Honolulu, HI 96809

**Subject: Response to Comments on the Environmental Impact Statement
Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Moore:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Site F Ownership

We understand from the Land Division - Hawai'i District that Site F (TMK (3) 7-4-8:72) was conveyed to DHHL in 2001. Thank you for the clarification and we will adjust our records accordingly.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF PUBLIC SAFETY
919 Ala Moana Boulevard, 4th Floor
Honolulu, Hawaii 96814

CLAYTON A. FRANK
DIRECTOR
DAVID F. FESTERLING
Deputy Director
Administration
TOMMY JOHNSON
Deputy Director
Corrections
JAMES L. PROTONICK
Deputy Director
Law Enforcement

No. 2010-2101

November 9, 2010

TO: Ralph Morita, Chief
DAGS-Planning Branch

Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.

FROM: Clayton A. Frank, Director

SUBJECT: Kona Judiciary Complex, Site Selection
Environmental Impact Statement Preparation Notice (EISPN)



Thank you for providing the Department of Public Safety (PSD) with the opportunity to review and respond to the EISPN pertaining to the site selection of the Kona Judiciary Complex. As a member of Hawaii's criminal justice system, we are pleased to see that our role in supporting the State's Judiciary has been mentioned throughout the document.

As the Judiciary has correctly pointed out, the population of the Big Island is the second largest of the four counties and is projected to increase by fifty-nine per cent (59%) between the present and the year 2030, exceeding a quarter of a million persons. Clearly this will impact the existing judicial facilities of both the east and west Hawaii regions as it will the sole 206-bed detention facility (Hawaii Community Correctional Center) in Hilo that PSD operates.

A study prepared by Carter-Goble, Inc. of Columbia, SC, an internationally recognized criminal justice systems planning firm, determined that the State of Hawaii would need to expand the Hawaii Community Correctional Center in Hilo to a 434-bed capacity as well as build a new 359-bed detention center in West Hawaii to serve the Kona courts.

Accordingly, PSD suggests the Judiciary give serious consideration when choosing a west Hawaii site to include sufficient acreage to enable development of a new detention facility by PSD in close proximity to the proposed Kona Judiciary Complex.



PRINCIPALS

Francis S. Ode, AIA, AIA, AIA, LEED AP

Norman G.Y. Hong

Sheryl B. Saaman

AIA, AIA, LEED AP

Hiroshi Hida

AIA

Ray H. Niki

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AIA, AIA, LEED AP

Katherine M. MacNeil

AIA, AIA, LEED AP

Tom Young, MBA

AIA

Paul T. Marsuda

PE, LEED AP

August 15, 2011

Jodie Maesaka-Hirata, Director
State of Hawai'i
Department of Public Safety (PSD)
919 Ala Moana Boulevard, 4th Floor
Honolulu, HI 96814

Subject: Response to Comments on the Environmental Impact Statement Preparation Notice for the Proposed Kona Judiciary Site Selection/EIS

Dear Ms. Maesaka-Hirata:

Thank you for your department's comment letter dated November 9, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

PSD Facility Planning

1. The Kona Judiciary Complex will include adequate and appropriate holding and security features. We will coordinate with PSD during the space programming and design phases of the project.
2. The Judiciary and DAGS recognize the need for a new jail/detention facility in West Hawai'i; however, the Judiciary does not have jurisdiction relating to the planning and funding for a new Kona State office building or West Hawai'i jail/detention facility.

Thank you for your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

PHONE (808) 594-1888

FAX (808) 594-1865



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



November 30, 2010

HRD10/5375

State of Hawai'i, Department of Accounting and General Services
Planning Branch
Attention: Ralph Morita, Public Works Manager
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810

Group 70 International, Inc.
Attention: Jeffrey H. Overton
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813

Re: Comments on the Environmental Impact Statement Preparation Notice for the Kona Judiciary Complex Site Selection, Kona District, Island of Hawai'i

Aloha e Mr. Morita and Mr. Overton:

The Office of Hawaiian Affairs (OHA) is in receipt of your November 4, 2010 request for comments on the Environmental Impact Statement Preparation Notice (EISP) for the above-referenced project. We thank you for the opportunity to provide input into the decision-making process.

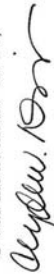
OHA understands that the State of Hawai'i Department of Accounting and General Services and the Hawai'i State Judiciary are currently engaged in the Kona Judiciary Complex Site Selection Study (the "Project") in order to identify the most viable potential sites for the future Kona Judiciary Complex. Currently, the facilities that comprise the Circuit Court of the Third Circuit, Kona District are currently housed in five separate buildings, many of which will require improvements within the next few years. The Judiciary seeks to consolidate its facilities for the Kona Circuit Court (Divisions 3 and 4), Kona District Court, Kona Drug Court, Kona Family Court, Adult Probation and Juvenile Services, Driver Education Division, and the

Children's Justice Center of West Hawai'i. A preliminary list of ten potential sites will be evaluated in the Draft EIS according to enumerated site selection criteria. See EISPN, Table 4 at 14. The Draft EIS will also provide a comprehensive list of the various land use, building, construction, and infrastructure approvals that will be required for each site.

We recognize that the EISPN lists "ceded land status" as a Building Site Criteria that will be considered in the Draft EIS. Id. Based on the proposed acquisition of land, OHA reminds the project proponents of the trust obligations of the State of Hawai'i with respect to ceded lands, pursuant to the Hawai'i Admission Act section 5(f), Hawai'i Constitution, article XII, Haw. Rev. Stat. chapter 10, Act 178, SLH (2006), and Executive Order 06-06. OHA maintains that these trust obligations require each state agency to accurately determine and account for all income and proceeds from the use of lands within the public land trust, and transfer to OHA all payments due. OHA expects that the State of Hawai'i will carry out its obligations while maximizing the use of public trust lands.

We look forward to reviewing the Draft EIS and Cultural Impact Assessment for this project. Thank you once again for the opportunity to comment. Should you have any questions, please contact Everett Ohta at 594-0231 or by email at everetto@oha.org.

'O wau iho nō me ka 'oia 'i'o,



Clyde W. Nāmu'o
Chief Executive Officer

C: OHA Trustee Robert K. Lindsey, Jr.
OHA West Hawai'i Community Resources Coordinator



August 15, 2011

Clyde W. Nāmu'o, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, HI 96813

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Spore, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Site Selection/EIS

Aloha Mr. Nāmu'o:

Thank you for your comment letter dated November 30, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Ceded Lands

1. The project team acknowledges the obligation of each State agency to account for income from the uses of ceded lands and transfer payments to OHA accordingly. Should the selected site be located wholly or in part on ceded lands, the State will comply with the regulations set forth in the Hawai'i Admission Act section 5 (f), Hawai'i Constitution, article XII, Hawai'i Revised Statutes, chapter 10, Act 178, SLH (2006).

Cultural Impact Assessment

2. A cultural impact assessment has been completed and included in the Draft EIS.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



William P. Kenoi
Mayor

William T. Takaba
Managing Director

Frank J. DeMarco, P.E.
Director

Ivan M. Torigoe
Deputy Director

County of Hawai'i

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmg.htm

December 1, 2010

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
GROUP 70 INTERNATIONAL, INC.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Subject: Kona Judiciary Complex Site Selection EISP/N

Dear Mr. Overton,

Please find our comments relating to the subject project below:

Wastewater Division

7-4-20:003 Accessible to the County Sewer
Sewer Study required.

7-4-8:072 Adjacent to the County Kealahoe Wastewater Treatment Plant

7-4-21:23 Accessible to the County Sewer via Ane Keohokale Highway project.
Sewer Study required.

7-4-20:009 Accessible to the County Sewer
Sewer Study required.

7-4-21:020 Identified as HHFDC property – Suggest checking with Forest City
regarding sewer capacity which is currently being installed.

If you have additional questions or need further clarification, please contact Dora Beck,
Wastewater Division Chief at 961-8513 or dbeck@co.hawaii.hi.us.

Sincerely,

Frank DeMarco

Frank J. DeMarco, P.E.
DIRECTOR

cc: WWWD

County of Hawai'i is an Equal Opportunity Provider and Employer.



August 15, 2011

Frank J. DeMarco, P.E., Director
County of Hawai'i
Department of Environmental Management
25 Aupuni Street
Hilo, Hawai'i 96720

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

**Subject: Response to Comments for Preparation of an Environmental Impact
Statement for Proposed Kona Judiciary Complex Site Selection/EIS**

Dear Mr. DeMarco:

Thank you for your comment letter dated December 1, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of the comments from Wastewater Division relating to the availability of sewer connections and the requirement for sewer studies on selected sites.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

William P. Kenol
Mayor



County of Hawai'i
HAWAII FIRE DEPARTMENT
25 August Street • Suite 2501 • Hilo, Hawaii 96720
(808) 932-2900 • Fax (808) 932-2928

Darryl J. Oliveira
Fire Chief
Glen P. I. Honda
Deputy Fire Chief

November 24, 2010

Attention: Jeffrey Overton
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

SUBJECT: KONA JUDICIARY COMPLEX SITE SELECTION
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Thank you for the opportunity to respond. In regards to the above-mentioned draft environmental assessment, the Fire Department's concerns would be that the site chosen would meet the requirements of:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

"2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



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Jeffrey H. Overton
November 24, 2010
Page 2

"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) Width. The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) Vertical Clearance. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) Permissible Modifications. Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) Turning Radius. The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) Turnarounds. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) Bridges. When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) Grade. The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

Jeffrey H. Overton
November 24, 2010
Page 3

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UPC Section 10.301(c):

"(c) **Water Supply.** An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.


DARRYL OLIVEIRA
Fire Chief

RP:jpc

cc: Ralph Morita, State DAGS Planning



August 15, 2011

Darryl Oliveira, Fire Chief
County of Hawai'i
Hawai'i Fire Department
25 Aupuni Street, Ste. 2501
Hilo, Hawai'i 96720

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Ray H. Nikiel
AIA, CSI, LEED AP

Ralph E. Portmore
AIA

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AIA, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AIA, LEED AP

Christine Mendes Ruotolo
AIA, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Chief Oliveira:

Thank you for your comment letter dated November 24, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Fire Apparatus Access

1. Fire apparatus access roads will be provided in accordance with UFC Section 10.207.

Water Supply

2. Water supply for fire flows will be provided in accordance with UFC Section 10.301 (c).

The Draft EIS will provide additional analysis of these two requirements.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AIA, LEED AP
Principal

JAY T. KIMURA
PROSECUTING ATTORNEY
CHARLENE Y. IBOSHI
FIRST DEPUTY
PROSECUTING ATTORNEY



OFFICE OF THE PROSECUTING ATTORNEY

665 KULUE AVENUE
HILO, HAWAII 96720
PH: (808) 961-0466
FAX: (808) 961-8808
(808) 934-3403
(808) 934-3503

WEST HAWAII UNIT
81-880 HALEKII ST., SUITE 150
KEALAHEKUA, HAWAII 96750
PH: (808) 322-2552
FAX: (808) 322-6584

December 8, 2010



Mr. Jeffrey H. Overton, AICP, LEED, AP
Chief Environmental Planner, Principle
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

Re: Environmental Impact Statement Preparation Notice
Project: Kona Judiciary Complex Site Selection
Location: North Kona, Hawaii


Thank you for the opportunity to comment on the Kona Judiciary Complex site selection in the District of Kona.

I have reviewed your Environmental Impact Statement Preparation Notice and recommend site E: the site adjacent to the West Hawaii County Civic Center and site L: the Former Hospital Site for further study.

Both sites are within the Honokohau Village Regional Center TOD and site E is adjacent to a future Prosecutor's Office in West Hawaii. These sites will add to the Kona Civic Center concept and serve the public by centralizing services to citizens of West Hawaii.

Please feel free to contact me if you have any questions.

Sincerely yours,


JAY T. KIMURA
Prosecuting Attorney

Hawaii County is an Equal Opportunity Provider and Employer

XC: Governor Neil Abercrombie
Chief Justice Mark Recktenwald
Mayor William Kenoi
Council Chair Dominic Yagong
State Rep. Mark Nakashima
State Rep. Jerry Chang
State Rep. Clift Tsuji
State Rep. Faye Hanohano
State Rep. Robert Herkes
State Rep. Denny Coffman
State Rep. Cindy Evans
State Sen. Josh Green
State Sen. Russell Kokubun
State Sen. Dwight Takamine
President Darien Nagata, HI County Bar Assoc.
President Robert Kim, West Hawaii'i Bar Assoc.
Alapaki Nahale-a



PRINCIPALS

Francis S. Ode, Arch.D.
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nikoi
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotolo
AICP, LEED AP

James L. Spore, Arch.D.
AIA, LEED AP

Katherine M. MacNeill
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Jay T. Kimura, Prosecuting Attorney
County of Hawai'i
Office of the Prosecuting Attorney
655 Kilauea Avenue
Hilo, Hawai'i 96720

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Mr. Kimura:

Thank you for your comment letter dated December 8, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

1. We acknowledge your recommendations of Site E: Civic Center and Site L: Former Hospital site.
2. We further acknowledge your preference for sites in proximity to the West Hawai'i Civic Center (future location of the Prosecutor's West Hawai'i office) as well as within the Honokohau Village Regional Center TOD.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

William P. Kenoi
Mayor



County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Puuhale Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

Bl Leithead Todd
Planning Director

Margaret K. Masunaga
Deputy Planning Director

December 7, 2010

Mr. Jeffrey H. Overton, AICP, LEED, AP
Chief Environmental Planner, Principle
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

SUBJECT: Environmental Impact Statement Preparation Notice
Project: Kona Judiciary Complex Site Selection
Location: North Kona, Hawai'i

Thank you for your letter dated November 4, 2010 transmitting the Environmental Impact Statement Preparation Notice (EISP) for the Kona Judiciary Complex Site Selection. The current Site Selection Study for the Kona Judiciary Complex considers ten (10) locations classified as Potential Sites. In addition, we understand that two (2) additional sites were identified prior to the Kona Judiciary Complex Site Selection Public Meeting held on November 18, 2010.

For your use and convenience, we have provided the following table. It includes the County Zoning designation, State Land Use designation, General Plan LUPAG designation, Special Management Area (SMA), and permits required from the Planning Department for each of the twelve (12) Potential Sites. Please note that there are corrections to the zoning information provided in Table 5 of the EISP. Please update this information for the Environmental Impact Statement (EIS).

Potential Site	TMK	County Zoning	State Land Use	LUPAG	SMA	Permits Required
Site A	(3)7-3-010:039	Open	Urban	Urban Expansion	Not in SMA	Plan Approval
Site B	(3)7-3-009:005	Open/Agricultural-5a	Urban	Urban Expansion	Not in SMA	Plan Approval
Site C	(3)7-3-009:017	Open	Conservation	Urban Expansion/Open	Not in SMA	Plan Approval
Site D	(3)7-4-008:047	Agricultural-5a	Agricultural	Urban Expansion	Not in SMA	Special Permit/ Plan Approval
Site E	(3)7-4-020:003	Open	Urban	Urban Expansion	Not in SMA	Plan Approval
Site F	(3)7-4-021:023	Open	Urban	Open	Within SMA	SMA Use Permit/ Plan Approval
Site G	(3)7-4-020:022	Agricultural-5a	Agricultural	Urban Expansion	Not in SMA	Special Permit/ Plan Approval
Site H	(3)7-4-020:009	Open/Agricultural-5a	Urban	Urban Expansion	Not in SMA	Plan Approval
Site I	(3)7-4-020:009	General Commercial-10	Urban	High Density Urban/Urban/ Open	Not in SMA	Plan Approval
Site J	(3)7-4-021:020	Agricultural-5a	Agricultural	Low Density Urban/Urban/ Expansion	Not in SMA	Special Permit/ Plan Approval
Site K	(3)7-2-005:001	Project District	Urban	Urban Expansion	Not in SMA	Site Plan Approval
Site L	(3)7-4-020:007	Open	Urban	Urban Expansion	Not in SMA	Plan Approval

In addition, the Kona Community Development Plan (KCDP), effective as of September 25, 2008, was adopted by Ordinance No. 08-131. The KCDP defines the Kona Urban Area and directs future growth towards the Regional Center and Neighborhood Transit Oriented Developments (TODs) within that Urban Area. The location of the Potential Sites in relationship to the nearest Regional Center and Neighborhood TODs as identified by the KCDP should be discussed within the Community Criteria category during the site evaluation.

For your reference, please note that five (5) of the Potential Sites fall within an area identified as a Regional Center or a Neighborhood TOD. **Potential Site E**, West Hawai'i Civic Center, and **Potential Site L**, DHHL Former Hospital Site, are both located within the Honokohau Village Regional Center TOD. As stated in the KCDP "The County Civic Center shall be one part of a centralized government service center with surrounding complimentary office and retail." The Kona Judiciary Complex would contribute to the location of centralized government services. **Potential Site G**, Lai Opua 2002 Commercial-Retail, and **Potential Site J**, Hawai'i Housing Finance and Development Corporation (HHFDC) are both located near or within the Keahuolu Village Neighborhood TOD. Finally, **Potential Site K**, Palamanui, is within the University Village Regional Center TOD. However, **Potential Site K** is too far away from the West Hawaii Civic Center. Siting new State or County facilities in West Hawaii should centralize them as much as possible.

Potential Sites E, G, J, and L are all relatively close to the County's new West Hawaii Civic Center and provide transit options as they are located either on or close to the Ane Keohokalole Highway (midlevel road) or Kealahou Parkway.

We have no further comments to offer, at this time. However, please keep us informed and provide our department with a copy of the Draft EIS for our review and comment.

If you have any questions or if you need further assistance, please feel free to contact Bethany Morrison of this office at 961-8138.

Sincerely,



BJ LEITHEAD TODD
Planning Director

BIM:
P:\wpwin60\Bethany\EA-EIS Review\EISPN Kona Judiciary.doc

xc: Ralph Morita, Public Works Manager
State of Hawai'i
Department of Accounting and General Services (DAGS)
Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, HI 96810



August 15, 2011

BJ Leithead-Todd, Planning Director
County of Hawai'i
Planning Department
Aupuni Center
101 Pauahi Street, Ste. 3
Hilo, Hawai'i 96720

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotolo
AICP, LEED AP

James L. Spore, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

**Subject: Response to Comments for Preparation of an Environmental Impact
Statement for Proposed Kona Judiciary Complex Site Selection/EIS**

Dear Ms. Leithead-Todd:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

1. Thank you for providing updated land use data for each of the Potential Sites.
2. We understand the County's preference for locating the project close to transit options and the West Hawai'i Civic Center.
3. Candidate Site evaluation criteria will include location of sites in relationship to the Kona Community Development Plan Regional Center and Neighborhood Transit Oriented Developments (TOD)s.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

K. Angel Pilago
Council Member
Council District 8 – North Kona



HAWAII COUNTY COUNCIL

County of Hawai'i
Kailua Trade Center
75-5706 Hanania Place, Suite 109
Kailua-Kona, Hawai'i 96740

Phone: (808) 327-3642
Fax: (808) 329-4786
Email: apilago@co.hawaii.hi.us

December 21, 2010

Mr. Jeffrey H. Overton
Group 70 International Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Re: West Hawai'i (Kona) Judiciary Site Selection
Letter from Mark Van Pernis dated December 6, 2010

Dear Mr. Overton,

I wish to convey that my offices are in support of the recommendation, paragraph 8 **The remaining and most appropriate sites are sites E and G** made by Mr. Van Pernis.

Mr. Van Pernis very appropriately cites the proximity to the West Hawai'i Civic Center, current and projected population, leveraging existing infrastructure and potential adjacent State land use as the most community beneficial location.

My priority would be site E due to the existing conditions ready to execute your timeline for construction. Site G while in the general proximity limits easy access to centralized public facilities. The completion of Keohokale Ane Highway connecting to Kealahou Parkway while in process, is not yet connected to Kealahou Parkway.

Site E is the most beneficial to the community as fitting into the vision and plan of the Kona Community Development Plan (KCDP) to bring citizen business needs into a common location. This positively serves transportation, convenience and cost issues which further enhance the assembly of public services into clusters that meet the goals and needs of our citizenry.

Mahalo for the opportunity to express my support of Mr. Van Pernis recommendations and ask you to further consider site E as the most viable location.

Mahalo nui,

K. Angel Pilago

Ec: Mark Van Pernis, Esq.
Representative Robert Herkes
Representative Denny Coffman
Representative Cindy Evans
Senator Josh Green
Joseph Earing, DAGS-Division of Public Works
West Hawai'i Bar Association, Robert Kim, Esq.
Margaret Masunaga, Esq.
Gloria Yoshimoto

Serving the Interests of the People of Our Island



PRINCIPALS

Francis S. Oda, Arch.D.
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Spore, Arch.D.
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

August 15, 2011

The Honorable K. Angel Pilago, Council Member
Council District 8, North Kona
Hawai'i County Council
County of Hawai'i
75-5706 Hanama Place, Ste. 109
Kailua-Kona, Hawai'i 96740

**Subject: Response to Comments for Preparation of an Environmental Impact
Statement for Proposed Kona Judiciary Complex Site Selection/EIS**

Dear Mr. Pilago:

Thank you for your comment letter dated December 21, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the Kona Judiciary Site Selection and the Letter from Mark Van Pernis dated December 6, 2010. The following are offered in response to your comments:

Site Recommendations

1. We acknowledge your preference for Potential Sites E and G as listed in the November 2010 EISPN based on proximity to the West Hawai'i Civic Center, current and projected population, and access to existing infrastructure.

Kona Community Development Plan (CDP) Conformance

2. We further acknowledge your priority for Site E with respect to its conformance with the vision of the Kona CDP.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI. 96813
Contact: Jeff H. Overton, AICP, LEED AP

December 7, 2010

To All that It May Concern:

I attended the public meeting held on 11/18/10 for the Kona Judiciary Complex Site Selection. I am also employed by the State of Hawaii, Judiciary Department, Third Circuit, Family Court Kona Division located at the Lenders Document's Building. Prior to January 4, 2010, I worked at the Keakealani Building in Kealahou at the Kona District Court, since April 1996 and know from 1st hand experience that we are in dire need of a Judiciary Complex in Kona, for these reasons:

1) LOCATION -

- It is far from Kailua town, most businesses, attorney's offices and County offices, such as Motor Vehicle Records, Driver's License and a lot of citizens don't have transportation to get to the court in time for their hearing;
- It's also an inconvenience to have to go to Kona District Court to pay for outstanding fines & get a clearance letter, then take that to renew your vehicle registration and/or driver's license after a stopper has been placed on your registration and/or driver's license;

2) PARKING -

- There isn't enough parking to accommodate all of the court users, including attorneys, defendants, witnesses, plaintiffs, jurors, court's staff, sheriffs and not to mention the Department of Health's clients and staff;

3) SAFETY ISSUES -

- The staff, public, jurors, attorneys, witnesses, etc. are in the same general waiting area (courtyard) awaiting their scheduled court hearing as the defendants that are in custody;
- The courtyard is not enclosed, except for a chainlink fence bordering the mauka (east) & South Kohala (north) side;
- The building itself is old. I was born in that building and I am 47 years old;
- The air-conditioning ventilation system is shared by all of the occupants of the building and we all share our colds/germs throughout the building....you could say that it's a sick building;

I live on Hawaiian Home Lands located in the vicinity of the West Hawaii Civic Center & Kealahou High School. As a community member, I know that I would benefit from selecting a site near my neighborhood, which brings me to my choices for the Kona Judiciary complex and my supporting reasons:

1) SITE "E" -

- a) It's makai of the almost completed West Hawaii Civic Center, which should house all county offices, Motor Vehicles, Driver's License, Parks & Recreation, Tax Offices, etc. including the Prosecuting Attorneys;
- b) Access to court services would be in walking distance to county offices;
- c) Size is 7.579 acres;
- d) It is owned by State of Hawaii, Department of Hawaiian Home Lands;
- e) With the midlevel (Ane Keohokalele Highway) road currently under construction to the south, it would alleviate some of the traffic;
- f) It's vacant;
- g) It's on a slope of 7.7%;
- h) It's accessible to Kalaheo, Kailua-Kona town and to the Airport;
- i) It's close to the Kealahou Police Station;
- j) It has infrastructure already in place because of the surrounding neighborhood;
- k) It has access to water, wastewater, power & communication hook-ups and because it's located on a slope, good drainage;
- l) It's not in the inundation/Tsunami area;
- m) It has the ability to use alternative energy, like photovoltaic and/or solar for power & electricity. I have a solar water heater and I have saved a lot through the 10+ years of living in the area, due to the mostly sunny weather all year round, that I don't need to use electricity to heat my water;
- n) The Villages of La'ie opua community was originally planned to have 13 neighborhoods located in the area, so it would be accessible to my community and to most businesses & services. It could accommodate future community growth with connector roads opening up to the north, south & east;

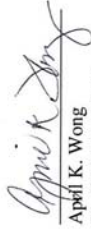
2) SITE "G" -

- a) Same as Site E, except for "1" important item - size - 26.392 acres. There would be room for future expansion and growth;

In closing, we need to move forward with this project. I do not accept a no-action alternative, nor do I wish to renovate and/or expand existing facilities. It's just like putting a band-aid on the problem, temporarily. I do not want to use our taxpayer's monies to lease additional space for expansion because, logistically, it would not be efficient and it would be a waste of time and money, that could be used in actually building this in the next 5 years, but not more than 10 years. We do not need to do any more studies. Again, it would be a waste of time and money. We have been patient for a very long time. Kauai got their building, Kapolei got their complex and Hilo got theirs. It's about time that we, West Hawaii got our Judiciary Complex.

It's our turn and I will be writing to our Governor Neil Abercrombie and also our State Legislators to push for funding, this legislative session and each year thereafter, until we have the funding to acquire, build & complete our Kona Judiciary Complex, so that we can best serve our community in one general location, instead of being spread out all over Kona.

Sincerely Yours,



April K. Wong
74-402 Naulu Place
Kailua-Kona, HI. 96740-3301
Telephone No. (808)443-2103 (work)
(808)355-8383 (home)



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Spone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

August 15, 2011

April K. Wong
74-402 Naulu Place
Kailua-Kona, HI 96740-3301

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Ms. Wong:

Thank you for attending the November 18, 2010 public information meeting and your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your detailed comments relating to the preparation of the Site Selection/EIS for the proposed project. The following are offered in response to your comments:

Judiciary Facilities

1. Thank you very much for sharing your insight on the conditions of existing Judiciary facilities in West Hawai'i. Your letter exemplifies the need for a new Judiciary Complex in the region.

Potential Sites E and G

2. We acknowledge your preference for Potential Sites E and G due to their proximity to the West Hawai'i Civic Center and Kailua-Kona town, among other reasons.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



December 8, 2010

Mr. Ralph Morita, Public Works Manager
State of Hawaii
Department of Accounting and General Services
Planning Branch
P. O. Box 119
Honolulu, Hawaii 96810

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Messrs. Morita and Overton:

Subject: Environmental Impact Statement Preparation Notice
Kona Judiciary Complex Site Selection
Kona District, Island of Hawaii

Forest City Hawaii acknowledges receipt of the above subject Kona Judiciary Complex Site Selection Environmental Impact Statement Preparation Notice (EISPN) dated November 2010 for review and comment.

The purpose of the study is to evaluate the Kona region and identify the most viable potential sites for the future Kona Judiciary Complex. A preliminary list of ten (10) potential sites has been compiled to evaluate their suitability for developing the Kona Judiciary Complex. One of the potential sites, Site J, is located on a site designated as neighborhood commercial at HHFDC's Kamanaka Villages at Keahuolu affordable housing project in Keahuolu, Kona, Hawaii, TMK (3) 7-4-021: 020 (Kamakana Villages).

Forest City Hawaii Kona, LLC (Forest City) was chosen by HHFDC to be the developer of the Kamakana Villages project in 2008. A Development Agreement was executed on March 31, 2009. Forest City has prepared a master plan for Kamakana Villages which recently was approved for Urban land use classification by the Land Use Commission on November 4, 2010. Site J is proposed for an area at Palani Road designated as neighborhood commercial on the master plan.

We offer the following comments to the EISP:

1. Forest City is in strong support of locating a consolidated judiciary complex in an accessible and complementary location of North Kona. Our project, Kamakana Villages, will bring housing opportunities for up to 2,330 families to Kona and we are keenly focused on sustainable ways to reduce transportation burdens on Kona residents by locating key facilities nearer to resident's homes and places of work.
2. The focused effort by the Community, County, State, and Federal government to fund and construct the Ane Keohokalole Hwy (AKH) brings forth a tremendous opportunity for Transit-Oriented Smart Growth for Kona. This linkage presents prime locations for a Judiciary Complex which will be widely used by the region and function as a center of activity within the Smart Growth patterns along the AKH.
3. Location of the Kona Judiciary Complex on the proposed Site J is not incorporated in the current master plan for Kamakana Villages since Kamakana Villages is primarily an affordable residential project and Site J is located on an area master planned for neighborhood commercial use, whereas the Kona Judiciary Complex will serve the broader Kona region.
4. We strongly support locating the Kona Judiciary Complex at any site that is within walking distance to the West Hawaii Civic Center. The La'opua 2020 Site G and Site E which is adjacent to the West Hawaii Civic Center are located at Transit-Oriented Developments nodes along the new Ane Keohokalole Highway, a multi-modal transit route connecting Kailua Village with the airport as described in the Kona Community Development Plan (CDP). This will be consistent with the Kona CDP's objective of promoting connectivity and transportation options to minimize reliance on the automobile.

Thank you for the opportunity to comment.

Should there be any questions or comments regarding this matter, please contact Race Randle, Development Manager, at 388-0789.

Sincerely,

Jon Wallenstrom
President
Forest City Hawaii

C: HHFDC



August 15, 2011

Jon Wallenstrom, President
Forest City Kona Hawaii, LLC
5173 Nimitz Road
Honolulu, HI 96818

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Roy H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AIA, LEED AP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AIA, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AIA, LEED AP

Christine Mendes Ruotola
AIA, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Mr. Wallenstrom:

Thank you for your comment letter dated December 8, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Project Support

1. We acknowledge Forest City's support of locating the proposed Judiciary complex in North Kona.

Transit Oriented Development (TOD) Growth

2. We understand the TOD opportunities afforded by the construction of Ane Keohokalole Highway.

Site J Removed

3. We understand that Kamakana Villages is a master planned affordable residential project, and that the proposed Judiciary Complex cannot be incorporated into existing plans. Site J will therefore be removed from further consideration as a Potential Site for the Judiciary Complex.

Walking Distance to the West Hawaii Civic Center

4. We understand Forest City supports locating the Judiciary Complex within walking distance of the West Hawaii Civic Center and in a TOD center as defined by the Kona Community Development Plan.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Jon Wallenstrom, President
Forest City Hawaii
Page 2 of 2

Sincerely,
GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

Reyna Deponte

From: Rachel Shaak
Sent: Tuesday, November 30, 2010 1:46 PM
To: Reyna Deponte
Subject: FW: Kona Judiciary Sites

Reyna, Please file this email on the server for Kona Judiciary ESPN comments. I printed a paper record and will file to pst.
Thanks!
R

From: Kauanoe Kaneshiro [mailto:kak96750@yahoo.com]
Sent: Monday, November 29, 2010 12:57 PM
To: KONAJudiciary
Subject: Kona Judiciary Sites

I work for the prosecuting attorneys office for the county of hawaii in Kona. This email is not made on my office's behalf but only on mine. After attending the meeting and reviewing all the potential sites I would like to advocate for site E as it is already undergoing construction, its ease of access and centralizing governmental operations. Site E will be the new beacon for West Hawaii's county and State offices. It would only make sense to include the judiciary. the location of this site brings the judiciary to the core of West HI and the bus route would run along Queen K.

Kauanoe Jackson
Deputy Prosecuting Attorney
County of Hawaii
Office of the Prosecuting Attorney
81-980 Halekii St., Suite 150
Kealahou, Hawaii 96750
Tel. No. 808-322-2552
Fax. No. 808-322-6584

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12/1/2010



PRINCIPALS

Francis S. Ode, Arch.D.
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Kauaone Jackson
c/o County of Hawai'i
Office of the Prosecuting Attorney
81-980 Haleki'i Street, Ste. 150
Kealahou, HI 96750

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Kauaone:

Thank you for your comment letter dated November 29, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Site E Recommendation

1. We acknowledge your preference for Site E in order to centralize government services in West Hawai'i.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



KONA JUDICIARY COMPLEX SITE SELECTION/EIS

Public Meeting
November 18, 2010



Applicant:

State of Hawai'i
Department of Accounting and General Services (DAGS), Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810
Contact: Ralph Morita, Public Works Manager
(808) 586-0500

Accepting Authority:

Governor, State of Hawai'i
Planning/Environmental Consultant:
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813
Contact: Jeff H. Overton, AICP, LEED AP
(808) 523-5866
KonaJudiciary@group70int.com

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Hawai'i State Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Judicial Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. The purpose of the project is to take a broad look at the Kona region, and identify the most viable potential sites for the future Kona Judiciary Complex. A preliminary list of Potential Sites has been compiled to evaluate their suitability for developing the Kona Judiciary Complex (see map on reverse page).

EISP ONLINE AT OEQC WEBSITE

<http://oeqc.doh.hawaii.gov/>

- Click on **Environmental Notice** folder, click on the **Archives** folder, the **2010** folder, then the **2010-11-08** issue.

COMMENT

Name: Ken Welose

Organization: Kona CSP Action Committee

Address: P.O. Box 109

Kealahou

Phone: 345-0854

Email: melrosekalo@hawaii.rr.com

Comments:

See attached left exhibit - will review and put focus on sites within identified TOD of the KCDP & along Transit routes. Show KCDP Fig 4-26 as per sites so can identify these criteria.

*** Return to Group 70 International. Comments must be received by December 8th, 2010 ***

Ken Melrose
P.O.Box 109
Kealahou, HI 96750
Fax: 323-2304
Cell: 345-0854
E-Mail: melrose001@hawaii.rr.com

November 18, 2010

Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813

via e-mail

Subject: Kona Judiciary Complex Site Selection EISPN

Mr. Overton,


The Action Committee (AC) of the Kona Community Development Plan (KCDP) has asked me as Chair to submit these comments. The relocation and consolidation of the Kona Judiciary components will have a profound economic effect in Kona and the selected site will help create economic vitality around it, so should be viewed as an important component of its surroundings.

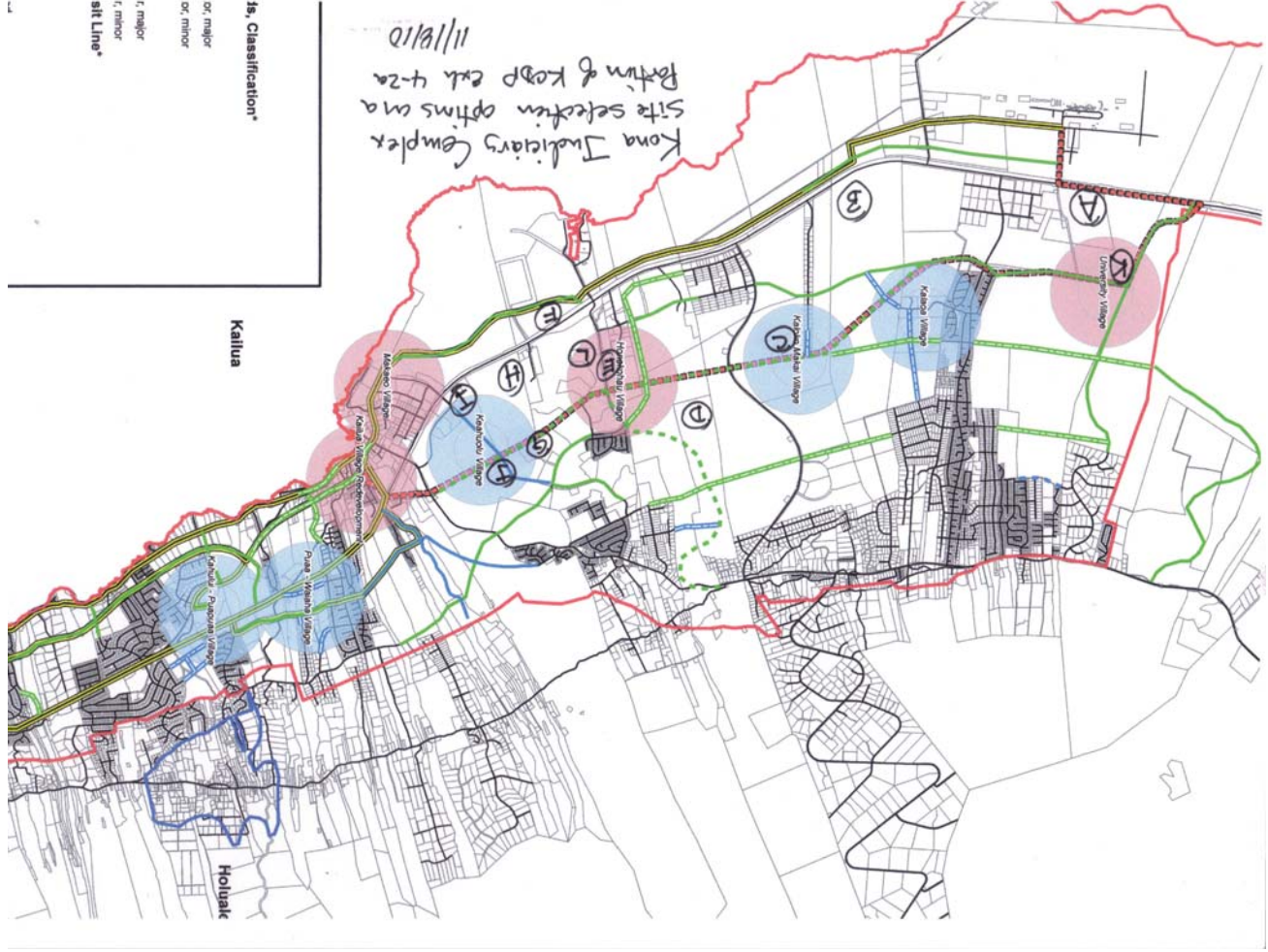
The KCDP, adopted by Ordinance in supplement to the County General Plan (GP), directs future growth in Kona to within the Urban area now shown in the GP and into more compact villages to be served by bus transit, called Transit Oriented Developments (TOD). To further these goals, it is appropriate that the new Kona Judiciary Complex be located within one of the proposed TOD and along/within walking distance of a proposed transit route. We ask that these locational considerations be added to your selection criteria and that those sites which best meet them be given highest consideration. Attached is a marked up portion of the Official Transportation Map (exhibit 4-2a in the KCDP) with the now 12 proposed sites identified. A clean version using this base exhibit should be included in the EIS.

Of course timing of when a Village is created will have an important effect on the economic benefits for the new Kona Judiciary Complex. The Phase 1 of the Ane Keohokalohe Highway is presently under construction for completion in 2011. The makai portion of Kealahou Parkway exists and the new West Hawaii Civic Center will open in early 2011. The Kamakana Village by HHFDC at Keahuolu has obtained its basic entitlements and is likely to begin on-site infrastructure work by 2012, with extension of Manawalea St. in its first phase. We feel those sites nearest this infrastructure deserve highest consideration. Each of those sites would provide a vital element and economic vitality within a Village core and we urge selection of one of them.

Please favorably consider these comments on behalf of the KCDP Action Committee and keep us involved in the selection process as it moves along.

Respectfully Submitted,


Ken Melrose
Chair, KCDP Action Committee
CC: Planning Dept.





PRINCIPALS

Francis S. Ode, Arch.D.
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA, ASD, LEED AP

Sheryl B. Saaman
AIA, ASD, LEED AP

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AICP, LEED AP

Christine Mendes Ruotola
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AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

August 15, 2011

Ken Melrose, Chair
KCDP Action Committee
P. O. Box T09
Kealahou, HI 96750

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Mr. Melrose:

Thank you for your comment letter dated November 18, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of the Kona Community Development Plan (CDP) Action Committee's (AC) comments relating to the preparation of the EIS for the proposed project. The following are offered in response to the Kona CDP AC's comments:

1. We understand the Kona CDP AC recommends the proposed Kona Judiciary Complex be located within one of the established Transit Oriented Development (TOD) centers and within walking distance of a proposed transit route.
2. Per the committee's recommendation, the location of Candidate Sites in relationship to the Kona CDP TOD centers has been included in our evaluation criteria.
3. We will provide a map of the Candidate Sites in relationship to the Kona CDP TOD centers in the EIS for reference.
4. We understand the committee's recommendation to give highest consideration to sites with access to existing infrastructure, or infrastructure planned in the near future.

The Draft EIS provides additional analysis of the projects consistency with the Kona CDP.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

La'i'opua 2020

a 501(c)(3) non-profit corporation
74-5599 Luhia Street #E5
Kailua Kona, 96740

Phone: 808-327-1221
Fax: 808-327-1223
email: keahala@laio.org

November 16, 2010

Jeffrey H. Overton, Group 70 International, Inc.
925 Bethel Street, 5th Floor
P.O. Box 119
Honolulu, Hawaii 96813

Subject: La'i'opua 2020 Response to Kona Judiciary Complex Site Selection
Environmental Impact Statement Preparation Notice
Attachments: CD- Exhibits A - H

Aloha Jeff,

I'm please to submit La'i'opua 2020's response to the Judiciary site selection criteria to "identify the most viable potential site for the future Kona Judiciary Complex. A preliminary list of ten (10) Potential Sites has been compiled to evaluate their suitability for developing the Kona Judiciary Complex and La'i'opua 2020 was initially selected.

As noted, "the site selection effort is geographically focused in the Kona region, emphasizing the proximity to the area's population growth and center, Kona International Airport, existing Judiciary facilities (to be replaced), and related government agencies and private attorney offices".

La'i'opua 2020 lower community center 26.238 acre parcel TMK:7-4-021- Lot B-1, offers some potential on the west boundary along the Ane Keahokalo Highway and meet the Judiciary site selection criteria. In addition, La'i'opua 2020 commercial center 26.392 acre parcel TMK:7-4-021- Lot B-2 presents a more favorable site which would be adjacent to other commercial amenities to include potential office spaces

On behalf of La'i'opua 2020 and Kanihale Community Homestead Association, we hope to continue our dialogue to provide the Kona community and the State Third Circuit Court Judiciary a facility to improve its operation and better serve our our homestead community, surrounding neighborhoods, and the West Hawaii region.

Please contact me if you have any further questions.

Mahalo nui
Craig "Bo" Kahuna
Executive Director

cc: DAGS - PW Manager- Ralph Morita
DHHL LMD- Linda Chimm
FCH- Jon Wallenstrom
DHHL Chairman- Kaulana Park
DHHL Deputy- Anita Wong
L2020 Board/ KCA Board

KONA JUDICIARY COMPLEX SITE SELECTION
La'Opua 2020 Matrix Response
PRELIMINARY SITE SELECTION CRITERIA FOR CANDIDATE SITES
Category Range of Evaluation Parameters Specific Variables

Evaluation Parameters		Building Site Criteria	
Physical parameters required for site development	Size/buildable area	Operational constraints such as roadways and utilities	Environmental characteristics
	Slope hazard/soil depth		Aesthetic value/natural beauty
Tsunami and flood inundation	Lot configuration		Ability to Accommodate expansion
	Flexible to accommodate planning and design requirements		Meets sustainable design objectives
Roadways	Requires cost share and improvements		Leadership in Energy and Environmental Design (LEED)
	Requires State approval		
Water	\$14.5 North Kona Water Storage development legislation		
	Site has sewer credits to the current Sewerage Treatment Plant		
Wastewater	Requires improvement with proposed judicial plan		
	Ane Keahokaloie Hwy serves the site		
Power and communications	Pedestrian access and alternative transportation accessibility		
	is planned on Ane Keahokaloie Hwy and mauka makai routes		
Transportation accessibility	Site is located within the Transit Oriented Development		
	Site has "no known" hazardous material or environmental hazards		
Cultural/archaeological	Environmental and Archeological studies complete. No findings of Significant Impact was determined. Botanical Study completed with no impact to flora & fauna. Ex. D-Environmental Review, Ex. E-Archeological Report, Ex. F-Botanical Report		
	Beautiful unobstructed view planes mauka-makai		
View planes and mauka-makai visual corridors	Site Supports Facility Expansion		
	Not required, but highly recommended		

Site Criteria		Community Criteria		Cost Considerations	
Ceded land status	State Land Use District	Governmental/land use compatibility	Land ownership	Site acquisition	Site acquisition
	Urban	County General Plan	County Zoning	Special Management Area	Demolition of existing structures
Relationship to surrounding community	Displacement of tenants	Community sentiment regarding project	Location in relationship to population centers and commercial activity	Compatibility to adjacent uses or services	Required on- and off-site improvements
	Community support commercial retail village and support L2020 vision for the commercial village	Including local attorneys/law offices	Location in relationship to population centers and commercial activity	Office & Business centers planned	Location in relationship to other support services
No displacement of residents	Outside SMA area	Site location in increasing populated growth with an estimated 3500 mix units planned for the area.	Office & Business centers planned	Office & Business centers planned	Proposed site include mixed use with potential office spaces and data.
	Special Management Area	Site location in increasing populated growth with an estimated 3500 mix units planned for the area.	Office & Business centers planned	Office & Business centers planned	Site requires on-off site improvements; sewer, water, electric, and data.
Subdivision Approval	Declaration, Ex. G1 County Zoning Approval, Ex. G2-Final	Commercial Village- (CV7.5) Ex. G- DHHL Zoning	Urban	State DHHL property prohibit sale of the property	No structures exist on the site location
	Declaration, Ex. G1 County Zoning Approval, Ex. G2-Final	Commercial Village- (CV7.5) Ex. G- DHHL Zoning	Urban	State DHHL property prohibit sale of the property	State DHHL property prohibit sale of the property
Ex. H1 L2020 Commercial/ Retail Lease	Ex. H- L2020 Community Center Lease	Ex. H1 L2020 Commercial/ Retail Lease	Ex. H- L2020 Community Center Lease	Ex. H1 L2020 Commercial/ Retail Lease	Ex. H- L2020 Community Center Lease
	Ex. H1 L2020 Commercial/ Retail Lease	Ex. H- L2020 Community Center Lease	Ex. H1 L2020 Commercial/ Retail Lease	Ex. H- L2020 Community Center Lease	Ex. H1 L2020 Commercial/ Retail Lease

Site G: La'i'opua 2020 Commercial-Retail Site Description

Landowners & Tax Map Keys DHHL (TMK 3-7-4-021:002 & 003)

Location: Ane Keohokaloie Highway between Proposed Makala Boulevard extension and Kealekehe Parkway
Land Area: 52+ acres
County Zoning Code: A-5a
SMA: Entire site area not within SMA
CDP and LUPAG: Urban Expansion
State Land Use District: Agricultural
19 Kamakana Villages at Keahuolu to the south and the east, and the existing and proposed extension of Ane Keohokaloie Highway to the west. Site G is generally oriented along a north-south axis and slopes from east to west and has an elevation between 300 to 350 MSL. The topography of the site has an average slope of 6.3%. The terrain is mostly composed of *yayā* lava flows. The site is within Kailua-Kona urban area and Kailua located approximately 3.3 miles to the north. The owners have expressed interest in locating the new Judiciary facility on their property.

KONA JUDICIARY COMPLEX SITE SELECTION

Environmental Impact Statement Preparation Notice
Site G is DHHL land located north of Ane Keohokaloie Highway in the La'i'opua 2020 development area. Site G is vacant and is bordered by Kealekehe High School to the north.



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Craig "Bo" Kahui, Executive Director
La'i'opua 2020
74-5599 Luhia Street, #E5
Kailua-Kona, HI 96740

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Aloha Mr. Kahui:

Thank you for your comment letter dated December 16, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

La'i'opua 2020 Interest

1. Thank you for confirming La'i'opua 2020's interest in being considered as a potential site for the proposed Judiciary Complex.

Siting Options

2. We understand there are two potential locations within the La'i'opua 2020 planning area: the community center parcel and the commercial center parcel. We understand that La'i'opua 2020 has preference for the commercial parcel, and subsequently the Candidate Site has been shifted to the commercial parcel on TMK 3-7-4-021:023.

Detailed Site Information

3. The site information provided will be taken into consideration during the site evaluation process.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

Lanihau Properties LLC

P.O. Box 6633
Kamuela, HI 96743
Phone: (808) 936-7129 • Fax: (808) 443-2404
Email: rsmith@lanihau.net

December 8, 2010

Mr. Jeff Overton, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96825

RE: KONA JUDICIARY COMPLEX SITE SELECTION EISPN - TWO CANDIDATE SITES

Lanihau Properties, LLC is in the process of master planning its Honokohau lands that are designated as a regional TOD Center under the Kona CDP. Within the conceptual planning framework of this region, we have identified two candidate sites (shown on the attached exhibit) that we feel warrant serious consideration for the location of the proposed Kona Judiciary Complex.

Site 1: Lanihau/DHHL on Kealakehe Parkway: Conceptually shown as 3+/- acres, including 9+/- acres of DHHL lands, this site has the necessary infrastructure in place. Close to the new West Hawaii Civic Center and with the planned Regional TOD, this site should be considered a candidate location for further consideration in the Site Selection Study.

Site 2: Lanihau Honokohau Makai Regional TOD: Conceptually shown as 12+/- acres, this site would be a key component of the envisioned Regional TOD for this area. Within close proximity to planned access and infrastructure, this is another candidate location that should be considered in the Site Selection Study.

As shown on the attached exhibit, both sites have the following attributes:

- **Location:** within the planned Regional TOD that already includes the new West Hawaii Civic Center.
- **Access:** provided by existing Kealakehe Parkway and the Ane Keohokalole Highway (Mid-Level road – Under Construction

/planned completion 2012). Queen Kaahumanu Hwy, Phase 2 construction underway (completion 2012). Planned network of roadways provide connectivity to the proposed sites.

- **Tsunami and Flood:** No constraints or potential impacts.
- **Utilities:** Available. Most importantly, Lanihau Properties, LLC is developing a new water source, storage and transmission network with the Department of Water Supply for this region (scheduled completion 9/11). Thus the allocation of water units could be provided when this site is conveyed (pending DWS review and approval).
- **Use Controls:** Most importantly, these sites are consistent with the vision of the Kona CDP. As such, entitlements could be secured within a 12 – 18 month timeframe without impacting the critical path to develop the Judiciary Complex. The subject lands owned are also currently undergoing environmental review by Lanihau in preparation of seeking State and County land use approvals over the next few years.
- **Availability:** – Both sites could be made available by Lanihau Properties. Since a portion of Site 1 includes DHHL lands, the split ownership would require DHHL's cooperation.

Should you have any questions or require additional information on these candidate sites, please do not hesitate to contact me.

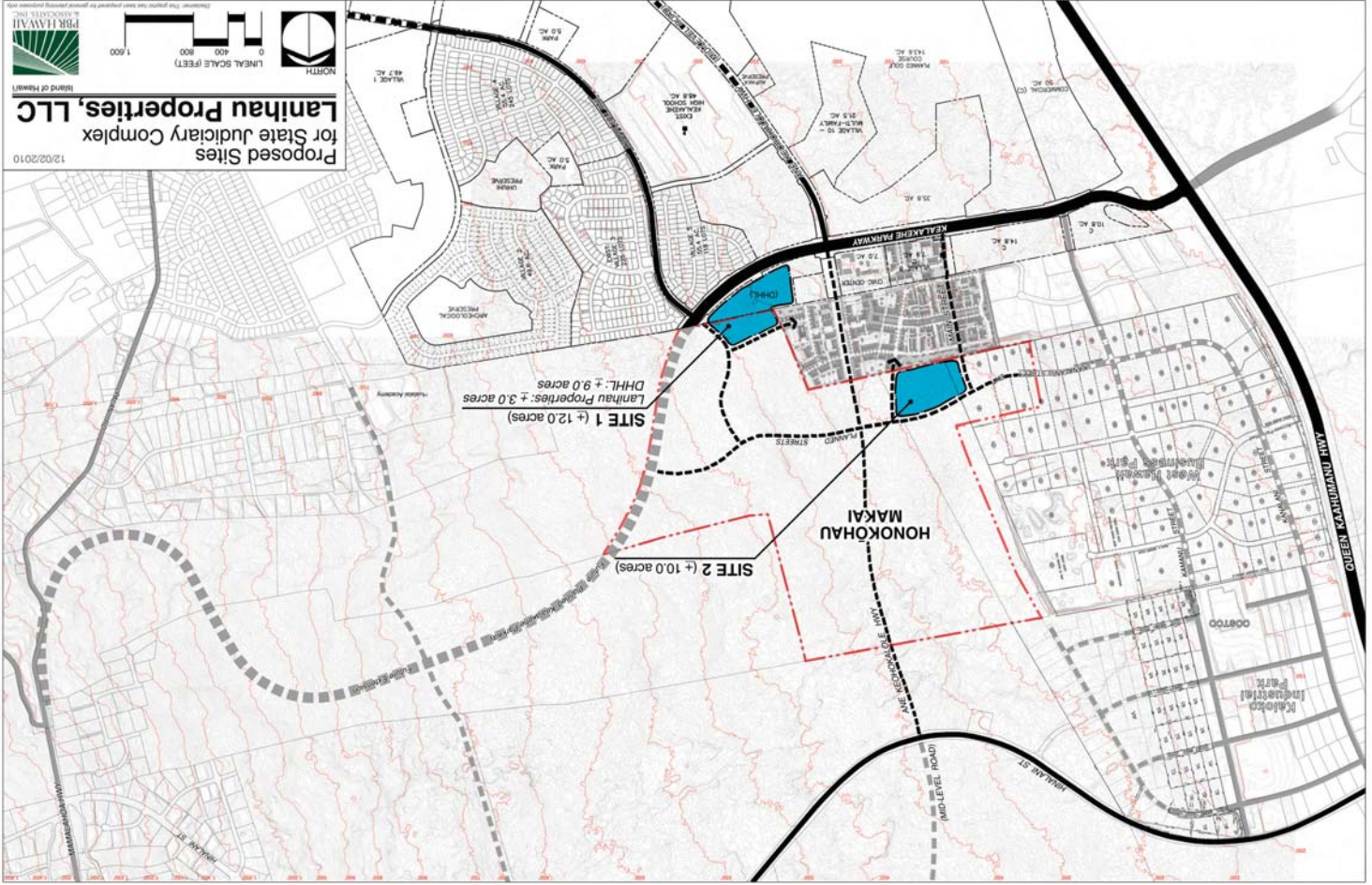
Aloha,



Riley W. Smith, P.E.
Vice President

Attachment – Proposed Lanihau Sites for State Judiciary Complex
120210.pdf

cc: James Greenwell / Lanihau Properties, LLC
Tom Witten / PBR HAWAII & Associates, Inc.



August 15, 2011

Riley W. Smith, P.E., Vice President
Lanihau Properties LLC
P. O. Box 6633
Kamuela, HI 96743

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Mr. Smith:

Thank you for your comment letter dated December 8, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Location Options

1. We acknowledge that Lanihau is proposing two locations for consideration as Potential Sites for the Kona Judiciary Complex: (1) Lanihau/DHHL on Kealahou Parkway and (2) Lanihau Honokohau Makai Regional TOD.

Detailed Site Information

2. The site information provided will be taken into consideration during the site evaluation process.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

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AICP, LEED AP

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AICP, LEED AP

James L. Stone, Arch.D.
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

Van PERNIS - VANCIL

MARK VAN PERNIS [shervsv@hawaii.rr.com] - GARY W. VANCIL [vsv@hawaii.rr.com]
75-167F Hualalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

Group 70 International, Inc.
November 11, 2010
Page Two

Attorneys at Law, A Law Corporation

November 11, 2010

Group 70 International, Inc.
425 Bethel Street, 5th Floor
Honolulu, Hawaii 96813
Attn: Jeff Overton

Re: Kona Judiciary

Dear Mr. Overton,

I am Mark Van Pernis, an active attorney in West Hawaii since 1976.

Hawaii started with five judicial circuits. The First Circuit was and is Oahu. The Second Circuit was and is Maui County. The Third Circuit was East Hawaii based in Hilo. The Fourth Circuit was West Hawaii, based in Kailua-Kona, with the Courthouse and jail where Hale Halawai is now. In Territorial days, Republican political powers terminated the Fourth Circuit, ending all facilities and staff here in West Hawaii, pushing everything into the Third Circuit in Hilo. 125 miles away. So began the neglected stepchild status of justice in West Hawaii. There is still the First Circuit, Second Circuit, the Third Circuit in Hilo and the Fifth Circuit. But West Hawaii's Fourth Circuit was demolished, with West Hawaii being ignored for generations.

Because there was no circuit court in West Hawaii, whether a juror, a civil litigant, a criminal Defendant, a witness or an attorney, the pursuit of justice took many hours of travel and a huge additional expense for West Hawaii because The Big Island is bigger than all of the other Hawaiian Islands combined. Often the extra time, expense and bother of pursuing justice 125 miles away just wasn't worth it. So West Hawaii got second class, delayed justice if any at all.

Eventually, they sent over a Hilo guy, Judge Paul DeSilva, to try to conduct Court in a hotel room at the Keahou Beach Hotel; then in a coffee warehouse in Captain Cook; then in the basement of the Kealekekua Ranch Center. The Ranch Center basement was so wet and toxic mold infested that people got sick and they had to shut that place down.

Next, they set up a Circuit Court in the old hospital building in Kealekekua, a sixty year old, terminated and inadequate building. Its well known for its many inadequacies and deteriorating condition. Attorneys can't even interview criminal suspects in privacy there, other suspects and snitches get to listen in. There's been discussion of a class action lawsuit by the ACLU on that.

As West Hawaii grew in leaps and bounds over the last forty years, the caseload grew such that most of the civil cases were in West Hawaii, and had to be jammed into its one court. While Hilo had a big fine courthouses and two circuit court judges, but less than half the caseload, Kona had one circuit court in a funky and inadequate old hospital building.

One could get a civil case completed in Hilo in months. It took years in Kona. Second class, delayed justice is all we could get.

Eventually, a second Circuit Judge was added in Kona. But there was no room in the funky old building. So, some distance away, the Judiciary rented an old agricultural supply store and used that for a courtroom.

So now we have two judges in Kona we have more than half the caseload and to get a case completed still takes much longer than in Hilo.

And the Family Court is eight miles away from the other two Courtrooms, in a rented office building.

The Court facility and judicial services in West Hawaii have been a disservice and embarrassment for the citizens of West Hawaii, the Judges and staff assigned to them, plaintiffs, defendants, witnesses and attorneys, and the Judiciary itself. Honolulu attorneys that have to come to Kona find the facilities pathetic.

The money the Judiciary has foolishly spent – on security at three court locations instead of one, on private rents, on temporary renovations at many locations, for Sheriff and police operated trips for transportations of persons to Kona from Hilo jail for ten minutes hearings in Kona, for three staffs and facilities at three court locations instead of one centralized location-could have already built and paid for a centralized Hawaii Courthouse and Department of Corrections facility five times over. Its been a foolish waste of money by the Judiciary that has preserved the second class and delayed justice which is all West Hawaii has been able to get for generations.

Thirty years ago I was a founding member of the West Hawaii Bar Association. Seventeen years ago I and Kona attorney John Olson headed the Courthouse Committee of the West Hawaii Bar, and we worked with the Judiciary, the Department of Accounting and General Services and the Department of Corrections, towards getting facilities here equivalent to the other counties. John Olson's son is now an attorney in Kona, and we're still without any decent facilities.

Twenty years ago I was on a committee appointed by former Chief Justice Ronald Moon, consisting of several Big Island attorneys and Judges, that studied the need for better judicial services here. We filed an extensive report. Nothing happened.

Former State Senator Andrew Levin took up our cause fifteen years ago and eventually site selection took place and a huge amount of Judiciary money was spent on that. It appears that mostly the same sites you're considering now were the sites considered then. A site was selected. Although it wasn't the best one, we all supported it because any new facility would be better and cheaper than the poor situation we were in.

Senator Levin left office. What happened? Chief Justice Moon said a Kona Courthouse was a priority. The administrative director of the Judiciary said he was for it and it would be a priority in the budget? What happened?

Chief Justice Moon and the administrative director of the Judiciary were silent. After all that money for site selection fifteen years ago, the project disappeared. Instead Hilo, which already

had a big, modern three-courtroom courthouse, got a huge new courthouse costing tens of millions of dollars with statues and artwork so expensive its cost would have paid all the design costs for a new Kona courthouse. Kauai, which already had a good courthouse, far better than anything in Kona, got a huge new courthouse that cost tens of millions of dollars. Kapolei on Oahu also got a huge new courthouse, adding to the many fine courthouses Oahu already had.

West Hawaii was left with its shamefully inadequate facilities that were costing the State more than a new Courthouse on State land. Second class delayed justice.

Another Committee was formed, this time by the Hawaii State Bar Association – I was on it, along with the State Bar president, prominent Honolulu attorneys, and Kona attorneys, even Judiciary Administrative Director Mark Keller. What happened – nothing.

Now, consultants again are here from Honolulu with a second expensive site selection, pretty much the same sites as fifteen years ago. Like Chief Justice Moon fifteen years ago, new Chief Justice Recktenwald says he's for it, but, like Justice Moon, he's given us nothing dependable in writing. Is the Judiciary, which must include it in its budget, for it? Director Mark Keller said he was for it in the past, but gave nothing in writing. Is the new Administrative Director Rodney Maile for it? Has he given anything in writing?

Our State Representative Mr. Coffman has been working for a new courthouse facility. Is anyone else who has authority committed beyond lip service? Is there nobody but the smiling paid consultants from Honolulu behind this? And where's DAGS? Where's the Department of Corrections?

I hope you'll understand my anger. I worked my whole legal career in a situation of second-class judicial facilities and delayed justice, with heroic judges trying to overcome huge disabilities compared to the rest of the State, with this second class delayed justice tolerated by the Judiciary. I and others have worked long and hard on these problems, only to have our efforts thwarted by Oahu-centric bureaucrats. Excuse me, but I've heard it all before, right up through site selection.

As to site selection, the logical and appropriate choice both fifteen years ago and now is on State land (DHHL) adjacent to the West Hawaii Civic Center. The infrastructure is already there. Centralization of State and County facilities, as is the case elsewhere in the State, is beneficial. Drastically increasing the costs and/or rewarding private developers by using their private lands, even at a dollar a year lease, so that the value of their surrounding land increases, raises ethical and other problems. Centralization with the County facilities, in critical. That's characteristic of the other facilities in the State.

Too little too late is how the proposal could be characterized. The Department of Corrections facility should be part of it. That's more reason to use State lands. Millions per year in transportation costs could be saved. State office facilities should be at the same centralized location. Again millions per year in rent and transportation could be saved.

I challenge the Judiciary, DAGS, Chief Justice Recktenwald, the Department of Corrections and others – do something after thirty years of talk.

Sincerely,



MARK VASCOPERNIS

MVP/sam

Van PERNIS - VANCIL

Attorneys at Law, A Law Corporation

MARK VAN PERNIS - GARY W. VANCIL
75-167F Hualalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

December 6, 2010

JEFFREY H. OVERTON
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813
jho@group70int.com

Re: West Hawaii (Kona) Judiciary Site Selection

Dear Mr. Overton,

At the request of you and some of the persons who are receiving copies of this correspondence as indicated below, following the meeting you conducted in Kona on November 18, 2010 concerning the West Hawaii (Kona) Judiciary, I am providing you with a written supplement to my testimony at that meeting. You and any of the persons who are receiving a copy of this correspondence should feel free to contact me at any time concerning this important matter. I have been actively supporting a long overdue new and centralized Court, facilities detention center, and State facilities for West Hawaii for decades.

I have been an attorney in West Hawaii since 1976. Thirty years ago I was a founding member of the West Hawaii Bar Association (WHBA). Over twenty years ago I began working as co-chair of the WHBA Courthouse Committee. Twenty years ago I was on a committee, along with other Big Island judges and attorneys, appointed by Chief Justice Ronald Moon that produced a report concerning the need for better judicial services in West Hawaii. Beginning a few years ago I was a member of a committee formed by the State Bar Association, which included its President, and prominent Honolulu and Kona attorneys, who worked for new court facilities in West Hawaii.

I participated extensively in the Judiciary's expensive and lengthy site selection process of fifteen years ago, which resulted in a site selection for a new West Hawaii facility. The process went no further than that due to the lack of political support in the Judiciary, DAGS, and the Legislature. Some of the sites in that selection process are the same as your presently proposed sites.

No one has a longer and more frustrating experience with what your Environmental Impact Statement Presentation Notice (report) refers to as West Hawaii's "grossly inadequate" and deficient judicial facilities. Such facilities, since 1943 when West Hawaii's judicial circuit was abolished in favor of East Hawaii's circuit over a hundred miles away, have been shamefully inadequate. This inadequacy has caused second-class delayed justice for West Hawaii and massive extra expenses for the Judiciary for decades.

Your report at its page 8 states "West Hawaii will have a significant portion of the increased members of case filings." As the Judiciary's own statistics, and past reports and anecdotal information confirmed for many years, **West Hawaii has already had the greater portion of the civil caseload, both in number of cases and the magnitude of the subject matter.** The numbers have been skewed by including parts of West Hawaii (e.g. Hawaiian Ocean View) in Hilo Courts and requiring that certain types of West Hawaii cases (e.g. uncontested probates) be filed in Hilo.

JEFFREY H. OVERTON
Group 70 International, Inc.
December 6, 2010
Page Two

West Hawaii includes the Districts of North Kohala, North Kona, South Kona, and Kau south to Hawaiian Ocean View, historically, economically, culturally and practically. This is why a courthouse site should not be too far north.

Your report in its section 8 demonstrates a Honolulu centric planning process that shows naiveté about West Hawaii. Nearly all of the agencies you contacted are based in Honolulu and Hilo. While many of these may be necessary, such as State agencies, it appears that you did not contact organizations in Kohala, Kona, and Hawaiian Ocean View Estates that have direct interest in this matter. Of the sixteen politicians you contacted, only six are West Hawaiians. Two are no longer in office, Mr. Greenwell (replaced by Angel Pilago), and Mr. Enriquez (replaced by Britney Smart). Of the "other parties of interest" only two are from Kona, with all others from Honolulu. Hilo, or are mainland based developers trying to sell you on using part of their land to enhance their property's value. The two you contacted in Kona are not good representatives of those most affected by this project.

Do not incorrectly think that I am advocating that your work should be repeated or expanded so as to cause more delay. I advocate moving this long overdue project forward faster and faster. You should move forward as soon as possible, but give more weight to comments received from full-time West Hawaii residents who are most affected, and at the same time solicit and give the more weight to input from West Hawaii agencies and parties.

I now address the ten specific sites your report referred to, and the two additional privately owned sites of Group 70's clients you added at the November 18th meeting, which you did not include in your report, nor for which much detail was provided.

1. Some of the sites included in your report are so inappropriate that the question arises why were they even in the report. At the November 18th meeting, you stated repetitively, and rightly so, that Conservation land would not be considered. Yet your report states that site C is Conservation land, and site A is partially Conservation land. Note that site C is privately owned, and part of a larger parcel privately held for future development by **Group 70's (your) client MidCorp.**

Site C is objectionable also because it would require lengthy and expensive State land use reclassification and thereafter County subdivision, is too far from the County Civil Center, and would require private land acquisition. Site selection there would be a gift to the private land owners in regard to enhancing the value and developability of their adjoining land. There is further comment on this issue below.

Site A is way too far north, outside the Keahole to Kailua plan development area, and also would need expensive and time consuming State land use reclassification and County subdivision, would cause traffic congestion around the Kona International Airport, and is too far from the County Civil Center.

2. Also in the category of "why are they even in the report" are sites D, F, J and K.

Site D is too far mauka, and is in a residential development area, where the owners already have a residential development plan. It would require a lengthy and expensive State land use change

and County subdivision. It would likely encourage more traffic on substandard Mamalahoa Highway and Palani Road. All necessary infrastructure is not present nor likely to be present for some time. It would be a gift to the private owner-developer, **who is your client**, and encourage spot zoning for commercial development around this site. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to sites for such facilities on their private land on an economically viable basis, and if not, a lack of centralized State facilities, i.e. poor planning for the future.

Site F is too far makai (and hot), and would denigrate shoreline and ocean views. It is in the harbor area, totally inappropriate for a judicial complex in regard to the type of development (resort, etc.), planned for the area. It is in the SMA area, which adds major time and expense to development. It is next to the wastewater treatment plant, which is likely to be expanded. It's a totally inappropriate site considering the available good alternatives.

Site J cannot be taken seriously. The traffic congestion and accident rate on substandard Palani Road is a long standing problem. It will result in more traffic on substandard Palani Road and Mamalahoa Highway. It's in a residential area, too far from the Civic Center, and out of the mainstream of the Keahole to Kailua development area. It would also require expensive and time consuming land use reclassification and County subdivision, undoubtedly requiring too expensive and time consuming extra offsite infrastructure improvements. It is an unlikely site for a detention center and State office facilities.

Site K was not included in your report, so there is limited information about it. But certain matters are clear enough now to make this site obviously inappropriate. You stated that this site was added "at the request of" **your client Palamanui**, which is developing the area. It is way too far north, out of the Keahole to Kailua development area and too far from the Civic Center. In exchange for valuable zoning from the County, Palamanui promised construction of a connector road from its development to Mamalahoa Highway, which was a necessity for the increased traffic from mauka Kona and Waimea its development would generate. But Palamanui has abandoned that commitment! That connector road will not be built by Palamanui and it is questionable when, if ever, that road will be built, and at whose expense. Thus Palamanui has become a proposed development "at the end of a cul-de-sac," with inconvenient access for large segments of the public.

3. Site B is too far north, it would take time and expense to subdivide the property, and is too far from the Civic Center. It would be a gift to the private developer of the adjacent land, who have had a relationship with you. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to, or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future.

4. Site H is next to the regional dump, landfill, recycle station and green waste facility. This is a high traffic area of cars and trucks, with most Kona people hauling their own trash. Access is also problematic because only Queen Kaahumanu Highway would be involved unless millions are spent on bringing in new access from mauka via the new midlevel highway. It is not appropriate to have judicial and other State services located at the dump or this far makai. It was a mistake to locate a police station there (although we were grateful for getting anything at that time), and it was located there because the new infrastructure (midlevel road) we now are getting was not then present. Time and infrastructure development have passed this site by.

5. Site I is too far south for the whole area the Judiciary is to serve, too far from the Civic Center, and in an area that is or will soon become too congested, not served by the new highway that benefits some of the below referred to sites. It is in an inappropriate area of extensive existing commercial development. This site was selected fifteen years ago, presumably because the road infrastructure, County Civic Center, and development in the Keahole to Kailua area to the north didn't then exist. Thus times have now passed this site by. The site selection then was a gift to developer Duncan MacNaughton and Queen Liliuokalani Trust, and it would be a gift now. This is commented on below. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future.

6. My recollection of your representation at the November 18th meeting was that additional site L was associated with **your client Stanford Carr**. My knowledge of the property in this area that Stanford Carr is associated with or like your client 327 Kona LLC's site D, is that, like site D is too far mauka, and is in a residential development area, where the owners already have a residential development plan. It would require a lengthy and expensive State land use change and County subdivision. It would likely encourage more traffic on substandard Mamalahoa Highway and Palani Road. All necessary infrastructure is not present nor likely to be present for some time. It would be a gift to the private owner-developer, **who is your client**, and encourage spot zoning for commercial development around this site. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to sites for such facilities on their private land on an economically viable basis, and if not, a lack of centralized State facilities, i.e. poor planning for the future.

In addition, Mr. Carr is in serious default and foreclosure litigation being *Redwood Capital Finance Co. v. Kaloko Heights Associates, et al.*, Civil No. 09-1-333K, which casts doubt on and if that site could ever be delivered.

7. You stated that site L is the proposed new Kona Hospital site, but provide little else. Please provide details about this site to me in time for investigation and provide comment. The new Kona Hospital site, if that's all that is involved, should be left available for the much needed and anticipated future hospital and nursing teaching facility there.

8. **The remaining and most appropriate sites are sites E and G.**

Site E is the right size (7.5579 acres), without any need for reclassification or subdivision and thus is immediately available. It is ideally situated to the new County's West Hawaii Civic Center, in the Keahole to Kailua development area, and centrally located to West Hawaii's existing and projected population. It has all necessary infrastructure and is serviced by existing major public roads from mauka and makai, and the new midlevel highway (The Keohokalole Ane Highway) now under construction. It is surrounded by State lands available for other State facilities such as a Department of Corrections facility and State offices building. The construction of the Civic Center, on time and on budget, and had no problem with the property's slight grade. Nearby site G provides additional State (DHHL) land for State facilities. **West Hawaii is entitled to centralized County and State facilities like the other Counties, and East Hawaii (Hilo).**

Site G is nearby but not adjacent to the Civic Center. Although well located, accessible and serviced, it is a distant second choice.

The value of a public courthouse built at public expense, with related infrastructure, on private land in a private development tremendously enhances the value and developability of the private land, provides a guaranty of the success of the private development, and guarantying the commercial zoning and urban classification of adjoining land, while promoting the likelihood of other public facilities being sited there; thus such private lands should pay for this tremendously valuable opportunity and asset, with competitive bidding. Neither the State nor the Judiciary's consultant should make or promote a free gift to private developers, particularly as to the consultant's clients in the selection of a public courthouse.

Please evaluate the proposed sites using the above "local" information. The choice and priorities should be obvious. The potential for Group 70's conflict of interest is commented upon in an enclosure entitled GROUP 70'S POTENTIAL OR ACTUAL CONFLICT OF INTEREST RE WEST HAWAII COURTHOUSE SITE SELECTION. Please include this letter and the enclosure in your future reports and recommendations, and inform me of all future proceedings and opportunity to comment.

Please feel free to contact me in this matter.

Sincerely,

VAN PERNIS-VANCIL

By

MARK VAN PERNIS

MVP/sam

Enclosure

Rep. Robert Herkes

Rep. Denny Coffman

Rep. Cindy Evans

Sen. Josh Green

Joseph Earing, DAGs-Division of Public Works

Council Person Britney Smart

Council Person Brenda Ford

Council Person Angel Pilago

West Hawaii Bar Association, Robert Kim, Esq.

Margaret Masunaga, Esq.

Gloria Yoshimoto

Van PERNIS - VANCIL

Attorneys at Law, A Law Corporation
M A R K V a n P E R N I S [shervsv@hawaii.rr.com] - G A R Y W. V A N C I L [vsv@hawaii.rr.com]
75-167F Hualalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

GROUP 70'S POTENTIAL OR ACTUAL CONFLICT OF INTEREST RE WEST HAWAII COURTHOUSE SITE SELECTION

1. Group 70 has or has had commercial relationships with some of the private landowners/developers whose land Group 70 is proposing as candidates for the Kona (West Hawaii) Courthouse site, pursuant to its contract with the State for the site selection process, e.g., Palamanui, Stanford Carr, 327 Kona LLC, and Mid Corp./Kaloko Makai LLC.
2. Selecting a Courthouse site on such private lands will tremendously increase the value of the adjoining and nearby private lands being developed or proposed for development by Group 70's clients.
3. The opportunities to up-zone and/or obtain other County of Hawaii governmental enhancements of adjoining and nearby private lands under or proposed for development is tremendously increased by the selection of a Courthouse on such private lands, including "spot zoning" for commercial uses in residential zoned or planned area.
4. The opportunities to reclassify "agricultural" or other lands of clients of Group 70 to "urban" before the State Land Use Commission are greatly enhanced by the selection of a Courthouse site on such private lands.
5. By selecting a Courthouse site on private lands of a Group 70 client, the site selection for other State governmental facilities that reportedly will follow the courthouse site selection, i.e. Department of Corrections facility, State offices facility, is skewed in favor of the same private land, since centralized State facilities are favored. Thus the conflicts of interest referred to in sections 2, 3 and 4 above would be repeated. Also, good planning for Kona could be defeated by a private land owner accepting the Courthouse site, but rejecting other State facilities, such as a Department of Corrections facility, thereby resulting in lack of centralized facilities, thereby causing more construction infrastructure costs and future transportation costs.

6. Group 70 cannot avoid conflict of interest by arguing that it also has relationships with the State and some of its departments as well as the private land owners/developers. The promotion and enhancement of the value and development of the private land of Group 70 clients, is a conflict of interest. The enhancement of public land by site selection for a public facility is not a conflict of interest.

Group 70's promotion or endorsement as a Courthouse site of private lands of Group 70's clients should be discouraged and rejected.

Van PERNIS - VANCIL

Attorneys at Law, A Law Corporation
MARK Van PERNIS (shervss@hawaii.rr.com) - GARY W. VANCIL (lsvs@hawaii.rr.com)
75-167F Hualalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

March 8, 2011

Joseph Earing, DAGS
Planning Branch
Post Office 119
Honolulu, Hawaii 96818

Group 70 International, Inc.
425 Bethel Street, 5th Floor
Honolulu, Hawaii 96813
konojudiciary@group70int.com

Re: **Kona Judiciary**

Dear Mr. Earing and Group 70,

One paragraph of the news release entitled "Location For New Kona Judiciary Complex Narrowed To Six Sites" states: "Although ten sites were initially identified in the Environmental Impact Statement Preparation Notice, four were added based on community input from public meeting in Kona and communications with State and County representatives and private land owners."

I was an attendee of that public meeting. There were no sites added "based on community input from a public meeting" or communications from State and County representatives". The four additional sites were announced by the Group 70 consultants at the beginning of the meeting as being added because the private land owners, being, past or present clients of Group 70, wanted them added.

I have been an attorney in West Hawaii since 1976. Thirty years ago I was a founding member of the West Hawaii Bar Association (WHB). Over twenty years ago I began working as co-chair of the WHB Courthouse Committee. Twenty years ago I was on a committee, along with other Big Island judges and attorneys, appointed by Chief Justice Ronald Moon that produced a report concerning the need for better judicial services in West Hawaii. Beginning a few years ago I was a member of a committee formed by the State Bar Association, which included its President, and prominent Honolulu and Kona attorneys, who worked for new court facilities in West Hawaii.

I participated extensively in the Judiciary's expensive and lengthy site selection process of fifteen years ago, which resulted in a site selection for a new West Hawaii facility. The

process went no further than that due to the lack of political support in the Judiciary, DAGS, and the Legislature. Some of the sites in that selection process are repeated here.

I have previously provided written comments on the West Hawaii Kona Judiciary Site Selection process. The use of the name "KONA in the process is misleading. The Courthouse and related State facilities will serve the Districts of South Kohala, North Kona, South Kona and parts of Kau (Hawaiian Ocean View Estates), and perhaps part of North Kona. Thus the area is greater than what's known as "Kona," and instead is generally known as "West Hawaii."

My comments on the six sites identified in the news release are as follows.

1. The site identified as C Civic Center 3-7-4-020-007, is the best site. It is the right size (7.5579 acres), without any need for reclassification or subdivision and thus is immediately available. It is ideally situated to the new County's West Hawaii Civic Center, in the Keahole to Kailua development area, and centrally located to West Hawaii's existing and projected population. It has all necessary infrastructure and is serviced by existing major public roads from mauka and makai, and the new midlevel highway (The Keohokale Ane Highway) now under construction. It is surrounded by State lands available for other State facilities such as Department of Corrections detention facility and State offices building. The construction of the Civic Center, on time and on budget, and had no problem with the property's slight grade.

2. Site E La'I'Opua 3-7-4-021-003, is the next best site, and provides more land for additional State facilities such as correctional and office facilities.

The remaining four sites all have significant negative characteristics for public facilities such as a West Hawaii Courthouse, correctional and office facilities.

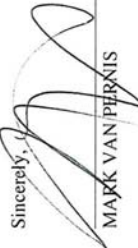
3. Site A 3-7-3-009-025, is in a commercial area, too far makai (hot and not centrally located) will produce traffic congestion, and is two far from the County Civic Center. A major negative is that it is private land of a past or present client of the consultant Group 70, and will thus present increased costs and/or huge benefit for the owner. See the Addendum attached hereto. It is unlikely that this privately owned site would accept other State facilities such as the needed and intended correctional detention facility in this commercial area, and thus increased costs (transportation and manpower) would arise, and West Hawaii would be deprived of centralized facilities.

4. Site D Lanihau/DHHL 3-7-009-005, 3-7-4-021-008 adjoins a residential area, (vis a vis a future correctional facility), has poor access and greater access/infrastructure development cost.

5. Site B 3-7-4-02-007 is too far makai (hot and not centrally located. It is next to the regional dump, landfill, recycle station and green waste facility. This is a high traffic area of cars and trucks, with most Kona people hauling their own trash. Access is also problematic because only Queen Kaahumanu Highway would be involved unless millions are spent on bringing in new access from mauka via the new midlevel highway. It is not appropriate to have judicial and other State services located at the dump or this far makai where the public is busy doing other business. It was a mistake to locate a police station there (although we were grateful for getting anything at that time), and it was located there because the new infrastructure (midlevel road) we now have was not then present. Time and infrastructure development have passed this site by.

6. Site F Makalapua Center 3-7-4-002-016, Site F was included in the old site selection but it is even less desirable now than then. It is too far south for the whole area the Judiciary is to serve, too far from the Civic Center, and in an area that is too congested, and not served by the new highways that benefits sites C and E. It is in an inappropriate area of extensive existing retail commercial development. This site was selected fifteen years ago, because the new highway infrastructure, County Civic Center, and development in the Keahole to Kailua area to the north didn't then exist. Thus times and new infrastructure have now passed this congested site by. The site selection then was a gift to developer Duncan MacNaughton and Queen Liliuokalani Trust, and it would be a gift now. See Addendum. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future.

Thank you for the opportunity to provide comment on the West Hawaii Judiciary site selection.

Sincerely,

MARK VAN PERNOIS

MVP/sam

Enclosure

Rep. Robert Herkes
Rep. Denny Coffman
Rep. Cindy Evans
Sen. Josh Green
Council Person Briney Smart
Council Person Brenda Ford
Council Person Angel Plago
West Hawaii Bar Association, Robert Kim, Esq.
Margaret Masunaga, Esq.
Gloria Yoshimoto

ADDENDUM

1. Selecting a Courthouse site on private lands will tremendously increase the value of the adjoining and nearby private lands being developed or proposed for development by private landowners.
2. The opportunities to up-zone and/or obtain other County of Hawaii governmental enhancements for adjoining and nearby private lands under or proposed for development is tremendously increased by the selection of a Courthouse on such private lands.
3. The opportunities to reclassify "agricultural" or other lands of clients of private to "urban" before the State Land Use Commission are greatly enhanced by the selection of a Courthouse site on such private lands.
4. By selecting a Courthouse site on private lands, the site selection for other State governmental facilities that reportedly will follow the courthouse site selection, i.e. Department of Corrections detention facility, State offices facility, is skewed in favor of the same private land, since centralized State facilities are favored.
5. The benefits of a public facility on private land intended for development is lucrative, even when the site is offered gratis, that private landowners should be obligated to bid for that privilege



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASIO, LEED AP

Hiroshi Hida
AIA

Ray H. Nikiel
AIA, CSI, LEED AP

Ralph E. Portmore
AIA, LEED AP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AIA, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AIA, LEED AP

Christine Mendes Ruotola
AIA, LEED AP

James L. Spone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Mr. Mark Van Pernis, Attorney at Law
Van Pernis – Vancil
75-167F Hualalai Road, Ste. B
Kailua-Kona, HI 96740-1714

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Site Selection/EIS Project

Dear Mr. Van Pernis:

Thank you for attending the November 18, 2010 public information meeting, and your comment letters dated November 11, 2010, December 6, 2010, and March 8, 2011 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. We appreciate your comments regarding the Kona Judiciary Complex site selection process. Your frustration over the current state of the judicial facilities in West Hawaii'i is acknowledged. The development of the Kona Judiciary Complex will benefit the Judiciary, local attorneys, and the public for years to come. The Hawaii'i State Judiciary and DAGS are fully committed to the project. They have taken the necessary steps to continue moving forward with the process. The following response is offered to your November 18, 2010 letter:

West Hawaii'i Community Input

1. We appreciate you sharing your insight with us. We are aware of the immediate need for a Judiciary facility in West Hawaii'i that will adequately serve the region. The site selection and EIS are important steps in making this a reality. We recognize that West Hawaii'i has a growing proportion of cases (in number and magnitude) within the 3rd Circuit that further underscores the need to expedite this process. The public engagement process began in October 2010 with notification of the EIS process and public meeting. The community input from West Hawaii'i politicians and interested parties is very important. We also believe it is in our best interest to include these parties and the residents of West Hawaii'i in the site selection process. We continue to welcome input from the West Hawaii'i community. We have published our plans in a local West Hawaii'i newspaper and also presented them at the November 2010 public community meeting in the Kailua-Kona area. We have also added the recommended individuals to our contact list and they will receive our draft EIS.

The following responses address the numbered comments in your letter dated December 6, 2010, concerning the Potential Sites:

Potential Sites A and C

2. Your comments on the potential sites located on land designated as Conservation by the State of Hawai'i are noted. Site A: Airport (TMK 3-7-3-010:039) has not been selected as a Candidate Site. Site C: Kaloko Makai (TMK 3-7-3-009:025) was relocated mauka into the Urban area (outside Conservation District).

Potential Sites D, F, J, and K

3. Your comment is that four Potential Sites be rejected including, Potential Site D: 327 Kona (TMK 3-7-4-008:047), Potential Site F: DLNR/DHHL (TMK 3-4-7-008:072), Potential Site J: HHFDC (TMK 3-7-4-021:020), and Potential Site K: Palamanui (TMK 3-7-2-005:001). None of these sites are being considered as Candidate Sites.

Potential Site B

4. We acknowledge your comment that Potential Site B: O'oma (TMK 3-7-3-009:005) should not be considered a potential site because of its distance from the West Hawai'i Civic Center, distance from the southern judicial districts in the County, and the fact that the property is privately owned. Site B: O'oma has not been identified as a Candidate Site.

Potential Site H

5. We acknowledge your comment that Site H: Police Station (TMK 3-7-4-020:022) should not be considered because of its proximity to the regional landfill, high volume of traffic, poor site access, and other reasons. Site H: Police Station is not being considered as a Candidate Site.

Potential Site I

6. We acknowledge your comment that Site I: Makalapua Center (TMK 3-7-4-020:009) should not be considered because of its proximity to commercial development, distance from the northern judicial districts, and private ownership, among other reasons. Site I: Makalapua Center is being considered as a Candidate Site due to site access, existing infrastructure, and location within a TOD in the Kona CDP.

Potential Site C

7. We acknowledge your comments regarding Site C: Kaloko Makai (TMK 3-7-3-009:025) which is owned by a partnership including Stanford Carr Development. Site C is being considered as a Candidate Site. Its location within a Regional TOD identifies the future land use intention to implement the development goals of the Kona CDP.

Potential Site L

8. Site L: Kealahehe (TMK 3-7-4-020:007) was formerly the site designated for a new regional Hospital. Development rights for that site by HHSC expired on December 31, 2010. To the best of our knowledge the process of developing of a new hospital for West Hawai'i is continuing, but not at this site. This site was added as a Candidate Site in May 2011.

Potential Sites E and G

9. We acknowledge your preference for Site E: Civic Center (TMK 3-7-4-020:003) based on location, size, infrastructure, and the opportunity to consolidated local government facilities. We also note your preference for Site G: La'i'Opua (TMK 3-7-4-021:023) for reasons similar to Site E: Civic Center, as a second choice.

Consideration of Private Lands

10. Your comments express concern that the new Kona Judiciary Complex will enhance the value and developments of the surrounding lands. The potential conflict of interest of our firm in this process has been addressed in full and transparent fashion. Group 70 is under contract to serve the State DACS and State Judiciary, and not private landowners. The site evaluation process is being carefully conducted with DACS and the Judiciary. The final decision for preferred site will be made by the Chief Justice Recktenwald.

The following are offered in response to your comments in the letter dated March 8, 2011, concerning the Candidate Sites:

Candidate Site C

11. We acknowledge your preference for Candidate Site C: Civic Center (TMK 3-7-4-020:003) due to its size, proximity to the West Hawai'i Civic Center and Kailua-Kona urban area, among other reasons.

Candidate Site E

12. We acknowledge your secondary preference for Candidate Site E: La'i'opua (TMK 3-7-4-021-023) because of its large lot size and similar location.

Candidate Site A

13. We understand that you prefer that Candidate Site A: Kaloko Makai (TMK 3-7-3-009:025) not be considered. This site includes private land and is located over a mile away from the West Hawai'i Civic Center.

Candidate Site D

14. We acknowledge that you prefer that Candidate Site D: Lanihau/DHHL (TMKs 3-7-4-009:005 and 3-7-4-021-008) not be considered due to its proximity to a residential area, site access, and greater cost to develop.

Candidate Site B

15. We acknowledge that you do not want Candidate Site B: Kealakehe (TMKs 3-7-4-020:007) considered because of its location, proximity to the regional landfill, and high volume of traffic, among other reasons.

Candidate Site F

16. We also acknowledge that you would prefer that Candidate Site F: Makalapua Center (TMK 3-7-4-020:010) not be considered due to its location, proximity to commercial development, and private ownership, among other reasons.

We have included your input in the evaluation process for the Site Selection/EIS. We appreciate your participation in the environmental review process. Your comment letters and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



December 6, 2010

Rachel Shaak, AICP, LEED AP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307
Email: rshaak@group70intl.com

RE: Pre-consultation for preparation of an Environmental Impact Statement for proposed Kona Judiciary Complex Site Selection Study (Kona, Island of Hawai'i, State of Hawai'i, Palamanui site, 725 acres, TMK 7-2-5:1)

Dear Ms. Shaak:

Following up on our earlier contact and your Kona Community Meeting on this subject, the information below is to support the consideration of Palamanui as the new home for the future Kona Judiciary Complex.

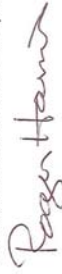
1. The site would be in a new village center adjacent to the University of Hawaii Community College, which should be under construction in 2011. This facility is currently located in a temporary complex in South Kona and offers courses related to the Judiciary.

- *The Hawaii Community College Administration of Justice (AJ) program provides students with a variety of courses designed to prepare them for careers within the criminal justice system. The program combines the scientific study of law enforcement, the court system, and corrections, along with a focus on the administration of these systems. An important component of the program is the study of the causes and effects of crime and the ways in which society responds to such behavior. This program is designed to prepare students to obtain a two-year degree with the knowledge and skills needed to enter a career upon graduation. It also academically prepares students who wish to continue their degree at a four-year institution. The program includes internship opportunities for students to work in the AJ field, including the judicial court system and law enforcement agencies.*
- *Hawaii Community College is also the recipient of a multiyear grant to gather and evaluate OVUII/ DUI cases in the Third Circuit Court – Kona Division to improve the way the Hawaii County criminal justice system processes and adjudicates defendants and affecting change to decrease the number of OVUII/ DUI arrests, traffic crashes and fatalities in the County of Hawaii.*

- Additionally, the University of Hawaii West Oahu offers a Bachelor of Arts, Public Administration and Bachelor of Arts, Justice Administration degree to West Hawaii residents using distance learning technologies.
- The Palamanui site will have infrastructure and zoned land available. Retail, office, and a possible hotel will be available at Palamanui.
 - The Palamanui site is close to the Kona Airport, and not too far from the Kona Police Station.
 - Some of the other sites are more likely to be congested, being closer to the developed areas near Kailua-Kona. The Palamanui site is on the North end of the planned urbanizing area.
 - Palamanui is consistent with the Kona Community Development Plan and is currently zoned as a Project District which allows for an office complex such as the Judiciary Complex. The State-owned land adjacent to Palamanui could be suitable for the complex also, in that a public use such as this is permitted in any district.
 - Physically, the Palamanui land is easy to develop. It has no flood zones, a mild slope, and it is vacant land with no uses to relocate. The proposed Judiciary Complex would also be compatible with the planned University of Hawaii facilities.

Thank you for the opportunity to participate in your study. Please contact me at rharris@dmthawaii.net or 808-987-5182 for more information.

Very Truly Yours,
PALAMANUI GLOBAL HOLDINGS, LLC



Roger Harris
Director of Governmental Affairs



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Roger Harris, Director of Governmental Affairs
Palamanui Global Holdings, LLC
P. O. Box 9007
Kailua-Kona, HI 96745

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Mr. Harris:

Thank you for your comment letter dated December 6, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Palamanui Interest

1. We acknowledge Palamanui's interest in having a site considered for the proposed Judiciary Complex.

Detailed Site Information

2. The site information provided will be taken into consideration during the site evaluation process.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



KONA JUDICIARY COMPLEX SITE SELECTION/EIS

Public Meeting
November 18, 2010



Applicant:

State of Hawai'i
Department of Accounting and General
Services (DAGS), Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810
Contact: Ralph Morita, Public Works
Manager
(808) 586-0500

Accepting Authority:

Governor, State of Hawai'i

Planning/Environmental Consultant:

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813
Contact: Jeff H. Overton, AICP, LEED AP
(808) 523-5866
KonaJudiciary@group70int.com

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Hawai'i State Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Judicial Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. The purpose of the project is to take a broad look at the Kona region, and identify the most viable potential sites for the future Kona Judiciary Complex. A preliminary list of Potential Sites has been compiled to evaluate their suitability for developing the Kona Judiciary Complex (see map on reverse page).

EISP ONLINE AT OEQC WEBSITE

<http://oeqc.doh.hawaii.gov/>

- Click on **Environmental Notice** folder, click on the **Archives** folder, the **2010** folder, then the **2010-11-08** issue.

COMMENT

OFFICE OF PUBLIC DEFENDER

Name: PETER BRESCHANI Organization: WAENA OI HANA ROAD

Address: KUALAKAKUA, HI 96750

Phone: 322-1947 Email: PETER.BRESCHANI@HAWAII.900

Comments: The Police station site should be
eliminated immediately to put the facility
near an off - going runway would be
a disaster.

also the facility should be larger
if it is being built for a 50 year
life it should be at least a large
if not larger than Hilo.

*** Return to Group 70 International. Comments must be received by December 8th, 2010 ***



PRINCIPALS

Francis S. Oda, Arch.D.
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Roy H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Spore, Arch.D.
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

Peter Bresciani
Office of the Public Defender
81-948 Waena 'Oihana Loop, Ste. 110
Kealakekua, HI 96750

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Mr. Bresciani:

Thank you for your written comment dated November 18, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Police Station

1. We acknowledge your preference for removing the Police Station site from further consideration due to odor concerns on the adjoining property.

Facility Size

2. We acknowledge your concern for an appropriately sized facility to house the Judiciary's future personnel needs. The project team includes expert consultants from the National Center for State Courts who ran future projections for staff and judges, and the facility is being sized to reasonably accommodate the projected needs of the Judiciary.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



QUEEN LILI'UOKALANI TRUST
Created by Her Late Majesty Queen Lili'uokalani

December 7, 2010

Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813

Subject: Kona Judiciary Complex Site Selection/EIS

Dear Mr. Overton:

This letter responds to your request for comments on the Kona Judiciary Complex Potential Sites discussed at the public meeting held on November 18, 2010 at the Kealahou Elementary School. We provide input on the two sites identified on Queen Lili'uokalani Trust (QLT) property.

Site H, TMK 3-7-4-020:022
We have no objection to this site being considered as a potential location for the Kona Judiciary Complex.

Site I, TMK 3-7-4-020:009
Note that this TMK is incorrectly noted with a land area of 11,737 acres. Parcel 009 is actually 11,737 acres. QLT would not be amenable to this parcel being considered as a potential site.

Instead, we suggest the larger remainder TMK of 3-7-4-020:010 (216.235 acres) for consideration as a potential site, possibly at the future intersection of Makala Boulevard and Ane Keohokālole Highway, or near the Makalapua Center as recommended in previous studies.

We appreciate the opportunity to provide input on this process. Please don't hesitate to contact me with any questions or if further information is needed.

Very truly yours,

LeeAnn Crabbe
Vice President



PRINCIPALS

Francis S. Ode, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Saaman
AIA, ASO, LEED AP

Hiroshi Hida
AIA

Ray H. Nihai
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

August 15, 2011

LeeAnn Crabbe, Vice President
Queen Lili'uokalani Trust
Alakea Corporate Tower
1100 Alakea Street, Ste. 1100
Honolulu, HI 96813

Subject: Response to Comments for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Complex Site Selection/EIS

Dear Ms. Crabbe:

Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the EIS for the proposed project. The following are offered in response to your comments:

Interest in a Potential Site

1. Thank you for confirming Queen Lili'uokalani Trust (QLT)'s interest in Site H: TMK 3-7-4-020:022 being considered as a potential site for the Judiciary Complex.

Elements of Site I

2. We understand QLT does not want Site I: TMK 3-7-4-020:009 considered as a potential site.

Relocation of Site I

3. As suggested, the project team will instead consider TMK 3-7-4-020:10 at the future intersection of Makala Boulevard and Ane Keohokālole Highway.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



December 7, 2010

Mr. Jeffrey H. Overton
Chief Environmental Planner, Principle
Group 70 International
925 Bethel Street, 5th floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

The West Hawaii Bar Association met on two occasions and recommends the following three sites – Site D: 327 Kona, Site E: Civic Center, and Site J: HHFDC. The location of Sites E and J are ideal as they are close to the business district of Kailua-Kona and the County Civic Center. The information we received from Frank Jung regarding Site J is that the archaeological survey is done, the environmental impact survey is done, the sewer is in, and water will be coming in soon. Frank Jung also represented that the land will probably be donated. The Ane Keohokalele Highway will serve the area where the courthouse will be located. The WHBA also received information regarding Site D that he land would be donated and they will build a road to the site. There is some concern about the location being a distance from Queen Kaahumanu Highway and that the area is not developed.

The West Hawaii Bar Association also recommends that Sites A, B, and H not be considered. Sites A and B are located too far north and Site H is next to the Kailua-Kona dump. The Kailua-Kona police station has encountered numerous problems due to being located next to the dump.

Thank you for the opportunity to make input regarding the site selection of the Kona Judiciary Complex. If you have any questions please call Carol Kitaoka at 808 324-1016 (Director, West Hawaii, Hawaii State Bar Association) or Robert Kim at 808 936-6108 (President, West Hawaii Bar Association – on vacation until December 21, 2010).

Sincerely,

Carol Kitaoka
Deputy Prosecuting Attorney



August 15, 2011

Carol Kitaoka, Deputy Prosecuting Attorney
West Hawaii Bar Association
81-980 Halek'i St., Ste. 150
Kealahou, HI 96750

Subject: Response to Comments for Pre-Consultation for Preparation of an Environmental Impact Statement for Proposed Kona Judiciary Site Selection/EIS

Dear Ms. Kitaoka:

The project team has greatly appreciated the involvement of the West Hawaii Bar Association (WHBA) in the Site Selection/EIS process. Thank you for your comment letter dated December 7, 2010 concerning the Pre-Consultation for Preparation of an Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the Site Selection/EIS for the proposed project. The following are offered in response to your comments:

Potential Sites D, E and J

1. We note WHBA's recommendation of Potential Sites D, E and J based on their proximity to the West Hawaii Civic Center and the Kailua-Kona business district.

Potential Sites A, B and H

2. We further acknowledge WHBA's preference that Potential Sites A, B and H are not considered for the various reasons noted.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Draft EIS. We look forward to the continued involvement of the WHBA in this project. Please contact me directly if you have additional questions or comments.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

JE ^{10/6}



RECEIVED - DADS
UNITED STATES DEPARTMENT OF THE ARMY
WASHINGTON, D.C. 20315

FISH AND WILDLIFE SERVICES
Pacific Islands Fish and Wildlife Office
3300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2011-TA-0448

Mr. Ralph Morita
State of Hawaii
Department of Accounting and General Services
1151 Punchbowl Street, Room 430
P.O. Box 119 Honolulu, Hawaii 96810

Mr. Jeffrey H. Overton
Group 70 International, Inc.
9925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813

Subject: Comments on the Draft Environmental Impact Statement for the Kona Judiciary Complex Site Selection, Hawaii

Dear Mr. Morita and Mr. Overton:

The U.S. Fish and Wildlife Service has reviewed the August 2011, Draft Environmental Impact Statement (DEIS) for the Kona Judiciary Complex Site Selection, proposed by the State of Hawaii Department of Accounting and General Services (DAGS). The project will involve the development of approximately 10 acres (4.05 hectares) of land to construct a new 140,000-square-foot (13,006-square-meter) judiciary complex in West Hawaii.

The DEIS evaluates six potential locations where the proposed Kona Judiciary Complex may be constructed. We concur with your determination that Site A-Kaloko Makai, and Site G-Kealahou, are the most ecologically sensitive and have the greatest potential to contain rare plants. We understand no federally listed threatened or endangered plants were detected during AEACOS, Inc.'s July, 2011 survey; however we recommend these surveys be conducted during the wet season.

The endangered Blackburn's sphinx moth (*Manacus blackburni*; BSM) may occur in the project area. The adult moth feeds on nectar from native plants including beach morning glory (*Ipomoea pes-caprae*), ilice (*Plumbago zeylanica*), and matipilo (*Capparis sandwicense*). The larvae feed upon the native *Nolthoestrum breviflorum* and nonnative tree tobacco (*Nicotiana glauca*) which can be found in disturbed areas such as open fields, roadway margins, and dry to moist forests at elevations ranging from 1,500 to 5,000 feet. We recommend the project area be

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Mr. Earl Matsukawa and Mr. Jeffrey H. Overton

2

surveyed by a qualified biologist for the presence of BSM host plants during the wet season and if host plants are found, contact our office for further assistance.

You should be aware that a developer is currently in the Habitat Conservation Planning (HCP) process with the State of Hawaii for proposed development at Site A-Kaloka Makai. The Draft HCP is being developed to satisfy endangered species regulations as described in Hawaii Revised Statute 195D. However, the Draft HCP has only recently been initiated with the State of Hawaii Division of Forestry and Wildlife (DOFAW) and there are several steps yet to complete, including HCP review by the Endangered Species Recovery Committee, a 45-day public review period and approval by the Board of Land and Natural Resources.

If, as project planning progresses, you determine the project may adversely impact federally listed species, please contact our office for further assistance. If you have questions regarding these comments, please contact Jodi Charrier, Fish and Wildlife Biologist, (phone: 808-792-9400, fax: 808-792-9381).

Sincerely,

Loyal Mehrhoff
Field Supervisor



December 13, 2012

Mr. Loyal Mehrhoff, Field Supervisor
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, HI 96850

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hitoshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christina Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Mehrhoff:

Thank you for your comment letter dated October 3, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project. The following responses are offered to your comments.

The project site for the Judiciary has not been selected at this time. Sites A and G are two of seven sites being considered. We understand that the Fish and Wildlife Service (FWS) is recommending that Site A and Site G be surveyed by a qualified biologist for the presence of Blackburn's Sphinx Moth (BSM) (*Manduca blackburni*) host plants during the wet season. If either of these sites is selected for the Kona Judiciary Complex, the State will engage a flora/fauna consultant to assess site conditions during the wet season to address the presence or potential for these host plants. If the host plants are identified, the State will contact FWS for further assistance.

We are aware that a Habitat Conservation Plan (HCP) is being developed in the vicinity of Site A. The EIS addresses concerns for endangered species habitat at this site, as does the recent EIS for Kaloko Makai. If this Candidate Site is selected by the State, the State will contact FWS to coordinate development plans in association with this HCP.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



United States Department of the Interior

NATIONAL PARK SERVICE
Kaloko-Honokohau National Historical Park
73-4786 Kanihau St., Suite 14
Kailua-Kona, HI 96740



IN REPLY REFER TO:
L7621

October 6, 2011

Mr. Ralph Morita
Public Works Manager
State of Hawaii Department of Accounting and General Services
Planning Branch 1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawaii 96810

RE: Comments for Draft EIS for Kona Judiciary Complex Site Selection

Dear Mr. Morita:

Thank you for providing the National Park Service (NPS) with the opportunity to review the Draft Environmental Impact Statement (EIS) for the Kona Judiciary Complex Site Selection. Kaloko-Honokohau National Historical Park was authorized in 1978 by Congress to preserve, interpret, and perpetuate traditional native Hawaiian activities and culture (Public Law 95-625). Water quality and quantity are vital to the integrity of this mission. The National Park contains two large (11- and 15-acre) ancient Hawaiian fishponds with large associated wetlands, more than 155 known anchialine pools, and 596 acres of marine waters. The pools and fishponds are significant cultural resources that define the Park and also provide habitat for nine federally-protected and candidate endangered species. The National Park water resources are fed by, and in the case of the anchialine pools and 'Aimakapa Fishpond, are solely dependent upon, ground water inputs to maintain these ecosystems. The anchialine pools support three known candidate endangered species. 'Aimakapa Fishpond and wetland is a significant foraging and nesting habitat for two endangered waterbird species, the Hawaiian stilt and the Hawaiian coot, and is an important habitat for migratory waterfowl.

The NPS requests that once a site is selected, protective conditions be placed on the Judiciary Complex to protect water resources in the National Park from nonpoint source pollution. The Land Use Commission has recognized the potential adverse impacts of upslope development and the obligation to protect and preserve the resources of the National Park, as acknowledged in the following statement:

This Commission is acutely aware that continuous development is planned for this coastline. Although each developer might claim that only a "small amount" of pollution will result from their development and that the area's ecosystem will show "little" effects, these developments and their impacts are cumulative and, absent strong mitigation measures, have the potential to devastate the fragile resources of the coastal and marine aquatic environments of the entire Kona coastal region.

Mr. Ralph Morita

The LUC further expressly determined that:

[N]ative Hawaiian rights and natural and cultural resources would be damaged or destroyed by the pollution of groundwater that reaches the National Park from surrounding areas, including [TSA]'s proposed development at the Kaloko Industrial Park. Appropriate mitigation measures are, therefore, required under the Hawaii Constitution . . . in order to approve reclassification of the project area.

(LUC 2002, Docket A00-732 Findings of Fact Conclusions of Law Decision and Order; Conclusion of Law ¶ 7)

Surface Water Drainage, Non-point Source Pollution

We note that each site's ability to both retain stormwater, and to reduce pollutants in stormwater exiting the site, are considered during the site selection process in this Draft EIS. We commend you for taking the protection of water quality into your site selection criteria. The prevailing geologic condition of the project area is highly permeable lava with few accumulated soils. Rain and runoff water carry pollutants quickly to ground water, on to coastal anchialine pools, and into the nearshore waters. This part of Kona has no streams or typical surface waters other than the anchialine pools, which are essentially exposed ground water hydrologically connected to the ocean. Therefore, ground-water flow may be considered similar to an underground stream, that is, a conduit for pollutants to surface waters at the coast. While rainfall in the area averages 19-22 inches per year, rainfall accumulation is typically concentrated in a few, intense events, which can cause a pulse of pollution flushing to drainage systems. Currently the County Department of Public Works standards for drainage wells do not address protection of significant environmental resources, but rather solely consider flood control and volume of runoff.

In 2002, the Hawaii County Council joined the Land Use Commission in recognizing the need to address nonpoint source pollution in the region surrounding the National Park. The Council applied the following condition to Ordinance No. 02 114 amending the County Zoning Code for the TSA project, and again in 2004 with Ordinance No. 04 100 amending the County Zoning Code for the Lanihau Partners LLC's West Hawaii Business Park:

In order to address and mitigate potential impacts from non-point source pollutants, the applicant shall participate with the County of Hawaii in a pilot storm drain program for roadways within the Kaloko-Honokohau region. This pilot program may potentially include other developments within the County and apply to all other government and private developments. . . . The drainage system within road rights-of-way shall include storm drain filtration devices which meet the approval of the Department of Public Works, in consultation with the National Park Service . . .
(County of Hawaii Ordinance No. 02 114, Section 2, Condition F and Ordinance No. 04 110, Section 2, Condition O)

All of the potential sites are within two miles of the Park, some are less than a mile from the Park, and all are upgradient from the Park. Most of the sites are within the area of concern regarding protection of our water resources. In consideration of the above, if sites A through D

Mr. Ralph Morita

3

are chosen, the National Park Service respectfully requests that the State of Hawaii's Kona Judiciary Complex participate in this pilot project and include pollution filtration devices and other stormwater runoff engineering designs as mitigation to protect coastal water resources, and that the Project follow applicable portions of Docket A00-732 conditions 2a, 2b, 2h, 3c, 3d, and 3e in consultation with the National Park Service (the docket is available for download on the LUC website).

Wastewater

We note that site selection criterion 6 addresses adequacy of wastewater systems to meet the needs of the new facility. If the site that is selected is not connected to a municipal wastewater collection system, and if the site is in area that will impact the National Park, we request that before a wastewater treatment system is chosen for the project, that a thorough and rigorous analysis of potential systems is undertaken to ensure that effluent from the system chosen does not impair that National Park's resources.

Water System

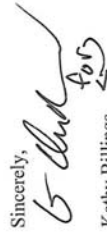
The NPS is highly concerned about the cumulative impacts of ground-water withdrawal to the cultural and natural resources in the Park that are dependent upon ground-water flow. Although the water withdrawal amount may be small given this project's size, and small relative to the recharge rate of the aquifer, we note that this project is only one of many developments that are proposed in the vicinity, and that the cumulative impacts of these withdrawals will be significant. Some proven methods for reducing water usage include planting drought resistant native landscaping, installing low flow toilets and showerheads, and installing waterless urinals.

Secondary and Cumulative Impacts

The Final EIS should address cumulative impacts, particularly as they affect ground-water resources quantity and quality of the area and the National Park.

Thank you for the opportunity to provide comments on this Draft EIS. If you have questions regarding these comments, please contact me at 800-329-6881 x1201, Kathy_Billings@nps.gov, or Dr. Jeff Zimpfer of my staff, at x1500, Jeff_Zimpfer@nps.gov.

Sincerely,



Kathy Billings
Superintendent



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
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AIA, LEED AP

Jeffrey H. Overton
AIA, LEED AP

Christine Mendes Ruotolo
AIA, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Ms. Kathy Billings, Superintendent
United States Department of the Interior
National Park Service
Kaloko-Honokohau National Historical Park
73-4786 Kanalani Street, Suite 14
Kailua-Kona, HI 96740

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Ms. Billings:

Thank you for your comment letters dated October 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project. We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We are aware that the National Park Service (NPS) is charged with preservation of the significant natural and cultural resources within the Kaloko-Honokohau National Historic Park. As mentioned in your letter, the Kona Judiciary Complex Candidate Sites are located upslope of the National Park, and could potentially impact these resources.

Surface Water Drainage, Non-Point Source Pollution

Non-point source pollutants, as carried by stormwater runoff, have the potential to enter groundwater. The State's construction and operation of the Kona Judiciary Complex shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and County of Hawai'i concerning pollution filtration devices and other stormwater control devices to mitigate potential impacts to groundwater resources. This EIS and selection study also recommends that specific mitigations actions requested by NPS be considered in the design.

Wastewater

The Kona Judiciary Complex facility is planned to connect to the County municipal wastewater system. However, if the project is obligated to pursue a private wastewater treatment system, additional studies will be conducted to ensure protection of groundwater resources.

Water System

The project will be designed to achieve sustainable design principles that meet State standards, likely in accordance with the United States Green Building Council's (USGBC), Leadership in Energy & Environmental Design (LEED) Certification Green

Ms. Kathy Billings, Superintendent
United States Department of the Interior
National Park Service
Kaloko-Honokohau National Historical Park
Page 2 of 2

Building Rating System. The project will include methods for reducing water consumption, such as drought tolerant landscaping and low flow water fixtures. These measures will help reduce project impacts on groundwater withdrawal.

Secondary and Cumulative Impacts

The development of the Kona Judiciary Complex is not anticipated to have significant impacts on groundwater resources in the area. Pollutant discharge into the ground will be managed as required by the NPDES permit. Responsible land management practices are recommended to minimize the use of fertilizers, pesticides and herbicides that could enter the groundwater. Best Management Practices (BMPs) such as storm filtration devices are recommended to be implemented to prevent pollutants from entering the groundwater. The project will also meet the County's Storm Drainage Standards and is not anticipated to increase runoff volumes.

Section 5.17.1 Interrelationships and Cumulative Environmental Impacts of the Final EIS has been updated to acknowledge potential cumulative impacts to groundwater quantity and quality.

Final EIS Section 5.17.1 Interrelationships and Cumulative Environmental Impacts
Adverse impacts relating to traffic, increased demand on regional infrastructure, and air quality, water quantity and quality are likely to be expected by from the cumulative development of all of the proposed regional projects in the region.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABERCROMBIE
GOVERNOR
DIV. OF PUBLIC WORKS



2011 SEP 30 A 9 45

STATE OF HAWAII

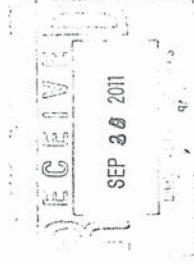
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0800

JEH 9/30/11 Raw

KAREN SEDDON
EXECUTIVE DIRECTOR

IN REPLY REFER TO:
11:DEV/0120

September 27, 2011



Mr. Ralph Morita, Public Works Manager
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Mr. Jeffrey H. Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Messrs. Morita and Overton:

Subject: Draft Environmental Impact Statement
Kona Judiciary Complex Site Selection
Kona District, Island of Hawaii, Hawaii

The Hawaii Housing Finance and Development Corporation (HHFDC) acknowledges receipt of the above subject Draft Environmental Impact Statement for the Kona Judiciary Complex Site Selection (Group 70, August 2011)(Draft EIS). The Draft EIS evaluates seven candidate sites for the future location of the proposed Kona Judiciary Complex, including Candidate Site G: Kealahkehe (2), which was not included on the list of 10 potential sites identified in the Environmental Impact Statement Preparation Notice.

As the former master developer of the Villages of La'i opua master planned community at Kealahkehe, North Kona, Hawaii, HHFDC claims a reversionary interest to what was once called Village 9 of the Villages of La'i opua, TMK (3) 7-4-020: 004, which is a portion of Candidate Site G: Kealahkehe (2) described in the Draft EIS. HHFDC will seek approval by its Board of Directors to subordinate its interest to develop Village 9 to the Kona Judiciary Complex should the site be selected and the Judiciary project be developed at Site G. HHFDC affirms its reversionary interest to develop the balance of

Mr. Ralph Morita, Public Works Manager
Mr. Jeffrey H. Overton
September 27, 2011
Page 2

Village 9 for affordable housing and it is presumed that the balance of Village 9 will be developable and have adequate access (2) from Kealahou Parkway.

HHFDC was the master developer of the Villages of La'opua, initially called the Kealahou Master Planned Community, pursuant to a Memorandum of Understanding with the Department of Land and Natural Resources (DLNR) dated January 4, 1993 and Section 10-13.6, Hawaii Revised Statutes. Due to the ceded lands litigation, development of the Villages of La'opua was suspended and eventually sold to the Department of Hawaiian Home Lands pursuant to a Transfer Agreement dated December 30, 2004, and amended by First Amendment of Transfer Agreement dated May 2, 2006 (Transfer Agreement).

Village 9 was excluded from the Transfer Agreement.

On January 28, 2005, the Board of Directors of HHFDC's predecessor agency, the Housing and Community Development Corporation of Hawaii (HCDCH), approved the returning of HCDCH's development rights to Village 9 to DLNR for the development of the Kona Community Hospital to be commenced by December 31, 2010; however, if no development is done, the development rights revert back to HHFDC. See enclosed For Action.

It is acknowledged that construction for the Kona Community Hospital has not commenced by December 31, 2010 and therefore, development rights to Village 9 should revert back to HHFDC.

HHFDC Board approval of subordination of its development rights to Village 9 for the Kona Judiciary Complex may be subject to conditions such as adoption of a deadline for commencement of construction. If the HHFDC Board does not approve a subordination, or if the Kona Judiciary Complex is not developed at Village 9, HHFDC affirms its rights to develop Village 9 for affordable housing.

Thank you for the opportunity to comment on the Draft EIS for the Kona Judiciary Complex.

Mr. Ralph Morita, Public Works Manager
Mr. Jeffrey H. Overton
September 27, 2011
Page 3

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at 587-0541.

Sincerely,



Karen Seddon
Executive Director

Enclosure

c: William J. Aila, Jr., Chairperson, BLNR, w/enclosure

RECEIVED - DAGS
DIV. OF PUBLIC WORKS
2001 SEP 30 A 9 46



LINDA JINGLE
GOVERNOR

STATE OF HAWAII

DEPARTMENT OF HUMAN SERVICES
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
PAX: (808) 587-0600

STEPHANIE AVEIRO
EXECUTIVE DIRECTOR

PAMELA Y. DODSON
EXECUTIVE ASSISTANT

IN REPLY REFER TO:

January 31, 2005

MEMO TO: Development Section

ATTN: Stan S. Fujimoto
Project Manager

FROM: Stephanie Aveiro
Executive Director

SUBJECT: Relinquishment of Development Rights to Village 9 at the Villages of La'i opua,
Kealahke, North Kona, Hawaii, for the Kona Community Hospital

The Housing & Community Development Corporation of Hawaii Board of Directors at
their meeting held on January 28, 2005, approved the following:

1. That the Housing and Community Development Corporation of Hawaii Board of Directors approve the returning of HCDC development rights of Village 9 to the Department of Land and Natural Resources for the development of a medical facility to be commenced by December 31, 2010; and
2. If no development is done, the development rights reverts back to HCDC.

Please take necessary action.

Attach.

c: Sandra Ching, Deputy Attorney General

Stephanie Aveiro
STEPHANIE AVEIRO

Reviewed and Approved by the Executive Director
January 28, 2005

FOR ACTION

SUBJECT: Relinquishment of Development Rights to Village 9 at the Villages of La'i opua,
Kealahke, North Kona, Hawaii, for the Kona Community Hospital

I. FACTS

Project: Villages of La'i opua Project (VOLA)
Address: Kealahke, North Kona, Hawaii
HCDC Involvement: Master Land Developer
Market: Mixed Uses
Type: Master Planned Community
Land Ownership: DLNR
Land Tenure: Various
No. of Units: 3,337+
TMK: (3) 7-4-8; por. 56; 7-4-20: 001-020; 7-4-21: 001-019
Acreage: 808 Acres

A. VOLA is a master planned community in Kealahke, Hawaii, consisting of approximately 3,300 residential units and other community facilities on approximately 808 acres, excluding the Kealahke Golf Course. See attached project map labeled Exhibit "A".

B. The Department of Land and Natural Resources (DLNR) is the landowner and HCDC is the master developer of the VOLA project.

C. Residential development has been held in abeyance due to the coded lands litigation; however, some public uses are on-going. One-half of Village 8 (7 acres) was set-aside to the County of Hawaii in October 2002 for a County office building, and the Department of Accounting and General Services (DAGS) completed the Kealahke High School in December 2003. The Department of Hawaiian Home Lands (DHHL) completed the Village 3 residential development in 2000 and Village 4 was transferred to DHHL in December 2000 for future residential development.

D. At a meeting held on April 26, 2004, Messrs. Ira F. (Lynn) Walton III, and Tyler Smith of the Hawaii Health Systems Corporation (HHSC) met with HCDC to request for Villages 9 and 10 at the Villages of La'i opua at a nominal cost for a proposed medical and elderly/assisted living complex called the Kona Community Hospital (KCH).

E. Village 9 is 35.774 acres (TMK 7-4-20: 004) and Village 10 is 21.453 acres (TMK 7-4-20: 005). Villages 9 and 10 are master planned for residential use.

F. HHSC is a State agency, similar to HCDC, capable of holding title to real property.

G. The proposed 142-bed KCH will operate supplementary and parallel programs with the existing North Hawaii Community Hospital (NHCH). The NHCH will remain a full service community hospital for the population in North and South Kohala. KCH will evolve into a long-term care/skilled nursing and psychiatric facility providing urgent care and diagnostic services to the population of South Kona.

- H. HHSC's objective of including an elderly housing and an assisted living project on Village 10 is to make their proposal more palatable to HCDCH, and may be excluded if not desired by HCDCH.
- I. The estimated cost of the 225,000 square foot facility and 33,000 square feet energy plant, including equipment and furnishings, is \$156 million. The facility is proposed to operate without any construction debt load.
- J. HHSC's intent is to use the land as security for project financing.
- K. The target opening date is 2010.
- L. As of June 30, 2004, the outstanding DURF advance for the Villages of La'i'oupa is approximately \$17.9 million.
- M. This item was previously deferred by the HCDCH Board as follows—
1. On May 13, 2004, pending the submittal of additional information by HHSC;
 2. On July 15, 2004, due to a lack of quorum; and
 3. On August 11, 2004, due to the absence of the applicant.

II. DISCUSSION

- A. This For Action seeks approval to relinquish HCDCH's development rights to Village 9 at VOLA to DLNR for the KCH project, under the terms and conditions described in this For Action.
- B. HCDCH's relinquishment of its development rights will enable DLNR to award Village 9 in a manner and to a developer of its selection for the development and operation of the KCH project.
- C. HCDCH's approval to relinquish its development rights to Village 9 is based upon the following major terms and conditions:
1. Property—Village 9
 2. Purpose—Kona Community Hospital
 3. DLNR shall accept the property "AS IS" and shall be responsible for all costs required for the development of the KCH project, including any off-site costs and payments to the Office of Hawaiian Affairs for any land transfer pursuant to Section 10-13.6, HRS.
 4. DLNR shall be responsible for complying with all laws and requirements, including the following:
 - a. Village 9 is master planned for residential use. Since the inclusion of KCH is a departure from the VOLA EIS done in 1991, an EA or a revision to the VOLA EIS may be required for the proposed development.
 - b. Village 9 is classified Urban by the Land Use Commission and is subject to the LUC's Decision and Order #A90-660 for the VOLA project dated December 18 1990. Since the inclusion of KCH is a departure from the VOLA master plan, a revision to the LUC

Decision and Order may be required for the proposed KCH project.

- c. DLNR shall be responsible for mitigation of impacts to endangered plant species at VOLA. To HCDCH's knowledge, there are three endangered plants in Village 9. In addition, the U.S. Fish and Wildlife Service have conditioned the development of Village 9 upon the securing, development and maintenance of an offsite endangered plant preserve.
 - d. DLNR shall be responsible for complying with the requirements of the State Historic Preservation Division for archaeological sites. It appears that Village 9 has an archaeological site, site #13197, which has been recommended for preservation.
 - e. The proposed KCH project shall comply with VOLA design standards.
6. Deadline and Reversion—if construction of the KCH project has not commenced on Village 9 by December 31, 2010, HCDCH shall then resume its right to develop Village 9, free and clear of all liens and encumbrances.
- D. There are no water credits at VOLA for the KCH project.
- E. Village 9 is master planned for 179 residential units. If KCH is developed, the residential unit count for VOLA will be reduced by at least 179 units to 3,158 units.
- F. The sale of HCDCH's interest in VOLA to DHHL, approved by the HCDCH Board on June 17, 2004, excludes Villages 9 and 10.

III. RECOMMENDATION

That the HCDCH Board of Directors approve the returning of HCDCH's development rights to Village 9 to DLNR for the Kona Community Hospital project, under the terms and conditions described in this For Action. If construction of the Kona Community Hospital project has not commenced on Village 9 by December 31, 2010, HCDCH shall then resume its right to develop Village 9, free and clear of all liens and encumbrances, subject to other terms and conditions deemed necessary by the Executive Director.

Attachment: Exhibit "A" - Location Map

Prepared by: Stan S. Fujimoto, Project Manager 



Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

NEIL ABERCROMBIE
GOVERNOR
RICHARD C. LIM
COMMISSIONER
MARY ALICE EVANS
DEPUTY DIRECTOR
JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2848
Fax: (808) 587-2824

Ref. No. P-13426

October 7, 2011

To: Ralph Morita, Public Works Manager
Planning Branch
Department of Accounting and General Services

From: Jesse K. Souki, Director

Subject: Draft Environmental Impact Statement
Kona Judiciary Complex Site Selection

Thank you for the opportunity to provide comments on the Draft Environmental Impact Statement (DEIS) for the Kona Judiciary Complex Site Selection, which involve various parcels located in the Kona District of the Island of Hawaii.

It is our understanding that out of fourteen potential sites, seven sites advanced to the next round of evaluation as a Candidate Site. The seven sites include:

	Site Name	Tax Map Key	State Land Use District
1	Kakoko Makai	3-7-3-009:025	Urban
2	Kealakehe (1)	3-7-3-020:007	Urban
3	Civic Center	3-7-4-020:003	Urban
4	Lanikai/DHHL	3-7-4-008:005 (Lanikai) 3-7-4-021:008 (DHHL)	Agricultural/Urban
5	La'i Opua (DHHL)	3-7-4-021:023	Agricultural/Urban
6	Makalapua Center	3-7-4-020:010	Urban
7	Kealakehe (2)	3-7-4-020:004 (DLNR) 3-7-4-020:007 (DLNR/EO to County)	Urban

It is our understanding that the specific site or preferred alternative for the Kona Judiciary Complex has not been selected at this time.

Reyna Deponte

From: Jeff Overton
Monday, October 10, 2011 4:27 PM
Sent: Rachel Shaak
Cc: Fw: OP Comments on Kona Judiciary Complex DEIS
Subject: Act181_2011_SB283_Sustainability.pdf; LUDBA_KonaJudiciary_DEIS_20111007.pdf

From: Ruby Edwards [mailto:REdwards@dbedt.hawaii.gov]
Sent: Monday, October 10, 2011 03:48 PM
To: Jeff Overton
Subject: OP Comments on Kona Judiciary Complex DEIS

Aloha Jeff,

The attached comment letter is on its way to you. We have one additional comment that was not included in the letter.

Please be sure that Chapter 6 and the final EIS address Act 181, Session Laws of Hawaii 2011 (see attached Act). Thanks so much!!!

Ruby

Ralph Morita
Page 2
October 7, 2011

Based upon review of the DEIS, the Office of Planning (OP) acknowledges the discussion presented in Chapter 6 on the Federal Coastal Zone Management Act, Coastal Zone Management (HRS 205A), Hawaii State Plan, State Functional Plans, and the 2050 Sustainability Plan. We also note that if a district boundary amendment for lands greater than 15 acres is required for your selected site, further consultation with our Office should be sought by the applicant. OP has no comments to offer on the above items at this time.

The above constitutes OP's comments on the proposed site selection and subsequent project for the Kona Judiciary Complex, and the DEIS. This letter does not imply the Office's support or approval of the site to be selected, the subsequent project, or any subsequent permits, entitlements, or approvals required by any State and County agency for the proposed project.

Please do not hesitate to contact Leo Asuncion, CZM Program Manager, at 587-2875, if you have any questions.

c: Mr. Jeffrey H. Overton, Group 70 International, Inc.



GOV. MSG. NO. 1285

EXECUTIVE CHAMBERS
HONOLULU

NEIL ABERCROMBIE
GOVERNOR

July 5, 2011

The Honorable Shan Tsutsui, President
and Members of the Senate
Twenty-Sixth State Legislature
State Capitol, Room 409
Honolulu, Hawaii 96813


The Honorable Calvin Say, Speaker
and Members of the House
Twenty-Sixth State Legislature
State Capitol, Room 431
Honolulu, Hawaii 96813

Dear President Tsutsui, Speaker Say and Members of the Legislature:

This is to inform you that on July 5, 2011, the following bill was signed into law:

SB283 SD1 HD1 CD 1

RELATING TO SUSTAINABILITY.
Act 181 (11)


NEIL ABERCROMBIE
Governor, State of Hawaii

Approved by the Governor

on JUL 5 2011

THE SENATE
TWENTY-SIXTH LEGISLATURE, 2011
STATE OF HAWAII

ACT 181
S.B. NO. 283
S.D. 1
H.D. 1
C.D. 1

A BILL FOR AN ACT

RELATING TO SUSTAINABILITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. During the 2005 Special Session, the
2 legislature adopted Act 8, Special Session Laws of Hawaii 2005
3 (Act 8), to create the Hawaii 2050 task force to review the
4 Hawaii state plan and the State's planning process. The office
5 of the auditor was required to prepare and submit to the
6 legislature the Hawaii 2050 sustainability plan. In enacting
7 Act 8, the legislature expressed its belief that government is
8 responsible for resolving daily and immediate issues and public
9 needs, while providing guidance to assure a sustainable future
10 and outlook.

11 The creation of the Hawaii 2050 sustainability plan comes
12 as the State faces a growing number of pressing issues,
13 including the steady deterioration of public infrastructure, the
14 lack of affordable housing, a continued reliance on a service-
15 based economy, the vulnerability of Hawaii in a volatile global
16 energy market, possible interruptions in travel and to critical
17 food supplies, threats to fragile island ecosystems, ever-
18 increasing numbers of residents, and an increasing number of

2011-2319 SB283 CD1 SMA.doc



Page 2

S.B. NO. 283
S.D. 1
H.D. 1
C.D. 1

1 visitors over the long term. These issues all raise questions
2 about the long-term limits of growth in the State and highlight
3 the need to begin planning and acting to assure Hawaii's future.
4 Clearly, a policy framework to establish sustainability as
5 a state priority and ensure a coordinated and coherent approach
6 to fulfilling the long-range vision for a sustainable Hawaii is
7 needed. The mission of the Hawaii 2050 task force and the
8 objectives of the Hawaii 2050 sustainability plan focus on the
9 revitalization of the State's long-term planning process to
10 better guide the future development of Hawaii. Addressing and
11 solving issues critical to Hawaii's way of life and natural
12 resources require coordinated community efforts to produce
13 comprehensive, long-range planning policies and actions.
14 In 2008, the legislature adopted Act 225, Session Laws of
15 Hawaii 2008 (Act 225), directing the University of Hawaii at
16 Manoa college of social sciences public policy center to review
17 the Hawaii 2050 sustainability plan and provide a definitive
18 framework for policy makers including defined data, data
19 sources, and benchmarks for each of the major goals.

20 The purpose of this Act is to establish sustainability as a
21 state priority by implementing the recommendation of the social
22 sciences public policy center to incorporate the Hawaii 2050

2011-2319 SB283 CD1 SMA.doc



1 sustainability plan definitions, guiding principles, and goals,
2 into chapter 226, Hawaii Revised Statutes.

3 SECTION 2. Chapter 226, Hawaii Revised Statutes, is

4 amended by adding a new section to part III to be appropriately
5 designated and to read as follows:

6 "**\$226-__ Sustainability.** Priority guidelines and
7 principles to promote sustainability shall include:

8 (1) Encouraging balanced economic, social, community, and
9 environmental priorities;

10 (2) Encouraging planning that respects and promotes living
11 within the natural resources and limits of the State;

12 (3) Promoting a diversified and dynamic economy;

13 (4) Encouraging respect for the host culture;

14 (5) Promoting decisions based on meeting the needs of the
15 present without compromising the needs of future

16 generations;

17 (6) Considering the principles of the ahupuaa system; and

18 (7) Emphasizing that everyone, including individuals,

19 families, communities, businesses, and government, has

20 the responsibility for achieving a sustainable

21 Hawaii."



1 SECTION 3. Section 226-2, Hawaii Revised Statutes, is
2 amended by adding three new definitions to be appropriately

3 inserted and to read as follows:

4 "**"Ahupuaa"** means a traditional native Hawaiian resource and
5 behavioral management system that ensures respect for the air,

6 land, water, and other scarce natural resources that make life
7 sustainable from the mountains to the sea.

8 "**"Kanaka maoli"** means native Hawaiians.

9 "**"Sustainability"** means achieving the following:

10 (1) Respect of the culture, character, beauty, and history
11 of the State's island communities;

12 (2) Striking a balance between economic, social,
13 community, and environmental priorities; and

14 (3) Meeting the needs of the present without compromising
15 the ability of future generations to meet their own
16 needs."

17 SECTION 4. Section 226-102, Hawaii Revised Statutes, is
18 amended to read as follows:

19 "**\$226-102 Overall direction.** The State shall strive to
20 improve the quality of life for Hawaii's present and future
21 population through the pursuit of desirable courses of action in
22 [five] six major areas of statewide concern which merit priority



- 1 attention: economic development, population growth and land
- 2 resource management, affordable housing, crime and criminal
- 3 justice, [and] quality education [and], and principles of
- 4 sustainability."
- 5 SECTION 5. The university of Hawaii public policy center,
- 6 in consultation with the office of planning, shall submit a
- 7 status and progress report to the legislature no later than
- 8 December 21, 2011, that identifies the progress made in
- 9 implementing the sustainability guidelines and principles set
- 10 forth in this Act and any recommendations for legislation or
- 11 other actions to facilitate the full implementation of the
- 12 sustainability guidelines and principles set forth in this Act.
- 13 SECTION 6. Statutory material to be repealed is bracketed
- 14 and stricken. New statutory material is underscored.
- 15 SECTION 7. This Act shall take effect on July 1, 2011.

APPROVED this 5 day of JUL, 2011

Neil Abernethy

GOVERNOR OF THE STATE OF HAWAII



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AIA, LEED AP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

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AIA, LEED AP

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AIA, LEED AP

Christine Mendes Ruotola
AIA, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Mr. Jesse K. Souki, Director
State of Hawai'i
Department of Business Economic Development & Tourism
Office of Planning
P.O. Box 2359
Honolulu, HI 96804

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Souki:

Thank you for your comment letter dated October 7, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the State of Hawai'i, Department of Business, Economic Development & Tourism, Office of Planning had no comments to offer in its October 7, 2011 letter. A subsequent email from DP planner Ruby Edwards requested that the Final EIS address Act 181, Session Laws of Hawai'i (SLH) 2011. Chapter 6 of the Final EIS evaluates whether the project is supportive of the goals and policies of the Hawai'i State Plan (Hawai'i Revised Statutes (HRS) Chapter 226).

As we understand it, the applicable revisions made to HRS 226 due to the passing of Act 181 Session Laws of Hawai'i (SLH) 2011 will result in minor changes to Section 226-102 Overall Direction. Passage of Act 181, SLH 2011, also obligates us to add an additional section to the Final EIS plans and policies analysis.

Revised portions of the Final EIS are shown below, with additions highlighted in 25% gray, and deletions shown in strikethrough:

6.2.3 Hawai'i State Plan, HRS, Chapter 226

In 1978, the Hawai'i State Legislature found a need to improve the planning process in the State, to increase the effectiveness of government and private actions, to improve the coordination among different agencies and levels of government, and to provide for the wise use of Hawai'i's resources to guide the future development of the State. Under HRS Chapter 226 (Hawai'i State Planning Act), the Hawai'i State Plan serves as a guide for the future long-range development of the State. The Hawai'i State Plan identifies the goals, objectives, policies, and priorities for the State; provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improves coordination of Federal, State, and County plans, policies, programs, projects, and regulatory activities; and

Mr. Jesse K. Souki, Director
State of Hawai'i
Department of Business Economic Development & Tourism
Office of Planning
Page 2 of 2

establishes a system for plan formulation and program coordination to provide for the integration of all major State and County activities.

Act 181, Session Laws of Hawai'i (SLH) 2011, was signed into law on July 5, 2011. Act 181 provides an update to Hawai'i Revised Statutes Chapter 226 by adding a new section to Part III. Act 181 is included in the evaluation below.

Table 6-2 assesses and evaluates how the Kona Judiciary Complex project supports the Hawai'i State Plan, as promulgated under HRS Chapter 226 and Act 181 SLH 2011. Only applicable sections of the Hawai'i State Plan are listed.

226-102 Overall Direction.

The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in ~~five~~ six major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education, and principles of sustainability.

Act 181, Session Laws of Hawai'i (SLH) 2011		
Priority guidelines and principles to promote sustainability shall include:		
(1) Encouraging balanced economic, social, community, and environmental priorities;		X
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X	
(3) Promoting a diversified and dynamic economy;		X
(4) Encouraging respect for the host culture;		X
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of the future generations;		X
(6) Considering the principles of the ahupua'a system; and		X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.		X
Discussion: The project will incorporate sustainable design principles and use State resources toward construction of necessary public facilities.		

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABERCROMBIE
GOVERNOR



PATRICIA McMANAMAN
DIRECTOR
PANKAJ BHANOT
DEPUTY DIRECTOR

RECEIVED

SEP 26 2011

GROUP 70 INTL

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment & Support Services Division
820 Millani Street, Suite 606
Honolulu, Hawaii 96813

September 19, 2011

Refer to: 11-0598

Ralph Morita, Public Works Manager
Department of Accounting and General Services
Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810

Dear Mr. Morita:

SUBJECT: DEIS for Project – Kona Judiciary Complex Site Selection, Island of Hawai'i, Kona District

The Department of Human Services (DHS) received a request from Jeffrey H. Overton of Group 70 International to review and comment on the Draft Environmental Impact Statement (DEIS) for the above named project.

We have reviewed the DEIS documents on the CD (PDF file) and are submitting our "no comment" response to you as requested.

If you have any questions or need further information, please contact Ms. Marija Leivo, Child Care Program Specialist, at (808) 586-7112.

Sincerely,



Julie Morita
Acting Division Administrator

c: Patricia McManaman, Director
Jeffrey H. Overton, Consultant

AN EQUAL OPPORTUNITY AGENCY



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

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AIA

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AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Ms. Julie Morita
Acting Division Administrator
State of Hawaii
Department of Human Services
820 Mililani Street, Suite 606
Honolulu, HI 96813

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Ms. Morita:

Thank you for your comment letter dated September 19, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the State of Hawaii, Department of Human Services has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABERCROMBIE
GOVERNOR



DWIGHT TAKAMINE
DIRECTOR
AUDREY HIDANO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS

830 PUNAHOU AVENUE, SUITE 321
HONOLULU, HAWAII 96813
www.hawaii.gov/labor
Phone: (808) 586-8844/Fax: (808) 586-8099

RECEIVED

September 7, 2011

SEP - 9 2011

GROUP 70 INTL

Mr. Ralph Morita, Public Works Manager
Department of Accounting and General Services
Planning Branch
P.O. Box 119
Honolulu, HI 96810

Mr. Jeffrey H. Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813

Dear Mr. Morita and Mr. Overton:

This is in response to your request for comments dated August 15, 2011 on the Draft Environmental Impact Statement for the Kona Judiciary Complex Site Selection located on the island of Hawaii, Kona District. The Department of Labor and Industrial Relations has no comments, and we foresee no impact on our existing or proposed programs.

Should you have any questions, please call me at 586-8844.

Sincerely,

AUDREY HIDANO
Deputy Director



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

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AICP

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AIA

Stephen Yuen
AIA

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AIA

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AICP, LEED AP

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AIA, LEED AP

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AICP, LEED AP

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AICP, LEED AP

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AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Ms. Audrey Hidano, Deputy Director
State of Hawaii
Department of Labor and Industrial Relations
830 Punchbowl Street, Room 321
Honolulu, HI 96813

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Ms. Hidano:

Thank you for your comment letter dated September 7, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the State of Hawaii, Department of Labor and Industrial Relations has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABESCHONBIE
GOVERNOR OF HAWAII



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

October 6, 2011

via State Messenger

State of Hawaii
Department of Accounting and General Services
Planning Branch
Attention: Mr. Ralph Morita, Public Works Manager
1151 Punchbowl Street, Room 430
Honolulu, Hawaii 96813

via email: KonaJudiciary@group70int.com

Group 70 International, Inc.
Attention: Mr. Jeffrey H. Overton
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Gentlemen:

SUBJECT: Draft Environmental Impact Statement for Kona Judiciary Complex Site located in Kona, Island of Hawaii; Various TMK's

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Engineering Division; (b) Division of Forestry & Wildlife; and (c) Land Division - Hawaii District on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures

No. of Pages: 7

NEIL ABRECHROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

August 24, 2011

MEMORANDUM

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Hawaii District
- ☐ Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Draft Environmental Impact Statement for Kona Judiciary Complex Site

LOCATION:

Kona District, Island of Hawaii; Various TMK's

APPLICANT:

Group 70 International on behalf of DAGS

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 3, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- ☐ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

Signed:

Date:

[Signature]
9/16/11

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

REF: DEIS for Kona Judiciary Complex Site Selection
Hawaii.006

COMMENTS

- ☐ We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone _____.
- ☐ Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone _____.
- ☐ Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- ☐ Please note that the project site must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- ☐ Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
 - ☐ Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
 - ☐ Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
 - ☐ Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
 - ☐ Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- ☐ The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- ☒ The applicant should provide to the Engineering Division upon its availability the water demands and calculations for the selected site, so it can be included in the State Water Projects Plan Update.

☐ Additional Comments: _____

- ☒ Other: Please submit to the Engineering Division upon its completion a copy of the Final Environmental Impact Statement, which screened 10 potential sites for the future Kona Judiciary Complex. Also, please submit a letter informing us of the site selected by the Chief Justice, after this document's completion.

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed:

[Signature]
CARY S. CHANG, CHIEF ENGINEER

Date:

9/16/11

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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



WILLIAM J. AILA, JR.
GOVERNOR OF HAWAII
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF WATER RESOURCE MANAGEMENT

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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



WILLIAM J. AILA, JR.
GOVERNOR OF HAWAII
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF WATER RESOURCE MANAGEMENT

2011 AUG 26 P 1:39
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LAND DIVISION
HILLO, HAWAII

August 24, 2011

MEMORANDUM

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Hawaii District
- ☐ Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator
Draft Environmental Impact Statement for Kona Judiciary Complex Site
Kona District, Island of Hawaii; Various TMK's
Applicant: Group 70 International on behalf of DAGS

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 3, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

☐ We have no objections.
☒ We have no comments.
☐ Comments are attached.

Signed:

Date:

Paul Y. Tsuji
8/24/11

cc: Central Files

RECEIVED

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Hawaii District
- ☐ Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator
Draft Environmental Impact Statement for Kona Judiciary Complex Site
Kona District, Island of Hawaii; Various TMK's
Applicant: Group 70 International on behalf of DAGS

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 3, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

☐ We have no objections.
☐ We have no comments.
☒ Comments are attached.

Signed:

Date:

Paul Y. Tsuji
10-6-11

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

75 August Street, Room 204
Hilo, Hawaii 96720
PHONE: (808) 974-6203
FAX: (808) 974-6222
October 6, 2011

WILLIAM J. ALIA, JR.
CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

MEMORANDUM

TO: Russell Y. Tsuji, Administrator
Land Division

FROM: Kevin E. Moore, Hawaii District Land Agent

SUBJECT: Request for Comments, Draft Environmental Impact Statement (DEIS) for Kona
Judiciary Complex Site

LOCATION: North Kona, Hawaii; Various TMKs

APPLICANT: Group 70 International on behalf of Department of Accounting & General
Services

Pursuant to your request for comments on the above matter, we offer the following:

Two of the potential sites for the Kona Judiciary Complex (KJC) appear to be wholly or partly on Tax Map Key (3) 7-4-20-07 (Parcel 7), which was set aside to the County of Hawaii pursuant to Governor's Executive Order No. 4355 for Kealahou Wastewater Reclamation Field, North Kona Golf Course and/or Public Park purposes. The two sites are designated Sites B and G in the DEIS. As noted in the DEIS, in order for either of these sites to be used for the KJC, the site would have to be withdrawn from E.O. No. 4355 and reset-aside to DAGS or the Judiciary. Such action would require the concurrence of the County of Hawaii, the Board of Land and Natural Resources (BLNR) and the Governor. In the event this site is selected, we suggest DAGS or the Judiciary obtain a letter from the Hawaii County Mayor addressed to the Chairperson of the BLNR asking that certain specified lands be withdrawn from E.O. 4355. A survey with legal metes and bounds description and map approved by the State Surveyor would ultimately be needed for any withdrawal, and DAGS or the Judiciary would need to comply with County subdivision requirements as well.

Additionally, the DEIS explains that Site G straddles Parcel 7 and an adjoining lot designated as TMK: (3) 7-4-20-04 (Parcel 4). At its meeting of June 24, 2005, Item D-5, the Land Board approved the conveyance of Parcel 4 to the Hawaii Health Systems Corporation (HHSC), which is a public body corporate and politic and an instrumentality and agency of the State. The Kona Community Hospital was to be built on the land with construction to commence by December 31, 2010, and if construction did not commence by that date, the development rights were to revert to the Hawaii Housing Finance and Development Corporation

Comments on DEIS
Kona Judiciary Complex
October 6, 2011
Page 2

(HHFDC). Construction did not start by the deadline, and we understand that HHFDC is asserting its reversionary rights in the land. Accordingly, if Site G is selected, DAGS will need to obtain the concurrence of HHFDC in addition to that of the County, BLNR and the Governor.

Finally, whichever site is ultimately selected, DAGS should ensure that it has control of the land by executive order or other appropriate disposition before committing resources to the design and construction phase of the project.

Please contact me should you have any questions.



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Carty Chang, Chief Engineer
State of Hawai'i
Department of Land and Natural Resources
Engineering Division
P.O. Box 621
Honolulu, HI 96809

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Chang:

Thank you for your comment letters dated September 16, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

The State developer for the new facility will be responsible for submitting water demand calculations for the selected site, upon their availability. This information is intended for inclusion in the State Water Projects Plan Update.

The Final EIS will be routed to DLNR for file.

The Judiciary will inform the public via press release after the Chief Justice has made the final site selection.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Paul Conry, Administrator
State of Hawai'i
Department of Land and Natural Resources
Division of Forestry and Wildlife
P.O. Box 621
Honolulu HI 96809

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Conry:

Thank you for your comment letter dated August 26, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the Department of Land and Natural Resources, Division of Forestry and Wildlife has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Tida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christina Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

Kevin E. Moore, Hawai'i District Land Agent
State of Hawai'i
Department of Land and Natural Resources
Land Division – Hawai'i District
75 Aupuni Street, Room 204
Hilo, HI 96720

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Moore:

Thank you for your comment letters dated October 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Thank you for clarifying certain issues pertaining to specific government agency land use rights at Candidate Sites B: Kealahou (1) and G: Kealahou (2). We understand that TMK (3) 7-4-020-007 has been set aside to the County of Hawai'i for development of a wastewater reclamation field, golf course and/or public park through the Governor's Executive Order (EO) 4355. Development of Candidate Sites B or G, both of which fall wholly or in part on TMK (3) 7-4-020-007, would require withdrawal from EO 4355 and reset-aside to DAGS or the Judiciary. DAGS and the Judiciary will comply with State and County requirements for land entitlements.

Further, we understand that development rights associated with TMK (3) 7-4-020-004 (which comprises the majority of Candidate Site G: Kealahou (2)) have effectively reverted back to the Hawai'i Housing, Finance and Development Corporation (HHFDC). We understand that HHFDC claims a reversionary interest in developing TMK (3) 7-4-020-004, and if Candidate Site G is selected, concurrence of the County, the Board of Land and Natural Resources, Governor, and HHFDC will be required.

DAGS and the Judiciary will obtain required development rights to the land prior to commitment of funds for design and construction of the project.

We appreciate your participation in the environmental review process.

Kevin E. Moore, Hawai'i District Land Agent
State of Hawai'i
Department of Land and Natural Resources
Land Division – Hawai'i District
Page 2 of 2

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABERCROMBIE
GOVERNOR

MAJOR GENERAL DARRYL D. M. WONG
DIRECTOR OF CIVIL DEFENSE

EDWARD T. TEIXEIRA
VICE DIRECTOR OF CIVIL DEFENSE



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495



PHONE (808) 733-4300
FAX (808) 733-4287

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SEP 19 2011

GROUP 70 INTL

September 16, 2011

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Kona Judiciary Complex Site Selection
Draft Environmental Impact Statement
Island of Hawaii, Kona District

Thank you for the opportunity to comment on this Draft Environmental Impact Statement (DEIS).

A total of seven sites are proposed, and each is located outside designated tsunami evacuation zones and in areas designated Flood Zone X. However, we strongly recommend that mitigation measures against natural hazards be considered in the planning and design phase of new construction, as appropriate.

We defer to Department of Land and Natural Resources for the protection of archeological, cultural, and historic assets.

If you have any questions, please contact Ms. Havinne Okamura, Hazard Mitigation Planner, at 733-4300, extension 556.

Sincerely,

EDWARD T. TEIXEIRA
Vice Director of Civil Defense

c: Ralph Morita, Public Works Manager, DAGS



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
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AIA

Stephen Yuen
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George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
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Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

Mr. Edward T. Teixeira
Vice Director of Civil Defense
State of Hawai'i
Department of Defense
3949 Diamond Head Road
Honolulu, HI 96816-4495

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

Aloha Mr. Teixeira:

Thank you for your comment letter dated September 16, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Appropriate mitigation measures will be incorporated in project design to reduce risks associated with natural hazards such as flooding, seismic events and hurricanes. The project will adhere to applicable construction standards of the County of Hawai'i and the Uniform Building Code.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P.O. BOX 2360
HONOLULU, HAWAII 96804

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SEP 12 2011

GROUP 70 INTL

OFFICE OF THE SUPERINTENDENT

September 9, 2011

TO: Mr. Ralph Morita,
Department of Accounting and General Services – Planning Branch

FROM: Kathryn S. Matayoshi, Superintendent
Department of Education

SUBJECT: Kona Judiciary Complex Site Selection – Draft Environmental Impact Statement

The Department of Education (DOE) appreciates the opportunity to provide comments on the Draft Environmental Impact Statement (EIS) for the Kona Judiciary Complex.

The DOE has reviewed the draft EIS and offers the following comments.

Site A: Kaloko Makai
Depending on how the Kaloko Makai residential development evolves, there is a possibility that a future school site could be constructed very near to this proposed location. Given this scenario, the DOE would be concerned about the proximity of school aged children and their potential exposure to court activities.

Site B: Kealahou (1) (DLNR/County)
The Kealahou (1) site is located southeast of the intersection of Queen Kaahumanu Highway and Kealahou Parkway. The DOE has no comment to offer about this site.

Site C: Civic Center (DHHL)
Site C is located just over one-quarter mile (.25) away from Kealahou High School. Depending on how the Lanihau residential development evolves, this location may also be in close proximity to a future school site. Under this scenario, the DOE's concern would be the proximity of school aged children and their potential exposure to court activities.

Site D: Lanihau/DHHL
Site D is just over one-quarter mile (.25) away from Kealahou High School. Depending on how the Lanihau/DHHL residential development evolves, there is a possibility that a future school site could be constructed very near to this proposed location. Given this scenario, the DOE's concern would be the proximity of school aged children and their potential exposure to court activities.

Site E: La'i Opua (DHHL)
The site is located less than one-quarter (.25) mile from Kealahou High School and may be in close proximity to a future school site triggered by residential development in Forest City's Kamakana Villages or by the Department of Hawaiian Homes Land. Given this scenario, the

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Mr. Ralph Morita
Page 21 of 30
September 9, 2011

DOE's concern would be the proximity of school aged children and their potential exposure to court activities.

Site F: Makalapua Center
Depending on how Queen Liliuokalani Trust's residential development evolves, there is a possibility that a future school site could be located very near to this proposed location. Given this scenario, the DOE's concern would be the proximity of school aged children and their potential exposure to court activities.

Site G: New Site Kealahou (2) (DLNR/County)
Site G is located less than one-quarter (.25) mile from Kealahou High School and could be in close proximity to a future school site within Lanihau's residential development. Should this turn out to be the case, the DOE's concern is the proximity of school-aged children and their potential exposure to court activities.

Should you have any questions, please contact Roy Ikeda of the Facilities Development Branch at 377-8301.

KSM:RI:jmb

c: ✓ Group 70 International, Inc.
Randolph G. Moore, Assistant Superintendent, OSFSS



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
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AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

Ms. Kathryn S. Matayoshi, Superintendent

State of Hawai'i
Department of Education
P.O. Box 22360
Honolulu, HI 96804

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

Aloha Ms. Matayoshi:

Thank you for your comment letter dated September 9, 2011 concerning the Draft Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We understand DOE's concern that, in the future, a school may be constructed in the vicinity of this Candidate Sites A: Kaloko Makai, C: Civic Center, D: Lanihau/DHHL, E: La'i'Opua, F: Makalapua Center and G: Kealahke (2). Construction of a new school near a courthouse raises concerns regarding the proximity of children to court activities. Should any of these sites be chosen for the future Judiciary Complex, appropriate measures to mitigate potential conflicts with existing and planned land uses in the vicinity will be implemented. We understand the DOE has no comments regarding Candidate Site B: Kealahke (1).

The Draft EIS evaluated each Candidate Site based on impacts the new facility could have on the community. Criterion 20 in the Site Selection analysis evaluated the sites based on their potential for "interference with Institutions," including potential impacts on school facilities. The detailed criterion rating included in the Final EIS is shown below. Ratings of Good (G), Fair (F) or Poor (P) were assigned to sites based on their respective distance from existing schools, namely, Kealahke High School (KHS).

20. Interference with Institutions – The site should not be located adjacent to institutions that may be disturbed or disrupted by activities of the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The site is greater than one-half (0.5) mile from hospitals, senior living centers, schools, and other institutions which may be disturbed by the proposed use.	G
Acceptable (Fair) – The site is distant (one-quarter to one-half mile) from hospitals, senior living centers, schools, and similar institutions. Activities of the new facility will cause minimal disturbance.	F

Ms. Kathryn S. Matayoshi, Superintendent
State of Hawai'i
Department of Education
Page 2 of 3

Unfavorable (Poor) – The site is less than one-quarter (0.25) mile from hospitals, senior living centers, schools and similar institutions.	P
--	---

Given the above criterion concerning proximity to institutions, and the distances cited by DOE, we have adjusted the "Interference with Institutions" ratings in the Final EIS to reflect the following site distances to KHS provided in DOE's comment letter.

- Candidate Site C: Civic Center - KHS is just over 0.25 mile away
- Candidate Site D: Lanihau/DHHL - KHS is just over 0.25 mile away
- Candidate Site E: La'i'Opua - KHS is less than 0.25 mile away
- Candidate Site G: Kealahke (2) - KHS is less than 0.25 mile away

The ratings table was adjusted in the Final EIS as follows:

Criterion 20. Interference with Institutions

Candidate Site	Rating	Evaluation for Rating (Interference with Institutions)
A Kaloko Makai	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one (1) mile away from the Kaloko Makai site. Development at this site would not affect activities at existing institutions.
B Kealahke (1)	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one-half (0.5) mile to the east of the site. Development at this site would not affect activities at existing institutions.
C Civic Center	GOOD	The site is adjacent to the existing West Hawai'i Civic Center to the east and these institutional uses are compatible.
D Lanihau/DHHL	FAIR	The site is located approximately one-quarter (0.25) mile east of the existing West Hawai'i Civic Center, and nearly one-half (0.5) mile north of the Kealahke High School. The uses will not affect existing institutions.
E La'i'Opua	FAIR POOR	The site is located less than one-quarter (0.25) mile from Kealahke High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities.
F Makalapua Center	GOOD	The site is located over one (1) mile from the County Police Station and Kealahke High School. No impacts with these uses are anticipated.
G Kealahke (2)	GOOD POOR	The site is located less than one-quarter (0.25) mile from Kealahke High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities. The site is south of and across the street from the existing West Hawai'i Civic Center, however, these institutional uses are compatible.

We appreciate your participation in the environmental review process.

Ms. Kathryn S. Matayoshi, Superintendent
State of Hawai'i
Department of Education
Page 3 of 3

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

NEIL ABERCROMBIE
GOVERNOR



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

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
JANET GRIFFIN
JANINE UGADAB

IN REPLY REFER TO:
DIR 1086
RECEIVED
OCT 10 2011

October 10, 2011

GROUP 70 INTL

TO: THE HONORABLE BRUCE A. COPPA
COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

ATTN: RALPH I. MORITA
BRANCH CHIEF
PLANNING BRANCH, PUBLIC WORKS DIVISION

FROM: GLENN M. OKIMOTO, PH.D.
DIRECTOR OF TRANSPORTATION

SUBJECT: KONA JUDICIARY COMPLEX SITE SELECTION
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands Department of Accounting and General Service's (DAGS) prepared a general evaluation of seven (7) potential sites for the construction of a new judiciary complex in Kona. DOT further understands that once a site is selected, a more technical evaluation of the selected site will be provided for our review. Therefore, at this time, DOT is only providing a limited review of the DEIS and traffic assessment report (TAR) that was included in the DEIS.

DOT's preliminary comments for the subject document are as follows:

1. Upon the selection of the project location, a traffic impact analysis report (TIAR) shall be submitted to the DOT Highways Division for review and approval. The TIAR shall provide a detailed analysis, including all necessary tables, figures, supporting traffic information, and recommended traffic mitigation for the subject project.
2. The TAR states that the Kaloko Makai Development is not included in the analysis due to it still being in the entitlement process. However, since one of the proposed project sites is located within the Kaloko Makai Development, the exclusion of this development in the TAR could result in inaccurate future projections and recommendations for traffic mitigation.

3. DOT believes that a judiciary complex of this nature will have significant pedestrian, bicycle, and vehicular traffic in and around the project site. Since Kealahoe Parkway (roadway access for four of the proposed sites) is an arterial roadway that connects to two major regional corridors (Queen Kaahumanu Highway and Mamalahoe Highway), DOT discourages the selection of sites along Kealahoe Parkway. Due to the intended use of this roadway, it is vital that direct access be limited and conflict points minimized to prevent potential operational issues and safety hazards on this state highway facility. DOT recommends that candidate sites and the selected site be located along a roadway classified as a collector or lower.

4. Queen Kaahumanu Highway is master planned as a 6-lane freeway in the future. As part of this master plan, the intersection of Queen Kaahumanu Highway and Kealahoe Parkway has been selected to become an at-grade interchange for the freeway system. Therefore, Site B: Kealahoe (1) will be significantly impacted if this proposed freeway system is constructed.

5. The DEIS initially labels the original fourteen prospective sites with letters from A through N but relabeled them once the seven candidate sites were chosen. For continuity it may be clearer to utilize a single identifying label for each site through the entire document rather than relabeling the list.

6. All required traffic improvements to mitigate project generated and project related traffic impacts to State highway facilities, as approved by the DOT, will need to be provided and implemented at no cost to the DOT.

7. Further coordination with the DOT Highways Division will be necessary as this project progresses to ensure all traffic related impacts are appropriately addressed to the satisfaction of DOT.

DOT appreciates the opportunity to provide these preliminary comments and looks forward to receive the petitioner's updated DEIS for our further review and comments. If there are any questions, including the need to meet with DOT Highways Division staff, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

c. Jeffrey H. Overton, Group 70 International, Inc.



December 5, 2011

Mr. Glenn Okimoto, Ph. D., Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Mr. Okimoto:

Thank you for your comment letter dated September 9, 2011 concerning the Draft Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

1. Future TIAR. A detailed TIAR will be prepared for the selected site and provided to DOT Highways Division for review.
2. Kaloko Makai. Consistent criteria were followed for preparing the TIAR to include traffic from regional developments for future projections. Timing for Kaloko Makai is projected for 2017 but this is pending their entitlement process.
3. We understand DOT recommends choosing a site that is not adjacent to the State highway, Kealahoe Parkway and that access points adjacent to a collector street or lower are preferred in order to minimize potential operational and safety conflicts along the State highway. The project team will coordinate with DOT regarding access requirements at the selected site.
4. It is noted that the planned at-grade interchange at Queen Ka'ahumanu Highway and Kealahoe Parkway could significantly impact Candidate Site B: Kealahoe (1).
5. We acknowledge that the relabeling of the Candidate Sites was inconsistent with the labeling in the EISPN. We apologize for any confusion this may have caused.
6. It is understood that traffic improvements to State highways recommended in the EIS to mitigate project-related traffic impacts are to be implemented at no cost to DOT.
7. The applicants will continue to work with DOT Highways Division to ensure are appropriately addressed.

We appreciate your participation in the environmental review process.

Mr. Glenn Okimoto, Ph. D., Director
State of Hawai'i
Department of Transportation
Page 2 of 2

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

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GROUP 70 INTL

August 23, 2011

Mr. Jeffrey H. Overton, AICP, LEED AP
Principal Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

On behalf of Representative Cindy Evans, thank you for sending a CD copy of the Draft Environmental Impact Statement (EIS) for the Kona Judiciary Complex Site Selection. I'm sure the Representative will be pleased to know the project is moving forward step by step. I will be sure the Representative has the opportunity to review the draft.

Sincerely,



Ms. Tommie Suganuma
Administrative Services Manager to
Representative Cindy Evans
Majority Floor Leader
District 7/North Kona, South Kohala

State Representative Cindy Evans
Room 425, State Capitol Building
TEL: 808.586.8510, Hawai'i Direct Dial 974.4000 ext. 6-8510#
Fax: 808.586.8514, rep.evans@capitol.hawaii.gov, www.repcindyevans.com



December 5, 2011

Representative Cindy Evans
House of Representatives
State of Hawaii
State Capitol
Honolulu, HI 96813

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Representative Evans:

Thank you for your comment letter dated August 23, 2011 concerning the Draft
Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site
Selection/EIS Project.

We acknowledge that the House of Representatives has no comments to offer at this
time.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christina Mendes Ruotolo
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP



NEL ABERCROMBIE
SOUTHERN COMPANY

GARY L. HOOSER
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
LEIOPAPA A KAMEHAMEHA, SUITE 702
HONOLULU, HAWAII 96813
Telephone (808) 586-4185
Fax (808) 586-4185
Electronic Mail: EQC@doh.hawaii.gov

August 11, 2011

Mr. Ernest Y. W. Lau, Public Works Administrator
Department of Accounting and General Services, State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810-0119

Dear Mr. Lau:

This is in response to your letter of August 08, 2011, transmitting to the Office of Environmental Quality Control the Draft Environmental Impact Statements (one PDF and one hard copy), the distribution list and publication form for the Kona Judiciary Complex Site Selection. DAGS Job No. 11-21-7388, at various Tax Map Keys and situated in the North Kona District. Pursuant to Section 11-200-21, Hawaii Administrative Rules, the Office of Environmental Quality Control has reviewed the distribution list and verifies the accuracy of the list with the following additions (statewide regional libraries not already mentioned).

- (1) Hawaii's State Library, Kaimuki Regional Library, 1041 Koko Head Avenue, Honolulu, Hawaii's 96816
- (2) Hawaii's State Library, Kane'ohe Regional Library, 45-829 Kamehameha Highway, Kane'ohe, Hawaii's 96744
- (3) Hawaii's State Library, Pearl City Regional Library, 1138 Waimano Home Road, Pearl City, Hawaii's 96782
- (4) Hawaii's State Library, Hilo Regional Library, 300 Wai'anuenue Avenue, Hilo, Hawaii's 96720
- (5) Hawaii's State Library, Kahului Regional Library, 90 School Street, Kahului, Hawaii's 96732
- (6) Hawaii's State Library, Lihue Regional Library, 4344 Hardy Street, Lihue, Hawaii's 96766

If there are any questions, please contact me at (808) 586-4185, or by electronic mail at ehs001@doh.hawaii.gov.

Respectfully,

Estle Segundo
Environmental Health Specialist III

c: Gary Hooser, Director of Environmental Quality Control
Ralph Morita, Public Works Division, Department of Accounting and General Services
Jeffrey Overton, Group 70

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AUG 15 2011

GROUP 70 INTL

PHONE (808) 594-1888

FAX (808) 594-1865



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

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OCT 13 2011

GROUP 70 INTL

HRD 11/5375C

October 6, 2011

State of Hawaii'i, Department of Accounting and General Services
Planning Branch

Attn: Ralph Morita, Public Works Manager
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawaii'i 96810

Group 70 International, Inc.
Attn: Jeffrey H. Overton
925 Bethel Street, 5th Floor
Honolulu, Hawaii'i 96813

Re: Comments on the Draft Environmental Impact Statement for the Kona Judiciary
Complex Site Selection, Hawaii'i Island

Aloha e Mr. Morita and Mr. Overton,

The Office of Hawaiian Affairs (OHA) is in receipt of your August 15, 2011 request for comments on the draft environmental impact statement (EIS) for the above-referenced project. OHA previously provided comments following the publication of the EIS preparation notice for the Judiciary site selection project in November 2010. A letter from the project consultant, also dated August 15, 2011, provided an adequate response to our November 2010 comment letter.

OHA understands that the State of Hawaii'i Department of Accounting and General Services and the Hawaii'i State Judiciary have begun the Kona Judiciary Site Selection Study (the "Project") and have completed the accompanying draft EIS. The Project seeks to replace inadequate facilities for the current and projected population in West Hawaii'i and house the West Hawaii'i Judiciary in a single facility, thereby consolidating the operations that currently take place across several properties being leased by the State. From a list of fourteen potential sites, seven sites—Kaloko Makai, Civic Center (DHHL), La'i 'Opua (DHHL), Makalapua

BRUCE A. COPPA
COMPTROLLER
JAN S. GOUVERA
DEPUTY COMPTROLLER

(P)186.1

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

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AUG 19 2011

GROUP 70 INTL

AUG 18 2011

MEMORANDUM

TO: Mr. Leslie Segundo, Environmental Health Specialist
Office of Environmental Quality Control
Department of Health

FROM: Ralph Morita
Chief, Planning Branch

SUBJECT: Draft Environmental Impact Statement (DEIS) for the
Kona Judiciary Complex Site Selection
DAGS Job No. 11-21-7388
Kona District, Island of Hawaii
Tax Map Key: Various

This is in response to your August 11, 2011, letter to Mr. Ernest Y. W. Lau, Public Works Administrator, regarding the subject matter. Per your recommendation, we have added the six (6) regional public libraries identified in your letter to the distribution list.

A hard copy of the Kona Judiciary Complex Site Selection DEIS will be mailed to the above libraries along with the other parties listed on the previously submitted distribution list on August 18, 2011. The expected arrival of each mailed Kona Judiciary Complex Site Selection DEIS is on or before August 23, 2011.

If you have any questions, please have your staff call Mr. Joseph Earing of the Planning Branch at 586-0486.

JE:mo
c: Ms. Gloria Yoshimoto, Judiciary
Mr. Jeffrey Overton, Group 70


Center (QLT), Kealahkehe 1 (DLNR/Hawai'i County), Lanihau (DHHL), and Kealahkehe 2 (DLNR/Hawai'i County)—were chosen for evaluation as Candidate Sites for the Project.

Based on the information contained in the draft EIS, OHA offers the following comments. We recognize the efforts of DAGS and the State Judiciary to provide a comprehensive review document for the Project, particularly as related to Native Hawaiian cultural resources, as well as the Project proponents' commitment to the completion of an archaeological inventory survey for the chosen site. OHA does, however, seek clarification on two issues. First, in dealing with cultural finds, the draft EIS states that "additional measures to address and mitigate any substantive cultural finds will be developed in consultation with SHPD, the Oahu Island Burial Council (OIBC), Native Hawaiian organizations, and 'ohana with lineal and cultural ties to the area." (Draft EIS, 5-30 (emphasis added)). OHA seeks clarification as to whether this statement was made in error or if consultation will involve the OIBC in lieu of the Hawai'i Island Burial Council. Second, OHA believes that the draft EIS mistakenly identifies Candidate Site C: Civic Center as a site in close proximity to the Ala Loa Trail, rather than Candidate Site B: Kealahkehe (1), based on information contained elsewhere in the draft EIS. (Draft EIS, 5-30)

Finally, OHA takes this opportunity to restate its position with regard to the obligation of the State of Hawai'i to account for income from the uses of ceded lands and transfer payments to OHA accordingly. This position was provided in our November 30, 2010 letter for the EIS preparation notice and was recognized by the Project proponents in the August 15, 2011 response letter.

We thank you for the opportunity to provide input into the decision-making process. Should you have any questions, please contact me or have your staff contact Everett Ohia at 594-0231 or by email at everette@oha.org.

'O wau iho nō me ka 'ōia i'ō,



Clyde W. Nāmu'o
Chief Executive Officer

CWN: eo

C: OHA Trustee Robert K. Lindsey, Jr.
OHA West Hawai'i Community Resources Coordinator



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

Mr. Clyde W. Nāmu'o, Chief Executive Officer
State of Hawai'i, Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, HI 96813

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Mr. Nāmu'o:

Thank you for your comment letter dated October 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project. We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Cultural Finds and Burial Council Consultation

Thank you for calling to our attention the inadvertent Burial Council reference error. The sentence in question has been changed as follows in the Final EIS:

"This is a proactive mitigation step to assess the concern during early phases of project planning and design. Based upon the findings of the AIS, additional measures to address and mitigate any substantive cultural finds will be developed in consultation with SHPD, the ~~Oahu~~ Hawai'i Island Burial Council (~~OIBC~~), Native Hawaiian organizations, and 'ohana with lineal and cultural ties to the area."

Location of Ala Loa Trail

We would also like to clarify the reference regarding the site in proximity to the Ala Loa Trail. As OHA states, it should have been Candidate Site B: Kealahkehe (1), and Not Candidate Site C: Civic Center. The Final EIS has incorporated the following change to the sentence in question:

"This is a particular issue with Candidate Site A: Kaloko Makai, on which a trail traverses, and Candidate Site ~~C~~ B: ~~Civic Center~~ Kealahkehe (1), due to its proximity to the Ala Loa Trail."

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



William P. Kenoi
Mayor

William T. Takaba
Managing Director

Warren H. W. Lee
Director

Brandon A. K. Gonzalez
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
www.co.hawaii.hi.us

October 5, 2011

State of Hawaii
Department of Accounting and General Services (DAGS)
Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, HI. 96810

Attn: Mr. Ralph Morita, Public Works Manager

Subject: Kona Judiciary Complex Site Selection
Draft Environmental Impact Statement

We reviewed the subject DEIS and our comments are as follows:

The Traffic Impact Analysis Report dated July 17, 2011 recommends signalizing site entry location on Ane Keohokalole Highway, when warranted, for site G. The recommended signalized project entry spacing from the proposed signal at Kealahou Parkway intersection is not acceptable. We are also concerned about the spacing of an Ane Keohokalole Highway entry for Site A from the major intersection at Hina Lani Drive. We would have no such concerns if the Ane Keohokalole Highway approaches to Sites A and G are limited to right-in and right-out movements only.

Any unrestricted access approach serving Site E on Ane Keohokalole Highway will need to be located at the extreme north end of the parcel and serve the entire 26 acre parcel as well as Department of Hawaiian Homelands and Queen Liliuokalani Trust parcels makai of Ane Keohokalole Highway. Such coordination efforts should be documented before selecting that site.

If you have any questions please call Mr. Kiran Emiler of our Kona office at 323-4850.


Ben Ishii, Division Chief
Engineering Division

Cc: Group 70 International- Jeffrey H. Overton
Planning Director
DPW ENG Hilo/Kona
DPW -TRF

County of Hawai'i is an Equal Opportunity Provider and Employer.



December 5, 2011

Mr. Ben Ishii, Division Chief
Engineering Division
County of Hawai'i
Department of Public Works (DPW)
101 Pauahi Street, Aupuni Center, Suite 7
Hilo, HI 96720-4224

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP
Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Hida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James L. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotolo
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Mr. Ishii:

Thank you for your comment letter dated October 5, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project. We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We understand there are concerns regarding potential access signalization for Candidate Site G; Kealahou (2). We note the spacing between the new access and the proposed signal at the intersection of Ane Keohokalole Highway and Kealahou Parkway would not be acceptable to DPW. Similar concerns are noted with Candidate Site A: Kaloko Makai with respect to the entry and the intersection of Ane Keohokalole and Hina Lani Drive. We note that right-in, right-out access movements at these sites would be acceptable alternatives to signalization.

Regarding Candidate Site E: Laipua, we note that unrestricted access approach would need to be located on the far north end of the lot, and serve the 26-acre parcel in its entirety, inclusive of areas owned by Department of Hawaiian Homelands and Queen Liliuokalani Trust. Access issues will be coordinated with the landowners at the appropriate time in the planning process.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
345 KEKUAO'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

October 10, 2011

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GROUP 70 INTL

Ralph Morita, Public Works Manager
Department of Accounting and General Services
Planning Branch
1151 Punchbowl Street, Room 430
Honolulu, HI 96810

DRAFT ENVIRONMENTAL IMPACT STATEMENT
KONA JUDICIARY COMPLEX SITE SELECTION
TAX MAP KEY 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, AND 010; 7-4-021:003 AND 008

We have reviewed the subject Draft Environmental Assessment (DEA) and have the following comments.

Please be informed that the average water demand of 30,000 gpd equals 75 units of water which is above the general water availability policy, as stated in the email dated July 17, 2011. The seven (7) candidate sites are not existing lots of record and water availability depends on the water units that are available to each of the major developers. Therefore, water availability may not be adequate.

Should there be any questions, please contact Mr. Ryan Quitoriano of our Water Resources and Planning Branch at 961-8070, extension 256.

Sincerely yours,

Milton D. Pavao, P.E.
Manager-Chief Engineer

RQ:dfig

copy - Jeffrey H. Overton, Group 70 International, Inc.

...Water, Our Most Precious Resource... Ka Wai A Kāne...

The Department of Water Supply is an Equal Opportunity provider and employer.



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christina Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Mr. Milton D. Pavao, P.E.
Manager-Chief Engineer
Department of Water Supply
County of Hawai'i
345 Kekuaao'a Street, Suite 20
Hilo, HI 96720

Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS

Aloha Mr. Pavao:

Thank you for your comment letter dated October 10, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Thank you for calling to our attention the issue of water availability. This issue has been further addressed in the Final EIS in an updated Civil Infrastructure Analysis (Appendix E) to include preliminary discussion of known County DWS water unit allocations.

Changes made to the Final EIS site rating criteria and evaluation are indicated below with additions shown in 25% gray highlight and deletions shown in strikethrough.

5. **Adequacy of Water** – The site should have a potable water supply with adequate capacity to support the needs of the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The site has adequate water source, transmission lines, and storage capacity to meet ultimate new facility needs, including fire protection. <u>The site has available County DWS water unit allocations.</u>	G
Acceptable (Fair) – The existing water system requires modest improvements to provide adequate service to meet the needs of the new facility. These improvements are anticipated by others within five (5) years. <u>County DWS water unit allocations are unknown.</u>	F

Unfavorable (Poor) – The site has an inadequate water supply and will require the development of a new water system, or major improvements to the existing water system to meet the new facility's needs (i.e., development of a new source, transmission, and/or storage reservoir). No improvements are currently planned. The site does not have sufficient County DWS water unit allocations.	P
---	----------

Criterion 5. Adequacy of Water – The site should have a water supply of adequate capacity to support the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Water)
A Kaloko Makai	POOR FAIR*	The North Kona water system is anticipated to support the projected potable water and fire flow demand at this location. The Kaloko Makai EISP indicates infrastructure improvements are anticipated to be completed by 2025 in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017. County DWS has indicated that water unit allocations are sufficient.
B Kealahou (1)	GOOD	The County Department of Water Supply (DWS) has indicated that the existing 20-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
C Civic Center	GOOD POOR**	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are not sufficient.
D Lanihau/DHHL	GOOD	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient, and Lanihau has an actual water credit.

E La'i Opua	FAIR POOR**	The County DWS has indicated that the existing 16-inch waterline in Kealahou Drive is adequate to provide the minimum fireflow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site. County DWS has indicated that water unit allocations and current water credit totals for La'i Opua 2020 are not sufficient.
F Makalapua Center	GOOD	The County DWS has indicated that the existing 12-inch stubout in the vicinity of the project site at the intersection of Makala Boulevard and Kamakaeha Avenue is adequate to provide the minimum fireflow to the project. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
G Kealahou (2)	GOOD	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.

*Rating changed based on information provided by the landowner and the Kaloko Makai Draft EIS (July 2011).
**Rating change based on information provided in the Civil Infrastructure Analyses (October 2011). See Appendix E.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

Reyna Deponente

From: Rachel Shaak
Sent: Wednesday, August 24, 2011 3:08 PM
To: Reyna Deponente
Subject: FW: Kona Judiciary: Publication of Draft EIS

From: Brenda Ford [mailto:bford@co.hawaii.hi.us]
Sent: Wednesday, August 24, 2011 2:43 PM
To: KONAJudiciary
Subject: RE: Kona Judiciary: Publication of Draft EIS

Aloha Group 70,

I am extremely disappointed in your performance on this project.

The fact that of the 7 sites selected, 5 are owned by private or semi-private owners is distressing. Why should this economically-depressed State spend millions of dollars purchasing privately-owned land when we, the State, its residents, and economically stressed taxpayers, already own the parcel where the Judiciary Building should be built, has been committed to be built, and is designed to be built with the appropriate infrastructure committed to it? Whatever you spent going through this "outreach" is a waste of the taxpayers' money!

The State of Hawai'i put aside land for the Judiciary Building decades ago. The Kona Community Development Plan (KCDP) designated the same state-owned parcel (3) 7-4-020:004 for that purpose. Please see Figure 4-10B in the KCDP. All of our future transit lines are designed with that location in mind.

Stop wasting our money and time by doing this "outreach" which only benefits private land owners and not the taxpayers or the Judiciary. Just build the Judiciary Building on the land designated for it. We need a new Judiciary Building now.

Brenda J. Ford
Council Member
Hawaii County Council
District 7 - Central Kona
Office # (808) 323-4277
Fax # 329-4786
bford@co.hawaii.hi.us

CC: Honorable Governor Neil Abercrombie

From: Rachel Shaak [mailto:rshaak@group70int.com] **On Behalf Of** KONAJudiciary
Sent: Tuesday, August 23, 2011 2:04 PM
To: Angel Pilago; Ann Datta; Bo Kahui; Brenda Ford; Brittany Smart; Carol Kitaoka; Chelsea Jensen; Dennis Krueger; DHHL Director; Ed Hailsiliu; Fred Giamini; Gloria G. Yashimodo; Jan Kekua-Spencer; Jim Medlin; John Moore; Joseph Earing, P.E.; Karin Stanton; Kawa Jackson/Kauanoe Kaneshiro; Ken Melrose; Ken Ono; Kevin

8/24/2011

Moore; Lee Ann Crabbe; Margaret Masunaga; Margaret Masunaga; Mark Van Pernis/Sherry Mattos; Michael Gibson; Michelle Ono; Olivia Federico; Pete Hoffmann; Rep. Cindy Evans; Rep. Cliff Tsuji; Rep. Denny Coffman; Rep. Faye P. Hanohano; Rep. Jerry L. Chang; Rep. Ken Ito; Rep. Mark M. Nakashima; Rep. Robert N. Herkes; Riley W. Smith; Robert Kim; Sen. Brian T. Taniguchi; Sen. Gilbert Kahele; Sen. Josh Green M.D.; Sen. Malama Solomon; Star Haleamau; Tom Smith; Vivian Landrm
Subject: Kona Judiciary: Publication of Draft EIS

Aloha Kona Judiciary Stakeholders,

The Hawaii State Department of Accounting and General Services and the Hawaii State Judiciary have released the Draft Environmental Impact Statement for the Kona Judiciary Complex Site Selection. Please refer to the attached publication announcement and Candidate Sites map.

Mahalo,
The Kona Judiciary Complex Project Team

Group 70 International *Creating Relationships by Design*
Sustainable Development | Architecture | Planning & Environmental Services | Interior Design | Civil Engineering | Assets Management
925 Bethel Street, Honolulu, Hawaii 96813 | T 808 523-5866 | www.group70int.com
Hi'ialoakuapapa | Sustainable Marketplace of the Pacific | www.sustainablemarketplacepacific.com

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8/24/2011



Darren J. Rosario
Fire Chief

Glen P. I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Room 2501 • Illio, Hawai'i 96720
(808) 932-2900 • Fax (808) 932-2928

Council Member Brenda J. Ford
Hawai'i County Council
District 7 – Central Kona
74-5044 Ane Keohokalole Highway
Kailua-Kona, HI 96740

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

Mr. Jeffrey Overton
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Thank you for your email comments dated August 24, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project. Your comments relating to the preparation of the DEIS for the proposed project are noted. The following are offered in response to your comments:

We acknowledge your concern that privately- and semi-private-owned lands were considered as Candidate Sites for the future Kona Judiciary Complex. There is little information available regarding the extent of privately- and semi-private-owned lands in the unencumbered State land in the site selection study area. The project team is committed to fairly consider viable land options, and has demonstrated that preference will be given to no-cost or low-cost options. Some privately- and semi-private-owned lands are strategically located and have been offered at little cost to the Judiciary.

The Kona Community Development Plan indicates a Proposed Courthouse on Figure 4-10B in the Honokohau Village Regional Center; however, the notes state that an exact location is yet to be determined. The State has not specifically set aside a parcel of land in West Hawai'i for the Kona Judiciary Complex.

The project team has been committed to informing the public about the project and welcoming the community to participate in the environmental review process. We concur that the new Judiciary Complex is a critical need in West Hawai'i and will continue to work towards selection of the most viable site for that purpose.

We appreciate your participation in the environmental review process.

GROUP 70 INTERNATIONAL, INC.

[Signature]

Jeffrey H. Overton, AICP, LEED AP
Principal

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

September 12, 2011

RECEIVED

SEP 16 2011

GROUP 70 INTL

SUBJECT: KONA JUDICIARY COMPLEX SITE SELECTION
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for the opportunity to respond. In regards to the above-mentioned draft environmental impact statement, the Fire Department's concerns remain the same and offer no further comments at this time.

DAR
DARREN ROSARIO
Fire Chief

TG:lpc

cc: Ralph Morita, State DAGS Planning



Hawai'i County is an Equal Opportunity Provider and Employer.



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Darren Rosario
Fire Chief
County of Hawai'i
Hawai'i Fire Department
25 Aupuni Street, Room 2501
Hilo, HI 96720

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Chief Rosario:

Thank you for your comment letter dated September 12, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the County of Hawai'i, Hawai'i Fire Department has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



CHARLENE Y. IBOSHI
PROSECUTING ATTORNEY

DALE A. ROSS
FIRST DEPUTY
PROSECUTING ATTORNEY

OFFICE OF THE PROSECUTING ATTORNEY

October 4, 2011

RECEIVED

OCT - 6 2011

GROUP 70 INTL

Mr. Jeffrey H. Overton, AICP, LEED, AP
Chief Environmental Planner, Principal
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

SUBJECT: Draft Environmental Impact Statement
Project: Kona Judiciary Complex Site Selection
TMK: Various Parcels, North Kona, Hawai'i

The Office of the Prosecuting Attorney has reviewed the different site options. After careful review of the current conditions in Kona, including the probable relocation of our Office to West Hawaii Civic Center in the next few years, we recommend the selection of Site G, and if that site is unavailable, then Site C as the new Kona Judiciary Complex Site.

With the recent opening of the West Hawaii Civic Center, we are requesting that the Mayor consider the relocation of the Prosecutor's Office to the Civic Center during Phase II. Site G was recently included as a possible site. Our recommendation of Site G as our first choice, then Site C as our second choice, is based upon our expected relocation and proximity to both sites. Additionally, state ownership by DLNR of Site G eliminates the time and resources needed to acquire the land. Sites G and C would allow our staff to walk over to the courthouse from our office, once we relocate into Phase II of the center. Time is critical; the current risks to safety and costs for running separate courtrooms in several locations around the Kona community concerns us and the sooner we can have one courthouse, as found in Hilo, the better for our West Hawaii Community.

Very truly yours,

CHARLENE Y. IBOSHI
Prosecuting Attorney

Hawaii County is an Equal Opportunity Provider and Employer



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Tida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
FAIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

Ms. Charlene Y. Iboshi
Prosecuting Attorney
County of Hawai'i
Office of the Prosecuting Attorney (OPA)
655 Kilauea Avenue
Hilo, HI 96720

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Ms. Iboshi:

Thank you for your comment letter dated October 4, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Thank you for the recommendations provided on behalf of the OPA. We acknowledge Candidate Site C: Kealahou (2) is OPA's first choice, and Candidate Site C: Civic Center is the office's second choice. We note your comment that both locations are preferred by OPAbased on their proximity to the West Hawai'i Civic Center, as the OPA plans to relocate there in the next few years.

We agree that time is critical, and that West Hawai'i is long overdue for development of a new courthouse facility.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

William P. Kenoi
Mayor



County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Palahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

October 4, 2011

Mr. Jeffrey H. Overton, AICP, LEED, AP
Chief Environmental Planner, Principal
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

**SUBJECT: Draft Environmental Impact Statement
Project: Kona Judiciary Complex Site Selection
TMK: Various Parcels: North Kona, Hawai'i**

Thank you for your letter dated August 15, 2011 requesting comments from this office regarding the Draft Environmental Impact Statement (DEIS) for the Kona Judiciary Complex Site Selection. The State of Hawai'i DAGS, on behalf of the State of Hawai'i Judiciary (Judiciary), is proposing to build a new Judiciary Complex in Kona for the West Hawai'i service area of the Third Judicial Circuit (Third Circuit) which comprises the entire County/Island of Hawai'i. The Kona Judiciary Complex Site Selection Study involves the use of State funds and therefore is subject to an approved Final EIS.

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. A preliminary list of 14 Potential Sites was compiled to evaluate their suitability for developing the Kona Judiciary Complex. From the larger pool of Potential Sites, a select group of Candidate Sites was identified which best meet the minimum screening criteria.

Based on comparative evaluation of site properties, six (6) Potential Sites were selected to advance to the next round of screening as a Candidate Site for the Kona Judiciary Complex. In May 2011, a seventh Candidate Site was selected by DAGS and the Judiciary for further study. The Candidate Sites include:

1. Site A Kaloko Makai
2. Site B Kealahoe (1) (DLNR/County)
3. Site C Civic Center (DHHL)
4. Site D Lanihau/DHHL
5. Site E Lai Opua (DHHL)
6. Site F Makalapua Center
7. New Site G Kealahoe (2) (DLNR/County)

The project will involve loss of raw land with the construction of a new approximately 140,000 SF Judiciary complex on approximately 10 acres in West Hawai'i. The seven (7) Candidate Sites for the Kona Judiciary Complex are located on the western slope of Hualalai mountain in the ahupua'a of Kaloko, Honokōhau, Kealahoe, and Keaholu, between one (1) and four (4) miles north of Kailua-Kona on the Island of Hawai'i. The Candidate Sites are generally located east of Queen Ka'ahumanu Highway, north of Makalapua Center and south of the planned Kaloko Makai development. Ane Keohokalole Highway runs roughly through the center of the Candidate Site locations. The proposed Candidate Sites are located well away from coastal areas and none are located within the County's Special Management Area. All of the Candidate Sites are located on undeveloped land that is generally comprised of lava flows or rocky peat and dominated by alien scrub vegetation.

For your use and convenience, we have provided the following table. It includes the County zoning designation, State Land Use designation, General Plan LUPAG designation, Special Management Area (SMA) status, and permits required from the Planning Department for each of the seven (7) Candidate Sites. Please note that there are several inconsistencies within the DEIS related to the proper tax map key numbers for the candidate sites. Please verify all tax map key numbers and make the appropriate corrections for inclusion in the Final EIS.

Candidate Site	TMK	County Zoning	State Land Use	LUPAG	SMA	Permits Required
Site A Kaloko Makai	(3)7-3-009:025	Agricultural-5a	Urban/ Agricultural	Urban Expansion	Not in SMA	Special Permit/ Plan Approval
Site B Kealahoe (1)	(3)7-4-020:007	Open	Urban	Urban Expansion	Not in SMA	Plan Approval
Site C Civic Center	(3)7-4-020:003	Open	Urban	Urban Expansion	Not in SMA	Plan Approval
Site D Lanihau	(3)7-4-008:005, (3)7-4-021:008	Agricultural-5a	Urban/ Agricultural	Urban Expansion	Not in SMA	Special Permit/ Plan Approval
Site E Lai Opua	(3)7-4-021:023	Agricultural-5a	Urban/ Agricultural	Urban Expansion	Not in SMA	Special Permit/ Plan Approval
Site F Makalapua	(3)7-4-020:010	General Commercial-10	Urban	High Density Urban	Not in SMA	Plan Approval
Site G Kealahoe (2)	(3)7-4-020:004, (3)7-4-020:007	Open	Urban	Urban Expansion	Not in SMA	Plan Approval

In addition, the Kona Community Development Plan (KCDP) was adopted by Ordinance No. 08-131 and was effective as of September 25, 2008. The KCDP defines the Kona Urban Area and directs future growth towards the Regional Center and Neighborhood Transit Oriented Developments (TODs) within that Urban Area. The location of the Candidate Sites in relationship to the nearest Regional Center and Neighborhood TODs has been identified as one of the criterion for candidate site evaluation.

Mr. Jeffrey H. Overton, AICP, LEED, AP
Chief Environmental Planner, Principal
Group 70 International
October 4, 2011
Page 4

As stated in the KCDP "The County Civic Center shall be one part of a centralized government service center with surrounding complimentary office and retail." The Kona Judiciary Complex would contribute to the location of centralized government services. In addition, Action PUB-2.1b of the KCDP states that one of the actions is to coordinate with the State to relocate the circuit and district courts to the Honokōhau Village TOD. Three (3) of the Candidate Sites, Candidate Site C, Civic Center (DHHL), Candidate Site D, Lanihau/DHHL, and Candidate Site G, Kealahke (2) (DLNR/County), fall within an area identified as the Honokōhau Village Regional Center TOD.

In addition, the County of Hawai'i and the Kealahke Regional Park Advisory Committee (now known as the West Hawai'i Parks Athletic Corporation) are not in favor of Candidate Site B as the location of the future Kona Judiciary Complex, because Candidate Site B is located on a larger parcel that has been designated as the location of the future County of Hawai'i, West Hawai'i Regional Park.

We have no further comments to offer, at this time. If you have any questions or if you need further assistance, please feel free to contact Bethany Morrison of this office at (808) 961-8138.

Sincerely,


for BJ LEITHEAD TODD
Planning Director

BJM:cs
\\coh31\planning\public\wpwin60\Bethany\EA-EIS Review\DEIS Kona Judiciary.doc

cc: Mr. Ralph Morita, Public Works Manager
State of Hawai'i
Department of Accounting and General Services (DAGS)
Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, HI 96810

Bob Fitzgerald, County Parks & Rec. Director



December 5, 2011

BJ Leithead-Todd, Planning Director
County of Hawai'i, Planning Department
101 Pauahi Street, Aupuni Center, Suite 3
Hilo, HI 96720

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong

AIA

Sheryl B. Seaman

AIA, ASD, LEED AP

Hiroshi Iida

AIA

Ray H. Nihel

AIA, CSI, LEED AP

Ralph E. Portmore

AICP

James I. Nishimoto

AIA

Stephen Yuen

AIA

Linda C. Miki

AIA

George I. Atta

AICP, LEED AP

Charles Y. Kaneshiro

AIA, LEED AP

Jeffrey H. Overton

AICP, LEED AP

Christine Mendes Ruotola

AICP, LEED AP

James L. Stone, Arch.D.,

AIA, LEED AP

Katherine M. MacNeil

AIA, LEED AP

Tom Young, MBA

AIA

Paul T. Marsuda

PE, LEED AP

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

Aloha Ms. Leithead-Todd:

Thank you for your comment letter dated October 4, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project. We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Thank you for providing the table with County zoning designation, State Land Use District (SLUD) designation, General Plan LUPAG designation, Special Management Area (status) and permits required by the planning department for each of the Candidate Sites. We have reviewed the information provided for the Candidate Sites and made several revisions in the Final EIS, as discussed below.

In Chapter 1, Table 1-4 was amended as follows to reflect State Land Use Reclassification or a Special Permit for lands within the Agricultural SLUD.

Table 1-4 LIST OF ANTICIPATED APPROVALS									
Permits	Candidate Site A: Kaloko Makai	Candidate Site B: Kealahke (1)	Candidate Site C: Civic Center	Candidate Site D: Lanihau/DHHL	Candidate Site E: La'Opuia	Candidate Site F: Makapua Center	Candidate Site G: Kealahke (2)		
State Land Use Re-classification or Special Permit				X	X				
Subdivision	X	X		X	X	X			X
Plan Approval	X	X	X	X	X	X			X
Building Plan Approval (Fire)	X	X	X	X	X	X			X
Building Permit	X	X	X	X	X	X			X
Electrical Permit	X	X	X	X	X	X			X
Plumbing Permit	X	X	X	X	X	X			X
Outdoor Lighting	X	X	X	X	X	X			X

Sewer Connection	X	X	X	X	X	X	X	X	X	X
Work within State Highways		X	X	X						X
Right-of-way (ROW)										
Work within County Roads	X								X	X
ROW										
Grubbing and Grading	X	X	X	X	X	X	X	X	X	X
Sidewalk Construction	X	X	X	X	X	X	X	X	X	X
National Pollutant Discharge										
Elimination System (NPDES)	X	X	X	X	X	X	X	X	X	X
Permit										
Underground Injection Control	X	X	X	X	X	X	X	X	X	X
Permit										
Construct Driveway	X	X	X	X	X	X	X	X	X	X
Air Conditioning/Ventilation	X	X	X	X	X	X	X	X	X	X

We understand that a small portion of Candidate Site A: Kaloko Makai appears to be in the Agricultural SLUD. The 10-acre site was not formally surveyed and was intended to fall completely within the Urban district. As such, the SLUD designation for Candidate Site A: Kaloko Makai was not amended to include the Agricultural district. Therefore, it is not anticipated that Candidate Site A: Kaloko Makai would require a SLUD reclassification or Special Permit, as shown in the above table.

On page 4-4, the TMK number for Candidate Site B: Kealahkehe (1) was changed to TMK(s): 3-7-3 4-020:007 (193.5 acres).

Project consistency with the Kona Community Development Plan is discussed in detail in Chapter 6 of the Draft EIS. Please note that page 6-42 of the Draft EIS discusses that Candidate Sites C: Civic Center, D: Lanikai/DHHL and G: Kealahkehe (2) fall within the Honokohau Village Regional Center TOD.

It is noted that the County of Hawai'i and the Kealahkehe Regional Park Advisory Committee (now known as the West Hawai'i Parks Athletic Corporation) do not favor Candidate Site B: Kealahkehe (2). The site is located on a larger parcel under Executive Order to the County of Hawai'i which is planned for the West Hawai'i Regional Park.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

William P. Kenoi
Mayor



County of Hawai'i

POLICE DEPARTMENT

349 Kapi'olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

Harry S. Kubojiri
Police Chief

Paul K. Ferreira
Deputy Police Chief

August 26, 2011

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

SUBJECT: KONA JUDICIARY COMPLEX SITE SELECTION
ISLAND OF HAWAII, KONA DISTRICT

The Draft Environmental Impact Statement (EIS) for the above-referenced project has been reviewed, and we have no objections or comments to offer at this time.

Please contact Captain Samuel Kawamoto, Commander of the Kona District, at 326-4646, ext. 299, should you have any questions.

Sincerely,

HARRY S. KUBOJIRI
POLICE CHIEF

PAUL H. KEALOHA JR.
ASSISTANT POLICE CHIEF
AREA II OPERATIONS

SK
RS 100885



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Tida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Harry S. Kubojiri
Police Chief
County of Hawai'i
Police Department
349 Kapi'olani Street
Hilo, HI 96720-3998

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

Dear Chief Kubojiri:

Thank you for your comment letter dated August 26, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We acknowledge that the County of Hawai'i, Police Department has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



KONA JUDICIARY COMPLEX SITE SELECTION/EIS
Public Meeting - September 20, 2011



Applicant:

State of Hawai'i
Department of Accounting &
General Services (DAGS), Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810
Contact: Ralph Morita, Public Works Manager
(808) 586-0500

Accepting Authority:

Governor, State of Hawai'i

Planning/Environmental Consultant:

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813
Contact: Jeffrey H. Overton, AICP, LEED AP
(808) 523-5866
KonaJudiciary@group70int.com

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Hawai'i State Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Judicial Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. The purpose of the project is to take a broad look at the Kona region, and identify the most viable Candidate Sites for the future Kona Judiciary Complex. A list of Candidate Sites, created by narrowing down the preliminary list of Potential Sites, has been compiled to evaluate their suitability for developing the Kona Judiciary Complex (see map on reverse page).

Draft EIS Online at OEQC Website:

Path to Kona Judiciary Complex Draft EIS:
Environmental Notice/Archives/2010s/2011-8-23

<http://oeqc.doh.hawaii.gov/>

COMMENT

Name: April Wong Organization: Judiciary: Community
Address: 74-402 Nanih Place Number

Phone: (808) 335-8383 Email: Kailua-Kona, HI 96740

Comments: I attended the last mtg held at the West H Civic
Center and I believe that Site "G" would be the best
choice because:

- 1) It would not cost anything for site acquisition;
- 2) Location is great! Close proximity to Civic Center and town;
- 3) Accessible by public transportation;
- 4) With the completion of the Keolu Highway, southbound traffic
would not be so congested and hopefully, the northbound
road can be completed to Hinalani, as to ease traffic from
Queen Kaahumanu Highway;
- 5) Room for expansion if needed in the future;
- 6) Best of all, it's close to home, I could walk to work.

*** Return to Group 70 International. Comments must be received by October 6th, 2011 ***



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hitoshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotolo
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

April Wong
74-402 Naulu Place
Kailua-Kona, HI 96740

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Ms. Wong,

Thank you for your comment letter dated September 20, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We note your recommendation of Candidate Site C: Kealahou (2) for the future judiciary complex based on the following factors: no cost associated with site acquisition, location in proximity to West Hawai'i Civic Center and Kailua-Kona town, accessibility to public transportation, roadway accessibility, room for expansion, and most importantly, proximity to residential areas allowing employees to walk to work.

We value your input and appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

Reyna Deponte

From: Gunner Mench [gunnmr@hawaii.rr.com]
Sent: Friday, August 26, 2011 11:44 PM
To: KONAJudiciary
Subject: FW: proposed sites for Kona Judiciary Complex

Hopefully this gets to you.

Aloha, Gunner

From: Gunner Mench [mailto:gunnmr@harborgallery.biz]
Sent: Wednesday, August 24, 2011 8:03 PM
To: KonaJudiciary@group70int.com
Cc: 'Gunner Mench'
Subject: proposed sites for Kona Judiciary Complex

Aloha-

It is exciting to see that such a facility is being proposed for West Hawaii, as this is long overdue. As Vice Chair of the South Kohala Traffic Safety Committee (the proposed locations are all in Kona) and member of the Hawaii County Highway Safety Council, I am speaking to you as an individual and resident of Kamuela in South Kohala. I fervently support facilities located closer to North Kona's border with South Kohala, to cut down driving time, etc. for people coming from Waimea, Waikoloa, Hawi, Puako, Kawaihae and the resort areas along the Kohala Coast. Since the County has just completed its beautiful and efficient new Civic Center along Kealahou Parkway and the soon to be completed Anekeohouale Highway, this poses the best location area for such a judicial facility. It takes traffic off the main highway and allows access from the new mid-level arterial connector road, and efficiently puts it near the Civic Center. All 3 sites I prefer are primarily on government land, so there is little land cost for the taxpayer.

In order of preference, I recommend the selection of G, then C, then B.

Site A limits access in the short term from traffic through the mid-level road, although there is a right of way indicated on the map, there is no guarantee that this road extension would be built, and there would be an additional cost if it were built just to have better access for this project. Site D would not have contiguous access from existing County facilities; nor would site E and they lose central proximity and ease of walking to the various facilities from existing ones. Site D is located sharply uphill from the Civic Center, discouraging walking or biking to get to and from. Site F is autonomous and separate, though it has the benefit of being next to a shopping center which has food and shopping in walking distance, and a reason to consolidate a trip with those facilities nearby.

Thank you for considering my input. It is my hope that the consultants looking at these recommendations have spent serious time or live here in West Hawaii so they can have a better understanding of the needs of this robust and growing community.

Aloha, Gunner

Gunner Mench
Harbor Gallery
PO BOX 6050

8/30/2011



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hitoshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotolo
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Gunner Mench
Harbor Gallery
P. O. Box 6050
Kamuela, HI 96743

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Mr. Mench:

Thank you for your comment letter dated September 20, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We understand that traffic safety is an important issue for the community, and that a site in the vicinity of the Civic Center and Ane Keohokalole Highway would bring traffic away from the main highway. This location will promote efficiency through locating the proposed Judiciary Complex near the existing Civic Center. Regarding the site selection, we note your preference is towards Candidate Sites C, C and B, in that respective order.

Thank you for sharing that access limitations are associated with Candidate Site A. We note further that Candidate Sites D, E and F lack of adjacency to the existing County facilities and therefore may lack accessibility to pedestrians and bicycles. Candidate Site F may offer the benefit of trip consolidation when combined with trips to adjacent food and shopping options at Makalapua Center.

We value your input and appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal



KONA JUDICIARY COMPLEX SITE SELECTION/EIS
Public Meeting - September 20, 2011

Applicant:

State of Hawai'i
Department of Accounting &
General Services (DAGS), Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810
Contact: Ralph Morita, Public Works Manager
(808) 586-0500

Accepting Authority:

Governor, State of Hawai'i

Planning/Environmental Consultant:

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813
Contact: Jeffrey H. Overton, AICP, LEED AP
(808) 523-5866
KonaJudiciary@group70int.com

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Hawai'i State Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Judicial Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. The purpose of the project is to take a broad look at the Kona region, and identify the most viable Candidate Sites for the future Kona Judiciary Complex. A list of Candidate Sites, created by narrowing down the preliminary list of Potential Sites, has been compiled to evaluate their suitability for developing the Kona Judiciary Complex (see map on reverse page).

Draft EIS Online at OEQC Website:

<http://oeqc.doh.hawaii.gov/>

Path to Kona Judiciary Complex Draft EIS:

Environmental Notice/Archives/2010s/2011-8-23

COMMENT

Name: Ken Melrose Organization: Kona CDP Action Committee
Address: Colt - PD

Phone: 345-0854 Email: melrosek001@comcast.net
Comments: Banking for available infrastructure and near-term
current term address/entirement in a TOD very high.
Because you have excellent access - if from State Road to
sure of ingress/egress so site is accessible to public
and on a transit route. Pctg #19

*** Return to Group 70 International. Comments must be received by October 6th, 2011 ***



December 5, 2011

Ken Melrose, Chair
KCDP Action Committee
P. O. Box 109
Kealahou, HI 96750

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Aloha Mr. Melrose:

Thank you for your comment letter dated September 20, 2011 concerning the Draft Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project. We acknowledge your many individual contributions to community planning in the Kona region, and the efforts of the KCDP Action Committee.

We note your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We understand your comment concerning the importance of available infrastructure capacity and site access, especially concerning ingress and egress from the State Road (Kealahou Parkway). The EIS has taken these issues into consideration through the following site evaluation criteria: Automobile Access, Pedestrian Access, Accessibility to Public Bus Service, and Within Kona CDP TOD designation. The State Department of Transportation (DOT) has been a consulted party throughout the site selection study and environmental review process. The project team will coordinate with DOT regarding specific access design at the appropriate time in the design process.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
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Francis S. Oda, Arch.D.,
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AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

La'i'opua 2020

a 501(c)(3) non-profit corporation
74-5509 Lailua Street #1E5
Kailua Kona, HI 96740

Phone: 808-327-1221
Fax: 808-327-1223
email: bokahui@yahoo.com

October 4, 2011

Jeffrey H. Overton, Group 70 International, Inc.

925 Bethel Street, 5th Floor

P.O. Box 119

Honolulu, Hawaii 96813

Subject: La'i'opua 2020 Response to Kona Judiciary Complex Site Selection

Environmental Impact Statement (EIS)

Attachments: L2020 Response- 10-4-2011

Aloha Jeff,

I'm please to submit La'i'opua 2020's response to the Judiciary EIS site selection criteria to "identify the most viable potential site for the future Kona Judiciary Complex. A preliminary list of ten (10) Potential Sites has been compiled and evaluated for their suitability for developing the Kona Judiciary Complex and La'i'opua 2020 was selected.

As noted, "the site selection effort is geographically focused in the Kona region, emphasizing the proximity to the area's population growth and center, Kona International Airport, existing Judiciary facilities (to be replaced), and related government agencies and private attorney offices".

La'i'opua 2020 commercial center 26.392 acre parcel TMK:7-4-021- Lot B-2 presents a more favorable site which would be adjacent to other commercial amenities to include potential office spaces.

On behalf of La'i'opua 2020, I've attached a review of the criteria for the selection of potential sites and submit our comments regarding the EIS report/ statement.

Please contact me if you have any further questions.

Mahalo Nui,
Craig "Bo" Kahui
Executive Director

cc: DHHL Chairman- Alapaki Nahale-a
DHHL LMD- Linda Chinn
Rep. Denny Coffman
Sen. Josh Green
DHHL Deputy- Michelle Kauhane
L2020 Board/ KCA Board

October 4, 2011

La'i'opua 2020

Group 70 International/ DAGS

Judiciary Public Hearing September 20, 2011

COH-Civic Center

Preface

La'i'opua 2020 submitted its proposal to participate in the site selection evaluation to relocate the Kona Judiciary to its commercial center property TMK: 03-7-4-021-023 Kealakhe, Hi. La'i'opua 2020 proposal & submission included numerous entitlements which contributes to the acceleration of the start-up and construction of a judiciary complex for the North Kona Region. In addition, preliminary entitlements and environmental National Environmental Protection Act (NEPA) environmental assessment, and Botanical study were completed which could assist to accelerate the implementation of the design and construction

La'i'opua 2020 (L2020) preliminary entitlements and completed environmental assessments pave the way to expedite the planning, design, implementation and the start-up construction of the proposed Judiciary complex.

The following is a L2020 review of the Judiciary's consultant's evaluation. L2020 has reviewed the EIS statement and would submit the following comments:

3.0 Candidate Site Selection

La'i'opua 2020 is concern regarding the site selection criteria for the Judiciary candidate site. There are numerous inconsistencies in the evaluation rating and comparisons which poses serious question to the objectivity of the evaluation and ratings. The following are the review of the evaluation criteria and ratings for specific building & site characteristics.

Criterion 2. Slope

Candidate Site	Rating	Evaluation for Rating
EIS	Poor	
L2020 Opinion	Good	The evaluator rating is skewed and the site slope would average less than 7% on "average" scale.

Criterion 3 Lot configuration

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	The average length to width ratio of the site is 1.4:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
L2020 Opinion	Good	L2020 would set new boundaries to meet Judiciary needs.

Criterion 5 Adequacy of Water

Candidate Site	Rating	Evaluation for Rating
EIS	Fair	The County DWS has indicated that the existing 16-inch waterline in Keamulehu Drive is adequate to provide the minimum fire flow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site.
L2020 Opinion	Good	L2020 has a 12inch line on Keamulehu Drive and could adequately serve the Judiciary. On-Off site water utility transmission line from Keamulehu Dr. could transect through L2020 community center property to serve the Judiciary.

Criterion 6 Adequacy of Waste water

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	From the site, the closest connection to the County's sewer system is a 15-inch line currently being installed in the future Ane Keohokalole Highway, expected to be complete by 2012. The County is planning to complete capacity improvements to the KWWTP by 2017.
L2020 Opinion	Good	The closeness and proximity of the sewer line on Ane Keohokalole could significant save the Judiciary funds. Timing for the start-up Judiciary sewer connection would be scheduled beyond the sewer improvements and completion on April/May 2012 on the Ane Keohokalole Hwy.

Criterion 11 Availability to Bus Service

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	The site is not currently served by a County bus line, but is anticipated to be bus accessible by 2012 when the Ane Keohokalole Highway extension is completed.
L2020 Opinion	Good	Bus service would be available upon the opening of the Ane Keohokalole Hwy. L2020 site location before the completion of the Judiciary complex.

Criterion 12 Botanical and Wild Life Resources

Candidate Site	Rating	Evaluation for Rating
ESI	Poor	There are rare or native plants on the site.
L2020 Opinion	Good	DHHL/J2020 completed the Botanical Study Nov. 2008 which has determined no "living Uhiuhi trees were found on the property but dead uhiuhi trees were located outside the site location. Other "species of concern" including Ohe Makai, maiaipilo, ko'oko'olau are present, but does not confer legally protected status under the Endangered Species Act. Moreover, the species of concern are not within the Judiciary site location.

Criterion 13 Historical/ Archeological Resources

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	Various historic properties on the site have been located in surveys which may constrain the site use.
L2020 Opinion	Good	L2020 completed its archeological survey of the project site and SHPD has determined that the "data recovery plan for the "only" recommended site 13207 will be preserved. More importantly, site 13207 is located along the Keanulohu Dr. east of the project site. See attachments

Criterion 16 SLUD

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	A portion of the site is located on land classified as State Urban District, and the remainder is on land classified as State Agricultural District.
L2020 Opinion	Good	DHHL has Land Use designation Powers and re-zoning all portions of the parcel to accommodate the Judiciary complex is not a significant challenge.

Criterion 18 within the Kona CDP TOD Designation

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	The site is partially located within a Neighborhood TOD.
L2020 Opinion	Good	The site location for the judiciary is yet to be determined, but the locale of the TOD in proximity to the current project site is more than adequate to meet the higher rating.

Criterion 20 Interference with Institutions

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	The site is located less than one-quarter (0.25) mile from Kealahake High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities.
L2020 Opinion	Good	L2020 would contend that candidate site Kealahake 2 is as close if not closer to Kealahake High School which received a "Good" rating. L2020 site locale should receive the the "good rating" because the school and its activities are buffered by the proposed parking lot and aquatic center. Moreover, the site final designation could move further south which would qualify for a higher rating.

Criterion 22 Land Ownership/ Management

Candidate Site	Rating	Evaluation for Rating
ESI	Fair	The land is owned by DHHL and leased to La'i Opua 2020. This site would likely require a long-term sub-lease from La'i Opua 2020 with a net expense to the Judiciary.
L2020 Opinion	Good	L2020 would entertain and negotiate "reasonable" lease terms or discuss a three way party negotiations (L2020/DHHL/ Judiciary) for a land swap or land trade with equal value.

La'i Opua 2020 has reviewed the EIS candidates site selection evaluation and has determine that several criterion fell short of the highest rating for lack of information and consultation. La'i Opua has meet with the Judiciary consultants to determine site location and provided numerous documentation to address many entitlement issues, but failed to address criterions established by the evaluator.

Kona CPD Chairman Ken Melrose pointed out that the La'i Opua 2020 site G which is located in the TOD and situated in the "Piko" of the Kamakana Villages and Villages of La'i Opua "deserve the highest consideration. According to Mr. Melrose Site E, near the completed West Hawaii Civic Center, is in the core of the Honokohau Village. Site G is near the core of the recently approved Kamakana Village at Keahuolu. Both sites are well served by existing or under construction infrastructure. We feel both of these sites deserve highest consideration. Each of these sites would provide a vital element and economic

In Summary, according Group 70 International, La'i Opua 2020 Candidate Site E: La'i Opua scored well for size, scenic value, access, roadways and utilities, but with concentrations of "Fair" ratings for community and government effects criteria. It scored "Poor" with respect to slope, botanical and wildlife resources, and land ownership. La'i Opua 2020 hope that the consultant under this review amend to evaluation to address the potential

Submitted by
Craig "Bo" Kahui
Executive Director
La'i Opua 2020

require the development of a new water system, or major improvements to the existing water system to meet the new facility's needs (i.e., development of a new source, transmission, and/or storage reservoir). No improvements are currently planned. The site does not have sufficient County DWS water unit allocations.
--

Criterion 5: Adequacy of Water – The site should have a water supply of adequate capacity to support the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Water)
A Kaloko Makai	POOR FAIR*	The North Kona water system is anticipated to support the projected potable water and fire flow demand at this location. The Kaloko Makai EISPN indicates infrastructure improvements are anticipated to be completed by 2025—in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017. County DWS has indicated that water unit allocations are sufficient.
B Kealahou (1)	GOOD	The County Department of Water Supply (DWS) has indicated that the existing 20-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
C Civic Center	GOOD POOR**	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are not sufficient.
D Lanihau/DHHL	GOOD	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient, and Lanihau has an actual water credit.
E La'i'Opua	FAIR POOR**	The County DWS has indicated that the existing 16-inch waterline in Kealahou Drive is adequate to provide the minimum fireflow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site. County DWS has

F Makalapua Center	GOOD	indicated that water unit allocations and current water credit totals for La'i'Opua 2020 are not sufficient. The County DWS has indicated that the existing 12-inch stubout in the vicinity of the project site at the intersection of Makala Boulevard and Kamakahe Avenue is adequate to provide the minimum fireflow to the project. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
G Kealahou (2)	GOOD	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.

*Rating changed based on information provided by the landowner and the Kaloko Makai Draft EIS (July 2011).

**Rating change based on information provided in the Civil Infrastructure Analyses (October 2011). See Appendix E.

Criterion 6: Adequacy of Wastewater

The County sewer line extension to the portion of Ane Keohokalole adjacent to the project site is anticipated in 2012 (within five years). According to the site evaluation criteria, the site rating for Candidate Site E: La'i'Opua would remain within the "Fair" category.

Criterion 11: Availability of Bus Service

Bus service to the La'i'Opua Candidate Site is anticipated in 2012 with the extension of Ane Keohokalole Highway. Because bus service is anticipated within five years, the site rating would remain "Fair" per the evaluation rating criteria.

Criterion 12: Botanical and Wildlife Resources

The site ratings for this criterion were given based on the Biological Survey conducted for the Kona Judiciary Complex Site Selection (Rana Biological Consulting, Inc., July 2011). The surveys confirmed the presence of "rare native" plants on the La'i'Opua Candidate Site. In accordance with the evaluation rating criteria, Candidate Site E: La'i'Opua will retain a "Poor" rating.

Criterion 13: Historical/Archaeological Resources

The presence of pre-contact and historic properties on the La'i'Opua Candidate Site previously and their potential to constrain site development led to this site's "Fair" rating in the Draft EIS. However, because no further work is necessary on these sites and they will not impact development, the site rating has been adjusted to "Good." Changes made to the Final EIS are noted below:

Candidate Site	Rating	Evaluation for Rating (Historical/Archaeological)
A Kaloko Makai	POOR	Site 26307, a pre-contact ceremonial complex, was previously identified on the site and recommended for preservation. The presence of this may affect the development potential of the site.
B Kealakehe (1)	FAIR	The presence of various trail segments on the site indicates the need for further study to identify the extent of historic properties.
C Civic Center	GOOD	The site has a relative lack of historic properties and has been previously disturbed. The site has no known archaeological resource constraints.
D Lanihau/DHHL	FAIR	Multiple historic properties could potentially be located on the site. A modified outcrop feature was identified, which is a potential constraint.
E La'i'Opua	FAIR GOOD*	Various There are no historic properties on the site have been located in surveys which may that would constrain the site use.
F Makalapua Center	FAIR	There are potential historic features on this property which may constrain the site use.
G Kealakehe (2)	FAIR	Multiple potential trail segments and an excavation complex are features which may constrain site use.

*Rating changed based on archaeological study information provided by the landowner.

Criterion 16: SLUD

The La'i'Opua Candidate Site was given a "Fair" rating under the SLUD criterion as a portion of the site is located in the State Agricultural District. According to your letter, DHHL has Land Use designation powers, and would be able to re-designate the Agricultural portion of the site to Urban without the need for a State Land Use District Boundary Amendment. The site rating for Candidate Site E: La'i'Opua under Criterion 16 SLUD has been adjusted to "Good." Changes made to the Final EIS are noted below:

Candidate Site	Rating	Evaluation for Rating (SLUD)
A Kaloko Makai	GOOD	The site is located on lands classified as State Urban District.
B Kealakehe (1)	GOOD	The site is located on lands classified as State Urban District.
C Civic Center	GOOD	The site is located on lands classified as State Urban District.
D Lanihau/DHHL	FAIR	A The DHHL portion of the site is located on land classified as State Urban District, and the remaining Lanihau portion is on land classified as State Agricultural District.

E La'i'Opua	FAIR GOOD	A portion of the site is located on land classified as State Urban District, and the remainder is on land classified as State Agricultural District. DHHL has land use designation authority and can reclassify the Agricultural Portion of the site to Urban.*
F Makalapua Center	GOOD	The site is located on lands classified as State Urban District
G Kealakehe (2)	GOOD	The site is located on lands classified as State Urban District.

*Verified with DHHL.

Criterion 18: Kona CDP TOD Designation

"Good" ratings under this criterion are given when a Candidate Site is located within a Regional Center TOD. "Fair" ratings apply to Candidate Sites within a Neighborhood Center TOD or within one-quarter mile (walking distance) of a Regional Center TOD. The La'i'Opua Candidate Site is located partially within a Neighborhood Center TOD and the site rating will remain "Fair."

Criterion 20: Interference with Institutions

Thank you for calling to our attention the inconsistent rating of the Kealakehe (2) Candidate Site. As noted in your letter, Kealakehe (2) is also less than one-quarter mile from Kealakehe High School. Under the site evaluation criteria, a site within one-quarter mile of a school should receive a "Poor" rating. Both Candidate Site E: La'i'Opua will be adjusted to a "Poor" rating, and Candidate Site G: Kealakehe (2) will be adjusted to receive a "Fair" rating in this category for the Final EIS, as shown below.

Candidate Site	Rating	Evaluation for Rating (Interference with Institutions)
A Kaloko Makai	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one (1) mile away from the Kaloko Makai site. Development at this site would not affect activities at existing institutions.
B Kealakehe (1)	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one-half (0.5) mile to the east of the site. Development at this site would not affect activities at existing institutions.
C Civic Center	GOOD	The site is adjacent to the existing West Hawai'i Civic Center to the east and these institutional uses are compatible.
D Lanihau/DHHL	FAIR	The site is located approximately one-quarter (0.25) mile east of the existing West Hawai'i Civic Center, and nearly one-half (0.5) mile north of the Kealakehe High school. The uses will not affect existing institutions.
E La'i'Opua	FAIR POOR	The site is located less than one-quarter (0.25) mile from Kealakehe High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities.

F Makalapua Center	GOOD	The site is located over one (1) mile from the County Police Station and Kealakehe High School. No impacts with these uses are anticipated.
G Kealakehe (2)	GOOD FAIR	The site is across the street highway from the existing West Hawai'i Civic Center to the east and these institutional uses are compatible. The site is located less than one-quarter (0.25) mile from Kealakehe High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities. However, the multi-lane Ane Keohokalole Highway provides a buffer from the High School and mitigates concerns of potential conflict.

Criterion 22: Land Ownership Management

Candidate Site E: La'i'Opua was given a "Poor" rating in the site evaluation due to the likelihood of a long-term lease. Given the potential for a land trade, where the Judiciary could acquire the land in fee, the site rating has been adjusted to "Fair."

Candidate Site	Rating	Evaluation for Rating (Land Ownership/Management)
A Kaloko Makai	GOOD	SCD-TSA Kaloko Makai LLC is willing to convey 10-acres of land to the Judiciary for the Kona Judiciary Complex at no cost to the State.
B Kealakehe (1)	GOOD	Although the site is currently State-owned and under Governor's Executive Order (EO) to the County of Hawai'i for a public park, it is possible to amend the EO for inclusion of approximately 10 acres for the Kona Judiciary Complex.
C Civic Center	POOR FAIR	The land is owned by DHHL and would be acquired in fee, require a long-term lease, or require a significant land trade for fee acquisition with a net expense to the Judiciary.
D Lanihau/DHHL	FAIR	The site has two (2) owners with two (2) different site acquisition terms. The northern portion of the site is owned by Lanihau Properties, from which the State could potentially acquire the land in fee ("Good" rating). The southern portion of the site owned by DHHL. This land would either be acquired in fee, require a long-term lease, or a require a significant land trade for fee acquisition with a net expense to the Judiciary expensive rating . The site has been assessed a "Fair" rating to reflect the terms of both landowners.

E La'i'Opua	POOR FAIR	The land is owned by DHHL and leased to La'i'Opua 2020. This site would likely require a long-term sub-lease from La'i'Opua 2020 with a net expense to the Judiciary. La'i'Opua 2020 also remains open to a three-way party negotiation between DHHL, La'i'Opua 2020 and the State Judiciary regarding an equal value land trade.
F Makalapua Center	GOOD	Exact site acquisition or lease terms are unknown; however, it is assumed for the purposes of rating that the site acquisition in fee is possible. The QLT mission to benefit Hawaiian children is funded by the proceeds from commercial ground leases.
G Kealakehe (2)	GOOD	The site is owned by the State and would be available through Governor's EO. A portion of the site is currently under Governor's EO to the County and would require County agreement to amend the EO. HHFDC claims reversionary development rights to another portion of the site. Approval of the County, BLNR, Governor and HHFDC would be required for development.

Thank you for providing pertinent information regarding Candidate Site E: La'i'Opua and providing us with the opportunity to amend the evaluation and site ratings accordingly.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

Lanihau Properties LLC

P.O. Box 6633
Kamuela, HI 96743
Phone: (808) 936-7129 • Fax: (808) 443-2404
Email: rsmith@lanihau.net

October 6, 2011

Mr. Jeff Overton
Principal Chief Environmental Planner
Group 70
925 Bethel Street 5th Floor
Honolulu, HI 96813

Via email: jho@group70int.com

Re: Comments on the Kona Judiciary Complex Site Selection Draft EIS

Thank you for the opportunity to review the Kona Judiciary Complex Site Selection Draft EIS. Here are our comments:

1. The selected site should be consistent with the Kona CDP and within a Regional Center TOD:

In order for the judicial site selection to be consistent with the Kona Community Development Plan, the selected site should be within a Regional Center TOD. According to Kona CDP Policy LU-2.2 (TOD/TND Components), Regional Centers are intended for "regional one-of-a kind facilities, such as major civic... facilities". Neighborhood Village Core Areas are intended for small-scale public/civic uses. Only candidate sites C, D and G meet the criterion of locating a regional one-of-a kind civic facility, such as the Kona Judiciary Complex, within a Regional Center TOD. The other four sites are not located within a Regional Center TOD. Candidate sites E and F are within the Keahuolu Village Neighborhood TOD. We suggest that in the Final EIS a greater emphasis be placed on conformance with the Kona CDP as part of the site selection criteria. We acknowledge that in Section 4.4.2 (Community Criteria) of the Draft EIS Criteria 18 concerns conformance with the Kona CDP, and states: "Preferably, the site would be located in a Regional Center TOD, and not require an amendment to the Kona CDP"; however we suggest those sites that are not in a Regional Center TOD should be rated "Poor" rather than "Fair."

2. On-Site and Off-Site Improvement Costs (Table 4-2):

a. Table 4-2 states that sites A to F have On-Site costs of \$3.33M and Site G has an On-Site cost of \$6.16M. This does not seem reasonable since the topography varies for each site and the earthwork cost (to include mass grading and retaining walls) will vary significantly, from site to site. Note the amount of retaining walls and slopes on a relatively flat site like the County's West Hawaii Civic Center. The Judiciary Complex will likely require extensive earthwork improvements, due to its large building footprint and parking requirements, while also meeting ADA accessibility

criteria. We suggest that the Final EIS should contain more accurate cost estimates for On-Site costs, or greater elaboration regarding why there would be similar costs across sites with varying topography.

b. **Off-Site Water Improvement Costs:** The cost analysis for water improvements provides a general statement that the North Kona Water System can support the proposed Judiciary Complex. However, it is our understanding that the County Department of Water Supply (DWS) determines water availability on a site specific basis. Accordingly, the Final EIS should include confirmation from DWS regarding which candidate sites either have or are expected to have (based on ongoing construction of infrastructure) an available allocation of the required amount of potable water for the Judiciary Complex. In addition, the Final EIS should include information from DWS as to whether additional improvements (transmission lines, storage, source, etc.) will be required in order to provide water service to each of the sites. Without this information, Off-Site water improvement costs may be significantly understated. In addition without more accurate information regarding the actual availability of water, the site ratings in Section 4.4.1 (Building Site Criteria) of the Draft EIS under Criteria 5 (Adequacy of Water) are not particularly useful or valid.

3. **Access:** The Judiciary Complex should be located on, or within walking distance of, a major thorough fare that will be serviced by the County's Mass Transit Agency and has access to multiple modes of transportation. This would include Queen Kaahumanu Hwy, Ane Keohokalele Hwy, or Kealahou Parkway. We acknowledge that in Section 4.4.1 (Building Site Criteria) of the Draft EIS Criteria 10 (Pedestrian Access) and Criteria 11 (Availability to Public Bus Service) pertain to public transportation and pedestrian assess and we advocate for a site with access to public transportation and with good pedestrian access.

4. **Ratings Summary:** Section 4.5 (Ratings Summary) of the Draft EIS states:

"There are no weighting of factors applied to the ratings at this stage. Each criterion is considered to have equal relevance to the site evaluation process. In the final selection, some criteria may be weighted more than others."

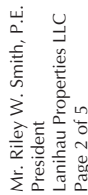
We agree that the criteria should be weighted and suggest that the Final EIS include weighted criteria and a thorough discussion regarding the rationale for weighing each of the criteria. This would provide better information regarding the evaluation of each site as opposed to the rather simplistic evaluation rating summary table (Table 4-3) provided in the Draft EIS.

Thank you for the opportunity to comment on the Kona Judiciary Complex Site Selection Draft EIS. We look forward to your responses and the Final EIS.

Aloha,



Riley W. Smith, P.E.
President



On-Site Improvement Costs – On-site improvement costs necessary to support the construction and operation of the facility have been estimated at roughly \$3.3-2.02 million (excluding earthwork). On-site development costs include site

Mr. Riley W. Smith, P.E.
President
Lanihau Properties LLC
P.O. Box 6633
Kamuela, HI 96743

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

sewerage and stormwater management, the required systems for water supply and wastewater management, drainage, roadway access, and electrical power and communications. On-site development cost estimates assume that earthwork will vary from site to site. The estimated earthwork quantities assumed a balance of excavation and embankment, although final earthwork quantities may vary significantly depending on the final site-specific layout. Estimated earthwork quantities ranged from 39,505 cubic yards (Candidate Site B: Kealekahe 1) to 128,570 cubic yards (Candidate Site D: Lanihau/DHHU). A summary of estimated on-site improvement costs is provided in *Table 3-2. Additional on-site development costs of \$2.8 million are anticipated for Candidate Site C: Kealekahe (2)* due to the existing topography and drainage condition associated with the site. None of the Candidate Sites have existing structures that will require demolition work prior to construction. Additional on-site development costs range from \$2 to \$6.9 million, with highest costs associated with Candidate Site D: Lanihau/DHHU, and Candidate Site G: Kealekahe (2).

Dear Mr. Smith:

Thank you for your comment letters dated October 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

work prior to construction. Additional on-site development costs range from \$2 to \$6.9 million, with highest costs associated with Candidate Site D: Lanihau/DHHL and Candidate Site G: Kealahou (2).

The current preliminary analysis of on-site improvement costs has been prepared without detailed site surveys and site engineering studies that would be completed for an actual facility design and site plan. There are many variables in site design including building scale, building siting, slope, and access locations. These variables have a significant effect on the range of on-site improvement costs. The preliminary on-site development cost estimate in *Table 3-2* provides a general range for planning purposes.

including building scale, building siting, slope, and access locations. These variables have a significant effect on the range of on-site improvement costs. The preliminary on-site development cost estimate in Table 3-2 provides a general range for planning purposes.

depending upon the individual location. Off-site improvement costs for each site have been estimated according to required off-site roadway system improvements, and required extension of wastewater and water system improvements along with power and communication line extensions. The summary of estimated off-site improvement costs is provided in Table 3-2. Each of the Candidate Sites will require access roadway or highway entrance turning lane improvements. ~~the summary, Candidate Sites A, E and F will require higher roadway improvement costs than the rest of the sites.~~ Candidate Site B will require a wastewater system extension and Candidate Site E will require a water line extension and telecommunication off-site system improvements. In summary, Candidate Sites A and E have the highest site costs, due to off-site roadway system improvements, and Candidate Sites C, D and G are anticipated to incur the lowest off-site development costs.

power and communication line extensions. The summary of estimated off-site improvement costs is provided in Table 3-2. Each of the Candidate Sites will require roadway or highway entrance turning lane improvements. In summary, Candidate Sites A, E, and F will require higher roadway improvement costs than the rest of the sites. Candidate Site B will require a wastewater system extension and Candidate Site E will require a water line extension and telecommunication off-site system improvements. In summary, Candidate Sites A and E have the highest site costs, due to off-site roadway system improvements, and Candidate Sites C, D, and G are anticipated to incur the lowest off-site development costs.

Gare anticipated to incur the lowest off-site development costs.

Gare anticipated to incur the lowest off-site development costs.

Table 3-2 IMPROVEMENTS COSTS SUMMARY

APPROXIMATE IMPROVEMENT COSTS						
	Site A	Site B	Site C	Site D	Site E	Site F
On-Site Improvements*						
Landscaping, Irrigation, Access	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
General On-Site Construction	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
Construction Contingency	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Site E Landfill Cost	\$1,100,000	\$2,700,000	\$0	\$0	\$0	\$0
Off-Site Improvements	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
GRAND TOTAL	\$5,600,000	\$14,500,000	\$4,270,000	\$8,660,000	\$5,260,000	\$5,260,000
Off-Site Improvements*						
Roadway	\$600,000	\$140,000	\$140,000	\$140,000	\$474,000	\$140,000
Water System	\$0	\$0	\$0	\$0	\$294,000	\$0
Wastewater System	\$0	\$200,000	\$0	\$0	\$0	\$0
Power and Communications	\$0	\$0	\$0	\$0	\$172,000	\$0
SubTOTAL	\$600,000	\$340,000	\$140,000	\$140,000	\$820,000	\$140,000
GRAND TOTAL	\$6,200,000	\$14,840,000	\$4,410,000	\$8,800,000	\$6,080,000	\$5,400,000

GRAND TOTAL	\$3,440,000	\$4,490,000	\$4,992,000	\$9,100,000	\$9,992,000
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- b. The revised Civil Infrastructure Analysis also addresses which Candidate Sites are anticipated to have an available allocation of the required amount of potable water to serve the project. The Final EIS includes discussion of this issue as follows:

5. Adequacy of Water – The site should have a potable water supply with adequate capacity to support the needs of the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The site has adequate water source, transmission lines, and storage capacity to meet ultimate new facility needs, including fire protection. The site has available County DWS water unit allocations.	G
Acceptable (Fair) – The existing water system requires modest improvements to provide adequate service to meet the needs of the new facility. These improvements are anticipated by others within five (5) years. County DWS water unit allocations are unknown.	F
Unfavorable (Poor) – The site has an inadequate water supply and will require the development of a new water system, or major improvements to the existing water system to meet the new facility's needs (i.e., development of a new source, transmission, and/or storage reservoir). No improvements are currently planned. The site does not have sufficient County DWS water unit allocations.	P

Criterion 5. Adequacy of Water – The site should have a water supply of adequate capacity to support the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Water)
A Kaloko Makai	POOR FAIR*	The North Kona water system is anticipated to support the projected potable water and fire flow demand at this location. The Kaloko Makai EISPn indicates that infrastructure improvements are anticipated to be completed by 2025 in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017. County DWS has indicated that water unit allocations are sufficient.
B Kealahou (1)	GOOD	The County Department of Water Supply (DWS) has indicated that the existing 20-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
C Civic Center	GOOD POOR**	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are not sufficient.
D Lanihau/DHHL	GOOD	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealahou Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient, and Lanihau has an actual water credit.
E La'i Opua	FAIR POOR**	The County DWS has indicated that the existing 16-inch waterline in Kealahou Drive is adequate to provide the minimum fireflow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site. County DWS has indicated that water unit allocations and current water credit totals for La'i Opua 2020 are not sufficient.

F Makalapua Center	GOOD	The County DWS has indicated that the existing 12-inch stubout in the vicinity of the project site at the intersection of Makala Boulevard and Kamakaeha Avenue is adequate to provide the minimum fireflow to the project. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
G Kealahkehe (2)	GOOD	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealahkehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).
**Rating change based on information provided in the Civil Infrastructure Analysis (October 2011). See Appendix E.

3. Access

We agree that the selected Candidate Site should be located in proximity to multiple modes of transportation. The importance of accessibility is emphasized in three evaluation criteria, Criterion 9: Automobile Access, Criterion 10: Pedestrian Access and Criterion 11: Availability to Public Bus Service. Each Candidate Site is evaluated and rated according to its level of accessibility.

4. Ratings Summary

You suggested that providing criteria weighting would provide additional information for the site evaluation than is provided in the current evaluation matrix. The project team had considered weighting the criteria at the time the site selection criteria were developed, however, the team chose to weight them equally, and will not be adjusting this methodology for the Final EIS.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

Reyna Deponte

From: Shawn.M.Lathrop@courts.hawaii.gov
Sent: Wednesday, September 14, 2011 8:44 AM
To: KONAJudiciary
Subject: Kona Judiciary Complex Site Selection Feedback

Aloha,

My name is Shawn Lathrop and I am a Senior Probation Officer with the Hawaii State Judiciary Adult Probation Presentence/Intake Unit. Currently, my office is located in the Lender's Document Building along with Kona Family Court and the Kona Adult Probation Supervision Unit. I have followed with great interest the developments regarding the site selection and funding of the proposed Kona Judiciary Complex. Having been to the relatively new Hilo Judiciary building I have input for the site selection of the Kona Complex which I believe may be of value. I would like to first address each of the proposed sites that were indicated on the map provided to all of us.

1. Site A (Hina Lani Street) is a poor choice for a location in my opinion. First, the site is very remote and the response time to requests from uniformed police officers could be lengthy due to the fact that the site is so far up the hill from the main highway. Second, Hina Lani is situated on a fairly steep incline which would cause undue wear and tear on employee and state vehicles driving up and down that road on a daily basis.

2. Site B (Corner of Queen K Highway and Kealahkehe Parkway) appears to be a good site location given that it is close to the main highway and, therefore, easy for people to get to. My concerns though are that this corner can become very busy in the morning since Kealahkehe Parkway leads up to Kealahkehe High School. When you consider that traffic in that area would include not only school staff, students and court staff all converging on that corner at approximately the same time, tie-ups and traffic jams are a very real possibility. Also, if you drive by that area you will see that a local construction company keeps large piles of dirt and cinder in that area. On a windy day, the Judiciary Complex could be subjected to blasts of dirt and dust to both vehicles and anyone walking to and from the building.

3. Site C (Civic Center/Kealahkehe Parkway) This site appears the most advantageous as it would offer defendants the opportunity to take care of several tasks in close proximity. Defendants would be able to take care of their motor vehicle registration, driver license, etc. immediately after appearing in traffic court. If the Public Defender's office is also located in the new Judiciary Complex, this would bring their office along with the Prosecutors, Probation and the court together in one place making communication and sharing of documentation much easier. The only real concern I have is the size of this proposed site as it is listed as being approximately 7.6 acres while the other sites are between 10 and 12 acres. This could cause an issue with parking and raise a concern over parking in judiciary parking spots as opposed to West Hawaii Civic Center parking spots. Security may also become an issue as the Hilo Court building utilizes both Sheriff Deputies and private security at their site. Having the Kona Court right next to the current Civic Center may raise issues as far as where the responsibility of security personnel ends from one site to the other. The location of this site also raises the concern of traffic since Kealahkehe High School is nearby and Kealahkehe Parkway is the main route to and from the school.

4. Site D (Lanihau/DHHL-Kealahkehe Parkway) This site is the largest one of the choices and, therefore, will likely offer greater parking area. It is still in close proximity to the Civic Center without being right next door. It is close to Kealahkehe High School, but is not between the school and the main highway which may be slightly more advantageous than Sites B and C. However, it is very close to a residential area which could cause problems should there be an escape or violent confrontation as does happen from time to time at criminal courts. It should be noted that this site could be very advantageous for any judiciary employees who reside in the nearby neighborhoods.

5. Site E (La'i'Opua/Ane Keohokalole Hwy) In my humble opinion, this site is a very poor choice. While it does

9/14/2011

offer two ways in (Palani Road and Kealahou Parkway) both of those roads are used by students, staff and parents taking their children to Kealahou High School as well as Kealahou Intermediate, Kealahou Elementary and Kamehameha Schools. Also, according to the website www.discoverkamakana.com the Kamakana Villages at Keahou development is scheduled to begin building in 2011 with continued construction to build 2,330 homes as well as school facilities, parks, a neighborhood center, etc. This translates to continuous noise and dust during court sessions and judiciary business as well as traffic problems for anyone who attempts to come to court via Palani Road.

6. Site F (Makalapua Center) is the most ideal since it is located close enough to the main highway for easy access, is within approximately one mile of the police station and approximately 2.5 miles of the West Hawaii Civic Center and is not located near any residential areas. The size of the site is also ideal at 10 acres.

I hope that my input will be valuable and I am available should you have any questions.

Mahalo,

Shawn M. Lathrop
Sr. Probation Officer
(808) 443-2175



PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hitoshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AIA, LEED AP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AIA, LEED AP

Charles Y. Kameshiro
AIA, LEED AP

Jeffrey H. Overton
AIA, LEED AP

Christine Mendes Ruotola
AIA, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

December 5, 2011

Mr. Shawn M. Lathrop
Sr. Probation Officer Shawn Lathrop
Lenders Document Building
77-6399 Nalani Street Suite 3-C
Kailua-Kona, HI 96740

Subject: Response to Comments on the Draft Environmental Impact Statement for the Proposed Kona Judiciary Site Selection/EIS

Dear Mr. Lathrop:

Thank you for your comment letters dated September 14, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

1. We understand your position that Candidate Site A: Kaloko Makai is a poor option based on its' location, response time from police, and potential wear and tear to State vehicles.
2. Your concerns are noted that Candidate Site B: Kealahou (1) may create localized traffic congestion at the corner of Queen Ka'ahumanu Highway and Kealahou Parkway, also that the site may be subject to temporary fugitive dust impacts from the construction staging area adjacent to Ka'ahumanu Highway.
3. We acknowledge the potential benefit Candidate Site C: Civic Center would offer by co-locating the Judiciary Complex and the existing West Hawai'i Civic Center. Your potential concerns with this site are noted, such as smaller site size, jurisdiction of security staff, and traffic congestion. Your comments illustrate the advantage of site size at Candidate Site D: Lanihau/DHHL which would afford additional parking area. The nearby residential areas could be an advantage for judiciary employees who live there and have a minimal commute, but it could also raise concerns due to proximity of criminal court operations to residences.
4. Although Candidate Site E: La'i'Opua offers two access points, we note your opinion that it is not the best choice for the Judiciary Complex due to its proximity to nearby schools and potential conflicts with future construction of the Kamakana Villages at Keahou development.
5. We note your comments that Candidate Site F: Makalapua Center is conveniently located and of ideal size.

We appreciate your participation in the environmental review process.

Mr. Shawn M. Lathrop
Sr. Probation Officer Shawn Lathrop
Lenders Document Building
Page 2 of 2

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal



STANFORD CARR DEVELOPMENT, LLC

* September 16, 2011

Jeff Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Re: Comments on the Kona Judiciary Complex Site Selection Draft Environmental Impact Statement

Dear Jeff:

Thank you for the opportunity to provide comments on the recently released Draft Environmental Impact Statement (DEIS) for the Kona Judiciary Complex Site Selection.

First of all, as noted in previous correspondence to you (May 23, 2011), SCD - TSA Kaloko Makai LLC is willing to convey to the State, at no cost to the State, 10-acres of land within the Kaloko Makai project for the Kona Judiciary Complex. In making this offer, we did not pick a specific site. We note that someone else picked the site noted in the DEIS.

Not knowing the criteria that would be used in the analysis, we did not comment on the site location. As noted in the DEIS, Kaloko Makai remains flexible on the shape, size and location of the Judiciary Complex within Kaloko Makai. We believe the DEIS site selected within Kaloko Makai automatically downgrades its standing in the site selection process and essentially eliminates it from consideration. If a different site was selected, we believe it would rank significantly higher than the present Kaloko Makai site, noted in the DEIS.

As such, we are requesting that you relocate the Kaloko Makai site to be evaluated in this site selection process. We believe an appropriate site for the Judiciary is at the north-makai corner of the Hina Lani Street/Ane Keohokālole Highway intersection. Because archaeological, cultural and biological consultants (Cultural Surveys and Rana) used in the Site Selection DEIS are the same that analyzed the Kaloko Makai project for its DEIS, we do not believe this change will unduly delay nor increase the cost of the Site Selection EIS.

Based on this relocation, we believe the following represents appropriate site selection evaluations, based on the site criteria noted in the DEIS. For ease of review, we provide comments related to the 25 criteria used in the Site Selection DEIS.

Criterion 1. Site Size/Buildable Area - We concur with your conclusion that the site evaluation is "Good."

Criterion 2. Slope - We concur with your conclusion that the site evaluation is "Fair."

Criterion 3. Lot Configuration - While you note, "The landowner is flexible in setting the project boundaries," you rated the shape as "Fair"; this is inappropriate. Someone else defined the size and shape of the site; you may reconfigure the

length-to-width ratio to be between 1.5:1 and 2.5:1, so the site will be referenced as "Good."

Criterion 4. Scenic Value - We concur with your conclusion that the site evaluation is "Good."

Criterion 5. Adequacy of Water - As noted in the April 26, 2011 letter from the Hawai'i County Department of Water Supply "Water can be made available from existing 8-inch and 20-inch waterlines within Hina Lani Street fronting the project site. Please note that the 20-inch waterline is adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use." This is identical language used in other sites that earned a "Good" evaluation. Since the relocated Kaloko Makai site will be adjoining Hina Lani Street and there are no added costs for water supply, the site should earn a "Good" evaluation under this Criterion.

Criterion 6. Adequacy of Wastewater - The evaluation incorrectly notes Kaloko Makai "infrastructure improvements (including wastewater) are anticipated to be completed by 2025." As noted in the recently released DEIS for Kaloko Makai, the project will be developed in phases and the Judiciary Complex site within Kaloko Makai will be in the first phase. Also as noted in the Kaloko Makai DEIS, "(t)he first residential product at Kaloko Makai is projected to be available for sale in 2015." Likewise, "the first finished commercial building products are assumed to be available for use in about 2015." Adequate infrastructure, including wastewater, is expected to be available to the Judiciary site at that time. We believe the evaluation under this Criterion should be changed to "Good."

Criterion 7. Adequacy of Drainage We concur with your conclusion that the site evaluation is "Fair."

Criterion 8. Adequacy of Power and Communications - As noted above (Criterion 6,) adequate infrastructure, including Power and Communications, are expected to be available to the Judiciary site with the first phase of the project. We believe the evaluation under this Criterion should be changed to "Good."

Criterion 9. Automobile Access - Since the relocated site within Kaloko Makai will front Hina Lani Street, additional cost for access and extension of Ane Keohokālole Highway is not required. We believe the evaluation under this Criterion should be changed to "Good."

Criterion 10. Pedestrian Access - We disagree with your assessment on two levels. First, with a relocated site adjoining Hina Lani, there is adequate Pedestrian Access to the site. More importantly, the evaluation takes a narrow, present day snapshot view of the site. As noted in the Kaloko Makai DEIS, as well as the provisions noted in the Kona Community Development Plan (Kona CDP,) "(t)he Kaloko Makai project was conceived, planned and designed to be consistent with the Hawai'i County General Plan, the K-to-K Plan and the Kona Community Development Plan (Kona CDP). Over the 30-year projected development schedule, 5,000 homes will be integrated into transit- and pedestrian-oriented urban and traditional neighborhood centers. We believe the evaluation under this Criterion should be changed to "Good."

Criterion 11. Availability to Public Bus Service - As noted above (Criterion 10,) the Kona CDP calls for the site to integrate transit and pedestrian-oriented uses in the project. Kaloko Makai is identified as a Neighborhood Transit Oriented Development (TOD) in the Kona CDP. Kaloko Makai will be a "Transit Oriented Development" (TOD) and "Traditional Neighborhood Design" (TND) community consistent with the Guiding Principles and Elements of the Kona Community Development Plan. The Kaloko Makai central TOD village is designed around a transit station and made up of three neighborhoods, centered on venues of community-wide importance (such as the potential regional hospital and/or schools/parks). We believe the evaluation under this Criterion should be changed to "Good."

Criterion 12. Botanical and Wildlife Resources - After extensive and repeated inventory inspections, no threatened or endangered (T&E) species are found on the relocated site identified for the Judiciary Complex. Some T&E plants are found within the Kaloko Makai project; in response to this, Kaloko Makai incorporates a large portion (150-acres) of the dryland forest into the Kaloko Makai Dryland Forest Preserve. In addition, a Habitat Conservation Plan and associated Incidental Take License are incorporated into the Kaloko Makai DEIS. By preserving these 150-acres, Kaloko Makai is ensuring that the Kaloko dryland forest is preserved for generations to come. No T&E plants affect the site; because of this, we believe the evaluation under this Criterion should be changed to "Good."

Criterion 13. Historical/Archaeological Resources - There are no archaeological features or preserve areas in the relocated site. Therefore, we believe the evaluation under this Criterion should be changed to "Good."

Criterion 14. Air Quality/Industrial and Agricultural Nuisances - We concur with your conclusion that the site evaluation is "Good."

Criterion 15. Hazardous Materials - We concur with your conclusion that the site evaluation is "Good."

Criterion 16. SLUD - The relocated site is within the Agricultural Land Use district. As you know, Counties have jurisdiction for processing land use district boundary amendment petitions for all lands of 15 acres or less in the urban, rural and agricultural districts within their jurisdiction. Per the Kona CDP, the Planning Director, Planning Commission and County Council shall review a Village Design Zone Project District application with a rebuttable presumption that the project furthers the Purpose of Chapter 25 Zoning Code and is consistent with the goals, objectives, and policies of the County General Plan and County of Hawai'i CDP, provided that the proposed location is generally consistent with the Official County of Hawai'i Land Use Map and the master plan consistent with the Village Design Zone. Since the site complies with the aforementioned goals, etc, we believe the evaluation should remain as "Good."

Criterion 17. LUPAG - We concur with your conclusion that the site evaluation is "Good."

Criterion 18. Within Kona CDP TOD Designation - Presently, Kaloko Makai is within the Neighborhood TOD designation of the Kona CDP. Policy ECON-1.1 of the Kona CDP states that a hospital serves as a stimulus for the healthcare industry. It

further states that Kona needs a new hospital to replace its existing outdated and out-of-place facility, and that the hospital should be located on Keohokālole Highway (Mid-Level Road) for optimum accessibility by automobile or transit. The Kona CDP encourages the private sector to negotiate a site for the hospital by granting any TOD designated as a Neighborhood TOD, automatic Regional TOD status. As noted in the Kaloko Makai DEIS, Kaloko Makai is in active discussion with the Hawaii Health Systems Corporation and the Kona Community Hospital and has offered 40-acres of land for the hospital use – correspondence related to this is noted in the Kaloko Makai DEIS. However, we believe you have oversimplified the analysis by differentiating only between the Neighborhood and Regional Center categories. In part, we suspect you did this to suggest that as a RCD, there will be adequate land near and surrounding the site that can be used for Judiciary support and attorney uses. Kaloko Makai is incorporating complementary land uses adjoining the relocated Judiciary Complex site in its master plan to assure there is adequate room for Judiciary support uses. Therefore, we believe the evaluation under this Criterion should be changed to "Good."

Criterion 19. National Flood Insurance Program - We concur with your conclusion that the site evaluation is "Good."

Criterion 20. Interference with Institutions - We concur with your conclusion that the site evaluation is "Good."

Criterion 21. Surrounding Land Use - We concur with your conclusion that the site evaluation is "Good."

Criterion 22. Land Ownership/Management - We concur with your conclusion that the site evaluation is "Good."

Criterion 23. Proximity to Kailua-Kona Urban Area (Private Law Offices and Attorneys) - We believe you have oversimplified the analysis by suggesting that proximity to existing law offices and support uses in the Kailua-Kona urban area suggests a benefit for a candidate site. The Kona CDP suggests a redevelopment of Kailua Village; with a Judiciary Complex situated miles from Kailua, it is expected that the existing attorney and support offices will want to locate closer to the Judiciary Complex. Likewise, your evaluation that Kaloko Makai is more than 2-miles from the urban area is incorrect. As noted in the Kona CDP, Kaloko Makai is within the Kona Urban Area and centrally situated in the designated growth area of Kailua to Kona Airport. Either this Criterion should be dropped or Kaloko Makai should be evaluated as "Good," due to the planned support development incorporated into the Kaloko Makai Master Plan.

Criterion 24. Proximity to West Hawaii Civic Center - As with the Criterion 23 above, there is no correlation between proximity of the County Civic Center to the needs of the Judiciary Complex. There is no link between the two. Parties to a legal action at the Judiciary, whether parties to a case or their attorneys, do not also need the services offered at the County Civic Center, relative to their case. People do not go to renew their vehicle registration, visit the Planning or Public Works Department or the myriad other County services at the Civic Center in conjunction with their legal matters going on in the Judiciary Complex. If that is

really the case, you also overlook the Kona CDP "Official" maps noting the urban area, TODs, transportation systems and transit routes. Either this Criterion should be dropped or Kaloko Makai should be evaluated as "Good," due to the planned support development incorporated into the Kaloko Makai Master Plan.

Criterion 25. Aesthetics and Judicial Setting - We concur with your conclusion that the site evaluation is "Good."

While you reference costs associated with each site in your evaluation, you do not include cost as a criterion. Cost does matter, especially in today's economic climate. Some properties under consideration must be purchased or leased – as noted the Kaloko Makai site is offered to the State at no cost. In addition, an additional \$2.8-million for on-site development costs is estimated to address site concerns for alternative site #G. If not used as a criterion, costs for acquisition/additional site costs should be noted in the final review of the sites (i.e. page 4-38.)

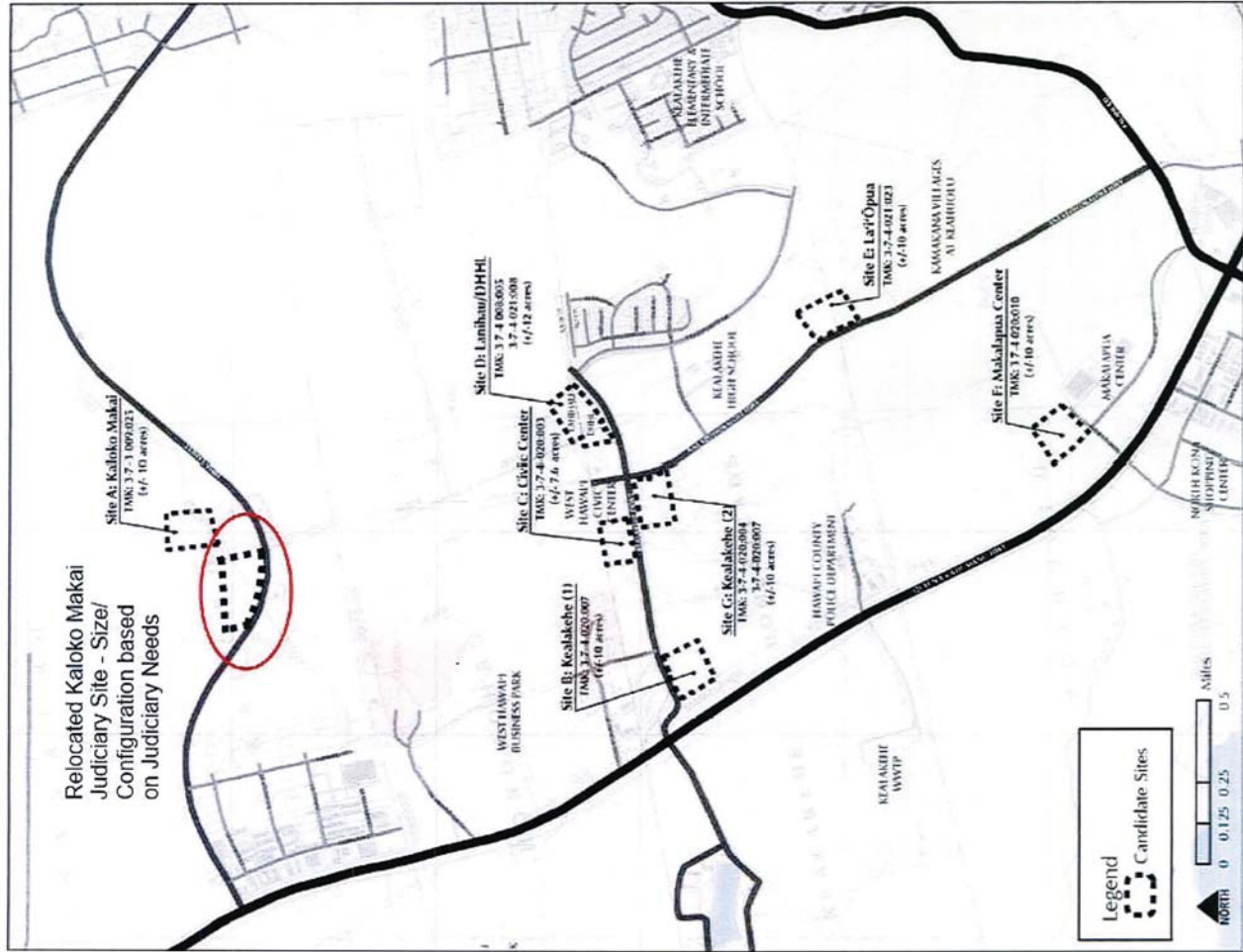
We noted above that our Master Plan incorporates complementary uses to serve the Judiciary Complex needs, including attorneys' office and other support uses. In addition, we propose a 120-unit Lodge and Business Center that will be located at the TOD village core and cater to the business market. Its location within the TOD core provides convenient walking access to the uses and activities, including the transit station. The Kaloko Makai Lodge and Business Center will provide accommodations, restaurant services and business services in conjunction with the general business/leisure demands generated by the uses in the Kaloko Makai TOD and the surrounding community. Likewise, the Judiciary complex will periodically draw attorneys, parties to cases, friends and family, and others associated with the activities of the Judiciary Complex who do not live in the immediate vicinity of the complex.

As you can see, we believe that the Kaloko Makai site offers the greatest opportunities and benefits for the Kona Judiciary Complex and represents the best choice in the site selection process. As noted, we did not select the site in your initial evaluation and we did not know the criterion to be used in the analysis. We request that you relocate the site to the north-makai corner of the Hina Lani Street/Ane Keohokālole Highway intersection. This will afford utilities and pedestrian/vehicular access to the site and immediate access for construction of the Judiciary Complex.

Aloha,



Stanford S. Carr
SCD-TSA Kaloko Makai, LLC



December 5, 2011

Stanford S. Carr
Attn: Peter Phillips, Project Manager/Planner
Stanford Carr Development (SCD)
Alakea Corporate Tower
1100 Alakea Street, 27th Floor
Honolulu, HI 96813

PRINCIPALS

Francis S. Oda, AIA, LEED AP
Norman G.Y. Hong, AIA

Sheriff B. Saaman, AIA, ASID, LEED AP

Hiroshi Hida, AIA

Roy H. Nihel, AIA, CSI, LEED AP

Ralph E. Portmore, AIA, LEED AP

James I. Nishimoto, AIA

Stephen Yuen, AIA

Linda C. Miki, AIA

George I. Atza, AIA, LEED AP

Charles Y. Kamehira, AIA, LEED AP

Jeffrey H. Overton, AIA, LEED AP

Christine Mendes Ruatale, AIA, LEED AP

James L. Stone, AIA, LEED AP

Katherine M. MacNeil, AIA, LEED AP

Tom Young, MBA, AIA

Paul T. Matsuda, PE, LEED AP

Subject: Response to Comments on the Draft Environmental Impact Statement for Proposed Kona Judiciary Site Selection/EIS Project

Dear Mr. Carr:

Thank you for your comment letter dated September 16, 2011 concerning Comments on the Kona Judiciary Site Selection Draft Environmental Impact Statement (EIS).

The project team appreciates SCD – TSA Kaloko Makai LLC's offer to convey 10-acres of land within the Kaloko Makai project at no cost to the State.

The Kaloko Makai site selected for evaluation in the EIS was chosen from the list of eight (8) SCD site locations provided in your letter and map sent by Peter Phillips dated October 25, 2010 (attached). A preliminary list of site selection criteria was provided in the EIS Preparation Notice published in November 2010. The location for Candidate Site A was identified by the project team to best meet the needs of the Judiciary.

We acknowledge SCD – TSA Kaloko Makai LLC's request to relocate its' Candidate Site to the north-makai corner of the Hina Lani Street/Ane Keohokalole Highway. At this point in the site selection and environmental review process, the team will not consider relocation of the Candidate Sites. Your proposed relocated site was not originally offered as an option in October 25, 2010 communication from SCD. The team evaluated individual criterion ratings for existing Candidate Sites based on the supporting evidence and team consensus. Evaluation ratings for all Candidate Sites will be reconsidered for the Final EIS and will take into account applicable facts provided through the public comment process.

Information provided in the Kaloko Makai Draft EIS and your comment letter was taken into account and the following changes pertaining to Candidate Site A: Kaloko Makai were made in the Kona Judiciary Complex Final EIS. Changes are shown with additions highlighted in 25% gray, and deletions shown in strikethrough.

Criterion 3: Lot Configuration

The Kaloko Makai site rating for Criterion 3: Lot Configuration was adjusted from "Fair" to "Good" to reflect the landowner's willingness to adjust the lot configuration at the designated Candidate Site.

Candidate Site	Rating	Evaluation for Rating (Lot Configuration)
A Kaloko Makai	FAIR GOOD*	The average length to width ratio of the site is 1.3:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries adjusting lot configuration at the designated site.
B Kealahkehe (1)	FAIR	The average length to width ratio of the site is 1.2:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
C Civic Center	GOOD	The average length to width ratio of the site is 1.5:1.
D Lanihau/DHHL	GOOD	The average length to width ratio of the site is 1.7:1.
E La'i'Opua	FAIR GOOD*	The average length to width ratio of the site is 1.4:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries adjusting lot configuration at the designated site.
F Makalapua Center	FAIR	The average length to width ratio of the site is 1.1:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
G Kealahkehe (2)	GOOD	The average length to width ratio of the site is 1.5:1.

*Rating change based on information provided by the landowner.

Criterion 5: Adequacy of Water

Based on timing of infrastructure improvements discussed in the Kaloko Makai Draft EIS, Criterion 5: Adequacy of Water was adjusted from "Poor" to "Fair" to reflect anticipated infrastructure improvements within five (5) years. The Final EIS adjusted rating and site evaluation tables are shown below.

5. **Adequacy of Water** – The site should have a potable water supply with adequate capacity to support the needs of the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The site has adequate water source, transmission lines, and storage capacity to meet ultimate new facility needs, including fire protection. The site has available County DWS water unit allocations.	G

Acceptable (Fair) – The existing water system requires modest improvements to provide adequate service to meet the needs of the new facility. These improvements are anticipated by others within five (5) years. County DWS water unit allocations are unknown.	F
Unfavorable (Poor) – The site has an inadequate water supply and will require the development of a new water system, or major improvements to the existing water system to meet the new facility's needs (i.e., development of a new source, transmission, and/or storage reservoir). No improvements are currently planned. The site does not have sufficient County DWS water unit allocations.	P

Criterion 5. Adequacy of Water – The site should have a water supply of adequate capacity to support the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Water)
A Kaloko Makai	POOR FAIR*	The North Kona water system is anticipated to support the projected potable water and fire flow demand at this location. The Kaloko Makai EISPN indicates infrastructure improvements are anticipated to be completed by 2025. In the next five (5) years, infrastructure improvements are not anticipated to be in place by facility opening in 2017. County DWS has indicated that water unit allocations are sufficient.
B Kealahkehe (1)	GOOD	The County Department of Water Supply (DWS) has indicated that the existing 20-inch waterline adjacent to the project site in Kealahkehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
C Civic Center	GOOD POOR**	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealahkehe Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are not sufficient.
D Lanihau/DHHL	GOOD	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealahkehe Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has

		indicated that water unit allocations are sufficient, and Lanihau has an actual water credit.
E La'i'Opua	FAIR POOR**	The County DWS has indicated that the existing 16-inch waterline in Keanalēhu Drive is adequate to provide the minimum fireflow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site. County DWS has indicated that water unit allocations and current water credit totals for La'i'Opua 2020 are not sufficient.
F Makalapua Center	GOOD	The County DWS has indicated that the existing 12-inch stubout in the vicinity of the project site at the intersection of Makala Boulevard and Kamakaeha Avenue is adequate to provide the minimum fireflow to the project. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
G Kealakehe (2)	GOOD	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

**Rating change based on information provided in the Civil Infrastructure Analyses (October 2011). See Appendix E.

Criterion 6: Adequacy of Wastewater

Criterion 6: Adequacy of Wastewater was adjusted from "Poor" to "Fair" to reflect anticipated infrastructure improvements within five (5) years. The Final EIS adjusted site evaluation table is shown below.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Wastewater)
A Kaloko Makai	POOR FAIR*	There is no wastewater collection system within Hina Lani Street. The Kaloko Makai ESPN indicates infrastructure improvements (including wastewater) are anticipated to be completed by 2025 in the next five (5) years. Infrastructure

		improvements are not anticipated to be in place by facility opening in 2017.
B Kealakehe (1)	FAIR	There is currently an existing 18-inch County sewer line which upsizes to a 27-inch sewer line in Kealakehe Parkway approximately 700 feet mauka of the site. A lengthy sewer extension of approximately 700 feet will be required to serve the project site. The site is given a "Fair" rating due to the distance and extension required to serve the site. The County is planning to complete capacity improvements to the Kealakehe Wastewater Treatment Plant (KWWTP) by 2017.
C Civic Center	GOOD	An existing 18-inch County sewer line is located in Kealakehe Parkway fronting the project site. Connection to the site will require encroachment into the State right-of-way to cross Kealakehe Parkway. The County is planning to complete capacity improvements to the KWWTP by 2017.
D Lanihau/DHHL	GOOD	An existing 10-inch County sewer line is located in Kealakehe Parkway fronting the Lanihau/DHHL site, which is adequate to serve the project. The County is planning to complete capacity improvements to the KWWTP by 2017.
E La'i'Opua	FAIR	From the site, the closest connection to the County's sewer system is a 15-inch line currently being installed in the future Ane Keohokalole Highway, expected to be complete by 2012. The County is planning to complete capacity improvements to the KWWTP by 2017.
F Makalapua Center	GOOD	The closest connection point to the County's sewer system for the Makalapua site is a 10-inch sewer line located at the intersection of Makala Boulevard and Kamakaeha Avenue. The County is planning to complete capacity improvements to the KWWTP by 2017.
G Kealakehe (2)	GOOD	An 18-inch County sewer line is located in Kealakehe Parkway fronting the site. The County is planning to complete capacity improvements to the KWWTP by 2017.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

Criterion 8: Adequacy of Power and Communications

Criterion 8: Adequacy of Power and Communications was adjusted from "Poor" to "Fair" to reflect anticipated infrastructure improvements within five (5) years. The Final EIS adjusted site evaluation table is shown below.

Candidate Site	Rating	Evaluation for Rating (Power and Communications)
A Kaloko Makai	POOR FAIR*	Limited power and communication lines are available in Hina Lani Street. Extension of power and communication services to the site would be required are anticipated within five (5) years.
B Kealahke (1)	GOOD	Power and communication infrastructure is available within Kealahke Parkway to serve the site.
C Civic Center	GOOD	Power and communication infrastructure is available within Kealahke Parkway to serve the site.
D Lanihau/DHHL	GOOD	Power and communication infrastructure is available within Kealahke Parkway to serve the site.
E La'i'Opua	FAIR	Power and communication lines will require modest extension to serve the site.
F Makalapua Center	GOOD	Power and communication infrastructure is available within Makala Boulevard to serve the site.
G Kealahke (2)	GOOD	Power and communication infrastructure is available within Kealahke Parkway to serve the site.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

Criterion 9: Adequacy of Automobile Access

Criterion 9: Adequacy of Automobile Access was adjusted from "Poor" to "Fair" to reflect anticipated infrastructure improvements within five (5) years. The Final EIS adjusted site evaluation table is shown below.

Candidate Site	Rating	Evaluation for Rating (Automobile Access)
A Kaloko Makai	POOR FAIR*	Ingress and egress from the site would require a roadway extension to be constructed from Hina Lani Street (a future phase of Ane Keohokalole Highway). This access improvement is anticipated within five (5) years.
B Kealahke (1)	GOOD	Access to the site is provided from Kealahke Parkway. A new access road may mauka of the site may be built opposite Kamanu Street.
C Civic Center	GOOD	Access to the site will be provided from either Kealahke Parkway or a new access road directly mauka of the site.
D Lanihau/DHHL	GOOD	The site is currently served by Kealahke Parkway. The future Ane Keohokalole Highway extension will also serve the site, scheduled for completion in 2012.

E La'i'Opua	GOOD	Access to the site will be provided from the Ane Keohokalole Highway extension to be completed in 2012.
F Makalapua Center	GOOD	Roadway access to the Makalapua site is provided by Makala Boulevard.
G Kealahke (2)	GOOD	Roadway access to the site is provided by Kealahke Parkway to the north and Ane Keohokalole Highway to the east.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

Criterion 10: Adequacy of Pedestrian Access

Criterion 10: Adequacy of Pedestrian Access was adjusted from "Poor" to "Fair" to reflect anticipated infrastructure improvements within five (5) years. The Final EIS adjusted site evaluation table is shown below.

Candidate Site	Rating	Evaluation for Rating (Pedestrian Access)
A Kaloko Makai	POOR FAIR*	There is no existing pedestrian access fronting the site, nor is there a walkway system serving the area. Improvements by landowner are not anticipated within five (5) years.
B Kealahke (1)	POOR	There is no existing pedestrian access fronting the site. Sidewalks and bike lanes are planned for Kealahke Parkway, the timing for which is unknown.
C Civic Center	GOOD	Pedestrian access is via an existing four-foot wide concrete sidewalk fronting the site along Kealahke Parkway.
D Lanihau/DHHL	GOOD	Pedestrian access is via an existing four-foot wide concrete sidewalk fronting the site along Kealahke Parkway.
E La'i'Opua	GOOD	Sidewalks and bike lanes are under construction along Ane Keohokalole Highway fronting the site.
F Makalapua Center	FAIR	There are no existing sidewalks along Makala Boulevard fronting the site. Sidewalks and bike lanes are planned for Makala Boulevard; the timing for these is unknown.
G Kealahke (2)	FAIR	There is no existing pedestrian access fronting the site. There are 10-foot wide concrete sidewalks located across from the site along Kealahke Parkway and Ane Keohokalole Highway. Sidewalks and bike lanes are planned for the mauka-bound portion of Kealahke Parkway, and makai of Ane Keohokalole Highway; the timing for these is unknown.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

Criterion 11: Availability to Public Bus Service

We understand the Kaloko Makai project is located within a Neighborhood TOD in the Kona CDP, however, because the timing of bus service to this location is unknown, the rating will remain unchanged per the current site evaluation criteria.

Criterion 12: Botanical and Wildlife Resources

The site rating is based on biological surveys conducted by Rana Biological Consulting, Inc. and AECOS Consultants. The rating will remain consistent with the biological survey.

Criterion 18: Within Kona CDP TOD Designation

We understand the presence of a hospital within a Neighborhood TOD could warrant redesignation to a Regional TOD, per the Kona CDP. However, for consistency, the ratings in this category will be based on the current TOD designation. No change to this rating is proposed.

Criterion 23: Proximity to Kailua-Kona Urban Area

Thank you for calling attention to the incorrect reference to the Kona CDP "Kona Urban Area". The references to the Kailua-Kona "urban area" have been replaced with Kailua-Kona "town." The Final EIS adjusted rating and site evaluation tables are shown below.

- 23. Proximity to Kailua-Kona Urban-Area Town (Private Law Offices & Attorneys)** – The new facility should be located close to existing government offices and attorneys' offices in the Kailua-Kona urban area. Refer to *Figure 2-7*.

Specific Criterion Rating		Rating
Favorable (Good) – The site is located within walking distance (one-quarter mile) of Kailua-Kona urban-area town.		G
Acceptable (Fair) – The site is located within a short driving distance two (2) miles of Kailua-Kona urban-area town.		F
Unfavorable (Poor) – The site is located more than two (2) miles from Kailua-Kona urban-area town.		P

- Criterion 23. Proximity to Kailua-Kona Urban-Area Town (Private Law Offices & Attorneys)** – The new facility should be located close to existing government offices and attorneys' offices in the Kailua-Kona urban area.

Candidate Site	Rating	Evaluation for Rating (Proximity to Kailua-Kona)
A Kaloko Makai	POOR	The site is located more than two (2) miles north of the Kailua-Kona urban-area town.

B Kealahou (1)	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban-area town.
C Civic Center	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban-area town.
D Lanihau/DHHL	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban-area town.
E La'i/Opua	FAIR	The site is located within two (2) miles from the Kailua-Kona urban-area town.
F Makalapua Center	GOOD	The site is located within one-quarter (0.25) mile of the edge of the Kailua-Kona urban-area town.
G Kealahou (2)	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban-area town.

Criterion 24: Proximity to West Hawai'i Civic Center

The West Hawai'i Civic Center (WHCC) has been upheld as an essential linkage point for the future Judiciary Complex by the Judiciary of the State of Hawai'i, the State Department of Accounting and General Services, the County and project stakeholders. Proximity to the WHCC has been emphasized by members of the community as an important criterion in the evaluation process.

The project team understands that cost plays an important role in the overall evaluation of Candidate Sites. Acquisition and/or leasing costs for the Candidate Sites are based on rough estimates, therefore evaluative rating based on cost was considered premature. Site costs are an issue of public concern. Pages 4-33 through 4-35 of the Draft EIS are dedicated to the analysis of preliminary cost estimates. The offer for Candidate Site A: Kaloko Makai "at no cost" to the State is reflected in this section.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Final EIS.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

Attachment: October 25, 2010 Letter from Pete Phillips of Stanford Carr Development to Rachel Shaak of Group 70 International, Inc.

Rachel Shaak
Group 70 International, Inc.
925 Bethel Street, 5th floor
Honolulu, HI 96813-4307

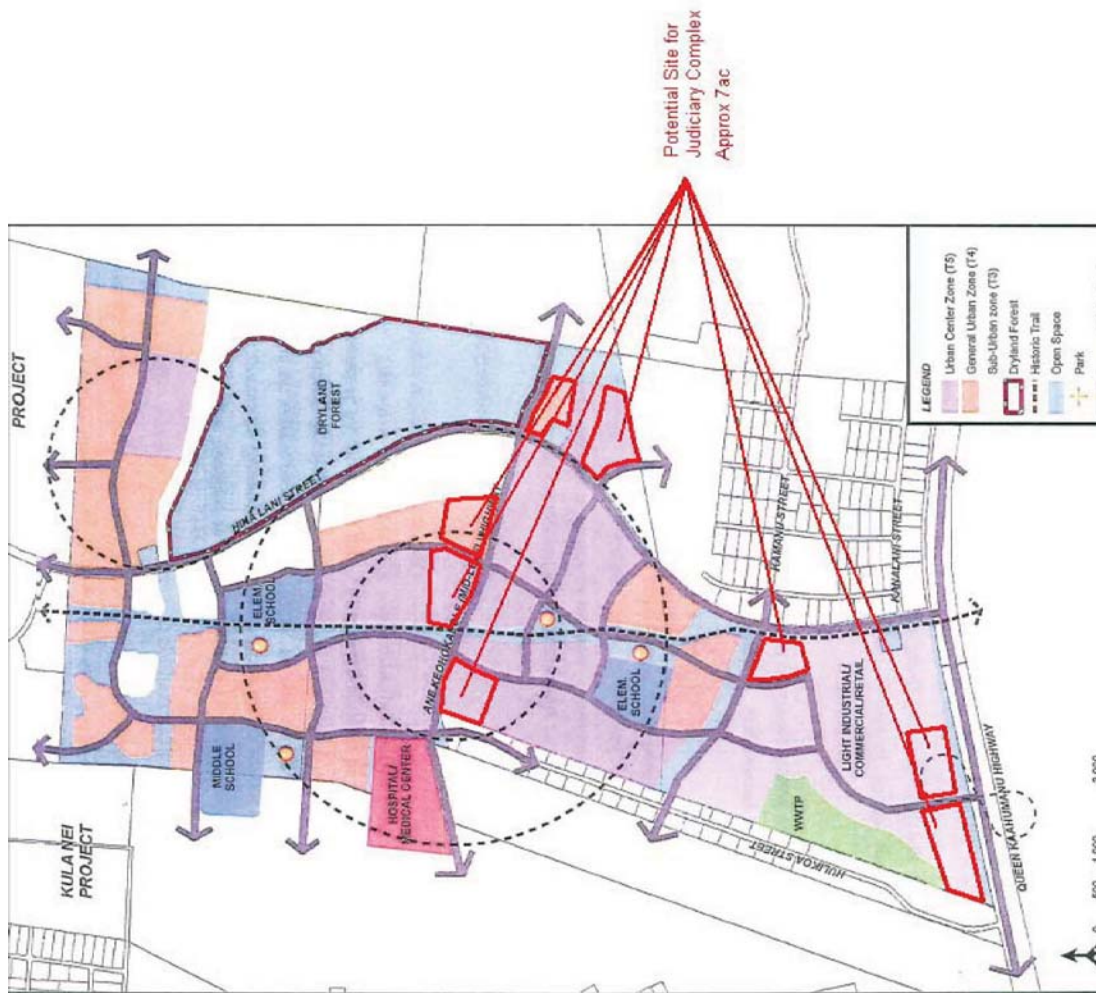
Dear Ms. Shaak:

Thank you for your letter stating that our site is being considered as one of the ten (10) potential sites for the Judiciary complex. We appreciate the opportunity to further discuss this site selection at more length and have included a site plan with potential locations to house a Judiciary Complex of this size at Kaleko Makai.

Aloha,

20

Pete Phillips
Stanford Carr Development
Project Manager/Planner



Van PERNIS - VANCIL

Attorneys at Law, A Law Corporation
MARK V an PERNIS [shervsv@hawaii.rr.com] - GARY W. VANCIL [vsv@hawaii.rr.com]
75-167F Hualalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

September 6, 2011

Joseph Earing, DAGS
Planning Branch
Post Office 119
Honolulu, Hawaii 96818

Re: Kona (West Hawaii) Judiciary Site Selection

Dear Mr. Earing,

I am responding to the letters of Group 70 International, Inc.'s Jeffrey H. Overton dated August 15, 2011 concerning the above, which were recently delivered to me.

I refer you to my past letters of November 1, 2010 and March 8, 2011 concerning this matter. A copy of my March 8, 2011 letter is enclosed.

The use of the name "Kona" is misleading. The Courthouse and related State facilities will serve the Districts of South Kohala, North Kona, South Kona and parts of Kau (Hawaiian Ocean View Estates), and perhaps part of North Kohala. Thus the area is greater than what's known as "Kona," and instead is generally known as "West Hawaii."

Seven sites, an excessive member, are now identified. Sites C and G are certainly acceptable, being appropriately located in relation to the West Hawaii Civic Center and are easily accessible from major new streets. West Hawaii deserves the same combined County and State governmental services location for the entire area of West Hawaii served by the Kona Division of the Third Circuit Court as has East Hawaii, Honolulu, etc. Site B, D and E are considerably less acceptable, with D close to a residential area, and B and E too far from the Civic Center.

Sites A and F are atrocious.

Site A is far removed from the Civic Center, and too far north vis a vis providing services to the entire area served by the Kona Division of the Third Circuit Court. It also has accessibility problems, and will create traffic congestion by encouraging the use of substandard Mamalahoa Highway and Palani Road for mauka access from areas to the south. Also, site A is in an area intended for extensive residential development, and thus a governmental complex, likely to include a corrections facility, is inappropriate. And isn't urban sprawl encouraged and promoted by moving the State facility so far from the County Civic Center? Particularly offensive is that site A is privately owned. It appears that Site A has been adjusted in order to get it included on this final list. Is Group 70 serving the public interest by including this inappropriate site which

Joseph Earing, DAGS
Planning Branch
September 6, 2011
Page Two

may be owned by a past or present client or its affiliate? See the enclosed GROUP 70's POTENTIAL OR ACTUAL CONFLICT OF INTEREST RE WEST HAWAII COURTHOUSE SITE SELECTION attached hereto.

Site F is also deplorable. Site F was included in the prior site selection of fifteen years ago and it is even less desirable now than then. It is too far south for the whole area to be served, too far from the Civic Center, and in an area that is too congested, and not served by the new highways that serve sites C, E and G. It is in an inappropriate area of extensive existing retail commercial development. This site was selected fifteen years ago, because the new highway infrastructure, County Civic Center, and development in the Keahole to Kailua area to the north then didn't then exist. They now exist and the long awaited excellent infrastructure for site C, E and G are now present. Thus times and new infrastructure have passed this congested site F by. This site selection fifteen years ago and was a gift to developer Duncan MacNaughton and Queen Liliuokalani Trust, and it would be a gift now. It is very questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. the landowner wouldn't agree to or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future, increased costs (transportation from corrections facility to courthouse), increased traffic, inconvenience to defense counsel, and urban sprawl when a corrections facility is placed elsewhere.

Sites C and G are the obvious superior sites, with site C being the best. The slight grade of these sites present no significant or serious problem, as is demonstrated by the huge West Hawaii Civic Center complex which was constructed on time and on budget. A copy of the map provided to me is enclosed herewith.

Thank you for this opportunity to further comment after being officially and individually involved in promoting a new Judicial facilities in West Hawaii for over twenty years.

Sincerely,



MARK VAN PERNIS

MVP/sam
Enclosure

c. Rep. Robert Herkes
Rep. Denny Coffman
Rep. Cindy Evans
Sen. Josh Green
Council Person Briney Smart
Council Person Brenda Ford
Council Person Angel Plugo
West Hawaii Bar Association, Robert Kim, Esq.
Margaret Masunaga, Esq.

Van PERNIS - VANCIL

Attorneys at Law, A Law Corporation
MARK VAN PERNIS (shervsv@hawaii.rr.com) - GARY W. VANCIL (vsv@hawaii.rr.com)
75-167F Hualalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

March 8, 2011

Joseph Earing, DAGS
Planning Branch
Post Office 119

Honolulu, Hawaii 96818

Group 70 International, Inc.
425 Bethel Street, 5th Floor
Honolulu, Hawaii 96813
kona.judiciary@group70intl.com

Re: Kona Judiciary

Dear Mr. Earing and Group 70,

One paragraph of the news release entitled "Location For New Kona Judiciary Complex Narrowed To Six Sites" states: "Although ten sites were initially identified in the Environmental Impact Statement Preparation Notice, four were added based on community input from public meeting in Kona and communications with State and County representatives and private land owners."

I was an attendee of that public meeting. There were no sites added "based on community input from a public meeting" or communications from State and County representatives. The four additional sites were announced by the Group 70 consultants at the beginning of the meeting as being added because the private land owners, being, past or present clients of Group 70, wanted them added.

I have been an attorney in West Hawaii since 1976. Thirty years ago I was a founding member of the West Hawaii Bar Association (WHB). Over twenty years ago I began working as co-chair of the WHB Courthouse Committee. Twenty years ago I was on a committee, along with other Big Island judges and attorneys, appointed by Chief Justice Ronald Moon that produced a report concerning the need for better judicial services in West Hawaii. Beginning a few years ago I was a member of a committee formed by the State Bar Association, which included its President, and prominent Honolulu and Kona attorneys, who worked for new court facilities in West Hawaii.

I participated extensively in the Judiciary's expensive and lengthy site selection process of fifteen years ago, which resulted in a site selection for a new West Hawaii facility. The

Joseph Earing, DAGS
Planning Branch
Group 70 International, Inc.
Marc 8, 2011
Page Two

process went no further than that due to the lack of political support in the Judiciary, DAGS, and the Legislature. Some of the sites in that selection process are repeated here.

I have previously provided written comments on the West Hawaii Kona Judiciary Site Selection process. The use of the name "KONA in the process is misleading. The Courthouse and related State facilities will serve the Districts of South Kohala, North Kona, South Kona and parts of Kau (Hawaiian Ocean View Estates), and perhaps part of North Kona. Thus the area is greater than what's known as "Kona," and instead is generally known as "West Hawaii."

My comments on the six sites identified in the news release are as follows.

1. The site identified as C Civic Center 3-7-4-020-007, is the best site. It is the right size (7.5579 acres), without any need for reclassification or subdivision and thus is immediately available. It is ideally situated to the new County's West Hawaii Civic Center, in the Keahole to Kailua development area, and centrally located to West Hawaii's existing and projected population. It has all necessary infrastructure and is serviced by existing major public roads from mauka and makai, and the new midlevel highway (The Keohokale Ane Highway) now under construction. It is surrounded by State lands available for other State facilities such as a Department of Corrections detention facility and State offices building. The construction of the Civic Center, on time and on budget, and had no problem with the property's slight grade.

2. Site E La'I'Opua 3-7-4-021-003, is the next best site, and provides more land for additional State facilities such as correctional and office facilities.

The remaining four sites all have significant negative characteristics for public facilities such as a West Hawaii Courthouse, correctional and office facilities.

3. Site A 3-7-3-009-025, is in a commercial area, too far makai (hot and not centrally located) will produce traffic congestion, and is too far from the County Civic Center. A major negative is that it is private land of a past or present client of the consultant Group 70, and will thus present increased costs and/or huge benefit for the owner. See the Addendum attached hereto. It is unlikely that this privately owned site would accept other State facilities such as the needed and intended correctional facility in this commercial area, and thus increased costs (transportation and manpower) would arise, and West Hawaii would be deprived of centralized facilities.

4. Site D Lanihau/DHHL 3-7-009-005, 3-7-4-021-008 adjoins a residential area, (vis a vis a future correctional facility), has poor access and greater access/infrastructure development cost.

5. Site B 3-7-4-02-007 is too far makai (hot and not centrally located. It is next to the regional dump, landfill, recycle station and green waste facility. This is a high traffic area of cars and trucks, with most Kona people hauling their own trash. Access is also problematic because only Queen Kaahumanu Highway would be involved unless millions are spent on bringing in new access from mauka via the new midlevel highway. It is not appropriate to have judicial and other State services located at the dump or this far makai where the public is busy doing other business. It was a mistake to locate a police station there (although we were grateful for getting anything at that time), and it was located there because the new infrastructure (midlevel road) we now have was not then present. Time and infrastructure development have passed this site by.

6. Site F Makalapua Center 3-7-4-002-016. Site F was included in the old site selection but it is even less desirable now than then. It is too far south for the whole area the Judiciary is to serve, too far from the Civic Center, and in an area that is too congested, and not served by the new highways that benefits sites C and E. It is in an inappropriate area of extensive existing retail commercial development. This site was selected fifteen years ago, because the new highway infrastructure, County Civic Center, and development in the Keahole to Kailua area to the north didn't then exist. Thus times and new infrastructure have now passed this congested site by. The site selection then was a gift to developer Duncan MacNaughton and Queen Liliuokalani Trust, and it would be a gift now. See Addendum. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future.

Thank you for the opportunity to provide comment on the West Hawaii Judiciary site selection.

Sincerely,

MVP/sam
Enclosure
c.
Rep. Robert Herkes
Rep. Denny Coffman
Rep. Cindy Evans
Sen. Josh Green
Council Person Briney Smart
Council Person Brenda Ford
Council Person Angel Pilago
West Hawaii Bar Association, Robert Kim, Esq.
Margaret Masunaga, Esq.
Gloria Yoshimoto

Van PERNIS - VANCIL

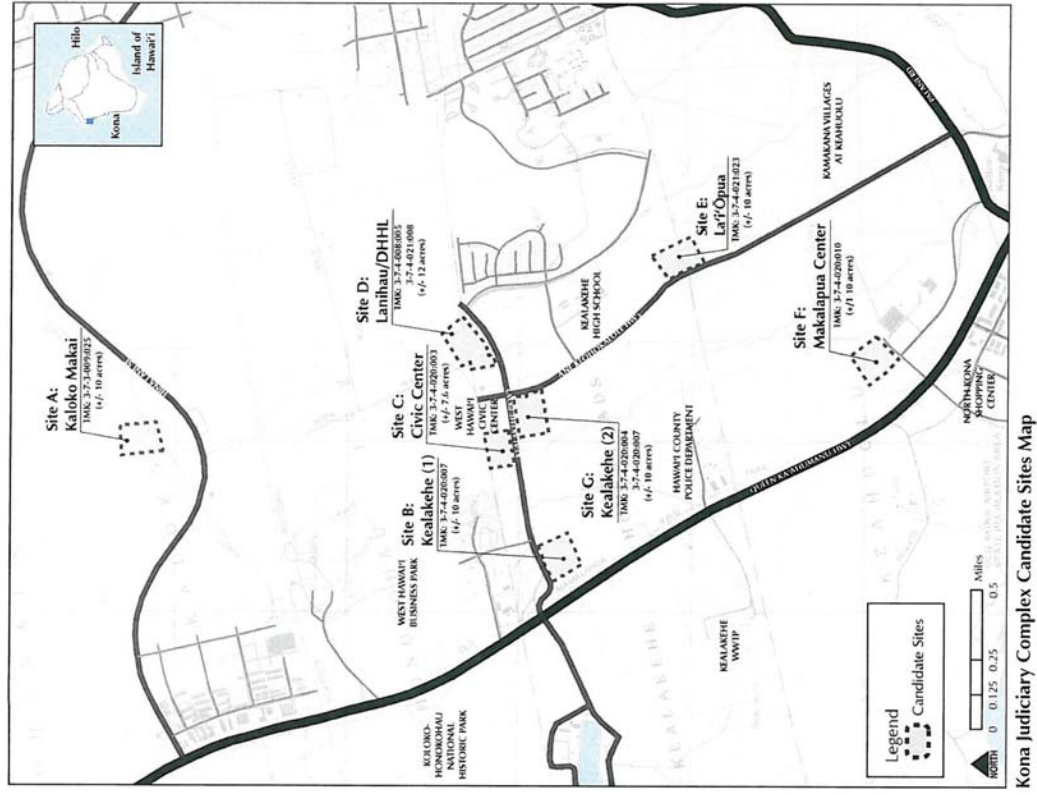
Attorneys at Law, A Law Corporation
MARK VAN PERNIS | shervsv@hawaii.rr.com | - GARY W. VANCIL | vsv@hawaii.rr.com |
75-1676 Huulalai Road, Suite B, Kailua-Kona, Hawaii 96740-1714
Phone (808) 329-3551 Fax (808) 329-6185 E-Mail vsv@hawaii.rr.com

GROUP 70'S POTENTIAL OR ACTUAL CONFLICT OF INTEREST RE WEST HAWAII COURTHOUSE SITE SELECTION

1. Group 70 has or has had commercial relationships with some of the private landowners/developers whose land Group 70 is proposing as candidates for the Kona (West Hawaii) Courthouse site, pursuant to its contract with the State for the site selection process, e.g. Palamanui, Stanford Carr, 327 Kona LLC, and Mid Corp./Kaloko Makai LLC.
2. Selecting a Courthouse site on such private lands will tremendously increase the value of the adjoining and nearby private lands being developed or proposed for development by Group 70's clients.
3. The opportunities to up-zone and/or obtain other County of Hawaii governmental enhancements of adjoining and nearby private lands under or proposed for development is tremendously increased by the selection of a Courthouse on such private lands, including "spot zoning" for commercial uses in residential zoned or planned area.
4. The opportunities to reclassify "agricultural" or other lands of clients of Group 70 to "urban" before the State Land Use Commission and the zoning upgraded by the County of Hawaii are greatly enhanced by the selection of a Courthouse site on such private lands.
5. By selecting a Courthouse site on private lands of a Group 70 client, the site selection for other State governmental facilities that reportedly will follow the courthouse site selection, i.e. Department of Corrections facility, State offices facility, is skewed in favor of the same private land, since centralized State facilities are favored. Thus the conflicts of interest

6. Group 70 cannot avoid conflict of interest by arguing that it also has relationships with the State and some of its departments as well as the private land owners/developers. The promotion and enhancement of the value and development of the private land of Group 70 clients, is a conflict of interest. The enhancement of public land by site selection for a public facility is not a conflict of interest.

Group 70's promotion or endorsement as a Courthouse site of private lands of Group 70's clients should be discouraged and rejected.





KONA JUDICIARY COMPLEX SITE SELECTION/EIS
Public Meeting - September 20, 2011



Applicant:

State of Hawai'i
Department of Accounting &
General Services (DAGS), Planning Branch
1151 Punchbowl Street, Room 430
P.O. Box 119
Honolulu, Hawai'i 96810
Contact: Ralph Mortia, Public Works Manager
(808) 586-0500

Accepting Authority:

Governor, State of Hawai'i

Planning/Environmental Consultant:

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813
Contact: Jeffrey H. Overton, AICP, LEED AP
(808) 523-5866
KonaJudiciary@group70int.com

The Kona Judiciary Complex Site Selection Study is being jointly undertaken by DAGS and the Hawai'i State Judiciary to address a long-standing need for a new complex in the West Hawai'i service area. The Third Judicial Circuit includes all of Hawai'i Island, and the West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. The purpose of the project is to take a broad look at the Kona region, and identify the most viable Candidate Sites for the future Kona Judiciary Complex. A list of Candidate Sites, created by narrowing down the preliminary list of Potential Sites, has been compiled to evaluate their suitability for developing the Kona Judiciary Complex (see map on reverse page).

Draft EIS Online at OEQC Website:

Path to Kona Judiciary Complex Draft EIS:
[http://oeqc.doh.hawaii.gov/Environmental Notice/Archives/2010s/2011-B-23](http://oeqc.doh.hawaii.gov/Environmental%20Notice/Archives/2010s/2011-B-23)

COMMENT

Name: Mark Van Pernis Organization: Self

Address: 75-167 Hualalai Rd, Ste A,

Kailua Kona, HI 96745

Phone: (808) 329-3551 ext 102 Email:

Comments:

Site A has major traffic access problems
private site are by far less desirable
Site G and C are superior and preferred.
see letter attached, which is incorporated
by reference

*** Return to Group 70 International. Comments must be received by October 6th, 2011 ***

Van PERNIS - VANCIL

Attorneys at Law, A Law Corporation
MARK VAN PERNIS (shervsv@hawaii.rr.com) - GARY W. VANCIL (vsv@hawaii.rr.com)
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September 6, 2011

Joseph Earing, DAGS
Planning Branch
Post Office 119
Honolulu, Hawaii 96818

Re: **Kona (West Hawaii) Judiciary Site Selection**

Dear Mr. Earing,

I am responding to the letters of Group 70 International, Inc.'s Jeffrey H. Overton dated August 15, 2011 concerning the above, which were recently delivered to me.

I refer you to my past letters of November 1, 2010 and March 8, 2011 concerning this matter. A copy of my March 8, 2011 letter is enclosed.

The use of the name "Kona" is misleading. The Courthouse and related State facilities will serve the Districts of South Kohala, North Kona, South Kona and parts of Kau (Hawaiian Ocean View Estates), and perhaps part of North Kohala. Thus the area is greater than what's known as "Kona," and instead is generally known as "West Hawaii."

Seven sites, an excessive member, are now identified. Sites C and G are certainly acceptable, being appropriately located in relation to the West Hawaii Civic Center and are easily accessible from major new streets. West Hawaii deserves the same combined County and State governmental services location for the entire area of West Hawaii served by the Kona Division of the Third Circuit Court as has East Hawaii, Honolulu, etc. Site B, D and E are considerably less acceptable, with D close to a residential area, and B and E too far from the Civic Center.

Sites A and F are atrocious.

Site A is far removed from the Civic Center, and too far north vis a vis providing services to the entire area served by the Kona Division of the Third Circuit Court. It also has accessibility problems, and will create traffic congestion by encouraging the use of substandard Mamalahoa Highway and Palani Road for mauka access from areas to the south. Also, site A is in an area intended for extensive residential development, and thus a governmental complex, likely to include a corrections facility, is inappropriate. And isn't urban sprawl encouraged and promoted by moving the State facility so far from the County Civic Center? Particularly offensive is that site A is privately owned. It appears that Site A has been adjusted in order to get it included on this final list. Is Group 70 serving the public interest by including this inappropriate site which

may be owned by a past or present client or its affiliate? See the enclosed GROUP 70's POTENTIAL OR ACTUAL CONFLICT OF INTEREST RE WEST HAWAII COURTHOUSE SITE SELECTION attached hereto.

Site F is also deplorable. Site F was included in the prior site selection of fifteen years ago and it is even less desirable now than then. It is too far south for the whole area to be served too far from the Civic Center, and in an area that is too congested, and not served by the new highways that serve sites C, E and G. It is in an inappropriate area of extensive existing retail commercial development. This site was selected fifteen years ago, because the new highway infrastructure, County Civic Center, and development in the Keanole to Kailua area to the north then didn't then exist. They now exist and the long awaited excellent infrastructure for site C, E and G are now present. Thus times and new infrastructure have passed this congested site F by. This site selection fifteen years ago and was a gift to developer Duncan MacNaughton and Queen Liliuokalani Trust, and it would be a gift now. It is very questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. the landowner wouldn't agree to or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future, increased costs (transportation from corrections facility to courthouse), increased traffic, inconvenience to defense counsel, and urban sprawl when a corrections facility is placed elsewhere.

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MARK VAN PERNIS

MVP/sam
Enclosure

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March 8, 2011

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425 Bethel Street, 5th Floor
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6. Site F Makalapua Center 3-7-4-002-016. Site F was included in the old site selection but it is even less desirable now than then. It is too far south for the whole area the Judiciary is to serve, too far from the Civic Center, and in an area that is too congested, and not served by the new highways that benefits sites C and E. It is in an inappropriate area of extensive existing retail commercial development. This site was selected fifteen years ago, because the new highway infrastructure, County Civic Center, and development in the Keahole to Kailua area to the north didn't then exist. Thus times and new infrastructure have now passed this congested site by. The site selection then was a gift to developer Duncan MacNaughton and Queen Liliuokalani Trust, and it would be a gift now. See Addendum. It is questionable whether additional State facilities (detention center, offices) that are to follow could be or should be sited there, e.g. would the landowner consent to or offer an economically viable choice, thus resulting in a lack of centralized State facilities, i.e. poor planning for the future.

Thank you for the opportunity to provide comment on the West Hawaii Judiciary site selection.

Sincerely,

/s/ Mark Van Pernis
MARK VAN PERNIS

MVP/sam
Enclosure
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2. Selecting a Courthouse site on such private lands will tremendously increase the value of the adjoining and nearby private lands being developed or proposed for development by Group 70's clients.

3. The opportunities to up-zone and/or obtain other County of Hawaii governmental enhancements of adjoining and nearby private lands under or proposed for development is tremendously increased by the selection of a Courthouse on such private lands, including "spot zoning" for commercial uses in residential zoned or planned area.

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5. By selecting a Courthouse site on private lands of a Group 70 client, the site selection for other State governmental facilities that reportedly will follow the courthouse site selection, i.e. Department of Corrections facility, State offices facility, is skewed in favor of the same private land, since centralized State facilities are favored. Thus the conflicts of interest

referred to in sections 2, 3 and 4 above would be repeated. Also, good planning for Kona could be defeated by a private land owner accepting the Courthouse site, but rejecting other State facilities, such as a Department of Corrections facility, thereby resulting in lack of centralized facilities, thereby causing more construction infrastructure costs and future transportation costs.

6. Group 70 cannot avoid conflict of interest by arguing that it also has relationships with the State and some of its departments as well as the private land owners/developers. The promotion and enhancement of the value and development of the private land of Group 70 clients, is a conflict of interest. The enhancement of public land by site selection for a public facility is not a conflict of interest.

Group 70's promotion or endorsement as a Courthouse site of private lands of Group 70's clients should be discouraged and rejected.



December 5, 2011

Mr. Mark Van Pernis, Attorney at Law
75-167F Hualalai Road, Suite B
Kailua-Kona, HI 96740-1714

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Van Pernis:

Thank you for your comment letters dated September 6 and September 20, 2011 concerning the Draft Environmental Impact Statement (EIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

Your past letters of November 1, 2010 and March 8, 2011 were received and jointly responded to in a letter dated August 15, 2011. The comment letters and the joint response were included in the Draft EIS published in August 2011.

The Hawai'i State Department of Accounting and General Services (DAGS) and the Hawai'i State Judiciary preferred to locate the new judiciary facility intended to serve West Hawai'i in the vicinity of Kona, and therefore felt the project title Kona Judiciary Complex was appropriate.

We note your preference for Candidate Sites C: Civic Center and G: Kealahake (2) that are located close to the West Hawai'i Civic Center (WHCC), easily accessible on major new streets and meet the objective of a combined County and State government services location. We note that proximity to the WHCC is a criteria of utmost importance for you, and sites located any distance from WHCC fall considerably out of favor. Given this criteria, we gather Candidate Sites A: Kaloko Makai and F: Makalapua Center are not acceptable.

We further note your comments that Candidate Site A: Kaloko Makai has accessibility concerns, could create traffic congestion and that a government complex may be incompatible with a primarily residential development. Private ownership of this site is also perceived as unacceptable. The location of Candidate Site A was moved after discussion and consensus between Stanford Carr Development, DAGS and the Judiciary.

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AIA, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hiroshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AIA, LEED AP

James L. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George L. Atta
AIA, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
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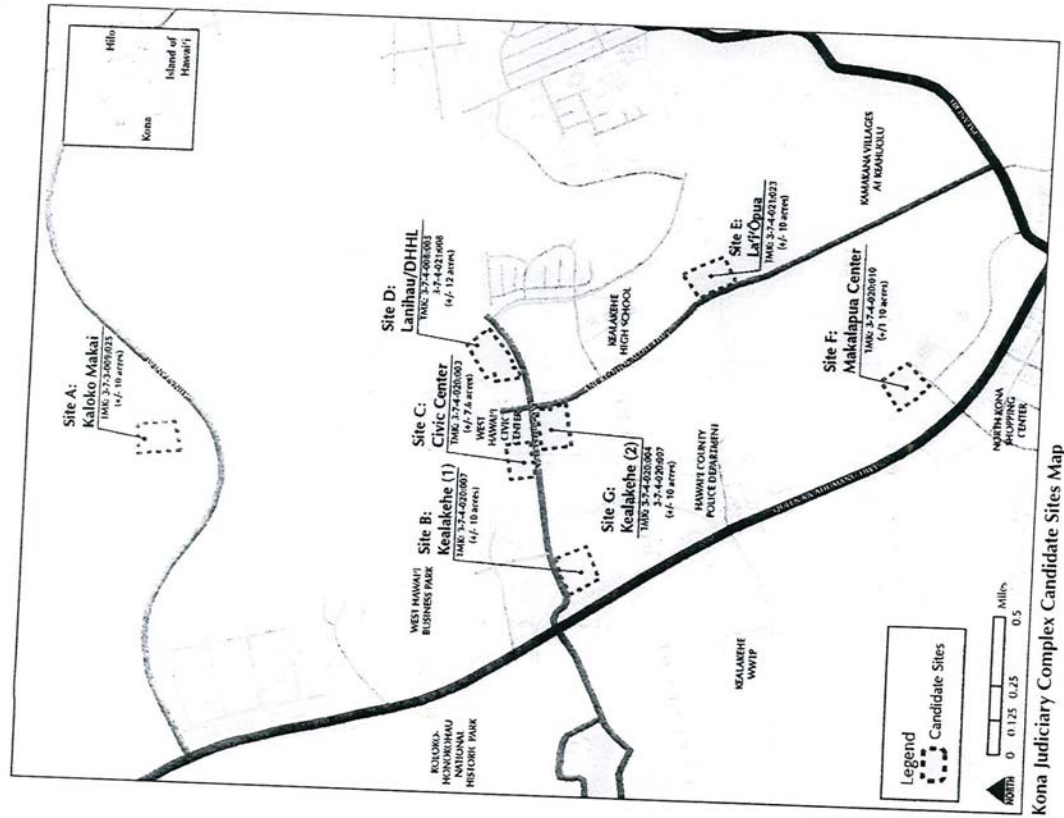
Christine Mendes Ruotolo
AIA, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP



August 16, 2011

Mr. Mark Van Pernis, Attorney at Law
Van Pernis – Vancil Attorneys at Law
Page 2 of 2

Regarding Candidate Site F: Makalapua, we understand your opinion that it is too far from the WHCC, too congested, not served by new highways and the proposed use may be incompatible with retail commercial.

Thank you for your recommendation that Candidate Site C: Civic Center and G: Kealahou (2) are the most appropriate for the future Kona Judiciary Complex.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP, LEED AP
Principal

Reyna Deponte

From: Bob Boms <bob@konawill.com>
Sent: Wednesday, September 21, 2011 4:05 PM
To: KONAJudiciary
Subject: West Hawaii Bar comment on Judiciary complex site selection

Aloha,

I'm Bob Boms, president of the West Hawaii Bar Association. I attended the meeting on 9/20/11 regarding the Kona Judiciary complex site selection.

The West Hawaii bar met on 9/15/11 to review the preliminary EIS and discuss the 7 sites being considered. In a unanimous vote, the WHBA passed a resolution to strongly support **SITE G** (directly across the street from the Civic Center). From the bar's perspective, it was very important to have close proximity to the County facilities (including at some point the prosecutor's office and public defender office) and we found the walking distance to be ideal. In addition, it appears that Site G, being on the corner of two major roads, will provide good access to the public from a transportation standpoint. It also appears to be an excellent site for possible future expansion. Finally, we agree with the comments about no acquisition cost - those funds can be used to advance the planning and construction timeline. We did have questions about burial or major archeology sites on the property, but you addressed those in your answers to my questions. I will forward you the written resolution from the WHBA in support of Site G when it is reviewed and approved by our executive committee.

Feel free to contact me if you have any questions or feel the need to discuss any points in the comment. I would appreciate a brief reply so that I know you received this comment.

Aloha,

Bob Boms
President, WHBA

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West Hawaii Bar Association

**RESOLUTION NO. 11-01
Regarding Site Selection for the Kona Judiciary Complex**

To the Chief Justice of the Hawaii State Judiciary:

WHEREAS, the Kona Judiciary Complex Site Selection is being jointly undertaken by the Hawaii Department of Accounting and General Services (DAGS) and the Hawai'i State Judiciary, to address a long-standing need for a new Judiciary complex in the West Hawai'i service area; and,

WHEREAS, the Draft Environmental Impact Statement prepared by the Group 70 International consultants is currently under review and includes an evaluation of seven judiciary complex candidate sites; and,

WHEREAS, the West Hawaii Bar Association (WHBA) held a general membership meeting on September 15, 2011 to review and discuss the Draft Environmental Impact Statement and the seven proposed judiciary complex sites; and,

WHEREAS, The WHBA took into consideration the ratings of the seven sites in the evaluation, labeled A through G, the desirability for a location within walking distance of the Kona Civic Center for associated County and judicial support services, the need for good public transportation and roadway access, the desirability of using land already owned by the state of Hawaii to save land acquisition costs, the need to choose a site that was not constrained by the presence of significant historical or archeological resources, the desire that the new judiciary complex fit well within the planned usage of the surrounding area by the public, and the availability of potential additional land adjacent to the selected site for future expansion;

NOW THEREFORE BE IT RESOLVED BY THE WEST HAWAII BAR ASSOCIATION:

1. That by unanimous vote, the West Hawaii Bar Association recommends that Site G, also known as Kealakehe (2), be selected as the site for the Kona Judiciary Complex.
2. That copies of this resolution be sent to the Chief Justice of the State of Hawaii, the Kona district Hawaii Senate and House representatives, the Senate President, and House Speaker of the Hawaii State Legislature, the Hawaii Department of Budget & Finance, DAGS, and the Group 70 International consultants.

Adopted and approved this 15th day of September, 2011.

We, the undersigned, hereby certify that the foregoing Resolution No. 11-01 was duly adopted by the West Hawaii Bar Association.



Bob Borns
President, West Hawaii Bar Association



Victoria L. Kalman
Secretary, West Hawaii Bar Association



December 5, 2011

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASD, LEED AP

Hitoshi Iida
AIA

Ray H. Nihel
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Marsuda
PE, LEED AP

Mr. Robert J. Borns
President
West Hawaii Bar Association (WHBA)
Aloha Will & Trust, LLC
74-5565 Luhia Street, Suite CA2
Kailua-Kona, HI 96740

**Subject: Response to Comments on the Draft Environmental Impact Statement
for the Proposed Kona Judiciary Site Selection/EIS**

Dear Mr. Borns:

Thank you for your comment letters dated September 21, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the proposed Kona Judiciary Site Selection/EIS Project.

We take note of your comments relating to the preparation of the DEIS for the proposed project. The following are offered in response to your comments:

We understand the WHBA strongly supports selection of Candidate Site G; Kealahou (2) and has passed Resolution No. 11-01 Regarding Site Selection for the Kona Judiciary Complex in favor of Candidate Site G; Kealahou (2) for the following reasons:

- Walking distance to the West Hawai'i Civic Center (WHCC)
- Proximity to public transportation and roadway access
- State ownership of land saving on site acquisition costs
- Lack of constraint by significant historical or archaeological sites
- Compatibility with planned land uses for the area
- Potential for expansion onto adjacent lands

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal

APPENDIX D
Traffic Assessment Report
(Traffic Management Consultant, July 2011)



TRAFFIC ASSESSMENT REPORT
FOR THE PROPOSED

KONA JUDICIARY COMPLEX
NORTH KONA, HAWAII

3. Site C Civic Center, TMK: (3) 7-4-020:003
4. Site D Lanihau/DHHL, TMK: (3) 7-4-021:008, 3-7-4-008:005
5. Site E La'i opua, TMK: (3) 7-4-021:023
6. Site F Makalapua, TMK: (3) 7-4-020:010
7. Site G Kealahoe (2), TMK: (3) 7-4-020:004, 007

The site locations of the proposed project are depicted on Figure 1. The preliminary space program (floor area) estimate for the facility is approximately 141,800 square feet of gross floor area (SFGFA). The Kona Judiciary Complex will provide about 500 parking stalls and 4 loading spaces. For the purpose of this analysis, site access will be analyzed at a single access on a major roadway, which will result in a conservative traffic assessment since secondary driveways will likely be included in the site design. The Kona Judiciary Complex is expected to open in the Year 2017 with 150 employees. This traffic impact assessment was conducted for full occupancy of the proposed Kona Judiciary Complex, which is expected by the Year 2030 with a total of 220 employees.

Future highway/roadway improvements are planned in the vicinity of the proposed Kona Judiciary Complex, which are related to both the regional highway network upgrades and development-specific roadway improvements. This study includes a comprehensive list of all the known future roadway improvements in the project vicinity within the Year 2030 planning horizon. Since the opening of the proposed project in the Year 2017 may likely precede most of the region's major developments and their related roadway improvements, the Kona Judiciary Complex will likely be responsible for project-related roadway improvements that will provide access to this new facility.

D. Methodologies

1. Capacity Analysis Methodology

The highway capacity analysis, performed for this study, is based upon procedures presented in the Highway Capacity Manual (HCM), published by the Transportation Research Board.

HCM defines Level of Service (LOS) as "a quality measure describing operational conditions within a traffic stream". Several factors are included in determining LOS such as: speed, travel time, freedom to maneuver, traffic interruptions, driver comfort, and convenience. Intersection LOS is primarily based upon delay. LOS's "A", "B", and "C" are considered satisfactory Levels of Service. LOS "D" is considered to be a "minimum desirable" operating Level of Service. LOS "E" is an undesirable condition, and LOS "F" is an unacceptable condition. Where feasible, traffic improvements are proposed to mitigate LOS's "E" and "F" conditions on overall approaches at intersections without and with the proposed project. Table 1 summarizes the LOS criteria.

I. Introduction

A. Purpose of the Study

The purpose of this study is to present the traffic assessment of the Candidate Sites for the development of the proposed Kona Judiciary Complex in North Kona, Hawaii, by the State of Hawaii's Department of Accounting and General Services.

B. Scope of the Study

1. Evaluation of existing roadways and traffic conditions.
2. Development of trip generation characteristics of the proposed project.
3. Description of the project environs, relative to other proposed projects in the vicinity, and relevant future and ongoing roadway improvements.
4. Evaluation of future roadway and traffic conditions without the proposed project.
5. Identification and analysis of traffic impacts resulting from the development of the proposed project at each of Candidate Site.
6. Recommendations of traffic improvements at each Candidate Site, as necessary, that would mitigate the traffic impacts identified in this study.
7. Comparison of the Candidate Sites relative to traffic access.

C. Project Description

The proposed Kona Judiciary Complex will service the West Hawai'i area of the Third Judicial Circuit, which encompasses the entire island of Hawai'i. Seven (7) Candidate Sites have been identified for evaluation. The Candidate Sites and their respective Tax Map Keys (TMK) follow:

1. Site A Kaloko Makai, TMK: (3) 7-3-009:025
2. Site B Kealahoe (1), TMK (3) 7-4-020:007

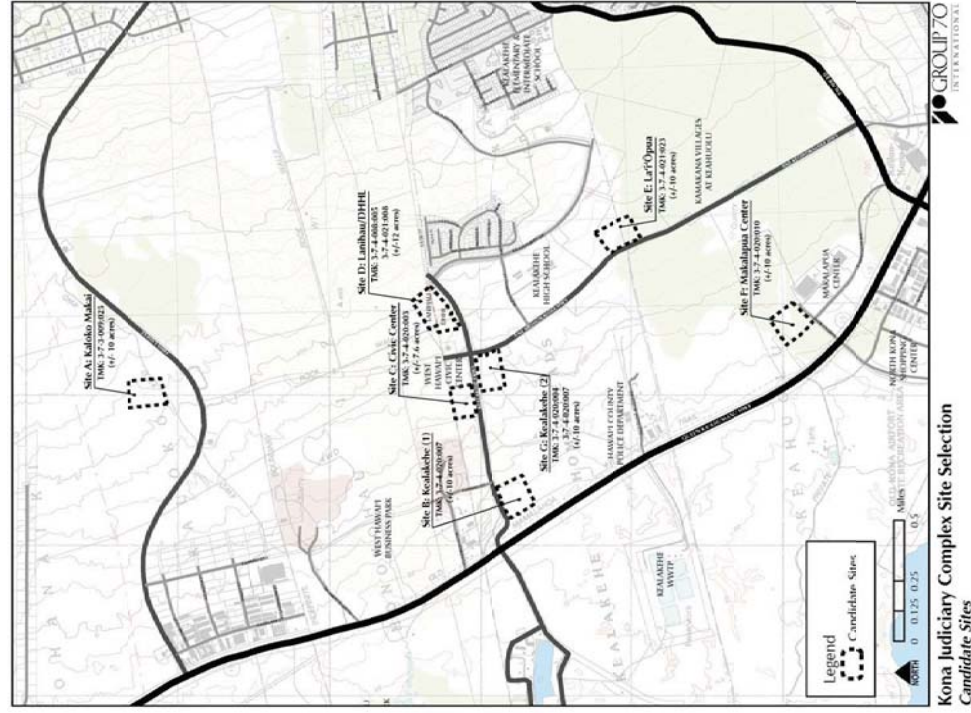


Figure 1. Location Map

Table 1. Intersection Level of Service Criteria (HCM)			
LOS	Signalized Intersections		Unsignalized Intersections
	Delay <i>d</i> (sec/veh)	Description	Delay <i>d</i> (sec/veh)
A	$d \leq 10$	Few stops, little or no delay	$d \leq 10$
B	$10 < d \leq 20$	Good progression, short cycle lengths	$10 < d \leq 15$
C	$20 < d \leq 35$	Cycle failures begin to occur, i.e., vehicles stop at more than one red phase	$15 < d \leq 25$
D	$35 < d \leq 55$	Noticeable number of cycle failures, unfavorable progression	$25 < d \leq 35$
E	$55 < d \leq 80$	Frequent cycle failures, poor progression, long delays	$35 < d \leq 50$
F	$d > 80$	Many cycle failures, high delays	$d > 50$
			Little or no delays
			Short delays
			Average delays
			Long delays
			Very long delays
			Extreme delays

"Volume-to-capacity" (v/c) ratio is a measure indicating the relative traffic demand to the roadway's capacity. HCM defines capacity as "the maximum number of vehicles that can pass a given point during a specified period under prevailing roadway, traffic flow, and traffic control conditions." A v/c ratio of 0.50 indicates that the traffic demand is utilizing 50 percent of the roadway's capacity. HCM methodology identifies the maximum v/c ratio on any given traffic movement at a signalized intersection. Worksheets for the capacity analysis, performed throughout this report, are compiled in the Appendix.

2. Trip Generation Methodology

The trip generation methodology is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in Trip Generation, 8th Edition. ITE trip rates are developed by correlating the total vehicle trip generation data with various activity/land use characteristics, such as the vehicle trips per hour (vph) per 1,000 SFGFA. The ITE rates were compared with the observed trip generation of the West Hawai'i Civic Center, which is located at the intersection of Kealahou Parkway and Ane Keohokale Highway. The trip generation characteristics for the proposed project are based upon ITE trip rates for a government office complex.

II. Existing Conditions

A. Area Roadway System

Queen Kaahumanu Highway is a two-way, two- to four-lane, high quality arterial highway between Kailua-Kona and Kawaihae. Queen Kaahumanu Highway is the primary arterial highway along the South Kohala and North Kona coasts. Queen Kaahumanu Highway is a four-lane divided highway between Henry Street and Kealahke Parkway. The State Department of Transportation (DOT) is planning the second phase of the Queen Kaahumanu Highway widening, from two lanes to four lanes, between Kealahke Parkway and the Kona International Airport Access Road.

Hina Lani Street is a two- to three-lane, two-way collector road between Queen Kaahumanu Highway and Mamalahoa Highway. Hina Lani Street is signalized at its intersections at Queen Kaahumanu Highway and at Mamalahoa Highway.

Kealahke Parkway is a two- to three-lane, two-way arterial highway between Honokohau Harbor and Kealahke Drive. Kealahke Parkway is signalized at its four-legged intersection with Queen Kaahumanu Highway.

The south end of Kamanu Street is a two-lane, two-way roadway, which intersects Kealahke Parkway at a stop-controlled Tee-intersection. The south end of Kamanu Street terminates immediately to the north of Honokohau Street. The extension of the south end of Kamanu Street to the north end of Kamanu Street, south of Maiau Street, is planned as part of the development of the West Hawaii Business Park.

Ane Keohokalole Highway is a two-lane, two-way roadway which extends from the future West Hawaii Civic Center on Kealahke Parkway to Puohulihi Street. The County of Hawai'i has begun the construction of Phase 1 of extending Ane Keohokalole Highway from Puohulihi Street to Palani Road. Phase 2 will extend Ane Keohokalole Highway to Hina Lani Street.

Manawalea Street is a two-way, two-lane roadway between Kealahke Street and Kealahke Street. Manawalea Street provides a connection between Palani Road and Kealahke Parkway.

Makala Boulevard is a two-way, two- to four-lane collector road between Kuakini Highway and Makalapa Center. Makala Boulevard intersects Queen Kaahumanu Highway at a four-legged signalized intersection. The Queen Lili'uokalani Trust Master Plan includes the extension of Makala Boulevard to Ane Keohokalole Highway.

B. Existing Traffic Volumes and Operating Conditions

1. Field Investigation

The field investigation was conducted on May 17-18, 2011, during the morning peak period of traffic between the hours of 6:30 AM and 8:30 AM, and during the afternoon peak period of traffic between the hours of 2:30 PM and 5:30 PM. Recent

traffic count data that were collected for other studies performed in the region by The Traffic Management Consultant also were included in this analysis. The following intersections were surveyed:

- a. Queen Kaahumanu Highway and Kealahke Parkway (May 17-18, 2011)
- b. Kealahke Parkway and Ane Keohokalole Highway (May 17-18, 2011)
- c. Kealahke Parkway and West Hawaii Civic Center Driveway (May 17-18, 2011)
- d. Queen Kaahumanu Highway and Makala Boulevard (May 17-18, 2011)
- e. Queen Kaahumanu Highway and Hina Lani Street (February 8-9, 2010)
- f. Mamalahoa Highway and Hina Lani Street (February 8-9, 2010)
- g. Kealahke Parkway and Kamanu Street (April 20-21, 2010)

2. Existing AM Peak Hour Traffic

The existing AM peak hour of traffic occurred from 7:30 AM to 8:30 AM. Queen Kaahumanu Highway carried about 1,900 vehicles per hour (vph), total for both directions. Mamalahoa Highway carried about 1,300 vph, total for both directions. Kealahke Parkway carried about 700 vph. The existing AM peak hour traffic on Hina Lani Street ranged from 450 vph at Mamalahoa Highway, to 970 vph at Queen Kaahumanu Highway.

Queen Kaahumanu Highway and Hina Lani Street operated at LOS "B" with a maximum v/c ratio of 0.78. The traffic movements at the intersections operated at LOS "D" or better, during the existing AM peak hour of traffic.

The intersection of Mamalahoa Highway and Hina Lani Street operated at LOS "B" with a maximum v/c ratio of 0.76. The traffic movements at the intersection operated at LOS "D" or better.

The intersection of Queen Kaahumanu Highway and Kealahke Parkway operated at LOS "C" with a maximum v/c ratio of 0.84, during the existing AM peak hour of traffic. The shared left-turn/through movement on westbound (makai bound) Kealahke Parkway operated at LOS "E". The other traffic movements at the intersection operated at satisfactory Levels of Service, i.e., LOS "C" or better.

Kamanu Street operated at satisfactory Levels of Service at Kealahke Parkway, during the existing AM peak hour of traffic. The traffic movements at the intersection of Kealahke Parkway and Ane Keohokalole Highway operated at LOS "D" or better, during the existing AM peak hour of traffic.

The Queen Kaahumanu Highway and Makala Boulevard intersection also operated at LOS "C" with a maximum v/c ratio of 0.65. The traffic movements at the

intersection operated at LOS "D" or better, during the existing AM peak hour of traffic. Figure 2 depicts the existing AM peak hour traffic volumes.

3. Existing PM Peak Hour Traffic

The existing PM peak hour of traffic occurred between 3:00 PM and 4:00 PM. Queen Kaahumanu Highway carried about 2,400 vph, total for both directions. Mamelahoa Highway carried about 1,300 vph, total for both directions. The existing PM peak hour traffic volumes on Hina Lani Street ranged from 700 vph at Mamelahoa Highway, to 1,450 vph at Queen Kaahumanu Highway. Kealakehe Parkway carried about 750 vph, total for both directions.

The intersection of Queen Kaahumanu Highway and Hina Lani Street operated at LOS "C" with a v/c ratio of 0.86. The traffic movements at the intersection operated at LOS "D" or better.

Mamelahoa Highway and Hina Lani Street operated at LOS "B" with a maximum v/c ratio of 0.77. The traffic movements at the intersection operated at LOS "D" or better, during the existing PM peak hour of traffic.

The Queen Kaahumanu Highway and Kealakehe Parkway intersection operated at capacity (maximum v/c = 1.17) and at LOS "E", during the existing PM peak hour of traffic. The through movement on southbound Queen Kaahumanu Highway and the shared left-turn/through movement on makai bound Kealakehe Parkway operated at LOS "F". The other traffic movements at the intersection operated at LOS "D" or better, during the existing PM peak hour of traffic.

Kanani Street operated at LOS "D" at Kealakehe Parkway, during the existing PM peak hour of traffic. The left-turn movement from northbound Ane Keohokalole Highway to makai bound Kealakehe Parkway operated at LOS "F". The other traffic movements at the intersection operated at LOS "B" or better, during the existing PM peak hour of traffic.

Queen Kaahumanu Highway and Makala Boulevard operated at LOS "C" with a maximum v/c ratio of 0.84, during the existing PM peak hour of traffic. The traffic movements at the intersection operated at LOS "D" or better. The existing PM peak hour traffic volumes are depicted on Figure 3.

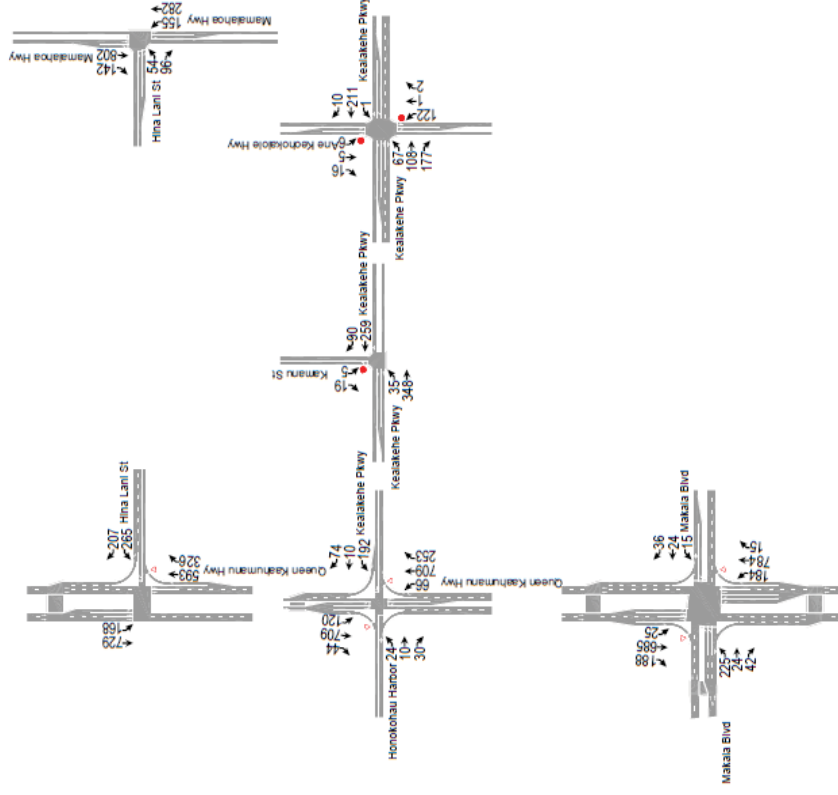


Figure 2. Existing AM Peak Hour Traffic

III. Future Highway Improvements

A. Queen Kaahumanu Highway Widening

The State of Hawai'i Department of Transportation (DOT) has completed the first phase of the widening of Queen Kaahumanu Highway from a two-lane highway to a four-lane, divided highway from Henry Street to Kealahoe Parkway. DOT is continuing with its second phase of the Queen Kaahumanu Highway widening from Kealahoe Parkway to the Kona International Airport Access Road. According to DOT, the second phase of the Queen Kaahumanu Highway widening will be completed by the Year 2014.

B. Kamanu Street Extension

The extension of Kamanu Street is planned as part of the development of the future West Hawaii Business Park. For the purpose of this analysis, it was assumed that Kamanu Street would be extended during the initial development of the West Hawaii Business Park before the Year 2030. The Kamanu Street extension would provide access between Hina Lani Street and Kealahou Parkway, as well as to the West Hawaii Business Park and the Kaloko Industrial Park.

C. Ane Keohokalole Highway

The County of Hawai'i is constructing Phases 1 and 1A of Ane Keohokalole Highway, also known as the Mid-Level Road, at this writing. The Final Environmental Assessment for the Ane Keohokalole Mid-Level Highway Project was prepared by Belt Collins Hawai'i, and accepted in November, 2009. The first phase of Ane Keohokalole Highway will be constructed as a two-way, two- to four-lane roadway from its existing south terminus at Puohuluhuli Street to Palani Road, opposite Henry Street. A 1,000± foot long, four-lane segment of the Ane Keohokalole Highway is expected to be constructed between Palani Road and the future South Street. The two-lane segment of the extension of Ane Keohokalole Highway from South Street to Puohuluhuli Street will provide for a continuous median lane for exclusive left-turn lanes at its future intersections with Manawalea Street and Makala Boulevard.

For the purpose of this analysis, it was assumed that Ane Keohokalole Highway and Kealakehe Parkway will be signalized by the Year 2030. Ane Keohokalole Highway will ultimately be constructed as a four-lane divided arterial roadway with a 120-foot right-of-way. For the purpose of this traffic assessment, it was assumed that a two-way, four-lane Ane Keohokalole Highway would be constructed from Kealakehe Parkway to Palani Road by the Year 2030. Furthermore, it was assumed that Phase 2 of the two-lane Ane Keohokalole Highway would be constructed between Kealakehe Parkway and Hina Lani Street by the Year 2030.

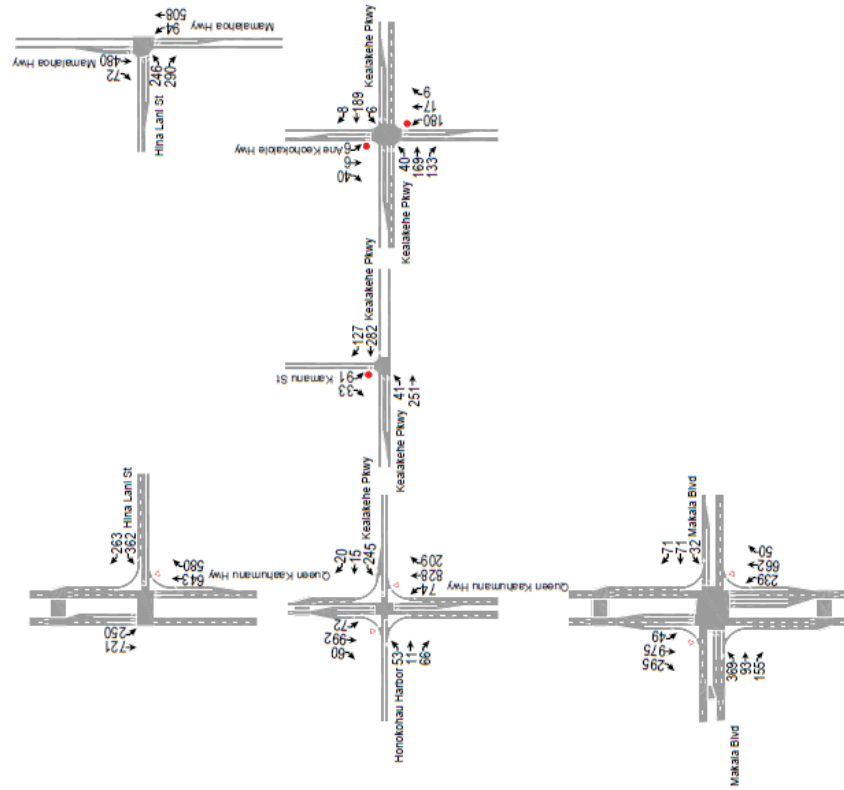


Figure 3. Existing PM Peak Hour Traffic

D. Manawalea Street

Manawalea Street will be extended from Kealahou Street to Ane Keohokalole Highway as part of the development of Kamakana Villages at Keahuolu by Forest City Hawaii i Kona and the Hawaii i Housing Finance and Development Corporation. Manawalea Street will be signalized at its intersection with Ane Keohokalole Highway as part of the Kamakana Villages development. It is assumed that Manawalea Street will be extended in the makai direction to Makala Boulevard as part of the development of Queen Lili'uokalani Trust Lands.

E. Kealahou Parkway

The first phase of the Kealahou Parkway has been completed, as part of the development of the State of Hawaii i Villages of La'i opua. Kealahou Parkway provides access to the initial phases of the Villages of La'i opua and Kealahou High School. The east terminus of Kealahou Parkway will be extended to provide access to the future Honokohau Village and Palani Road. The future extension of Kealahou Parkway to Palani Road/Mamalahou Highway is not included in this traffic assessment. Figure 4 depicts the planned roadway network within the study area.

IV. Future Peak Hour Traffic Without Project

The traffic generated by the potential future developments in the region was added to the existing peak hour traffic demands to estimate future traffic conditions without the proposed Kona Judiciary Complex project. In addition to the traffic generated by future developments, a background growth rate of 0.5 percent per year was uniformly applied to the existing traffic demands to account for infill development in the region.

The future development in the region between the Kona International Airport and Kailua Village was analyzed by Hallstrom & Associates (2010). The demand for future commercial and light industrial development in Kona will be a direct function of an increasing West Hawaii population within a growing Big Island economy. More consumers, with rising incomes, will generate a need for new and expanding businesses. The additional regional and localized demand over coming decades can be estimated using State and County resident and visitor population forecasts, coupled with the projected number of households/persons within approved residential and mixed-use projects proposed for the study region.

The demand for commercial and industrial building sites and finished floor space will flow to existing and approved Kona subdivisions. The demand figures were allocated between the identified commercial and industrial projects in the area on an unweighted, pro rata basis. The trip generation characteristics were based upon these regional build-out assumptions. Summary tables of the future development in the region and the resulting trip generation and trip distribution are included in the Appendix.

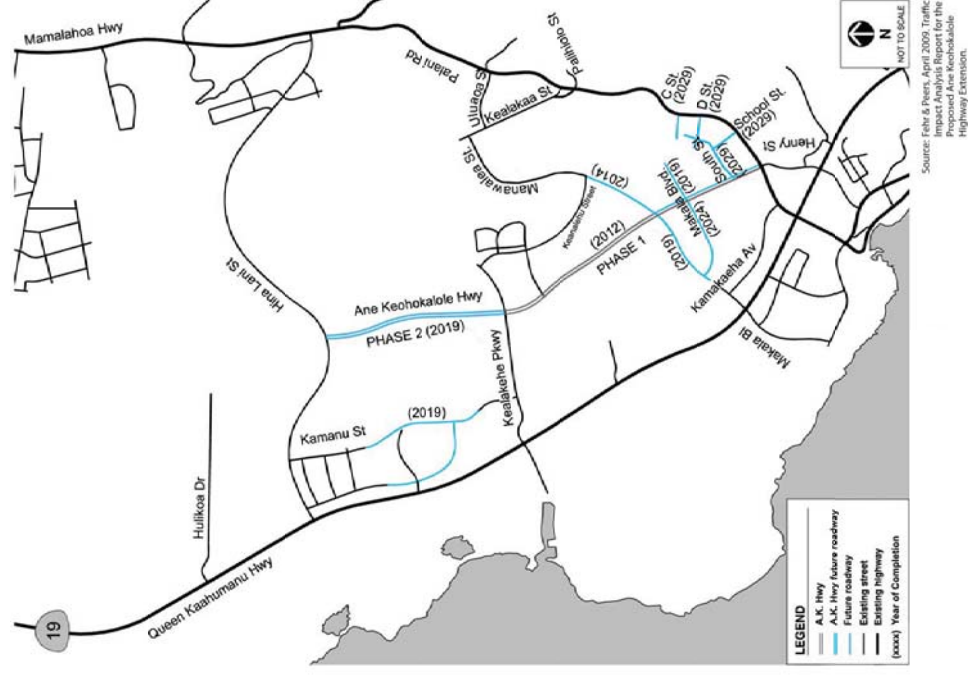


Figure 4. Existing and Future Roadway Network

A. Future Development

1. Villages of La'i'opua

The State of Hawai'i Department of Hawaiian Homelands (DHHL) is continuing its development of the Villages of La'i'opua in Kealahou, North Kona, Hawai'i. For the purpose of this analysis, 500 additional single-family dwelling units are assumed to have been developed within the time frame of this traffic study at a rate of about 25 dwelling units per year. The Villages of La'i'opua are included in this traffic assessment.

The Villages of La'i'opua also will include a commercial center, which is planned on the north side of Kealahou Parkway, mauka (east) of Kamanu Street. The regional marketing analysis estimated that about 62,500 SFGFA of commercial space would be developed within the time frame of this study. The La'i'opua commercial center is included in this traffic assessment.

2. Kaloko Industrial Park

Kaloko Industrial Park is being expanded in the mauka direction of the existing Phases I and II. The Traffic Impact Report for the Kaloko Industrial Park Phases III and IV, dated May, 2000, was prepared for TSA International, Ltd. by Wilson Okamoto & Associates. Approximately 102.3 acres are planned for mixed commercial and light industrial uses, which will be located mauka of the existing light industrial subdivision. The regional marketing analysis estimated that about 24,000 SFGFA of commercial space and 188,000 SFGFA of light industrial space would be developed by the Year 2019. The Kaloko Industrial Park is included in this traffic assessment.

3. Kamakana Villages at Keahuolu

The Hawai'i Housing Finance and Development Corporation (HHFDC) has entered into a development agreement with Forest City Hawai'i Kona, LLC to develop a mixed-use affordable housing project known as Kamakana Villages at Keahuolu. Kamakana Villages will consist of 2,330 single-family and multi-family dwelling units, an elementary school, a charter/private school, and three separate commercial developments, totaling 197,000 SFGFA. The 272-acre property is identified as Tax Map Key: (3) 7-4-021:020. The project site is located on the northeast quadrant of Palani Road and the proposed Ane Keohokalole Highway. The proposed project will be developed in six (6) phases, between the Years 2012 and 2028, beginning at the north side of the project site and progressing toward Palani Road.

Formerly known as the Keahuolu Affordable Housing Project, the Final Environmental Impact Statement – Keahuolu Affordable Housing Project (FEIS) was prepared by Belt Collins Hawai'i for HHFDC, and published in October, 2008. The Traffic Study for the Keahuolu Affordable Housing Master Plan was prepared by Fehr &

Peers/Kaku Associates, dated January, 2008, and was incorporated into the FEIS. The Revised Traffic Impact Analysis Report for the Proposed Kamakana Villages at Keahuolu was prepared by The Traffic Management Consultant, dated October 11, 2010.

4. West Hawai'i Business Park

Lanihau Partners is planning the development of a mixed commercial/industrial 280-acre site on the mauka side of Queen Kaahumanu Highway, directly across from the Kaloko-Honokohau National Historic Park. The Traffic Management Consultant (TMC) prepared the Traffic Impact Analysis Report for the Proposed Kaloko-Honokohau Business Park, dated January 9, 2001. The Lanihau project has since been renamed West Hawai'i Business Park (WHBP). TMC prepared the Traffic Impact Analysis Report Update for the Proposed West Hawai'i Business Park, dated February 23, 2007.

The Hallstrom regional marketing analysis estimated that about 105,000 SFGFA of commercial space and 480,000 SFGFA of light industrial space would be developed in WHBP within the time frame of this study. The West Hawai'i Business Park is included in this traffic assessment.

5. West Hawai'i Civic Center

The West Hawai'i Civic Center is located on the northwest corner of the intersection of Kealahou Parkway and Ane Keohokalole Highway. The West Hawai'i Civic Center was nearing completion at this writing. The West Hawai'i Civic Center includes buildings, totaling about 85,000 SFGFA, for 22 County of Hawai'i agencies and the State of Hawai'i Department of Health, all of which will serve the West Hawai'i region. Adjusting for the current 70 percent occupancy reported by the County of Hawai'i, the observed trip generation of the West Hawai'i Civic Center was about 8 percent and 14 percent less than ITE trip generation rates for a government office complex, during the AM and PM peak hours of traffic, respectively. While the observed trip generation characteristics fall within the ITE ranges, the ITE trip rates remain conservative estimates of trip generation for a government complex, i.e., the ITE rates overstate the estimated peak hour trip generation.

The Traffic Impact Analysis Report – West Hawai'i Civic Center was prepared by M&E Pacific, Inc., dated November, 2006. The M&E traffic study estimated that the West Hawai'i Civic Center will generate 221 vph, during the AM peak hour of traffic, and 285 vph, during the PM peak hour of traffic. The trip generation analysis and traffic assignment developed for the West Hawai'i Civic Center project were adopted for use in this traffic assessment. The M&E study is considered to be conservative since it analyzed a 100,000 SFGFA Civic Center. Full build-out of the West Hawai'i Civic Center is included in this traffic assessment.

6. Queen Lili'uokalani Trust Lands (QLT)

The Transportation Analysis Keahuolu Lands Development, prepared by Wilbur Smith Associates in August, 1990, was attached in the Lili'uokalani Trust Keahuolu Lands Final Environmental Impact Statement, prepared by Belt Collins & Associates, dated October, 1990. The QLT property consisted of a 1,135-acre property in the Keahuolu ahupua'a, which is generally situated between the Old Kona Airport Park to the east, Palani Road to the west, the Kealahou Landfill to the north, and the intersection of Queen Kaahumanu Highway and Palani Road to the south. The proposed QLT master plan included affordable housing, a regional shopping center, a business and financial center, and a civic center.

To date, the Makalapua Center, Kona Commons, and the Makalapua Business Center have been developed, totaling about 550,000 SFGFA. The Makalapua Center is located at the mauka end of Makala Boulevard and contains Macy's and Kmart. Kona Commons and Makalapua Business Center are located on both sides of the mauka leg of Makala Boulevard, makai of Queen Kaahumanu Highway, and contains Target and Sports Authority. QLT is currently revising its master plan, which was not available for the preparation of this traffic assessment.

The regional marketing analysis estimated that about 33,000 SFGFA of commercial space and 247,000 SFGFA of light industrial space will be developed within the time frame of this study, and is included in this traffic assessment. The development of the QLT Lands is included in this traffic assessment. It was further assumed that the development of QLT Lands would include the extension of an internal roadway from Makala Boulevard to the future Ane Keohokalole Highway opposite the planned extension of Manawalea Street by the Year 2030.

7. Lanihau Shopping Center - Phase II

The proposed Phase II of the Lanihau Shopping Center will be situated on both sides of Henry Street and makai of Queen Kaahumanu Highway. The development of the proposed shopping center has since been halted. The regional marketing analysis estimated about 43,700 SFGFA of commercial space in Phase II of the Lanihau Shopping Center will be developed within the time frame of this study. Lanihau Shopping Center Phase II is included in this traffic assessment.

8. Mohala Kona Village

The Mohala Kona Village is situated between the Mohala Commercial Village (Lowes Home Improvement Center) and Crossroad Shopping Center (Wal-Mart and Safeway) on Henry Street. The regional marketing analysis estimated that about 10,000 SFGFA of commercial space will be developed within the time frame of this study. The Mohala Kona Village is included in this traffic assessment.

9. Kaloko Heights

Kaloko Heights is a proposed residential development located on Hina Lani Street, mauka of Kamanu Street. It is estimated that about 641 single-family dwelling units and 129 multi-family dwelling units will be developed within the time frame of this study. Kaloko Heights is included in this traffic assessment.

10. Kona 327 LLC

Kona 327 LLC also known as Kona View Estates is a 327-acre large lot subdivision, which is located on the mauka end of Hina Lani Street. It is estimated that 269 single-family dwelling units will be developed on large agricultural lots within the time frame of this study. Kona View Estates project is included in this traffic assessment.

11. Kula Nei

The Shopoff Group is developing the Kula Nei project, which will be located on Hamo Street, which intersect Mamalahoa Highway, south of Kaiminani Drive. It is estimated that 270 single-family dwelling units would be developed within the time frame of this study. Kula Nei is included in this traffic assessment.

12. Honokohau Village

Honokohau Village is planned by Lanihau Partners, LLC, which will be located north of Kealahou Parkway and mauka (east) of the future Ane Keohokalole Highway. It is estimated that a total of 920 single-family dwelling units would be developed within the time frame of this study. Honokohau Village is included in this traffic assessment.

13. Shores of Kohanaiki

Discovery Land Company is planning the development of the Shores of Kohanaiki, an oceanfront and golf course community on 450 acres of property, which would be located on the makai (west) side of Queen Kaahumanu Highway, about 0.75 mile north of Hina Lani Street. It is estimated that 500 single-family dwelling units would be developed within the time frame of this study. The Shores of Kohanaiki development is included in this traffic assessment.

14. Kohanaiki Business Park

Kohanaiki Business Park is located on the mauka (east) side of Queen Kaahumanu Highway, about 0.75 mile north of Hina Lani Street. The regional marketing analysis estimated that about 18,000 SFGFA of commercial space and 142,000 SFGFA of light industrial space will be developed within the time frame of this study. Kohanaiki Business Park is included in this traffic assessment.

15. Palani Ranch

The Palani Ranch property is located on both sides of Mamalahoa Highway/ Palani Road. It is estimated that 160 single-family dwelling units would be developed on the makai portion of the property within the time frame of this study. Palani Ranch is included in this traffic assessment.

16. Lokahi Makai

Lokahi Makai is a 126-acre residential subdivision, which is located to the south of Kaminani Drive. It is estimated that 191 single-family dwelling units would be developed within the time frame of this study. Lokahi Makai is included in this traffic assessment.

17. 'O'oma Beachside Village

'O'oma Beachside Village is a planned community, which will be located on the makai (west) side of Queen Kaahumanu Highway, between the Natural Energy Laboratory of Hawaii facility and Kohanai Business Park. It is estimated that 420 single-family dwelling units and 530 multi-family dwelling units would be developed within the time frame of this study. 'O'oma Beachside Village is included in this traffic assessment.

18. Palamanui

Hihuhulu Development, LLC is planning the development of a university community on 725 acres of land, located on the mauka (east) side of Queen Kaahumanu Highway, north of the Kona International Airport. It is estimated that 600 single-family dwelling units and 245 multi-family dwelling units would be developed within the time frame of this study. Palamanui is included in this traffic assessment.

19. Makalei Estates

Makalei Estates is located on the makai (west) side of Mamalahoa Highway, about 3 miles north of Kaimani Drive. It is estimated that 77 single-family dwelling units would be developed within the time frame of this study. The Makalei Estates project is included in this traffic assessment. The locations of future projects planned within the region are depicted on Figure 5.

20. Other Projects (Not Included in Analysis)

Kaloko Makai is a mixed-used development, which fronts the north side of Hina Lani Street, and the mauka side of Queen Kaahumanu Highway. Kaloko Makai is in the process of obtaining entitlements before the State Land Use Commission, and is not included in this traffic assessment.

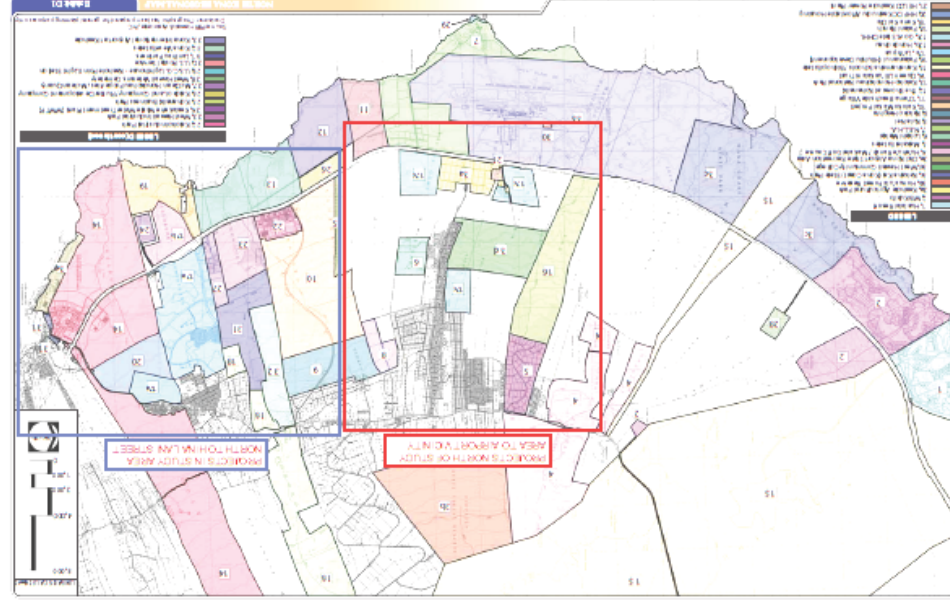


Figure 5. Future Residential, Commercial and Light Industrial Projects With Entitlements

Other future projects, which include Hualalai Village, Kai Maluna, and the Betsill Bros. multi-family development at Hualalai, are located about 6 miles north of Kona International Airport, well outside the study area for this traffic assessment.

Projects to the south of Kailua Village include Kona Seacrest, KKO Oasis, Puua, Hale Nanea, University of the Nations, and Hokulia, which are located outside the study area for this traffic assessment.

Ongoing projects, nearing completion, include Pualani Estates, Kukio Bay Beach Club, Nanea Golf Course, and Ali'i Cove. These projects are assumed to be accounted for under the existing traffic conditions. The development of the Rutter affordable housing project, which was to be located across Palani Road, has ceased, with no future plans for development.

B. Year 2030 Peak Hour Traffic Without Project

1. Year 2030 AM Peak Hour Traffic Analysis Without Project

The widening of Queen Kaahumanu Highway, from two lanes to four lanes between Kealahke Parkway and the Kona International Airport Access Road, is expected to improve the traffic operations at its intersection with Hina Lani Street to LOS "C", with a maximum v/c ratio of 0.94. All approaches to the intersection are expected to operate at LOS "C" or better.

Under unsignalized control, the left-turn movement from Ane Keohokalole Highway onto Hina Lani Street is expected to operate at LOS "F", during the AM peak hour of traffic without the proposed project. The other traffic movements are expected to operate at LOS "B" or better.

The intersection of Mamalahoa Highway and Hina Lani Street is expected to operate at LOS "C", with a maximum v/c ratio of 0.96, during the AM peak hour of traffic without the proposed project. Hina Lani Street is expected to operate at LOS "D". Mamalahoa Highway is expected to operate at LOS "C" or better at Hina Lani Street.

The Queen Kaahumanu Highway and Kealahke Parkway intersection is expected to operate at an overall LOS "C" with a maximum v/c ratio of 0.91. All approaches to the intersection are expected to operate at LOS "C".

Kamanu Street is expected to operate at LOS "F" under unsignalized control at Kealahke Parkway, during the AM peak hour of traffic without the proposed project.

The intersection of Kealahke Parkway and Ane Keohokalole Highway is expected to operate at LOS "C" with a maximum v/c ratio of 0.84. All of the traffic movements at the intersection are expected to operate at LOS "C" or better.

The intersection of Queen Kaahumanu Highway and Makala Boulevard is expected to operate at LOS "F", with a maximum v/c ratio of 1.17. Southbound

Queen Kaahumanu Highway is expected to operate at LOS "E", while the other approaches are expected to operate at LOS "F", during the AM peak hour of traffic without the proposed project.

The intersection of Manawalea Street and Ane Keohokalole Highway is expected to operate at LOS "C" with a maximum v/c ratio of 0.73. All of the traffic movements at the intersection are expected to operate at LOS "C" or better. The Year 2030 AM peak hour traffic without the proposed project is depicted on Figure 6.

2. Year 2030 PM Peak Hour Traffic Analysis Without Project

The Queen Kaahumanu Highway intersection with Hina Lani Street is expected to operate at LOS "E", with a maximum v/c ratio of 1.17. The northbound approach of Queen Kaahumanu Highway is expected to operate at LOS "F".

The right-turn movement from Ane Keohokalole Highway onto Hina Lani Street is expected to operate at LOS "F", during the PM peak hour of traffic without the proposed project. The other traffic movements are expected to operate at LOS "D" or better.

The intersection of Mamalahoa Highway and Hina Lani Street is expected to operate at LOS "C", with a maximum v/c ratio of 0.96, during the PM peak hour of traffic without the proposed project. Hina Lani Street is expected to operate at LOS "E". Mamalahoa Highway is expected to operate at LOS "D" or better at Hina Lani Street.

The Queen Kaahumanu Highway and Kealahke Parkway intersection is expected to operate at an overall LOS "E" with a maximum v/c ratio of 1.21. Southbound Queen Kaahumanu Highway is expected to operate at LOS "E", while the other approaches to the intersection are expected to operate at LOS "F".

Kamanu Street is expected to operate at LOS "F" at Kealahke Parkway, during the PM peak hour of traffic without the proposed project.

The intersection of Kealahke Parkway and Ane Keohokalole Highway is expected to operate at LOS "B" with a maximum v/c ratio of 0.68. All of the traffic movements at the intersection are expected to operate at LOS "C" or better.



The intersection of Queen Kaahumanu Highway and Makala Boulevard is expected to operate at LOS "F", with a maximum v/c ratio of 1.91. All approaches are expected to operate at LOS "F", during the PM peak hour of traffic without the proposed project.

The intersection of Manawalea Street and Ane Keohokalale Highway is expected to operate at LOS "C" with a maximum v/c ratio of 0.85. All of the traffic movements at the intersection are expected to operate at LOS "D" or better. Figure 7 depicts the PM peak hour traffic without the proposed project.

V. Traffic Assessment

A. Trip Generation Characteristics

The trip generation characteristics for the proposed Kona Judiciary Complex were based upon the ITE trip rates for a government office complex. The field investigation at the existing West Hawaii Civic Center indicated that the ITE rates for a government office complex are conservative. By the Year 2030, the proposed Kona Judiciary Complex is expected to generate a total of 313 vph during the AM peak hour of traffic, and 404 vph during the PM peak hour of traffic. While trip generation characteristics for the full build-out and occupancy of the Kona Judiciary Complex were based upon the 141,800 SFGFA, the 2017 trip generation characteristics were prorated, based upon the number of employees at opening (150) and at full occupancy (220). Table 2 summarizes the trip generation characteristics.

Land Use (ITE Code)	Peak Hour	Year	Characteristics	Enter	Exit	Total
Government Office Complex (733) 141,800 SFGFA	AM	2017	Vehicle Trips (vph)	190	23	213
		2030	Vehicle Trips (vph)	279	34	313
	PM	2017	Vehicle Trips (vph)	85	190	275
		2030	Vehicle Trips (vph)	125	279	404

B. Year 2030 Peak Hour Traffic Assignment

The Year 2030 AM and PM peak hour site-generated traffic assignments were developed based upon existing traffic circulation patterns within the Kealahou area, anticipated patterns resulting from future roadways, and the population distribution within the West Hawaii region. Table 3 summarizes the trip distribution patterns for the Year 2030 peak hour traffic with the proposed project.

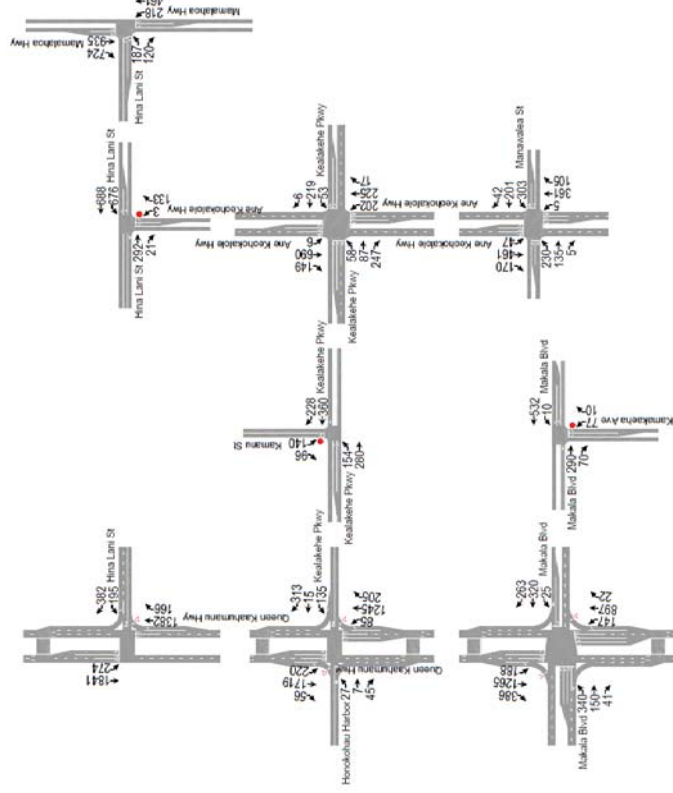


Figure 6. 2030 AM Peak Hour Traffic Without Project

Table 3. Trip Distribution		
Region/Direction		Percent Split
Queen Kaahumanu Highway - North of Hina Lani Street		25%
Mamalahoa Highway - North of Hina Lani Street		16%
Kailua-Kona		15%
South of Kailua-Kona		17%
Holualoa		11%
Kealahou Area		16%

C. Site A - Kaloko Makai Traffic Assessment

1. Site A Peak Hour Traffic Assignment

Figures 8 and 9 depict the Site A AM and PM peak hour traffic assignments, respectively.

2. Site A Access Improvements

- Extend an access road along the planned route of Ane Keohokalale Highway from Hina Lani Street to Site A.
- Widen eastbound Hina Lani Street at Ane Keohokalale Highway to provide an exclusive left-turn lane to the Site A Access Road.
- Provide an exclusive left-turn lane and a shared through/right-turn lane on the Site A Access Road at Hina Lani Street.

3. Site A AM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway intersection with Hina Lani Street is expected to operate at LOS "C" with a maximum v/c ratio of 0.96, during the AM peak hour of traffic without improvements. All approaches to the intersection are expected to operate at LOS "D" or better.

Under unsignalized control, the Site A Access Road and Ane Keohokalale Highway at Hina Lani Street are expected to operate at LOS "F".

The intersection of Mamalahoa Highway and Hina Lani Street is expected to operate at LOS "C" with a maximum v/c ratio of 0.98, during the AM peak hour of traffic without improvements. The left-turn movements to and from Hina Lani Street are expected to operate at LOS "F".

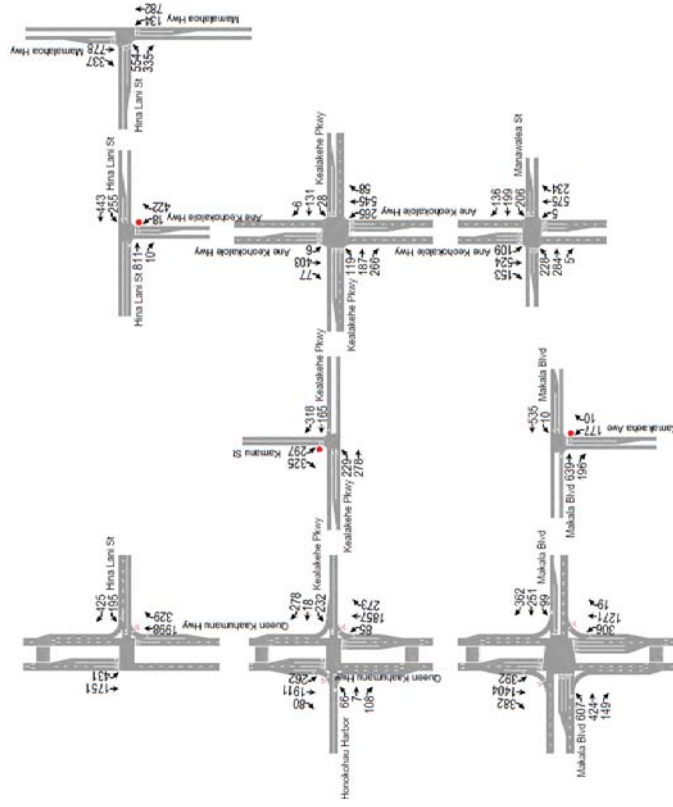


Figure 7. 2030 PM Peak Hour Traffic Without Project

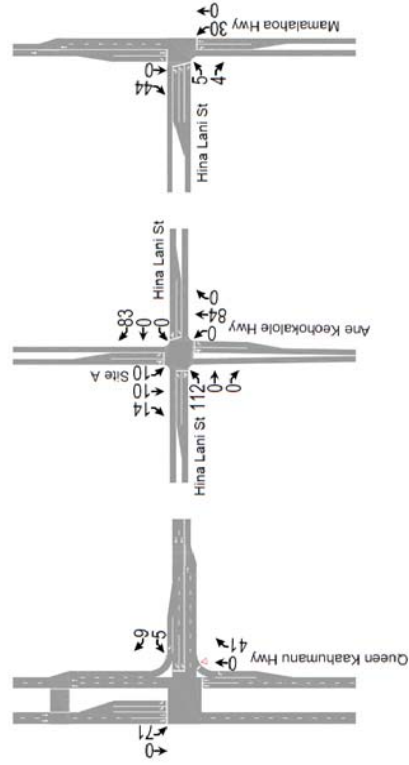


Figure 8. Site A Kaloko Makai AM Peak Hour Traffic Assignment

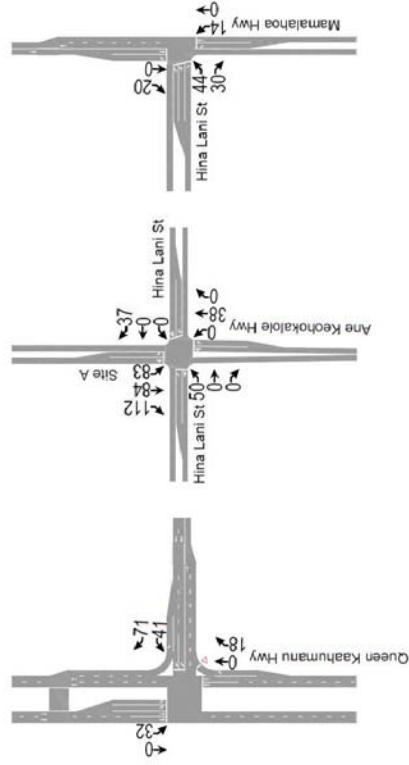


Figure 9. Site A Kaloko Makai PM Peak Hour Traffic Assignment

4. Site A PM Peak Hour Traffic Analysis Without Improvements

The intersection of Queen Kaahumanu Highway and Hina Lani Street is expected to operate at LOS "E", with a maximum v/c ratio of 1.28, during the PM peak hour of traffic without improvements. The northbound through movement and the southbound left-turn movement on Queen Kaahumanu Highway are expected to operate at LOS "F".

Ane Keohokalole Highway and the Site A Access Road are expected to operate at LOS "F" at Hina Lani Street under unsignalized controls.

The Mamalahoa Highway and Hina Lani Street intersection is expected to operate at LOS "D" with a maximum v/c ratio of 1.05, during the PM peak hour of traffic without improvements. The left-turn movements to and from Hina Lani Street are expected to operate at LOS "F".

5. Site A Traffic Improvements

The following traffic improvements are recommended to maintain minimum LOS "D" conditions at Site A Access Road intersection and the adjacent intersections on Hina Lani Street:

- a. Queen Kaahumanu Highway and Hina Lani Street
 - Widen southbound Queen Kaahumanu Highway to provide an additional left-turn lane at Hina Lani Street.
 - Widen westbound Hina Lani Street to provide an additional left-turn lane at Queen Kaahumanu Highway.
 - Restripe eastbound Hina Lani Street to provide an auxiliary lane at Queen Kaahumanu Highway.
- b. Hina Lani Street and Ane Keohokalole Highway/Site A Access Road
 - Signalize the intersection of Hina Lani Street and Ane Keohokalole Highway/Site A Access Road, when warranted.
- c. Mamalahoa Highway and Hina Lani Street
 - Widen Hina Lani Street at Mamalahoa Highway to provide an additional left-turn lane at Mamalahoa Highway.
 - Widen the north leg of Mamalahoa Highway to provide an auxiliary lane in the northbound direction.

6. Site A AM Peak Hour Traffic Analysis With Improvements

The Queen Kaahumanu Highway intersection with Hina Lani Street is expected to operate at LOS "C" with a maximum v/c ratio of 0.85, during the AM peak hour of traffic with improvements. All approaches to the intersection are expected to operate at LOS "C" or better.

Under signalized control, the Ane Keohokalole Highway/Site A Access Road and Hina Lani Street intersection is expected to operate at LOS "C" with a maximum v/c ratio of 0.83, during the AM peak hour of traffic with improvements. All approaches at the intersection are expected to operate at LOS "D" or better.

The intersection of Mamalahoa Highway and Hina Lani Street is expected to operate at LOS "C" with a maximum v/c ratio of 0.91, during the AM peak hour of traffic with improvements. All approaches at the intersection are expected to operate at LOS "D" or better. The AM peak hour traffic with Site A and the proposed traffic improvements are depicted on Figure 10.

7. Site A PM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Hina Lani Street is expected to operate at LOS "C", with a maximum v/c ratio of 1.01, during the PM peak hour of traffic with Site A. All approaches at the intersection of Queen Kaahumanu Highway and Hina Lani Street are expected to operate at LOS "D" or better.

The Hina Lani Street intersection at Ane Keohokalole Highway/Site A Access Road is expected to operate at LOS "D" with a maximum v/c ratio of 0.97, during the PM peak hour of traffic with Site A. All of the traffic movements at the intersection are expected to operate at LOS "D" or better.

Mamalahoa Highway and Hina Lani Street intersection is expected to operate at LOS "C" with a maximum v/c ratio of 0.93, during the PM peak hour of traffic with Site A. All of the traffic movements at the intersection of Mamalahoa Highway and Hina Lani Street are expected to operate at LOS "D" or better. Figure 11 depicts the PM peak hour traffic with Site A and the proposed traffic improvements.

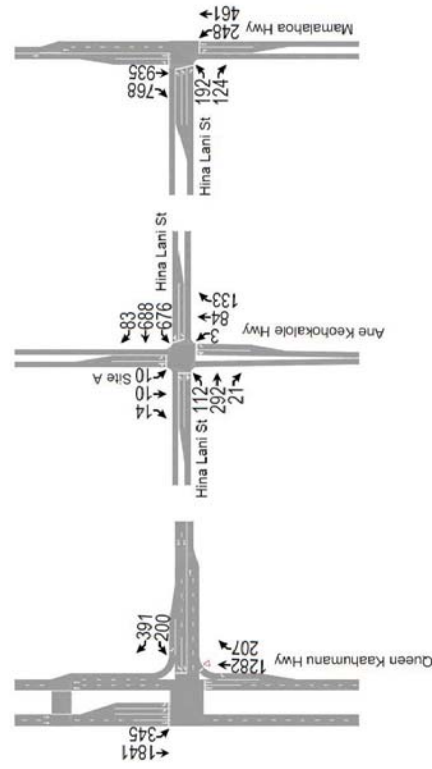


Figure 10. Site A Kaloko Makai 2030 Cumulative AM Peak Hour Traffic

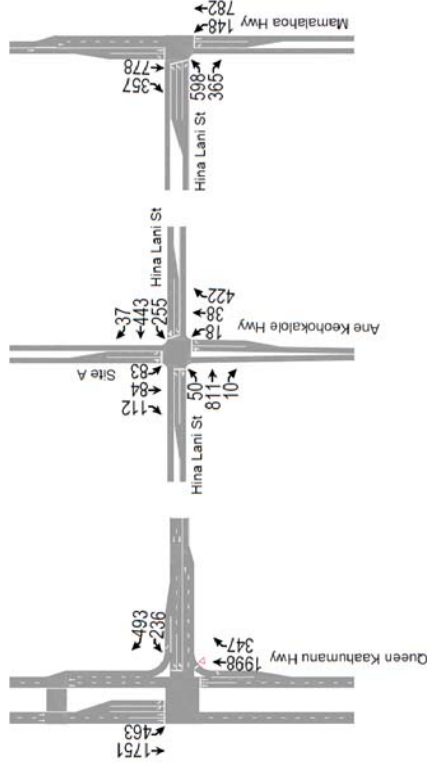


Figure 11. Site A Kaloko Makai 2030 Cumulative PM Peak Hour Traffic

D. Site B Kealakehe (1) Traffic Assessment

1. Site B Peak Hour Traffic Assignment

The Site B AM and PM peak hour traffic assignments are depicted on Figures 12 and 13, respectively.

2. Site B Access Improvements

- Provide an exclusive left-turn lane and a shared through/right-turn lane on Site B Access Road at Kealakehe Parkway.
- Restripe westbound Kealakehe Parkway to provide an exclusive left-turn lane to Site B Access Road.

3. Site B AM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "C", with a maximum v/c ratio of 0.92. The through/left-turn movement from makai bound Kealakehe Parkway and the left-turn movement on northbound Queen Kaahumanu Highway are expected to operate at LOS "F".

Under unsignalized control, Kamanu Street is expected to operate at LOS "F" at Kealakehe Parkway. The left-turn and shared through/right-turn movements from Site B Access Road are expected to operate at LOS "F" and LOS "E", respectively, during the AM peak hour of traffic without improvements.

The signalized intersection of Ane Keohokalole Highway and Kealakehe Parkway is expected to operate at LOS "C", with a maximum v/c ratio of 0.85. All of the traffic movements at the intersections are expected to operate at LOS "C" or better.

4. Site B PM Peak Hour Traffic Analysis Without Improvements

The intersection of Queen Kaahumanu Highway and Kealakehe Parkway is expected to operate at LOS "F" with a maximum v/c ratio of 1.33, during the PM peak hour traffic without improvements. All approaches to the intersection are expected to operate at LOS "F".

Kamanu Street is expected to operate at LOS "F" at Kealakehe Parkway, under unsignalized controls, during the PM peak hour of traffic without improvements.

The intersection of Ane Keohokalole Highway and Kealakehe Parkway is expected to operate at LOS "B" with maximum v/c ratio of 0.87, during the PM peak hour of traffic under signalized controls. The individual traffic movements are expected to operate at LOS "D" or better.

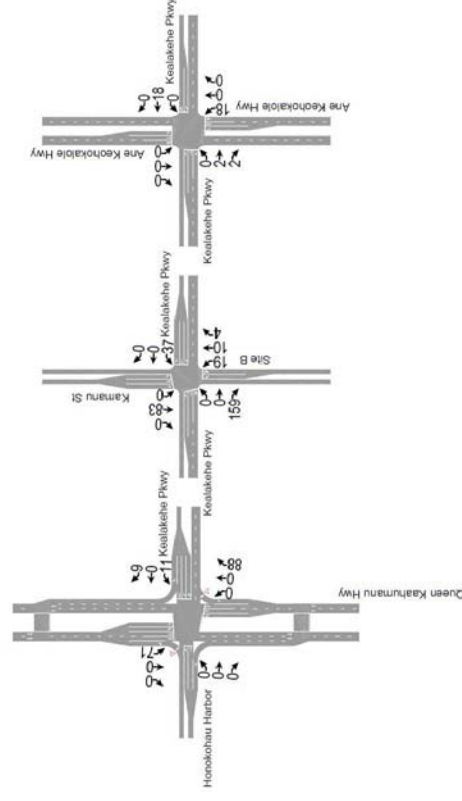


Figure 12. Site B Kealakehe (1) AM Peak Hour Traffic Assignment

5. Site B Traffic Improvements

The following traffic improvements are recommended to maintain minimum LOS "D" conditions at Site B Access Road intersection and the adjacent intersections on Kealakehe Parkway:

- a. Queen Kaahumanu Highway and Kealakehe Parkway
 - Widen southbound Queen Kaahumanu Highway to provide an additional left-turn lane at Kealakehe Parkway.
 - Widen westbound Kealakehe Parkway to provide an additional left-turn lane at Queen Kaahumanu Highway.
 - Widen westbound Kealakehe Parkway to provide an exclusive right-turn lane at Queen Kaahumanu Highway.
 - Widen eastbound Kealakehe Parkway to provide an exclusive left-turn lane at Queen Kaahumanu Highway.
 - Widen eastbound Kealakehe Parkway to provide an exclusive right-turn lane at Queen Kaahumanu Highway.
- b. Kealakehe Parkway and Kamanu Street/Site B Access Road
 - Widen eastbound Kealakehe Parkway to provide an additional through lane from Queen Kaahumanu Highway to the existing two lanes east of Kamanu Street.
 - Widen westbound Kealakehe Parkway to provide an exclusive right-turn lane to Kamanu Street.
 - Signalize the intersection of Kealakehe Parkway and Kamanu Street/Site B Access Road, when warranted.
 - Widen Kamanu Street to provide an exclusive left-turn lane, a through-only lane, and an exclusive right-turn lane at Kealakehe Parkway.

6. Site B AM Peak Hour Traffic Analysis With Improvements

The Queen Kaahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "C", with a maximum v/c ratio of 0.85. All approaches to the intersection are expected to operate at LOS "C" or better.

Under signalized control, Kealakehe Parkway at Kamanu Street/Site B Access Road is expected to operate at LOS "C" with a maximum v/c ratio of 0.81, during the AM peak hour of traffic with Site B. All approaches at the intersection are expected to operate at LOS "C". The AM peak hour traffic with Site B and the proposed traffic improvements are depicted on Figure 14.

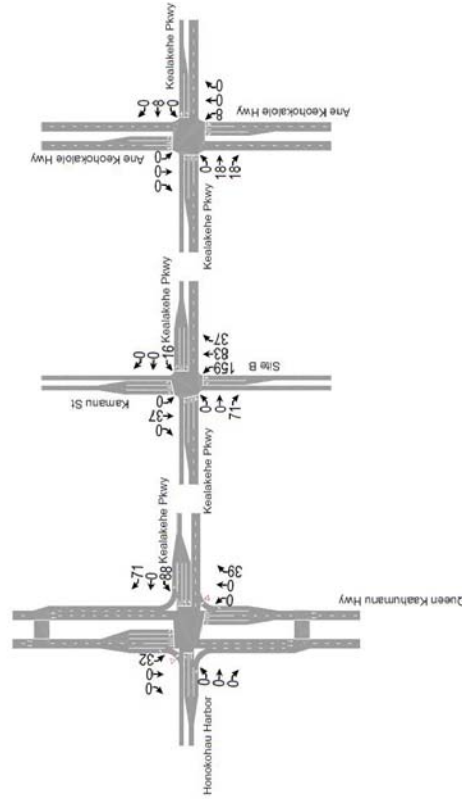


Figure 13. Site B Kealakehe (1) PM Peak Hour Traffic Assignment

7. Site B PM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealahake Parkway is expected to operate at LOS "D" with a maximum v/c ratio of 0.99, during the PM peak hour traffic with improvements. All approaches to the intersection are expected to operate at LOS "D" or better.

Kealahake Parkway at Kamanu Street/Site B Access Road is expected to operate at LOS "B" with a maximum v/c ratio of 0.87, during the PM peak hour of traffic, under signalized controls. All of the traffic movements at the intersection are expected to operate at LOS "D" or better. Figure 15 depicts the PM peak hour traffic with Site B and the proposed traffic improvements.

E. Site C Civic Center Traffic Assessment

1. Site C Peak Hour Traffic Assignment

Figures 16 and 17 depict the Site C AM and PM peak hour traffic assignments, respectively.

2. Site C Access Improvements

The following traffic improvements are recommended at the Site C Access Road intersection at Kealahake Parkway:

- Provide separate left-turn and right-turn lanes on Site C Access Road at its stop-controlled Tee-intersection at Kealahake Parkway.
- Restripe eastbound Kealahake Parkway to provide an exclusive left-turn lane at Site C Access Road.
- Restripe the median on the east leg of Kealahake Parkway at Site C Access Road to provide a median shelter lane.

3. Site C AM Peak Hour Traffic Analysis Without Improvements

The intersection of Queen Kaahumanu Highway and Kealahake Parkway is expected to operate at LOS "C", with a maximum v/c ratio of 0.92 without improvements. The through/left-turn movement from makai bound Kealahake Parkway and the left-turn movement on northbound Queen Kaahumanu Highway are expected to operate at LOS "F".

Site C Access Road is expected to operate at LOS "C" at its stop-controlled intersection with Kealahake Parkway, during the AM peak hour of traffic. The other traffic movements at the intersection are expected to operate at LOS "C" or better.

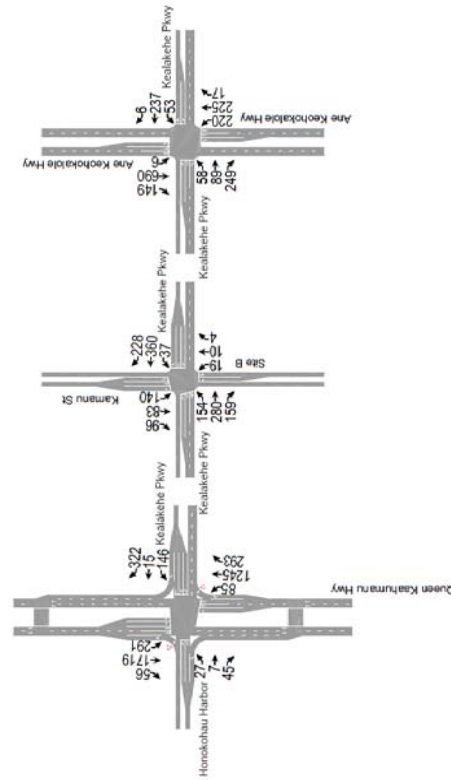


Figure 14. Site B Kealahake (1) 2030 Cumulative AM Peak Hour Traffic

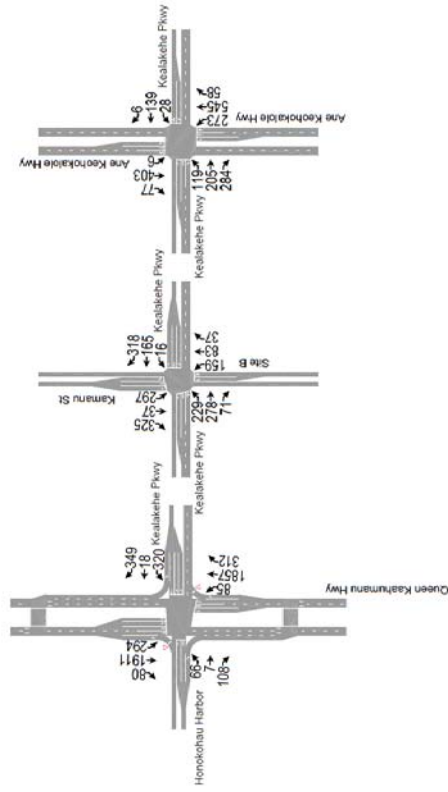


Figure 15. Site B Kealakehe (1) 2030 Cumulative PM Peak Hour Traffic

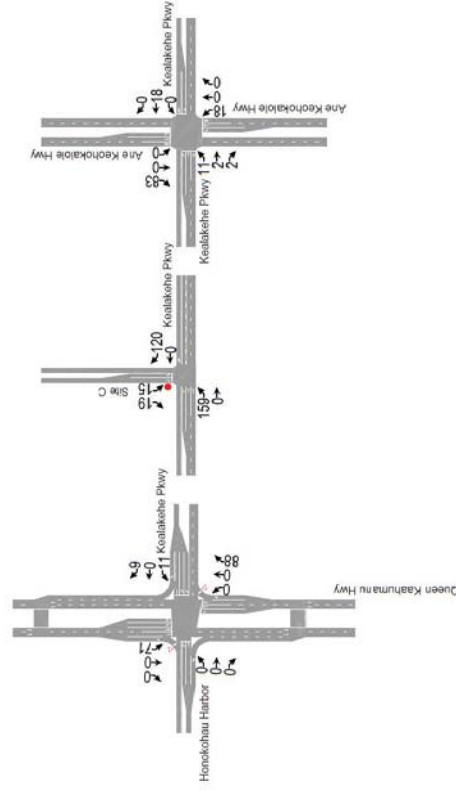


Figure 16. Site C Civic Center AM Peak Hour Traffic Assignment



The Ane Keohokalole Highway and Kealahake Parkway intersection is expected to operate at LOS "C" with a v/c maximum v/c ratio of 0.93, under signalized controls. The individual traffic movements at the intersection are expected to operate at LOS "D" or better.

4. Site C PM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway and Kealahake Parkway intersection is expected to operate at LOS "F" with a maximum v/c ratio of 1.33, during the PM peak hour traffic without improvements. All approaches to the intersection are expected to operate at LOS "F".

Site C Access Road is expected to operate at LOS "C" at Kealahake Parkway, during the PM peak hour of traffic. The other traffic movements at the intersection are expected to operate at LOS "A".

The intersection of Ane Keohokalole Highway and Kealahake Parkway is expected to operate at LOS "C", with a v/c maximum v/c ratio of 0.74, during the PM peak hour of traffic under signalized controls. All approaches to the intersection are expected to operate at LOS "C" or better. The individual traffic movements at the intersection are expected to operate at LOS "D" or better.

5. Site C Traffic Improvements

The traffic improvements under Item a. in the previous Section D.5. "Site B Traffic Improvements" are recommended to maintain minimum LOS "D" conditions on the approaches to the intersection of Queen Kaahumanu Highway and Kealahake Parkway.

6. Site C AM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealahake Parkway is expected to operate at LOS "C", with a maximum v/c ratio of 0.85. All approaches to the intersection are expected to operate at LOS "C" or better. Figure 18 depicts the AM peak hour traffic with Site C and the proposed traffic improvements.

7. Site C PM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealahake Parkway is expected to operate at LOS "D" with a maximum v/c ratio of 0.99, during the PM peak hour traffic with improvements. All approaches to the intersection are expected to operate at LOS "D" or better. Figure 19 depicts PM peak hour traffic with Site C and the proposed traffic improvements.

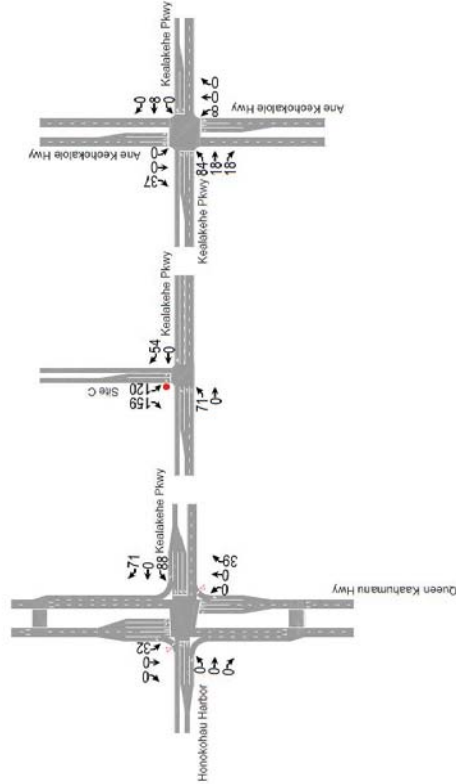


Figure 17. Site C Civic Center PM Peak Hour Traffic Assignment



Figure 18. Site C Civic Center 2030 Cumulative AM Peak Hour Traffic

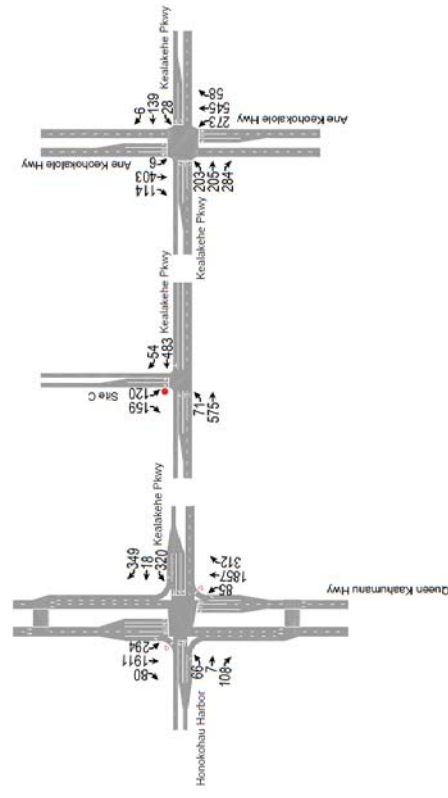


Figure 19. Site C Civic Center 2030 Cumulative PM Peak Hour Traffic

1. Site D Peak Hour Traffic Assignment

2. Site D Access Improvements

- a. Provide separate left-turn and right-turn lanes on Site D Access Road at its stop-controlled Tee-intersection at Kealakehe Parkway.

c. Restripe the median on the east leg of Kealakehe Parkway at Site D Access Road to provide a median shelter lane.

3. Site D AM Peak Hour Traffic Analysis Without Improvements

The Ane Keohokalole Highway and Kealahou Parkway intersection is expected to operate at LOS "C" with a v/c maximum v/c ratio of 0.82, under signalized controls. The individual traffic movements at the intersection are expected to operate at LOS "D" or better.

4. Site D PM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway and Kealahou Parkway intersection is expected to operate at LOS "F" with a maximum v/c ratio of 1.33, during the PM peak hour traffic without improvements. All approaches to the intersection are expected to operate at LOS "F".

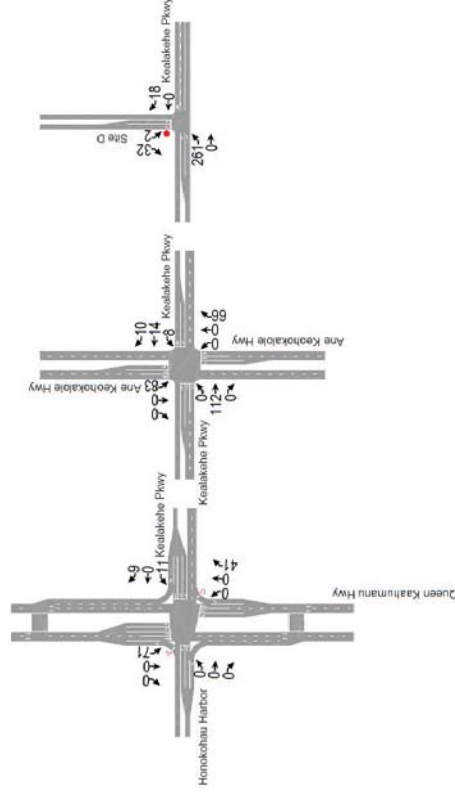


Figure 20. Site D Lanikai/DHHL AM Peak Hour Traffic Assignment

The intersection of Ane Keohokalole Highway and Kealakehe Parkway is expected to operate at LOS "C", with a v/c maximum v/c ratio of 0.87, during the PM peak hour of traffic under signalized controls. The approaches to the intersection are expected to operate at LOS "D" or better.

Site D Access Road is expected to operate at LOS "B" at Kealakehe Parkway, during the PM peak hour of traffic. The traffic movements at the intersection are expected to operate at LOS "B" or better.

5. Site D Traffic Improvements

The traffic improvements under Item a. in the previous Section D.4. "Site B Traffic Improvements" are recommended to maintain minimum LOS "D" conditions at the intersection of Queen Kaahumanu Highway and Kealakehe Parkway.

6. Site D AM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealakehe Parkway is expected to operate at LOS "C", with a maximum v/c ratio of 0.85. All approaches to the intersection are expected to operate at LOS "C" or better. The AM peak hour traffic and the proposed traffic improvements with Site D are depicted on Figure 22.

7. Site D PM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealakehe Parkway is expected to operate at LOS "D" with a maximum v/c ratio of 0.99, during the PM peak hour traffic with Site D. All approaches to the intersection are expected to operate at LOS "D" or better. Figure 23 depicts the PM peak hour traffic with Site D.

G. Site E La'i'opua Traffic Assessment

1. Site E Peak Hour Traffic Assignment

Site E AM and PM peak hour traffic assignments are depicted on Figures 24 and 25, respectively.

2. Site E Access Improvements

The following traffic improvements are recommended at the Site E Access Road intersection at Ane Keohokalole Highway:

- Provide separate left-turn and right-turn lanes on Site E Access Road at its stop-controlled Tee-intersection at Ane Keohokalole Highway.
- Restripe southbound Ane Keohokalole Highway to provide an exclusive left-turn lane at Site E Access Road.
- Restripe the south leg of Ane Keohokalole Highway to provide a median shelter lane at Site E Access Road.

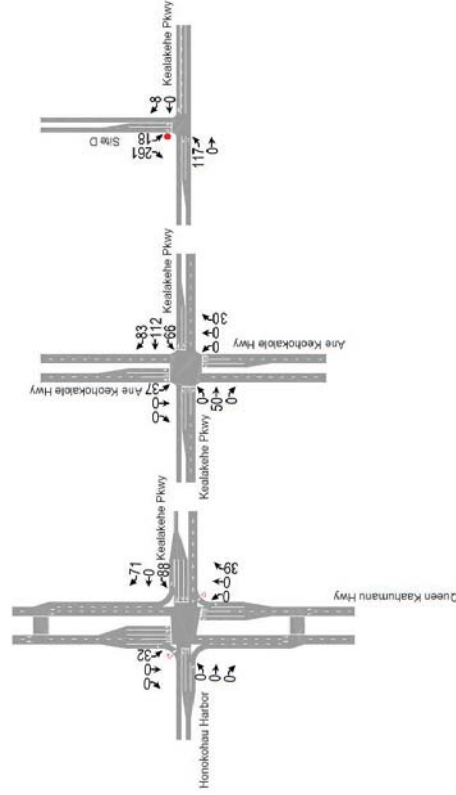


Figure 21. Site D Lanihau/DHHL PM Peak Hour Traffic Assignment

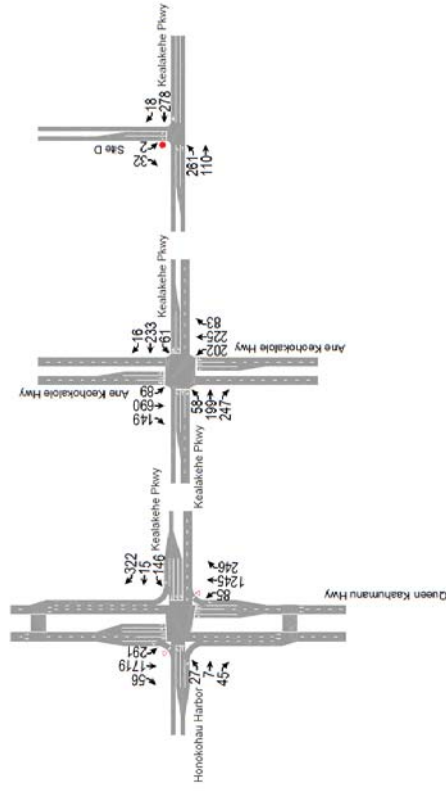


Figure 22. Site D Lanihau/DHHL 2030 Cumulative AM Peak Hour Traffic

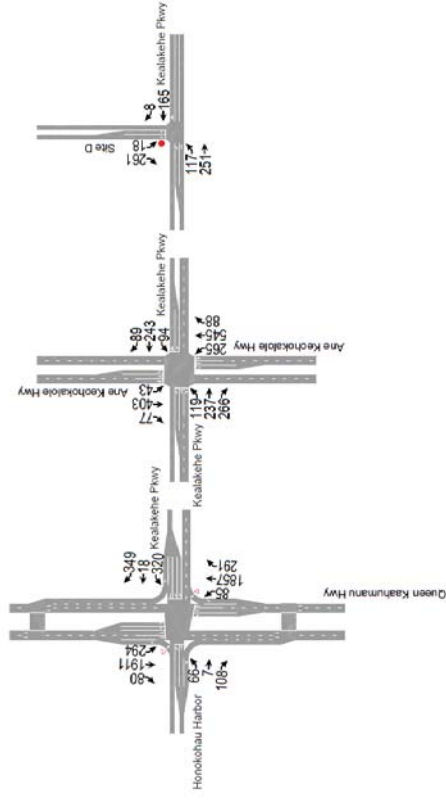


Figure 23. Site D Lanihau/DHHL 2030 Cumulative PM Peak Hour Traffic

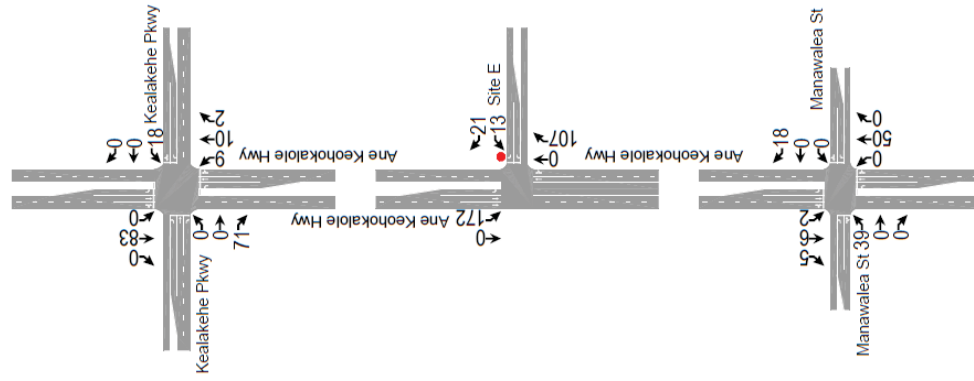


Figure 24. Site E La 'i' opua AM Peak Hour Traffic Assignment

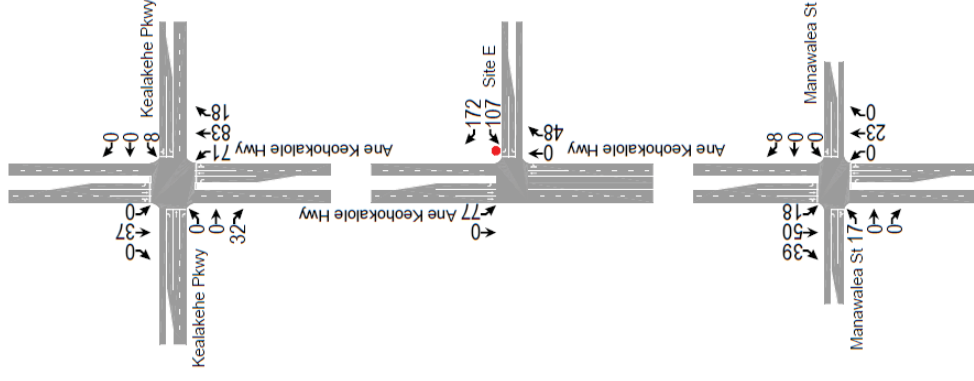


Figure 25. Site E La 'i' opua PM Peak Hour Traffic Assignment

3. Site E AM Peak Hour Traffic Analysis Without Improvements

The intersection of Ane Keohokalole Highway and Kealakehe Parkway is expected to operate at LOS "C" with a maximum v/c ratio of 0.85, under signalized controls, during the AM peak hour of traffic. All of the individual traffic movements at the intersection are expected to operate LOS "D" or better.

The traffic movements at the intersection of Ane Keohokalole Highway and Site E Access Road are expected to operate at LOS "C" or better, under unsignalized controls.

The intersection of Ane Keohokalole Highway and Manawalea Street is expected to operate at LOS "C", under signalized controls. All of the individual traffic movements at the intersection are expected to operate at LOS "D" or better. Figure 26 depicts the AM peak hour traffic with Site E.

4. Site E PM Peak Hour Traffic Analysis Without Improvements

The Ane Keohokalole Highway and Kealakehe Parkway intersection is expected to operate at LOS "B" with a maximum v/c ratio of 0.76, during the PM peak hour of traffic. All of the individual traffic movements at the intersection are expected to operate LOS "C" or better.

The left-turn movement on Site E Access Road is expected to operate at LOS "D" at its stop-controlled intersection at Ane Keohokalole Highway, during the PM peak hour of traffic. The other traffic movements at the intersection are expected to operate at LOS "C" or better.

The intersection of Manawalea Street and Ane Keohokalole Highway is expected to operate at LOS "C", with a maximum v/c ratio of 0.88. The traffic movements at the intersection are expected to operate at LOS "D" or better. Figure 27 depicts the PM peak hour traffic with Site E.

5. Site E Traffic Improvements

Additional traffic improvements are not recommended at this time on Ane Keohokalole Highway.

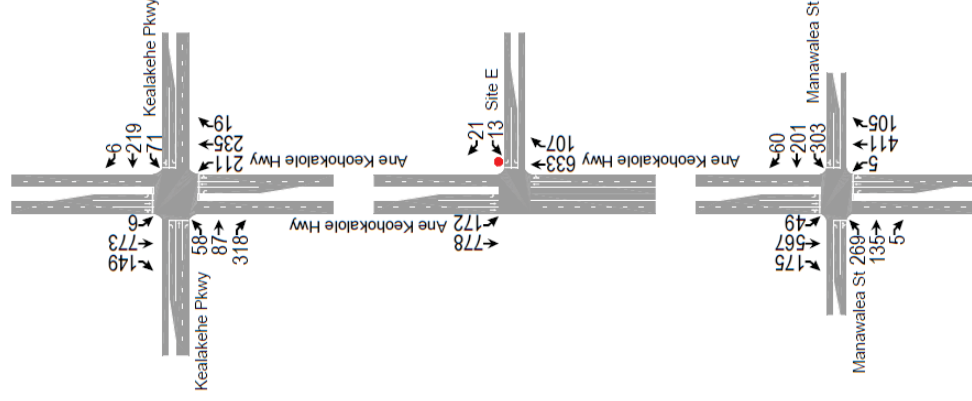


Figure 26. Site E La'i'opua 2030 Cumulative AM Peak Hour Traffic

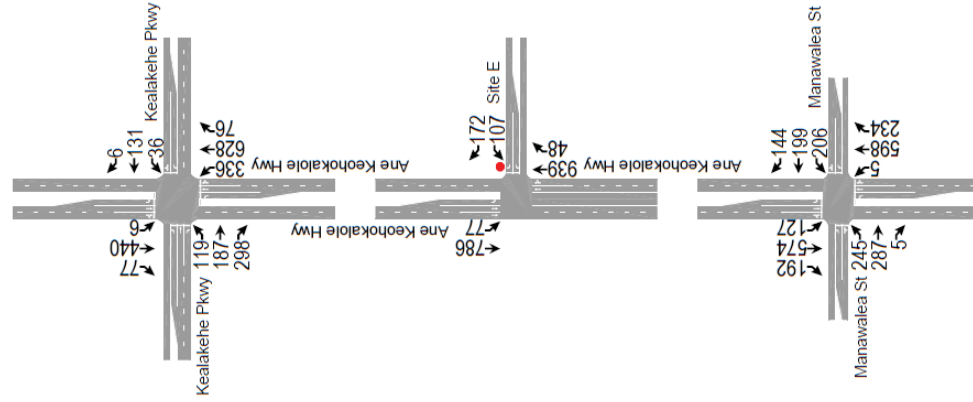


Figure 27. Site E La 'i'opua 2030 Cumulative PM Peak Hour Traffic

H. Site F Makalapua Traffic Assessment

1. Site F Peak Hour Traffic Assignment

Site F AM and PM peak hour traffic assignments are depicted on Figures 28 and 29, respectively.

2. Site F Access Improvements

The following traffic improvements are recommended at the Site F Access Road intersection at Makala Boulevard:

- Provide an exclusive left-turn lane and a shared through/right-turn lane on Site F Access Road at its stop-controlled intersection at Makala Boulevard opposite Kamakaeha Avenue.
- Provide an exclusive left-turn lane on eastbound Makala Boulevard at Site F Access Road.

3. Site F AM Peak Hour Traffic Analysis Without Improvements

The intersection of Queen Kaahumanu Highway and Makala Boulevard is expected to operate at LOS "F" with a maximum v/c ratio of 1.40. The northbound approach of Queen Kaahumanu Highway and both approaches on Makala Boulevard are expected to operate at LOS "F", during the AM peak hour of traffic without improvements.

The left-turn movements on northbound and southbound Kamakaeha Avenue at Makala Boulevard are expected to operate at LOS "F" and LOS "E", respectively. The other traffic movements at the intersection are expected to operate at LOS "C" or better, under unsignalized controls.

The intersection of Ane Keohokalole Highway and Manawalea Street is expected to operate at LOS "C", with a maximum v/c ratio of 0.80. All of the approaches to the intersection are expected to operate at LOS "C" or better.

4. Site F PM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway and Makala Boulevard intersection is expected to operate at LOS "F" with a maximum v/c ratio of 2.05. All approaches to the intersection are expected to operate at LOS "F", during the PM peak hour of traffic without improvements.

The left-turn movements on northbound and southbound Kamakaeha Avenue at Makala Boulevard are expected to operate at LOS "F". The other traffic movements at the intersection are expected to operate at LOS "D" or better, under unsignalized controls.

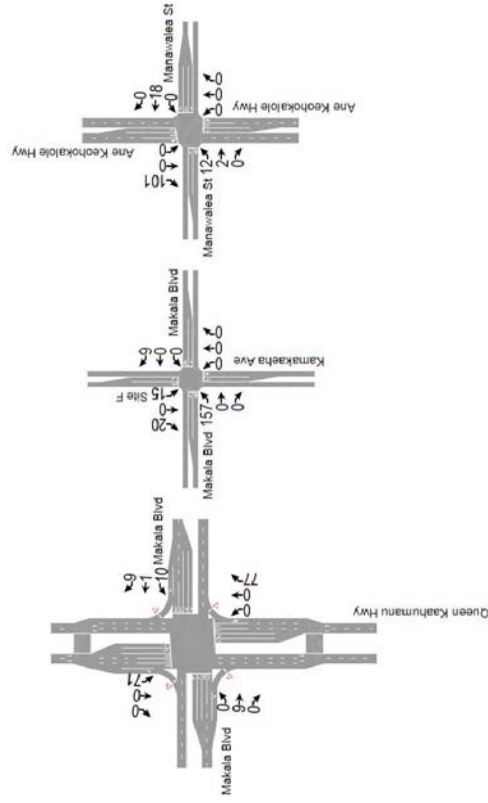


Figure 28. Site F Makalapua AM Peak Hour Traffic Assignment

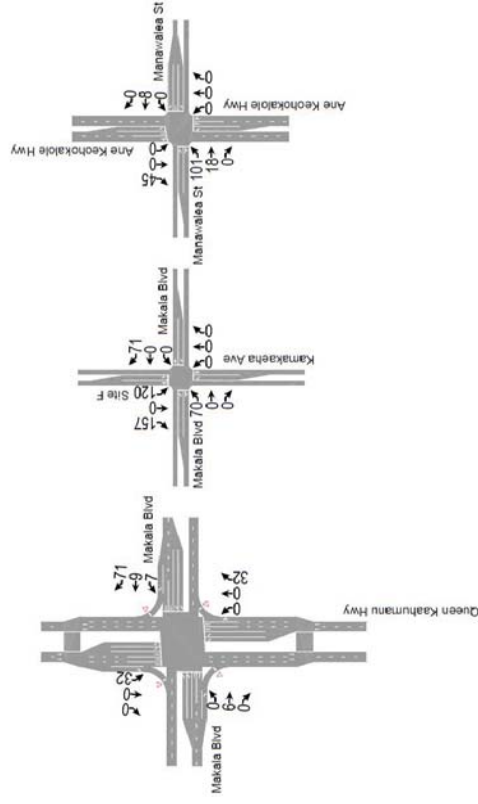


Figure 29. Site F Makalapua PM Peak Hour Traffic Assignment

The intersection of Ane Keohokalole Highway and Manawalea Street is expected to operate at LOS "D", with a maximum v/c ratio of 0.92. All of the traffic movements at the intersection are expected to operate at LOS "D" or better.

5. Traffic Improvements With Site F

The following traffic improvements are recommended to maintain minimum LOS "D" conditions at Site F Access Road intersection and the adjacent intersections on Makala Boulevard:

- a. Queen Kaahumanu Highway and Makala Boulevard
 - Widen southbound Queen Kaahumanu Highway to provide an additional left-turn lane and an additional through-only lane at Makala Boulevard.
 - Convert the existing southbound auxiliary lane on the south leg of Queen Kaahumanu Highway at Makala Boulevard to a through lane.
 - Convert the existing right-turn lane on northbound Queen Kaahumanu Highway at Makala Boulevard to a shared through/right-turn lane.
 - Convert the existing northbound auxiliary lane on the north leg of Queen Kaahumanu Highway at Makala Boulevard to a through lane.
 - Widen westbound Makala Boulevard to provide two exclusive left-turn lanes, two through-only lanes, and an exclusive right-turn lane at Queen Kaahumanu Highway.
 - Widen eastbound Makala Boulevard to provide an additional through lane and an exclusive right-turn lane at Queen Kaahumanu Highway.
- b. Makala Boulevard and Kamakaeha Avenue/Site F Access Road.
 - Signalize the intersection of Makala Boulevard and Kamakaeha Avenue/Site F Access Road, when warranted.

6. Site F AM Peak Hour Traffic Analysis With Improvements

The Queen Kaahumanu Highway and Makala Boulevard intersection is expected to operate at LOS "C", with a maximum v/c ratio of 0.82, during the AM peak hour of traffic with Site F. All approaches at the intersection are expected to operate at LOS "D" or better.

The traffic movements at the intersection of Site F Access Road and Makala Boulevard are expected to operate at LOS "B" with a maximum v/c ratio of 0.80, during the AM peak hour of traffic with Site F. All approaches at the intersection are expected to operate at LOS "C" or better. Figure 30 depicts the AM peak hour traffic and the proposed traffic improvements with Site F.

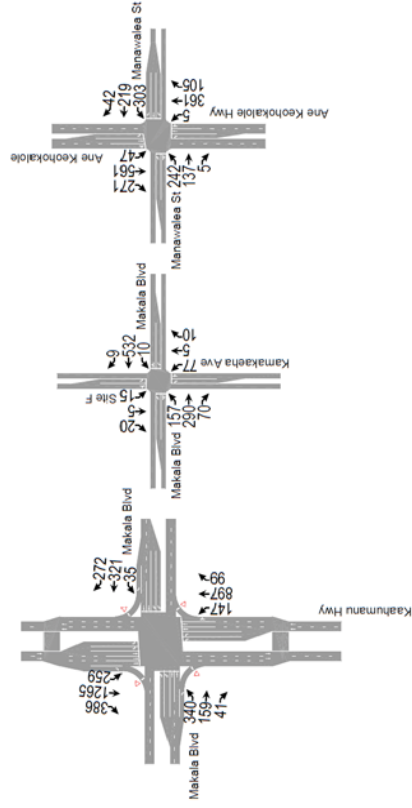


Figure 30. Site F Makalapua 2030 Cumulative AM Peak Hour Traffic

7. Site F PM Peak Hour Traffic Analysis With Improvements

The Queen Kaahumanu Highway and Makala Boulevard intersection is expected to operate at LOS "D", with a maximum v/c ratio of 0.93, during the PM peak hour of traffic with Site F. All approaches at the intersection are expected to operate at LOS "D" or better.

The intersection of Site F Access Road and Makala Boulevard is expected to operate at LOS "C" with a maximum v/c ratio of 0.87, during the PM peak hour of traffic with Site F. All approaches at the intersection are expected to operate at LOS "D" or better. Figure 31 depicts the PM peak hour traffic and the proposed traffic improvements with Site F.

I. Site G Kealakehe (2) Traffic Assessment

1. Site G Peak Hour Traffic Assignment

Site G AM and PM peak hour traffic assignments are depicted on Figures 32 and 33, respectively.

2. Site G Access Improvements

The following traffic improvements are recommended at the Site G Access Road intersection at Ane Keohokalole Highway:

- Provide separate left-turn and right-turn lanes on Site G Access Road at its stop-controlled Tee-intersection at Ane Keohokalole Highway.
- Restripe northbound Ane Keohokalole Highway to provide an exclusive left-turn lane at Site G Access Road.
- Restripe the north leg of Ane Keohokalole Highway to provide a median shelter lane at Site G Access Road.

3. Site G AM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "C", with a maximum v/c ratio of 0.90 without improvements. The through/left-turn movement from makai bound Kealakehe Parkway and the left-turn movements in both directions on Queen Kaahumanu Highway are expected to operate at LOS "E".

The Ane Keohokalole Highway and Kealakehe Parkway intersection is expected to operate at LOS "C", with a maximum v/c ratio of 0.85, during the AM peak hour of traffic with Site G. All approaches at the intersection are expected to operate at LOS "C" or better. The individual traffic movements are expected to operate at LOS "D" or better.

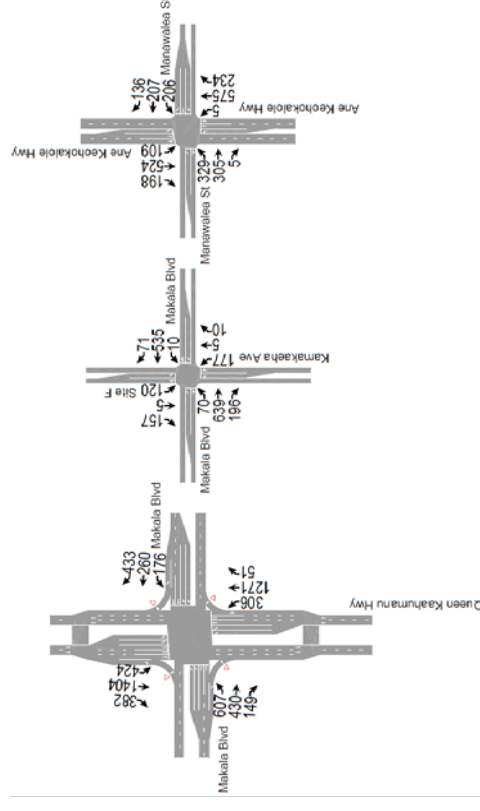


Figure 31. Site F Makalapua 2030 Cumulative PM Peak Hour Traffic

The traffic movements at the intersection of Ane Keohokalole Highway and Site G Access Road are expected to operate at LOS "C" or better, under unsignalized controls.

4. Site G PM Peak Hour Traffic Analysis Without Improvements

The Queen Kaahumanu Highway and Kealakehe Parkway intersection is expected to operate at LOS "F" with a maximum v/c ratio of 1.27, during the PM peak hour traffic without improvements. All approaches to the intersection are expected to operate at LOS "F".

The Ane Keohokalole Highway and Kealakehe Parkway intersection is expected to operate at LOS "C", with a maximum v/c ratio of 0.78, during the PM peak hour of traffic with Site G. All of the individual traffic movements at the intersection are expected to operate at LOS "C" or better.

The left-turn movement from Site G Access Road is expected to operate at LOS "E" at its stop-controlled intersection at Ane Keohokalole Highway, during the PM peak hour of traffic. The other traffic movements at the intersection are expected to operate at LOS "B" or better.

5. Site G Traffic Improvements

The traffic improvements under Item a. in the previous Section D.4. "Site B Traffic Improvements" are recommended to maintain minimum LOS "D" conditions at the Kealakehe Parkway intersection at Queen Kaahumanu Highway.

The intersection of Ane Keohokalole Highway and Site G Access Road should be signalized, when warranted.

6. Site G AM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealakehe Parkway is expected to operate at LOS "C", with a maximum v/c ratio of 0.86. All approaches to the intersection are expected to operate at LOS "C" or better.

The intersection of Site G Access Road at Ane Keohokalole Highway is expected to operate at LOS "A" with a maximum v/c ratio of 0.37, during the AM peak hour of traffic with Site G. All approaches at the intersection are expected to operate at LOS "B" or better. The AM peak hour traffic and the proposed traffic improvements with Site G are depicted on Figure 34.

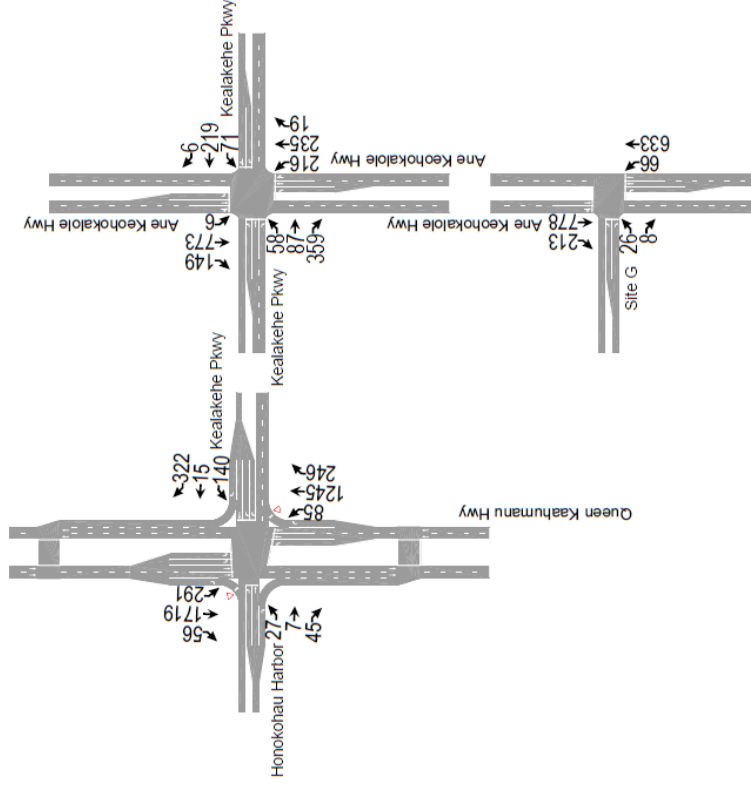


Figure 34. Site G Kealakehe (2) 2030 Cumulative AM Peak Hour Traffic

7. Site G PM Peak Hour Traffic Analysis With Improvements

The intersection of Queen Kaahumanu Highway and Kealahake Parkway is expected to operate at LOS "C" with a maximum v/c ratio of 0.96, during the PM peak hour traffic with Site G. All approaches to the intersection are expected to operate at LOS "C".

The intersection of Site G Access Road and Ane Keohokalole Highway is expected to operate at LOS "B" with a maximum v/c ratio of 0.60, during the AM peak hour of traffic with Site G. All approaches at the intersection are expected to operate at LOS "B" or better. Figure 35 depicts the PM peak hour traffic and the proposed traffic improvements with Site G.

VI. Conclusions

Phase 2 of the widening of Queen Kaahumanu Highway from Kealahake Parkway to the Kona International Airport Access Road is expected to improve regional highway capacity. The Queen Kaahumanu Highway improvements are expected to be completed by the Year 2014. Ane Keohokalole Highway is expected to improve access to the Kealahake area, where the future Kona Judiciary Complex will be located. Phase 1 of Ane Keohokalole Highway from Palani Road to Puohuluhi Street is expected to be completed by the Year 2012.

Sites A, B, and F will share access with existing or future developments. Site A is located in Kaloko Makai. Site B is located opposite Kamanu Street, which will eventually be extended to provide access to the future West Hawaii Business Park, Kaloko Business Park, and Hima Lani Street. Site F is located opposite the Makalapua Center. While the cost of access may be higher to accommodate the traffic demands of the surrounding developments, opportunities exist for sharing the costs of traffic improvements. Sites C, D, E, and G are isolated sites with access on a primary arterial or collector street, where the cost of access will be borne primarily by the proposed project.

For the purpose of this alternative analysis, it was assumed that access to each site would be provided at a single location. After the site selection, a secondary driveway may be included in the site design, which may further mitigate the traffic access impacts.

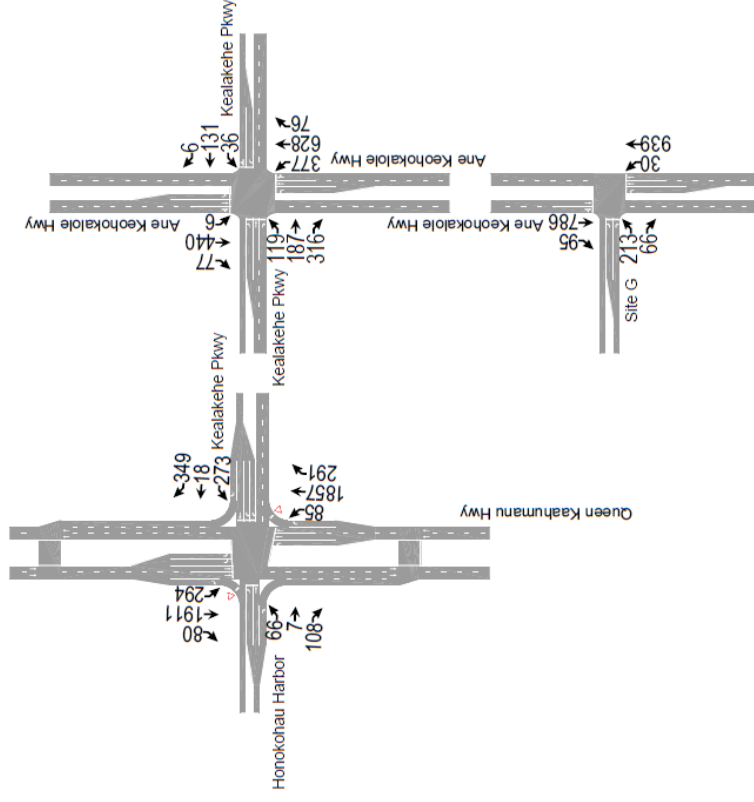


Figure 35. Site G Kealahake (2) 2030 Cumulative PM Peak Hour Traffic

The Candidate Site rankings, from 1 (best) through 7 (worst), are based upon accessibility. Regional access pertains to the site's proximity to arterial highways and/or major collector roadways. Local accessibility is based upon street frontage, where secondary driveway(s) can relieve the traffic demands at the main access driveway. Site A has regional access to Queen Kaahumanu Highway and Mamalahoe Highway, via Hina Lani Street, as well as access to Ane Keohokalole Highway. Sites B, C, D, and G have regional access to Queen Kaahumanu Highway and Ane Keohokalole Highway. Sites B, F, and G are bounded by two roadways, which provide additional opportunities for local access. Only Site G is bounded by two major arterials for local and regional access. Table 4 summarizes the relative regional and local accessibility of the Candidate Sites.

Table 4. Site Accessibility		
Site	Regional Access	Local Access
Site A Kaloko Makai	1	7
Site B Kealakehe (1)	3	2
Site C Civic Center	4	5
Site D Lanihau/DHHL	7	4
Site E La`i opua	5	6
Site F Makalapua	6	3
Site G Kealakehe (2)	2	1

The proposed traffic improvements are expected to maintain a minimum Level of Service "D" or better conditions with the full build-out and occupancy of the proposed Kona Judiciary Complex through the Year 2030.

APPENDIX E
~~Draft~~ Civil Infrastructure Analysis
(Gray, Hong, Nojima & Associates, Inc., ~~July~~ October 2011)

Civil Infrastructure Analysis (including
Electrical & Telephone Utility Assessment)
Proposed Kona Judiciary Complex

North Kona, Big Island, Hawaii
TMK: 3-7-3-009: 025
3-7-4-008: 005
3-7-4-020: 003, 004, 007, 010 & 007
3-7-4-021: 008 & 023

October 2011

PREPARED FOR:

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813

TABLE OF CONTENTS

	Page
Chapter 1 – Introduction	1-1
1.1 Background	1-1
1. Purpose and Scope	1-1
Chapter 2 – Methodological Framework for Analyzing the Seven (7) Candidate Sites	2-1
2.1 Site Analysis Criteria	2-1
Chapter 3 – Conditions and Characteristics of Seven (7) Candidate Sites	3-1
3.1 General Overview of Existing Water and Wastewater Infrastructure	3-1
3.2 Summary of Site Conditions and Characteristics for Each Candidate Site	3-2
1. Site A: Kaloko Makai (TMK: 3-7-3-009: 025)	3-2
2. Site B: Kealahou (1) (TMK: 3-7-4-020: 007)	3-8
3. Site C: Civic Center (TMK: 3-7-4-020: 003)	3-13
4. Site D: Lanihau/DHHL (TMK: 3-7-4-008:005 & TMK: 3-7-4-021:008)	3-17
5. Site E: La'i'Opua (TMK: 3-7-4-021:023)	3-23
6. Site F: Makalapua (TMK: 3-7-4-020:010)	3-29
7. Site G: Kealahou (2) (TMK: 3-7-4-020:004 & 3-7-4-020:007)	3-33
3.3 Opinion of Probable Construction Costs	3-39
Chapter 4 – Evaluation of Seven (7) Candidate Sites	4-1
4.1 Site Selection Ranking Summary	4-1
References	5-1

List of Figures

	Page
Figure 1: Overall Location Map	1-2
Water and Sewer Utility Figures	Appendix A and B

List of Tables

	Page
Table 1: Opinion of Probable Construction Costs	3-40
Table 2: Site Selection Ranking Summary	4-2



Gray & Hong & Nojima & Associates, Inc.
CONSULTING ENGINEERS
201 Merchant Street, Suite 1500 | Honolulu, HI 96813 | Phone: (808) 521-0208 | Fax: (808) 531-4018

Appendices

Appendix A	Preliminary Water Demand Calculations, Water Utility Figures, & Miscellaneous Documents
Appendix B	Preliminary Wastewater Demand Calculations, Overall Sewer Utility Map, & Miscellaneous Documents
Appendix C	Opinion of Probable Construction Costs (On-Site and Off-Site Improvements)

Chapter 1 – INTRODUCTION

1.1 Background

The Judiciary of the State of Hawaii is proposing to build a new Judiciary Complex in the West Hawaii service area on the Island of Hawaii. The proposed Kona Judiciary Complex will serve West Hawaii's Third Judicial Circuit, which comprises the entire County/Island of Hawaii. The Judiciary has recognized the inadequacy of the current facilities in the West Hawaii service area and has commissioned a Site Selection Study and Environmental Impact Statement (EIS) for each of the following seven (7) sites:

- Site A: Kaloko Makai (TMK: 3-7-3-009: 025)
- Site B: Kealakehe (1) (TMK: 3-7-4-020: 007)
- Site C: Civic Center (TMK: 3-7-4-020: 003)
- Site D: Lanihau/DHHL (TMK: 3-7-4-008: 005 & TMK: 3-7-4-021: 008)
- Site E: La'i'Opua (TMK: 3-7-4-021: 023)
- Site F: Makalapua Center (TMK: 3-7-4-020: 010)
- Site G: Kealakehe (2) (TMK: 3-7-4-020: 004 & 3-7-4-020: 007)

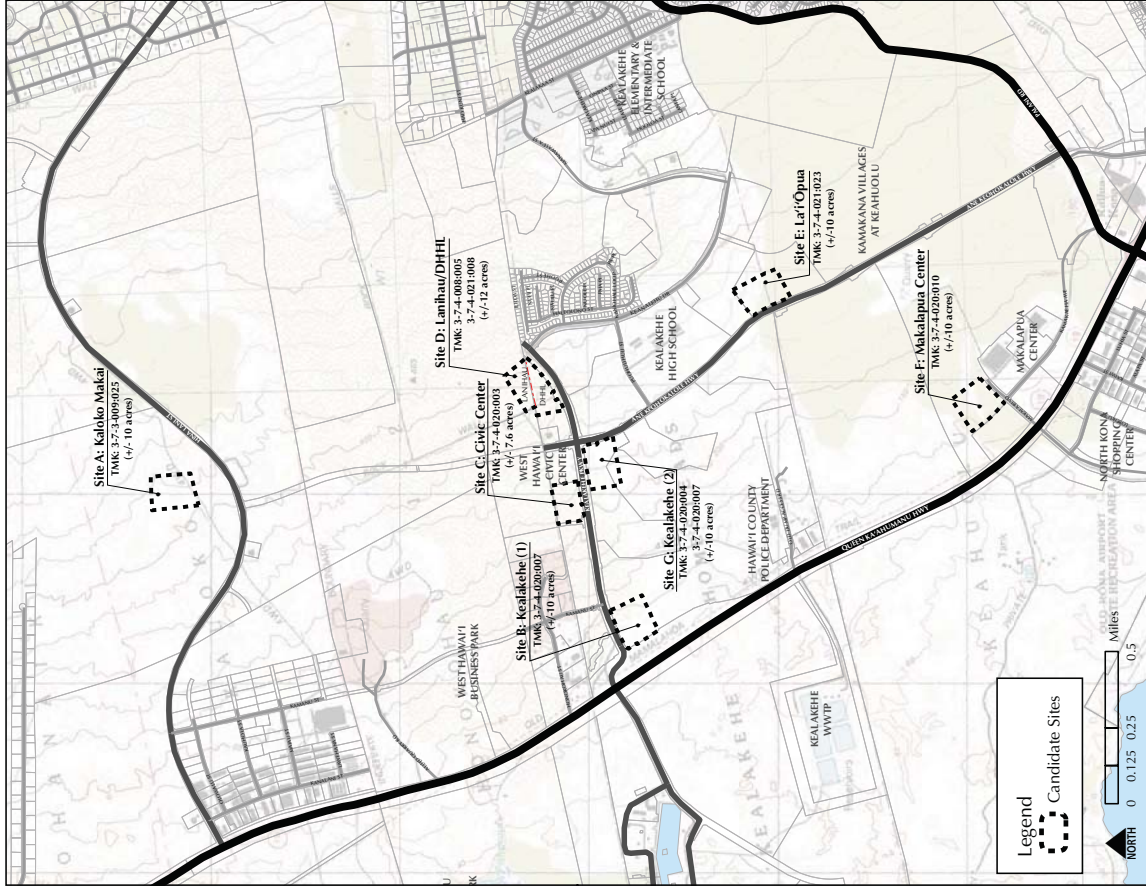
An overall location map for all seven (7) sites is shown on Figure 1. The proposed Judiciary Complex is expected to open in 2017 with 100 employees. By the year 2030, the employee capita is anticipated to increase to approximately 150 employees. The Judiciary Complex is anticipated to reach its full occupancy of 220 employees between the years 2030 and 2050, with a visitor count likely not to exceed 280 per day.

1. Purpose and Scope

The purpose of this study is to review, assess, and evaluate existing and proposed civil related site infrastructure and requirements for each candidate site, in support of the Kona Judiciary Complex Site Selection/EIS. The evaluation will also include ratings of each candidate site. A summary of the general scope of this study is as follows:

- Review and assess existing utility services (potable water, sanitary sewer, drainage systems, electric and telephone), roadway, access, grading and drainage issues.
- Evaluate existing infrastructure, anticipated infrastructure requirements, and budgetary cost estimates to establish site criteria ratings for each candidate site.

Figure 1: Overall Location Map



Chapter 2 – METHODOLOGICAL FRAMEWORK FOR ANALYZING THE SEVEN (7) CANDIDATE SITES

2.1 Site Analysis Criteria

The evaluation elements for the proposed Kona Judiciary Complex are grouped into three (3) major categories as follows:

- Building Site Criteria
- Community Criteria
- Cost Considerations

1. Building Site Criteria

- Site Characteristics
 - Site Size/Buildable Area
 - Slope – The sites should have a slope no greater than 10%, additional preference is for a site with relatively low slope conditions for earthwork requirements for construction.

Specific Criteria Rating	Rating
Favorable (Good) – The average slope of the site is between zero and four percent (0-4%).	G
Acceptable (Fair) – The average slope of the site is between four and ten percent (4-10%).	F
Unfavorable (Poor) – The average slope of the site is greater than ten percent (10+%).	P

- Lot Configuration
- Scenic Value

B. Utilities

- Adequacy of Water – The site should have a potable water supply with adequate capacity to support the needs of the new facility.

Specific Criteria Rating	Rating
Favorable (Good) – The site has adequate water source, transmission lines, and storage capacity to meet ultimate new facility needs, including fire protection. The site has available County Department of Water Supply (DWS) water unit allocations.	G
Acceptable (Fair) – The existing water system requires modest improvements to provide adequate service to meet the needs of the new facility. These improvements are anticipated by others within five (5) years. County DWS water unit allocations are unknown.	F
Unfavorable (Poor) – The site has an inadequate water supply and will require the development of a new water system, or major improvements to the existing water system to meet the new facility's needs (i.e. development of a new source, transmission, and/or storage reservoir). No improvements are currently planned. The site does not have sufficient County DWS water unit allocations.	P

- ii. Adequacy of Wastewater – The site should be served by a wastewater system that is adequate to meet the needs of the new facility.

Specific Criteria Rating	Rating
Favorable (Good) – The site is served by a wastewater system that meets the requirements of the new facility.	G
Acceptable (Fair) – The site will be served by adequate wastewater services through a modest extension of the existing collection system which will serve the needs of the new facility. The service expansion is anticipated by others within five (5) years.	F
Unfavorable (Poor) – The site has no wastewater services and will require a major extension of the existing collection system. There are no known wastewater improvement plans at this time. Development of an on-site treatment and reclamation system may be required.	P

- iii. Adequacy of Drainage – The site should have proper drainage to avoid creating on-site and or off-site flooding conditions.

Specific Criteria Rating	Rating
Favorable (Good) – The site is served by existing on-site drainage facilities that are adequate to meet the new facility's needs. Runoff from adjacent lands entering the site is not expected to require drainage improvements on or off-site.	G
Acceptable (Fair) – The site will have adequate on-site drainage facilities to serve the needs of the new facility. Modest drainage system improvements are required to handle runoff from the new facility. Drainage system improvements are anticipated by others within five (5) years.	F
Unfavorable (Poor) – The site has inadequate drainage facilities and will require the development of a major drainage system on and/or off-site to serve the new facility. There are no known drainage system plans at this time.	P

- iv. Adequacy of Power and Communications – The site should have access to adequate services for electrical supply and communications.

Specific Criteria Rating	Rating
Favorable (Good) – The site has or is proximate to adequate electrical and communications services. These services will meet the new facility's requirements.	G
Acceptable (Fair) – The site will require modest off-site improvements which will provide adequate power and communications to serve the interim and ultimate needs of the new facility. These improvements are anticipated (by others) within five (5) years.	F
Unfavorable (Poor) – The site has insufficient power or communications services available and will require extensive off-site improvement of these services to meet the new facility's ultimate needs. There are no known service improvement plans at this time.	P

C. Access

- i. Automobile Access – The site should be served by roadways with adequate capacity to accommodate traffic generated by the new facility.

Specific Criteria Rating	Rating
Favorable (Good) – The existing roadways serving the project site have adequate capacity to accommodate traffic generated by the new facility.	G
Acceptable (Fair) – The site is served by roadways requiring improvements to meet the needs of the new facility. Roadway improvements are anticipated (by others) within five (5) years.	F
Unfavorable (Poor) – The site has no roadways or is served by a minor residential roadway. The site requires construction of a new roadway or access drive to accommodate the new facility. No roadway extension plans are known.	P

- ii. Pedestrian Access – The site should be easily accessible by pedestrians using sidewalks or pedestrian walkways.

Specific Criteria Rating	Rating
Favorable (Good) – The site has existing pedestrian access along one (1) or more sides of the property.	G
Acceptable (Fair) – Development of at least one (1) pedestrian access to the site is anticipated within the next five (5) years.	F
Unfavorable (Poor) – The site has no existing or planned pedestrian access to the property.	P

- iii. Accessibility to Public Bus Service – The site should be accessible using public transportation.

Specific Criteria Rating	Rating
Favorable (Good) – The site is served by a County bus line along an adjacent roadway. Users of the new facility will have a public transportation option.	G
Acceptable (Fair) – A major bus line passes within walking distance (0.25 miles) of the site. A bus route is planned to access the site within five (5) years.	F
Unfavorable (Poor) – No bus service is available or planned to serve the site in the foreseeable future.	P

Since this report focuses on the civil engineering and electrical aspects of the proposed Kona Judiciary Complex, only the slope assessment under the site characteristic criteria, as well as all utility and access criteria mentioned above, will be discussed in the following sections of this report. Also, this report does not analyze the traffic capacity of the existing or future roadways, but addresses the existing or future off-site roadway access to the proposed sites. The future roadway demand and capacity level generated by the proposed Judiciary Complex is addressed in Traffic Management Consultant's Traffic Assessment Report.

Based on a conceptual massing prototypical layout provided by Group 70 International, an opinion of probable construction cost for the on-site civil site improvements is presented in Section 3.3 of this report. It should be noted that on-site improvement costs will vary within each of the candidate sites, and will depend upon a definitive site-specific layout for each of the parcels, which is beyond the scope of this study. Off-site improvement costs for each candidate

site, primarily due to ingress and egress traffic improvements mentioned in the Traffic Assessment Report, will also be discussed in the following sections of this report.

Community criteria will not be discussed in this report.

Chapter 3 – CONDITIONS AND CHARACTERISTICS OF SEVEN (7) CANDIDATE SITES

3.1 GENERAL OVERVIEW OF EXISTING WATER AND WASTEWATER INFRASTRUCTURE

North Kona Water System

All seven (7) sites are located within the County of Hawaii's Department of Water Supply (DWS) North Kona System, which is the 2nd largest water system on the island of Hawaii, behind only the South Hilo System. The North Kona Water System serves an area roughly contained between Mamalahoa Highway and Queen Kaahumanu Highway from Keahole Airport to the intersection of Mamalahoa and Kuakini Highways. DWS operates ten (10) wells and the Kahalu'u inclined shaft throughout the North Kona system. The source of the DWS operated wells come from the Keauhou Aquifer System Area (ASYA), which is a sub-area of the overall Hualalai Aquifer Sector Area (ASEA). Total sustainable yield for the Hualalai ASEA is 56 MGD, with a sustainable yield of 38 MGD at the Keauhou ASYA.

According to the Hawaii County Water Use and Development Plan Update, Hawaii Water Plan, dated August 2010, 2005 water usage for the Keauhou ASYA was 12.02 MGD, with DWS consuming 9.45 MGD and the remaining balance consumed by non-DWS water systems and private irrigation wells. Of the 9.45 MGD used by the DWS system, 55%, 0.63%, 12.70%, and 31.64% are used for domestic, irrigation, agricultural, and other municipal purposes (schools, government, medical and nonprofit entities, etc.), respectively. 2010 projected water usage for the Keauhou ASYA was estimated to be 13.70 MGD. The water demand projections for the Keauhou ASYA in year 2015, 2020, 2025, are 15.50 MGD, 17.50 MGD, and 19.70 MGD, respectively. Of the 19.70 MGD projected water usage in 2025, approximately 16 MGD would be consumed by DWS. This project would add an approximate maximum daily demand of 0.04501 MGD (see preliminary water calculations in Appendix A) on the DWS North Kona System and Keauhou ASYA, which is within the sustainable yield of the aquifer.

For developments throughout Kona, water is made available from DWS if there are existing water commitments or in areas where the existing water system can support the proposed development. Under the current DWS water availability conditions, which are subject to change without notice, the service zones surrounding the Candidate Sites can allow for however many lots or dwelling units that are permissible under the current zoning of the parcel, not to exceed a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water). An additional 6 units of water can be supported if a change of zone application is submitted and approved. Based upon anticipated future employee and visitor projections, the estimated maximum demand for the proposed Judiciary development is anticipated to be 9,960 GPD (0.01 MGD), which equates to 17 units of water. As presented in Section 3.2, two of the Candidate Sites (Site C: Civic Center and Site E: La'i'Opua) currently lack the water demand (17 units) required for the project, and offsite water improvements (additional water sources, transmission lines, etc.) are anticipated for these two sites. In addition, some of the Candidate Sites also have potential assurances in the form of water commitments from DWS, which is also discussed in Section 3.2.

North Kona Wastewater System and Kealahou Wastewater Treatment Plant

The proposed Kona Judiciary Complex will be serviced by the existing Kealahou Wastewater Treatment Plant (KWWTP), which is one of five (5) treatment plants located on the Island of Hawaii, and the only treatment plant located in West Hawaii. Located makai of Queen Kaahumanu Highway and adjacent to the southern boundary of Honokohau Small Boat Harbor, KWWTP has a design capacity of 5.31 MGD and involves the aerated lagoon treatment process. KWWTP is presently treating approximately 2.6 MGD of wastewater, leaving a surplus capacity of 2.71 MGD for the proposed Judiciary development and other future developments. It should be noted that 431,360 GPD is currently allotted to the Hawaii Housing Finance and Development Corporation (HHFDC) for the Keahuolu Affordable Housing Project located adjacent to Site E: La'i Opua. The County of Hawaii is also planning to complete capacity improvements to the KWWTP to accommodate approved projects in the North Kona area. Preliminary wastewater flow estimates for the proposed Judiciary Complex show an additional design peak flow demand of 0.055048 MGD will be added to the existing system (See Section 3.2 and Appendix B for wastewater calculations). The anticipated additional wastewater flow from the proposed Judiciary Complex is a very small percentage to the current capacity level, and it is anticipated the KWWTP will have available capacity to serve the proposed project. The following section discusses the hydraulic capacities of the existing sewer lines fronting each candidate site.

3.2 SUMMARY OF SITE CONDITIONS AND CHARACTERISTICS FOR EACH CANDIDATE SITE

A narrative explanation and evaluation of site conditions and characteristics associated with the site selection criteria was prepared. For each of the seven (7) Candidate Sites, a written overview of characteristics and conditions pertaining to the respective evaluation criteria, and its overall rating, is presented in the following section of this report.

1. Site A: Kaloko Makai (TMK: 3-7-3-009: 025)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the property ranges from approximately 420 to 440 feet, consisting of existing A'a lava rock. Existing slopes range from 5 to 6 percent.

OVERALL SLOPE RATING: FAIR

ii. Utilities

For Site A: Kaloko Makai, it is assumed that the developer of the future Kaloko Makai master planned development will construct the necessary infrastructure to service the Judiciary Complex site. It is unlikely that the roadway will be built until the sewer infrastructure is complete, since the sewer line would logically be located within the roadway. Therefore the roadway system, and other associated utilities and functions, would also

be dependent upon the construction of the sewer infrastructure. Consequently the other evaluation criteria components ratings (water, power/communication, automobile, pedestrian, and bus) would also be subject to the timing requirements of the sewer infrastructure, and therefore receive a poor rating. The following sections discuss in greater detail the various criteria components and how it relates to the overall Kaloko Makai master planned development.

a. Adequacy of Water

Currently, the nearest connection point can be made available from existing 8-inch and 20-inch water lines within Hina Lani Street, which are located approximately 600 feet south from the Kaloko Makai Judiciary Complex project site. Per County of Hawaii's Department of Water Supply (DWS), the 20-inch water line is adequate to provide the minimum required fireflow of 2,000 gpm.

On Hina Lani Street, there are currently three (3) 1.0 million gallon (MG) reservoirs located at spillway elevations of 934 feet, 650 feet, and 363 feet, respectively. In addition, there is one (1) 1.0 MG control tank at elevation 138 feet, near the intersection of Queen Kaahumanu Highway and Hina Lani Street. The reservoirs and tanks are connected by 8-, 16-, and 20-inch water lines which extend along the length of Hina Lani Street to provide interconnection between the upper and lower service areas. The existing 20-inch water line is currently fed from the 650 foot spillway reservoir, which is located at TMK: 7-3-009:030; approximately 5,000 feet mauka of the project site. The 363 foot spillway reservoir is located across Hina Lani Street directly southwest from the Kaloko Makai project site. The existing 8-inch water line currently taps off of the existing 20-inch water line approximately 350 feet mauka from the 363 foot spillway reservoir. See attached schematic water utility map for Site A: Kaloko Makai in Appendix A.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD (Refer to Appendix A for preliminary water demand calculations) on the Department of Water Supply Water System Standards, the Average Daily Demand for the proposed 10-acre Judiciary Complex is estimated to be 30,000 gallons per day (GPD). Follow-up conversations with the DWS have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at full future build-out. According to DWS, Site A: Kaloko Makai is currently zoned Ag-5, which is permitted for development

up to 72 lots (units). DWS can only provide a maximum of 50 units of water to the parcel, which is greater than the required 17 units of water (9,960 GPD) for the proposed Judiciary Complex. Therefore, water availability for Site A: Kaloko Makai is adequate. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex. However, the proposed Judiciary Complex consists of a relatively small composition of the greater overall Kaloko Makai master planned development, and DWS's existing water system lacks adequate source and transmission facilities to support the overall Kaloko Makai master development. Therefore, extensive off-site water system improvements will be required to provide the anticipated amount of water demand required for the overall Kaloko Makai development, which is discussed in the following paragraph. Refer to Appendix A for preliminary water demand calculations.

At full build-out, the average potable water demand for Kaloko Makai is anticipated to be approximately 3.0 million gallons per day (MGD), with a maximum demand of 4.70 MGD. There are a number of water source alternatives for the Kaloko Makai development which, when developed, will likely be utilized by the proposed Judiciary Complex. The following are several alternatives being investigated by Kaloko Makai:

- Utilization of off-site wells located at peak of Kaloko Heights property (~1,000-ft elevation)
- Utilization of off-site wells (~1,700-ft elevation)
- Utilization of on-site wells
- Partnership with private water system owners
- Connection to the County of Hawaii potable water system
- Combination of the above alternatives

The preferred alternative for water source for the Kaloko Makai development is through off-site groundwater wells located within the mauka portion of the Kaloko Heights property at an elevation of 1,000 feet. In the event the water source is too saline for Department of Health (DOH) water quality standards, then an on-site desalination facility will be constructed within the Kaloko Makai Development. Construction costs for these water improvements will be borne by Kaloko Makai and the facilities may be dedicated to DWS, with an agreement negotiated with DWS in return for commitment and assurances that water will be reserved or made available to the development at the time of occupancy. The other source alternatives may possibly be pursued to supplement the water demands for the Kaloko Makai Development.

OVERALL WATER RATING: **FAIR POOR**

b. Adequacy of Wastewater

There are currently no sewer utilities within Hina Lani Street. According to the Kaloko Makai ~~Draft Environmental Assessment/Environmental Impact Statement~~ ~~Preparation Notice (EISP/N)(DEIS)~~, Kaloko and Kohalaiki, North Kona, Island of Hawaii, dated ~~September 2011~~ ~~10~~, Stanford Carr Development is intending to develop an estimated 1,139.42 acre master planned community, which encompasses the proposed project site. Stanford Carr Development has included the proposed 10 acre Kona Judiciary Complex into their overall master planned Kaloko Makai development.

The Kaloko Makai development master plan indicates an estimated area of 24 acres to construct an anticipated wastewater treatment plant for the proposed master planned community. For purposes of this report, it is assumed that the applicable wastewater infrastructure to serve the proposed Judiciary Complex will be constructed by the developers of the Kaloko Makai development. The Kaloko Makai DEISP/N indicates the construction of infrastructure improvements is anticipated to commence immediately following the necessary land use approvals and permits (approximately 2012), with major infrastructure (wastewater, roadways, electrical power and communication, etc.) completed by 2022 for Phase 1 of the Kaloko Makai development. Since the proposed Judiciary Complex is slated to open by 2017, the permanent wastewater infrastructure is anticipated to be in place to serve the proposed facility for at least within the next five (5) years.

Preliminary average wastewater flow for the proposed development was calculated to be 68,6040 GPD, with a design peak flow of 0.055048 million gallons per day (MGD). The average wastewater flow of 68,6040 GPD was calculated based on the future anticipated employee and visitor capita at full build-out. For wastewater calculations, see Appendix B.

OVERALL WASTEWATER RATING: **POOR/FAIR**

c. Adequacy of Drainage

The project site is located in Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

There are currently no existing drainage structures within the Kaloko Makai project site, therefore this site will need to incorporate on-site drainage measures, such as seepage wells or retention basins.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume would need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized to minimize sediment laden runoff from entering the groundwater aquifers. A geotechnical engineer shall be involved to physically test the capacity of each constructed seepage well to ensure adequate subsurface capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering design consultant shall conduct a drainage study to determine if additional on-site seepage wells will need to be added or if alternative on-site drainage measures (i.e. retention basins) will need to be utilized. To maximize the useable developed area, on-site seepage wells are recommended.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

Currently, the nearest electrical power lines are located along the southern portion of Hina Lani Street and electrical stubouts are available within the vicinity of the parcel. Communication lines are also available on the makai bound (south) side of Hina Lani street. Existing ductlines are located within Hina Lani street and stubouts will need to be provided across Hina Lani to serve the proposed facility. There are currently no cable communication lines along Hina Lani Street. It is assumed that the applicable electrical power and communication infrastructure intending to serve the proposed facility will be constructed within five (5) years from the projected opening date of the proposed Judiciary Complex in 2017. The power and communication infrastructure will be the responsibility of Stanford Carr Development.

**OVERALL POWER AND COMMUNICATIONS RATING:
POOR/FAIR**

iii. Access

a. Automobile Access

Kaloko Makai's overall master development has tentatively set aside approximately 10 acres for the proposed Judiciary Complex situated directly east of the proposed extension of Ane Keohokalale Highway north of Hina Lani Street. Ingress and egress will be off of the future roadway extension of Ane

Keohokalale Highway. For purposes of this report, it is assumed that the applicable roadway improvements will be constructed prior to or within a five (5) year period from the projected 2017 opening of the proposed Judiciary Complex. As mentioned in the previous paragraphs, ~~major~~the entire infrastructure for the Kaloko Makai Phase 1 master development is not anticipated to be fully completed until 2025. Also, it is unlikely that the adjacent roadway will be built until all necessary utility infrastructure is complete, since the subsequent utilities would logically be located within the roadway.

Hina Lani is currently a two-way, two-lane County collector road, with a posted speed limit of 45 MPH. According to the Kaloko Housing Program Final Environmental Assessment dated February 2009, Hina Lani Street is planned to be widened from a two to four-lane roadway.

OVERALL AUTOMOBILE ACCESS RATING: POOR/FAIR

b. Pedestrian Access

Currently there is no existing pedestrian access fronting proposed project site. Although it is not known at this time if the proposed Ane Keohokalale Highway extension fronting the project site will involve pedestrian access, the current policy of the County of Hawaii's General Plan is to encourage the development of walkways within designated areas of the community. In addition, the current policy of the County of Hawaii's General Plan is to incorporate, where appropriate, bicycle routes, lanes, and paths within road rights-of-way in conformance with the Bikeway Plan for the County of Hawaii.

OVERALL PEDESTRIAN ACCESS RATING: POOR/FAIR

c. Accessibility to Public Bus Service

The County of Hawaii's Hele-On Public Bus does not currently service the proposed project site. According to the Kaloko Makai EISPN DEIS, the mass transit goals for the Kaloko Makai development are to provide the residents with a variety of public transportation systems that are affordable, efficient, accessible, safe, environmentally friendly, and reliable. For rating purposes, it is assumed that no applicable bus transportation will access the proposed Kona Judiciary Complex within five (5) years, ~~as major infrastructure is anticipated to be completed by 2025.~~

OVERALL BUS ACCESSIBILITY RATING: POOR

2. Site B: Kealakehe (1) (TMK: 3-7-4-020: 007)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the property ranges from approximately 55 to 9060 feet, consisting of dry vegetation and branches over existing Pahoehoe lava rock. Existing slopes range from 34 to 6 percent.

OVERALL SLOPE RATING: FAIR

ii. Utilities

a. Adequacy of Water

The nearest connection point is an existing 20-inch water line located within Kealakehe Parkway's (State) makai bound asphalt paved shoulder, which directly fronts the northern face of the project site. The existing 20-inch water line is currently fed from the existing 1.0 MG, 325 foot elevation reservoir. The reservoir is located directly mauka (east) of West Hawaii Civic Center, across from Ane Keohokalale Highway. Per DWS, the 20-inch water line and reservoir is capable of supplying the minimum required fireflow of 2,000 gpm.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD, which is equivalent to 17 units of water. Site B: Kealakehe (1) is currently zoned Open, and is permitted for development up to 38 lots, which equates to 38 units of available water to the parcel. This quantity of available water is greater than the required 17 units of water for the proposed Judiciary development; thus the existing water system will be adequate to support the proposed development and no offsite water improvements are anticipated. Please note that water availability does not constitute a water commitment. Unless a water commitment is officially attained, water availability is subject to change. At this time, it is unlikely that Site B: Kealakehe (1) has obtained assurances from DWS in the form of commitment credits.

~~Based on the Department of Water Supply Water System Standards, the Average Daily Demand for the proposed 10 acre~~

~~Judiciary Complex is estimated to be 30,000 GPD. Follow-up conversations with the Department of Water Supply (DWS) have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at full future build-out. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex.~~

~~Refer to Appendix A for preliminary water demand calculations and schematic water utility map for Site B: Kealakehe (1).~~

OVERALL WATER RATING: GOOD

b. Adequacy of Wastewater

There is currently an existing 18-inch sewer line which upsizes to a 27-inch sewer line that diagonally crosses the project site in a north to south direction, beginning at Kealakehe Parkway approximately 625 feet above Kamanu Street and intersecting Queen Kaahumanu Highway at the roadway leading into the Kealakehe Police Station. The sewer alignment ultimately connects to the existing Kealakehe Wastewater Treatment Plant located makai of Queen Kaahumanu Highway and adjacent to the southern boundary of Honokohau Small Boat Harbor. The existing sewer line is made of vitrified clay pipe (VCP) and consists of slopes ranging from 0.2 to 3.75 percent. See attached overall sewer utility map located in Appendix B.

Although the existing sewer line is located within the tax map parcel, the existing sewer infrastructure is located approximately 700 feet away from the proposed Judiciary Complex location. Therefore, lengthy sewer extensions of approximately 700 feet will be required to connect to the existing sewer infrastructure, thereby incurring an additional off-site cost of approximately \$170,000. See Section 3.3 and Appendix C for opinion of probable construction costs associated to the off-site wastewater improvements.

Preliminary average wastewater flow for the proposed development was calculated to be ~~68,604~~ 68,604 GPD, with a design peak flow of 0.065048 MGD. The average wastewater flow of ~~68,604~~ 68,604 GPD was calculated based on the anticipated employee (220 people) and visitor (280 people) occupancy at full build-out. For wastewater calculations, see Appendix B.

The critical segment of pipeline reflecting the worst case hydraulic capacity condition is the segment of 27-inch sewer line sloping at 0.2 percent. This segment of sewer line has the hydraulic capacity to convey 7.76 MGD (assuming a Manning's coefficient of 0.015). The proposed Judiciary Complex would add an additional design

peak flow demand of 0.055 MGD on the existing 27-inch VCP sewer line. According to the approved Keahuolu Affordable Housing Project EIS (dated September 2008), prepared by Belt Collins, the upstream developments contribute approximately 4.13 MGD of wastewater flow to the existing wastewater collection system. Therefore, the existing 27-inch sewer line will have adequate hydraulic capacity to serve the proposed Judiciary Complex, assuming no additional developments occur upstream.

However, per County of Hawaii's Department of Environmental Management (DEM), Wastewater Division, a detailed study on the existing sewer infrastructure will be required to officially confirm adequacy of the existing sewer system once the final site selection is made. According to DEM, sewer commitment is based on a first-come, first-serve basis. Timing of the development may prove to be critical in determining adequacy of the existing sewer system due to the possibility of additional developments in the area coming online, thereby depleting capacity in the existing sewer system. If the available sewer line fronting the property is found to be inadequate, the proposed Judiciary Complex may be required to finance the upgrades to the downstream existing sewer system, or at worst, future treatment plant upgrades.

OVERALL WASTEWATER RATING: FAIR

c. Adequacy of Drainage

The project site is located in Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

There are no existing drainage structures fronting the project site along the State's Kealahou Parkway, therefore this site will need to incorporate on-site drainage measures, such as seepage wells or retention basins.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume would need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized to minimize sediment laden runoff from entering the groundwater aquifers. A geotechnical engineer shall be involved to physically test the capacity of each constructed seepage well to ensure adequate subsurface capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering design consultant shall conduct a site drainage study to determine if additional on-site seepage wells will

need to be added or if alternative on-site drainage measures (i.e. retention basins) will need to be utilized. To maximize the useable developed area, on-site seepage wells are recommended.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

Per conversations with Hawaii Electric Light Company (HELCO), electrical power is currently available within Kealahou Parkway and existing stubouts are available to the parcel. Hawaiian Telcom (HTCO) has indicated an existing utility pole line is located on the mauka side of Queen Kaahumanu Highway and an existing ductline is currently coming off of Kealahou Parkway. Hence, electrical power and communication infrastructure is readily available for Site B: Kealahou (1).

OVERALL POWER AND COMMUNICATIONS RATING: GOOD

iii. Access

a. Automobile Access

Per conversations with State of Hawaii Department of Transportation (SDOT) Highway Division and information from the Kealahou Parkway Environmental Impact Statement (EIS) dated June 1998, Kealahou Parkway will ultimately be a four-lane roadway and extend northeast up to Mamalahou Highway. State-owned Kealahou Parkway is currently classified as a collector roadway/minor arterial roadway and has a posted speed limit of 35 miles per hour (MPH). According to previous record drawings along Kealahou Parkway, the initial 1,400 feet along Kealahou Parkway starting from Queen Kaahumanu Highway is a temporary roadway alignment, which terminates in the vicinity fronting the project site. The future roadway alignment for this segment is shown to be a more direct connection to Queen Kaahumanu Highway thereby eliminating the existing roadway curvature within Kealahou Parkway. Kealahou Parkway's future alignment is shown to connect approximately 500 feet south of the existing Queen Kaahumanu and Kealahou Parkway intersection. Per SDOT, there is no known timeline when these future improvements along Kealahou Parkway will be constructed. An evaluation study is pending for the Kealahou Parkway roadway extension and will only address conceptual design and permitting related topics. SDOT's main goal for this study is to develop construction cost estimates to help guide and allocate future budgeting for the applicable roadway improvements and determine its feasibility.

In addition, the Queen Kaahumanu Highway widening project is currently under design and according to SDOT, the improvements are located makai and will not affect the project site.

There is an existing 200 foot long metal guardrail currently fronting a portion of the project site, which will need to be demolished for future ingress/egress purposes if Site B is selected. Beginning at the western portion of the project site, Kealahoe Parkway initially begins at a 1 percent grade traveling mauka bound and slowly transitions up to an 8 percent grade at the end of the project site.

It is uncertain at this time if access to the project site will be directly off of Kealahoe Parkway. However, the draft Traffic Assessment Report prepared by Traffic Management Consultant, dated June 2011, assumes the ingress and egress will be through a new access road directly opposite Kamanu Street. This access road shall consist of an exclusive left-turn lane and a shared through/right-turn lane for vehicles exiting the Kealahoe (1) project site onto Kealahoe Parkway. In addition, an exclusive right and left turn lane shall be provided into the Kealahoe (1) project site from Kealahoe Parkway. The proposed ingress and egress location opposite of Kamanu Street would be ideal, as SDOT has advocated they would prefer to have direct access to Kealahoe Parkway via cross streets in lieu of driveways.

OVERALL AUTOMOBILE ACCESS RATING: GOOD

b. Pedestrian Access

Currently, there is no pedestrian access along Kealahoe Parkway fronting the project site. An existing asphalt paved shoulder currently abuts the northern boundary of the project site. It is not known at this time if proposed sidewalks or bike lanes will be incorporated within the proposed future improvements along Kealahoe Parkway as mentioned in the paragraph above.

OVERALL PEDESTRIAN ACCESS RATING: POOR

c. Accessibility to Public Bus Service

Although the proposed project site is currently along a County of Hawaii bus line, the nearest bus stop location is approximately 0.85 miles upstream along Kealahoe Parkway, near the recently completed West Hawaii Civic Center. The County of Hawaii's bus line currently travels from Makalapua Center to the West Hawaii Civic Center, with no stops in between. It is unknown at this time whether bus stops will be incorporated into the State's long-range planning of the future four-lane Kealahoe Parkway.

OVERALL BUS ACCESSIBILITY RATING: FAIR

3. Site C: Civic Center (TMK: 3-7-4-020: 003)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the property ranges from approximately +90200 to 2650 feet, with existing soils consisting of Pahoehe lava rock. Existing slopes range from 5% to 8 percent, sloping in a mauka to makai direction. Field observations show this area as a nicely graded pad that is currently depressed from the northern and eastern property lines.

OVERALL SLOPE RATING: FAIR

ii. Utilities

a. Adequacy of Water

The nearest connection point to the County of Hawaii's Water System is an existing 24-inch water line within the State's Kealahoe Parkway fronting the project site. The existing 24-inch water line is currently located 10 feet north from the mauka bound curb face and is currently fed from the existing 1.0 MG, 325 foot elevation reservoir. Since a portion of the site is above the water service elevation of 225 feet, consideration should be given to locating the building below the 225 feet elevation. The reservoir is located directly mauka (east) of the recently completed West Hawaii Civic Center, approximately 1,000 feet east of Site C. Per DWS, the 24-inch water line and reservoir is capable of supplying the minimum required fireflow of 2,000 gpm.

There is currently one (1) off-site fire hydrant located along Kealahoe Parkway fronting the project site. On-site fire hydrants and mains shall also be provided to all premises upon which buildings are constructed on Site C, in accordance with the respective fire code and county water requirements.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD. Site C: Civic Center is currently zoned Open and is permitted to develop a single lot on the parcel, which equates to one unit of available water allocated to the parcel. As such, Site C: Civic Center currently lacks the available

water required (17 units) for the proposed Judiciary development and onsite water system improvements will be necessary.

According to DWS, construction of additional water sources such as drilling or outfitting a new well capable of producing 700 GPM will be required. DWS would prefer to have the constructed well situated near one of their existing service reservoirs located above Mamoehoa Highway, at approximately 1,683-foot elevation. If a well is unable to be developed, an additional reservoir shall be constructed in lieu of a well, capable of producing a minimum of 1.0 MG.

Based on the Department of Water Supply (DWS) Water System Standards, the Average Daily Demand for the proposed 40-acre Judiciary Complex is estimated to be 30,000 GPD. Follow-up conversations with the DWS have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at full future build-out. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex.

Refer to Appendix A for preliminary water demand calculations and schematic water utility map for Site C: Civic Center.

OVERALL WATER RATING: GOOD/POOR

b. Adequacy of Wastewater

The nearest connection point to the County of Hawaii sewer system is an existing 18-inch VCP sewer line sloping at 3.75% located within Kealahou Parkway fronting the project site. The existing 18-inch sewer main is located 3 feet behind the existing southern curb face along Kealahou Parkway and is buried with a minimum cover of 7.50 feet. As a result of the existing sewer line being located across Kealahou Parkway, the proposed off-site sewer improvements will need to encroach into the State right-of-way and cross the entire Kealahou Parkway corridor to connect to the existing sewer infrastructure.

For overall sewer utility map, refer to Appendix B.

Preliminary average wastewater flow for the proposed development was calculated to be 86,040 GPD, with a design peak flow of 0.955 048 MGD. The average wastewater flow of 86,040 GPD was calculated from the anticipated future employee and visitor capita at full build-out. Refer to Appendix B for preliminary wastewater calculations.

The 18-inch sewer line sloping at 3.75 percent along Kealahou Parkway has a capacity of 11.40 MGD (assuming a Manning's

coefficient of 0.015). The proposed Judiciary Complex would add an additional design peak flow demand of 0.055 MGD on the existing 18-inch VCP sewer line fronting the project site. According to the approved Kealahou Affordable Housing Project EIS (dated September 2008), prepared by Belt Collins, the upstream developments contribute approximately 4.13 MGD of wastewater flow to the existing wastewater collection system. Therefore, the existing 18-inch sewer line will have adequate hydraulic capacity to serve the proposed Judiciary Complex.

Per DEM, however, DEM has indicated that a detailed study on the existing sewer infrastructure will be required to officially confirm adequacy of the existing sewer system once the final site selection is made.

According to DEM, sewer commitment is based on a first-come, first-serve basis. Timing of the development may prove to be critical in determining adequacy of the existing sewer system due to the possibility of additional developments in the area coming online, therefore depleting capacity in the existing sewer system. If the available sewer line fronting the property is found to be inadequate, the proposed Judiciary Complex may be required to finance the upgrades to the downstream existing sewer system, or at worst, future treatment plant upgrades.

OVERALL WASTEWATER RATING: GOOD

c. Adequacy of Drainage

The project site is located within Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

Currently, there are two (2) existing catch basin drywells along the curb and gutter located on the makai bound portion of Kealahou Parkway.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume would need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized. A geotechnical engineer shall be involved to physically test the capacity of each constructed seepage well to ensure adequate capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering consultant shall conduct a site drainage study to determine if additional on-site seepage wells will be feasible and if the off-site drainage structures along Kealahou Parkway can be utilized.

The use of alternative on-site drainage measures such as a retention basin can also be incorporated into the drainage design. To maximize the useable developed area, on-site seepage wells are recommended.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

Per conversations with HELCO and HTCO, both electrical power and telecommunications are currently available within Kealahou Parkway and existing stubouts are available to the project site. The electrical power and communication infrastructure is currently installed along the makai bound shoulder along Kealahou Parkway, which provides the project site with simple and direct access to these resources.

OVERALL POWER AND COMMUNICATIONS RATING: GOOD

iii. Access

a. Automobile Access

The project site is bounded by Kealahou Parkway to the south and an existing roadway stubout to the west (makai). Per conversations with SDOT Highway Division and information from the Kealahou Parkway EIS dated June 1998, Kealahou Parkway will ultimately be a four-lane roadway and extend mauka up to Mamalahou Highway. State-owned Kealahou Parkway is currently classified as a collector-~~roadway~~^{minor arterial} and has a posted speed limit of 35 miles per hour (MPH). Per SDOT, there is no known timeline when these future improvements along Kealahou Parkway will be constructed. A consulting contract is pending for the evaluation of the Kealahou Parkway roadway extension and will only address conceptual design and permitting. SDOT's main goal is to develop construction cost estimates to help allocate and guide future budgeting for the necessary roadway improvements and determine its feasibility.

The draft Traffic Assessment Report prepared by Traffic Management Consultant, dated June 2011, indicates that an exclusive left turn lane be provided into the project site from Kealahou Parkway, and that a median shelter lane be provided for mauka bound vehicles exiting the project site onto Kealahou Parkway. This would provide ingress and egress from the project site to Kealahou Parkway. It would be reasonable to assume that the left turn lane and shelter lane would be required improvements as part of the Judiciary Complex development.

However, SDOT has indicated they would prefer not to have direct access off of Kealahou Parkway. Since Kealahou Parkway is

classified as a minor arterial roadway, SDOT would like to maintain this level of operation, thus direct access from driveways onto Kealahou Parkway should be prohibited or very limited. SDOT has recommended that access to minor arterials should be accessed by streets in lieu of driveways. If this criteria cannot be upheld, there must be justification and methods of mitigation to ensure the operation and safety of a minor arterial classification will be maintained.

OVERALL AUTOMOBILE ACCESS RATING: GOOD

b. Pedestrian Access

Pedestrian access is available via an existing 4 foot wide concrete sidewalk fronting the project site along Kealahou Parkway. The concrete sidewalk currently has longitudinal slopes ranging from 2.30 to 7 percent.

OVERALL PEDESTRIAN ACCESS RATING: GOOD

c. Accessibility to Public Bus Service

The County of Hawaii's Hele-On Public Bus service currently serves the recently constructed West Hawaii Civic Center, which is located on the adjacent parcel east of the project site. Due to its close proximity to the public bus service and West Hawaii Civic Center, the proposed project site should be an ideal location for bus accessibility.

OVERALL BUS ACCESSIBILITY RATING: GOOD

4. Site D: Lanihau/DHHL (TMK: 3-7-4-008:005 & TMK: 3-7-4-021:008)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the property ranges from approximately 3125 to 400 feet, consisting of dry vegetation and branches over existing Pahoehoe lava rock. Existing slopes range from approximately 6 to 8 percent and currently slopes in a mauka to makai direction. The proposed site is elevated approximately 5-6 feet high from the adjacent Kealahou Parkway.

OVERALL SLOPE RATING: FAIR

ii. Utilities

a. Adequacy of Water

The nearest connection point is an existing 12-inch water line within Kealahou Parkway (State) fronting the project site. The existing 12-inch water line is located 6.50 feet north of the existing curb face on the southern side of Kealahou Parkway. The existing 12-inch water line is currently within the 595 foot elevation Kealahou High School reservoir's service zone. The 1.0 MG Kealahou reservoir is located along Manawale'a Street, approximately 900 feet mauka of Kealahou Drive. Per DWS, the existing 12-inch water line fronting the project site is adequate to provide the minimum required fireflow of 2,000 gpm.

Currently there are three (3) existing fire hydrants located along Kealahou Parkway fronting the project site, which will satisfy off-site fire protection. On-site fire hydrants and mains shall also be provided in accordance with the respective fire code and county water requirements.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD. According to DWS, Site D: Lanihau/DHHL is currently zoned Ag-5, which is permitted for development up to 65 lots (units), which equates to 65 units of water available for the parcel. However, DWS can only provide a maximum of 50 units of water to the parcel, which is greater than the required 17 units of water (9,960 GPD) for the proposed Judiciary Complex. Therefore, water availability for Site D: Lanihau/DHHL is adequate and no offsite water system improvements are anticipated.

Based on the DWS Water System Standards, the Average Daily Demand for the proposed 10-acre Judiciary Complex is estimated to be 30,000 GPD. Follow-up conversations with the DWS have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at full future build-out. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex.

In addition to the available water within the existing North Kona water system, Site D may have the option to use potential water allocation commitments for the proposed Judiciary Complex might be possible per via a the development agreement between Lanihau Properties, LLC and DWS. The following is an excerpt

from a letter from Lanihau Properties to Group 70 dated March 8, 2011.

"Lanihau Properties, LLC has an existing off-site well (Palani Well No. 1; State Well 4158-03) located at an elevation of 1,670 feet above sea level. Drilling of the exploratory well began in September 2006, and the well was pump tested in August and October 2007. The well is estimated to have a sustainable yield of 1.6 MGD of excellent quality water. Per the well development agreement between Lanihau Properties, LLC and the County of Hawaii Department of Water Supply (DWS), Lanihau Properties, LLC will dedicate the Palani Well No. 1 to the County. The well will provide up to 1.6 MGD of additional potable water for the DWS North Kona Water System. Under the agreement, Lanihau Properties, LLC will receive a water allocation to service its properties, including Honokohau Makai. It is possible that a portion of Lanihau Properties, LLC's water allocation could be made available for the portion of the Judiciary Complex located on Lanihau Properties, LLC lands. It is possible that DWS could allocate some of its water allocation to the portion of the Judiciary Complex located on DHHL's lands. A permanent well pump, 12-inch transmission line, and 1.0 MG reservoir is under construction and is scheduled for completion in Fall 2011."

Refer to Appendix A for preliminary water demand calculations and schematic water utility map for Site D: Lanihau/DHHL.

OVERALL WATER RATING: GOOD

b. Adequacy of Wastewater

An existing 10-inch VCP sewer line is located within Kealahou Parkway (State) fronting the project site, which currently serves a portion of the existing 50 acre, 225 unit Villages of La'Opua (Village 3) subdivision directly east of Kealahou Drive. The 10-inch sewer line, which consists of various slopes, is currently installed 3 feet behind the existing curb face along the south side of Kealahou Parkway. The 10-inch sewer line extends makai towards Ane Keohokalole Highway, which then upsizes to a 12-inch VCP sewer line directly mauka of the Ane Keohokalole Highway and Kealahou Parkway Intersection. This wastewater infrastructure ultimately conveys the wastewater to the existing Kealahou Wastewater treatment plant located makai of Queen Kaahumanu Highway and adjacent to the southern boundary of Honokohau Small Boat Harbor. For overall sewer utility map, see Appendix B.

Preliminary average wastewater flow for the proposed development was calculated to be 68,6040 GPD, with a design peak flow of 0.055 048 MGD. The average wastewater flow of 68,6040 GPD was calculated based on the anticipated future

employee (220 people) and visitor (280 people) capita at full build-out. Refer to Appendix B for preliminary wastewater calculations.

The segment of 10-inch sewer line sloping at 3.81 percent represents the critical segment having the least hydraulic carrying capacity of all sewer lines located downstream of the proposed project site. The 10-inch sewer line sloping at 3.81 percent along Kealahou Parkway has the capacity to accommodate 2.40 MGD (assuming a Manning's coefficient of 0.015). The proposed Judiciary Complex would add an additional design peak flow demand of 0.055 MGD into the existing 10-inch VCP sewer line fronting the project site. Assuming four (4) persons per home and an average per capita wastewater flow of 80 GPD for the Villages of La'i Opua (Village 3) subdivision, the combined peak flows from the La'i Opua (Village 3) subdivision and Judiciary Complex is not anticipated to exceed 2.34 MGD. As a result, it is anticipated that the existing 10-inch sewer line will have adequate hydraulic capacity to serve the proposed Judiciary Complex, assuming no additional developments occur upstream.

Per-Although it is anticipated that the existing sewer infrastructure has adequate capacity, DEM has indicated a further study shall on thebe performed on the existing sewer infrastructure will-be required-to officially confirm adequacy of the existing sewer system once the final site selection is made. According to DEM, commitment and assurances from the County of Hawaii that capacity will be available at the time of occupancy is based on a first-come, first-serve basis. Therefore timing of the proposed Judiciary Complex may prove to be critical in determining adequacy of the existing sewer system due to the possibility of additional developments coming online, essentially depleting capacity in the existing sewer system. If the available sewer line fronting the property is found to be inadequate, the proposed Judiciary Complex may be required to finance the upgrades to the downstream existing sewer system, or at worst, future treatment plant upgrades.

OVERALL WASTEWATER RATING: GOOD

c. Adequacy of Drainage

The project site is located within Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

Currently, there are three (3) existing catch basin drywells along the curb and gutter located on the makai bound portion of Kealahou Parkway.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume would

need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized to minimize sediment laden runoff from entering the groundwater aquifers. A geotechnical engineer shall be on board to physically test the capacity of each constructed seepage well to ensure adequate capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering consultant shall conduct a site drainage study involving the off-site drainage structures or incorporate the use of alternative on-site drainage measures such as a retention basin. To maximize the useable developed area, on-site seepage wells are recommended.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

Electrical power is currently available within Kealahou Parkway and existing stubouts are accessible to the proposed facility. The project site also has sufficient accessibility to telecom services via ducts in Kealahou Parkway. Both the electrical power and communication infrastructure are fronting the project site and are currently installed along the makai bound walkway areas of Kealahou Parkway, which should provide simple and direct connection access to Site D: Lanihau/DHHL.

OVERALL POWER AND COMMUNICATIONS RATING: GOOD

iii. Access

a. Automobile Access

Roadway access to the proposed site is currently served by State-owned Kealahou Parkway to the south, which is currently a multi-lane collector-arterial roadway that terminates to a dead-end street at Kealahou Drive (County). The posted speed limit along Kealahou Parkway is 35 MPH. An existing asphalt concrete rolled curb median along Kealahou Parkway stretches throughout the entire length of the project site. This obstruction will currently prevent vehicles traveling mauka bound from making a left turn off of Kealahou Parkway, thereby providing makai bound only vehicles traveling on Kealahou Parkway to access the project site. Coordinations with SDOT and traffic engineers will need to be made to determine the most efficient way to access the proposed site and whether these improvements will need to be incorporated with the following traffic assessment

recommendations and future Kealahou Parkway roadway improvements, as explained in the following paragraphs.

The draft Traffic Assessment Report prepared by Traffic Management Consultant, dated June 2011, indicates that an exclusive left turn lane be provided into the project site from Kealahou Parkway, and that a median shelter lane be provided for mauka bound vehicles exiting the project site onto Kealahou Parkway. This would provide ingress and egress from the project site to Kealahou Parkway. It would be reasonable to assume that the left turn lane and shelter lane would be required improvements as part of the Judiciary Complex development. However, if access is made directly opposite of Kealahou Drive, then access to the project site could be made without having to modify the existing asphalt rolled curb median.

Similar to the automobile access requirements mentioned for Site C: Civic Center, SDOT has suggested they would rather have access via a cross street in lieu of a driveway off of Kealahou Parkway. Since Kealahou Parkway is classified as a minor arterial roadway, SDOT would like to maintain this level of operation, thus direct access from driveways onto Kealahou Parkway should be prohibited or very limited. SDOT has recommended that access to minor arterials should be accessed by streets in lieu of driveways. If this criteria cannot be maintained, there must be justification and methods of mitigation to ensure the operation and safety of a minor arterial classification are upheld.

Per conversations with SDOT Highway Division and information from the Kealahou Parkway EIS dated June 1998, Kealahou Parkway will ultimately be a four-lane roadway and extend up to Mamalahou Highway. Per SDOT, there is no known timeline when these future improvements along Kealahou Parkway will be constructed. An evaluation study is pending regarding the Kealahou Parkway roadway extension and will only address conceptual design and permitting issues. SDOT's main goal for the Kealahou Parkway evaluation study is to develop construction cost estimates to help allocate and guide future budgeting for the applicable roadway improvements and determine its feasibility.

OVERALL AUTOMOBILE ACCESS RATING: GOOD

b. Pedestrian Access

Pedestrian access is available via an existing 4 foot wide concrete sidewalk fronting the project site along Kealahou Parkway. It should be noted that this segment along Kealahou Parkway fronting the project site has a relatively steep incline, with walkway slopes ranging from 6–9 percent.

OVERALL PEDESTRIAN ACCESS RATING: GOOD

c. Accessibility to Public Bus Service

The County of Hawaii's Hele-On Public Bus service currently serves the recently constructed West Hawaii Civic Center, which is located approximately 0.25 miles downstream of the project site. Therefore, the proposed site will be accessible to a public bus service within a reasonable walking distance (0.25 miles).

OVERALL BUS ACCESSIBILITY RATING: FAIR

5. Site E: La'i Opua (TMK: 3-7-4-021:023)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the property ranges from approximately 290 300 to 3325 feet, consisting of dry vegetation and branches over existing A'a and Pahoehe lava rock. Existing slopes range from 8 4 to 12 percent flowing in a mauka to makai direction towards the currently "in-construction" Ane Keohokalole Highway. The northern corner of the site contains slopes greater than 10 percent, while the majority of the site is less than 10 percent. This future Ane Keohokalole Highway fronting the project site is part of the Ane Keohokalole Highway – Phase 1 project, which consists of a new roadway corridor connecting Palani Road to Kealahou Parkway.

OVERALL SLOPE RATING: POOR

ii. Utilities

a. Adequacy of Water

The nearest connection point to the County of Hawaii's Department of Water Supply (DWS) system is an existing 16-inch water line within Kealahou Drive (County) located approximately 900 feet mauka from the project site. Per DWS, this existing 16-inch water line is adequate to provide the minimum required fireflow of 2,000 gpm. However, connection to the water system in Kealahou Drive would require that water service traverse through future adjacent parcels outside of the Judiciary Complex site.

Alternatively, an existing 16-inch water line stubout is located at the intersection of Ane Keohokalole Highway and Puuhuluhu Street, approximately 3,000 feet northwest of the project site. The existing 16-inch water lines are currently within the 595 foot

elevation Kealahou High School reservoir's service zone. The 1.0 MG Kealahou reservoir is located along Manawale'a Street, approximately 900 feet mauka of Kealahou Drive.

Under the Ane Keohokalo Highway – Phase 1 project that is currently under construction, a 12-inch stubout will be constructed and terminated approximately 1,000 feet southeast from the project site along the future Ane Keohokalo Highway. The 12-inch water line is currently fed from the 575 foot Palani No. 2 reservoir, which is located directly south of the Queen Liliuokalani Village subdivision. Due to the relatively remote distance from this planned water line currently under construction, approximately 1,000 feet of 12-inch water line will need to be extended within Ane Keohokalo Highway to provide a connection to the DWS system. Estimated costs associated with these utility improvements are approximately \$218,000. See Section 3.3 and Appendix C for information regarding off-site improvement costs for Site E: La'i'Opua.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD. According to DWS, Site E: La'i'Opua is comprised of 26 acres currently zoned Ag-5, which is permitted for development up to 5 lots (units). Thus, Site E: La'i'Opua currently lacks the available water required (17 units) for the proposed Judiciary development and construction of additional water sources (i.e. drilling a new well or reservoir) may be required. In addition to possibly constructing a new source of water to supply the proposed Judiciary Complex, additional offsite water improvements involve the extension of the existing 12-inch transmission main along Ane Keohokalo Highway, as discussed in the preceding paragraph.

According to DWS, construction of additional water sources such as drilling or outfitting a new well shall be capable of producing a minimum of 700 GPM. DWS would prefer to have the constructed well situated near one of their existing service reservoirs located above Mamoeha Highway, at approximately 1,683-foot elevation. If a well is unable to be developed, an additional reservoir shall be constructed in lieu of a well, capable of producing a minimum of 1.0 MG.

Based on the DWS Water System Standards, the Average Daily Demand for the proposed 10-acre Judiciary Complex is estimated to be 30,000 GPD. Follow-up conversations with the DWS have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at

full future build-out. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex.

However, Site D: La'i'Opua may be able to eliminate the construction of an additional water source if it can obtain potential water commitments from La'i'Opua 2020, an organization planning to develop a community center on the same site as the proposed Judiciary complex. La'i'Opua 2020 owns the subject property situated at TMK: 3-7-4-021:023 through a lease from Department of Hawaiian Home Lands (DHHL). DHHL has transferred a total of 16 water credits to La'i'Opua 2020, which is sufficient for development of the medical clinic and community center elements of the master-planned project, which also includes single and multi-family residences, and commercial, recreational, and educational facilities. An additional 15-20 water credits may be necessary, or a maximum of 36 credits, which are expected to be obtained from adjacent commercial developments and/or funded by the Hawaii State Legislature. Assuming a maximum of 36 credits will yield a total of 19,800 GPD allocated to La'i'Opua 2020, which could possibly be utilized by the proposed Judiciary Complex.

If Site E: La'i'Opua is unable to obtain water commitments via La'i'Opua 2020, it is highly likely that they will have to construct extensive off-site improvements consisting of additional water sources such as a new well or reservoir capable of producing 700 GPM or 1.0 MG, respectively.

Refer to Appendix A for preliminary water demand calculations and schematic water utility map for Site E: La'i'Opua.

OVERALL WATER RATING: FAIR/POOR

b. Adequacy of Wastewater

The nearest connection point to the County of Hawaii's sewer system is a sewer manhole connecting to a 15-inch sewer line currently being installed in the County of Hawaii's future Ane Keohokalo Highway. These utility improvements are in conjunction with the County of Hawaii's Ane Keohokalo Highway – Phase 1 project, which is expected to be completed by early 2012. The 15-inch sewer line connects to an 18-inch sewer line flowing northwest along Ane Keohokalo Highway, eventually traversing makai along Kealahou Parkway and ultimately discharging into the existing Kealahou Wastewater Treatment Plant. For overall sewer utility map, refer to Appendix B.

Preliminary average wastewater flow for the proposed development was calculated to be 68,000 GPD, with a design

peak flow of 0.04855 MGD. The average wastewater flow of 68,6040 GPD was calculated based on the anticipated employee and visitor occupancy of 220 and 280 people, respectively. See Appendix B for preliminary wastewater calculations.

According to DEM Wastewater Division, the 18" sewer line currently being constructed in conjunction with the future Ane Keohokalale Highway Phase 1 project was sized to accommodate only Phase 1 of the Keahuolu affordable housing project and additional future developments in the vicinity. The 270 acre Keahuolu affordable housing project currently being developed by Forest City is located on TMK: 3-7-4-021: 020, directly southeast of the La'i'Opua project site. The existing 18-inch sewer line was designed to convey a design peak flow of 3.74 MGD, with a full flow capacity of 4.34 MGD.

Wastewater capacity and commitment is based on a first-come, first-serve basis and will depend on the status of the sewer system at that time. Therefore, construction timeline of the proposed Judiciary-Judiciary Complex will be crucial in determining if the existing wastewater system will have adequate capacity to serve the proposed project. In the future, it is inevitable that the existing 18-inch sewer line will no longer have capacity as future phases of the Keahuolu Housing Project become developed in addition to further developments within the area. As a result, DEM has indicated that a future mauka to makai sewer trunk main is currently being investigated as a possible option to serve the future build-out of the Keahuolu Housing project and additional future developments. As stated in Section 3.1, DEM has currently allotted 431,360 GPD at its KWWTP for the Keahuolu Affordable Housing Project.

Many factors are involved with the future status of the existing wastewater infrastructure and its hydraulic capacity. If Site E: La'i'Opua is selected, the Judiciary Complex may potentially be required to finance a portion of these upgrades to adequately serve the proposed development if future capacity is unavailable.

OVERALL WASTEWATER RATING: FAIR

c. Adequacy of Drainage

The project site is located within Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

According to the Ane Keohokalale Highway – Phase 1 construction drawings, it is anticipated that drywells and bio-retention basins will be constructed along the highway fronting the project site.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume would need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized. A geotechnical engineer shall be on board to physically test the capacity of each constructed seepage well to ensure adequate capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering design consultant shall conduct a site drainage study involving the off-site drainage structures or incorporate the use of alternative on-site drainage measures such as a retention basin. To maximize the useable developed area, on-site seepage wells are recommended.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

Per conversations with HELCO, existing electrical stubouts are currently available at the "T-intersection" of Keanalehu Drive at the northeast corner of TMK: 3-7-4-021:003, and will require modest extensions to serve the project site. Connecting to the existing power system in Keanalehu Drive will require that the electrical infrastructure that serves the proposed Judiciary Complex traverse through future parcels outside of the Judiciary Complex parcel. According to the Ane Keohokalale Highway – Phase 1 construction drawings, the electrical power infrastructure will be constructed along the 8 foot wide concrete walkway on the mauka side of the future Ane Keohokalale Highway. In lieu of electrical service off of Keanalehu Drive, connection to HELCO's power from Ane Keohokalale Highway would be the most cost effective solution due to the closeness in proximity.

HTCO indicated their ductlines are coming off of Palani Rd and through the future Ane Keohokalale Highway – Phase 1 project, but terminate in the vicinity of TMK parcels 3-7-4-021: 026, near the proposed subdivision developed by Forest City. Hence, telephone service to serve the project would need to be extended approximately 600 feet along Ane Keohokalale Highway, thereby incurring an additional off-site cost of approximately \$108,000. Refer to Section 3.3 and Appendix C for opinion of probable construction costs associated to the off-site improvements for Site E: La'i'Opua.

OVERALL POWER AND COMMUNICATIONS RATING: FAIR

iii. Access

6. Site F: Makalapua (TMK: 3-7-4-020-010)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the proposed site ranges from approximately 1200 to 1540 feet, which consists of Punaluu rocky peat soils. The Punaluu soil consists of a well-drained, thin organic soil (approximately 4 inches thick) over pahoehoe lava bedrock. Existing slopes range from 5 to 6 percent, sloping in a mauka to makai direction. The project site is currently depressed from the adjacent roadway along Makala Boulevard, as indicated by the existing makai bound shoulder currently sloping down into the project site.

OVERALL SLOPE RATING: FAIR

ii. Utilities

a. Adequacy of Water

The nearest connection point to the County of Hawaii's existing water system is an existing 12-inch stubout at the intersection of Makala Boulevard and Kamakaeha Avenue, within the vicinity fronting the project site. The 12-inch water line is currently fed from the 325 foot Palani No. 1 reservoir (300,000 gallons), which is located directly north of the intersection of Palani Road and the future Ane Keohokalole Highway.

Per DWS, the existing 12-inch water line and storage reservoir is adequate to provide the minimum required fireflow of 2,000 gpm. There is currently no off-site fire protection along Makala Boulevard fronting the project site.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD. The maximum daily demand of 9,960 GPD is equivalent to 17 units of water. Site F: Makalapua is composed of 216 acres currently zoned Ag-5, and is permitted for development greater than 50 lots, which equates to a maximum of 50 units of available water to the parcel. This quantity of available water is greater than the required 17 units of water for the proposed Judiciary development, thus the existing water system

a. Automobile Access

The proposed site will be served by the future Ane Keohokalole Highway – Phase 1 project, which consist of a multi-lane highway extending from Palani Road (County) to Kealakehe Parkway (State). This project is currently in construction and is expected to be completed by early 2012. According to the Ane Keohokalole Highway – Phase 1 construction drawings, there will be a future roadway off of Ane Keohokalole Highway directly adjacent to the northwest boundary of the project site. The future Ane Keohokalole Highway will be classified as a major collector roadway and will have a posted speed limit of 30 MPH.

OVERALL AUTOMOBILE ACCESS RATING: GOOD

b. Pedestrian Access

The Ane Keohokalole Highway – Phase 1 project is currently in construction. An 8 foot wide concrete sidewalk is anticipated to be constructed along the mauka (north) side of the highway. A 5 foot wide bike lane will also be constructed on each side of Ane Keohokalole Highway fronting the project site, which will provide access for bicycle pedestrians to the project site.

OVERALL PEDESTRIAN ACCESS RATING: GOOD

c. Accessibility to Public Bus Service

The proposed site is not currently served by a County of Hawaii bus line, but is anticipated to be bus accessible by early 2012 when the Ane Keohokalole Highway – Phase 1 project is completed.

According to the Keahuolu Affordable Housing Final EIS – Volume I, dated September 2008, the future Ane Keohokalole Highway – Phase 1 project will be designated as a bus transit corridor when construction of the highway is completed in early 2012. This is evident in the construction plans of the Ane Keohokalole Highway – Phase 1 project, as bus bays are shown throughout the future highway. The nearest bus bay along the future Ane Keohokalole Highway will be located at the southern corner of the project site, which makes the project site an ideal location for bus accessibility due its close proximity to the County's future bus line.

OVERALL BUS ACCESSIBILITY RATING: FAIR

will be adequate to support the proposed development and it is anticipated no offsite water system improvements will be required.

Please note that water availability does not constitute a water commitment. Unless a water commitment is officially attained, water availability is subject to change. Queen Lili'uokalani Trust, which owns the subject parcel, has water commitments from DWS for development of their properties. However, those commitments are anticipated to be used for future developments other than the proposed Judiciary Complex.

Based on the DWS Water System Standards, the Average Daily Demand for the proposed 10-acre Judiciary Complex is estimated to be 30,000 GPD. Follow-up conversations with the DWS have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at full future build-out. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex.

Refer to Appendix A for preliminary water demand calculations and schematic water utility map for Site F: Makalapua.

OVERALL WATER RATING: GOOD

b. Adequacy of Wastewater

The nearest connection point to the County of Hawaii's sewer system is an existing sewer manhole and 10-inch sewer line located at the intersection of Makala Boulevard and Kamakaeha Avenue. The existing 10-inch sewer line, which currently serves the existing Makalapua Center, travels along Kamakaeha Avenue and traverses down ~~maka~~ along Makala Boulevard at an approximate slope of 7.50 percent. The alignment of the existing 10-inch sewer line is currently constructed down the middle of Makala Boulevard.

For overall sewer utility map, refer to Appendix B.

Preliminary average wastewater flow for the proposed development was calculated to be ~~68,604~~ 68,604 GPD, with a design peak flow of 0.04855 MGD. The average wastewater flow of ~~68,604~~ 68,604 GPD was calculated based on the anticipated employee and visitor occupancy at full build-out of 220 and 280 people, respectively. For wastewater calculations, see Appendix B.

The existing 10-inch sewer line sloping at 7.50 percent along Makala Boulevard has a capacity of 3.36 MGD (assuming a manning's coefficient of 0.015) of wastewater flow. The proposed Judiciary Complex would add an additional 0.055 MGD demand on the existing 10-inch sewer line. Current flows from the

Makalapua Shopping Center are unknown at this time, however, it is unlikely that the combined flow from the Makalapua Shopping Center and Judiciary Complex will exceed 3.36 MGD. Therefore the existing 10-inch sewer line is anticipated to have adequate hydraulic capacity to serve the proposed Judiciary Complex. Per DEM, further study on the existing sewer infrastructure will be required to officially confirm adequacy of the existing sewer system once the final site selection is made.

OVERALL WASTEWATER RATING: GOOD

c. Adequacy of Drainage

The project site is located within Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

Field observations and record drawings verify that no existing drainage structures are fronting the project site.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized. A geotechnical engineer shall be on board to physically test the capacity of each constructed seepage well to ensure adequate subsurface capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering design consultant shall conduct a site drainage study involving the off-site drainage structures or incorporate the use of alternative on-site drainage measures such as a retention basin. To maximize the useable developed area, on-site seepage wells are recommended.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

The electrical power and communication infrastructure is currently installed along the mauka bound shoulder along Makala Boulevard, which provides existing stubouts to the project site.

OVERALL POWER AND COMMUNICATION RATING: GOOD

iii. Access

a. Automobile Access

across the proposed project site. Therefore, the proposed project site should be an ideal location for bus accessibility.

OVERALL BUS ACCESSIBILITY RATING: GOOD

7. Site G: Kealakehe (2) (TMK: 3-7-4-020-004 & 3-7-4-020-007)

A. Building Site Criteria

i. Site Characteristics

a. Slope

The existing topography of the project site ranges from approximately 200 ~~220~~ to 2650 feet, consisting of dry vegetation and branches over existing Aa lava rock. Existing slopes range from 5 to 6 percent, sloping in a mauka to makai direction. The proposed site is currently depressed from the surrounding adjacent roadways, namely Kealahou Parkway (State) and Ane Keohokalole Highway (County). If Site G should be selected as the final site for the proposed Judiciary Complex, it is recommended that the site shall be backfilled to prevent a depressed sump area, thereby eliminating the adverse drainage condition. ~~Assuming the proposed parking lot will be sloped at 2 percent in a mauka to makai direction, and the existing grade is sloping at 5 to 6 percent, it is anticipated an embankment fit of approximately 130,000 and 173,000 cubic yards, respectively, will be required.~~

OVERALL SLOPE RATING: FAIR

ii. Utilities

a. Adequacy of Water

The nearest connection point is an existing 16-inch water line within Ane Keohokalole Highway fronting the eastern portion of the project site. Per DWS, this existing 16-inch water line is adequate to provide the minimum required fireflow of 2,000 gpm. Two (2) existing fire hydrants were present along the mauka curb face along Ane Keohokalole Highway. The existing 16-inch water line is currently located 8 feet west from the mauka curb face and is currently fed from the 595 foot elevation Kealahou reservoir. The 1.0 MG Kealahou reservoir is located along Manawale'a Street, approximately 900 feet mauka of Kealahou Drive.

There is also an existing 16-inch and 24-inch water line within Kealahou Parkway fronting the northern portion of the project site. No off-site fire hydrants were present along Kealahou Parkway fronting the project site based on field observations and

Roadway access to the proposed site is currently served by Makala Boulevard, which is currently a private multi-lane primarily arterial roadway that terminates to a dead-end street approximately 480 feet north of Kamakaeha Ave. The posted speed limit along Makala Boulevard is 35 MPH. The area southeast of the terminated roadway along Makala Boulevard serves as the ingress and egress for the existing Makalapua Shopping Center. As observed from previous construction as-builts, there is an existing unimproved 60 foot wide buffer area along the makai bound portion (side fronting project site) of Makala Boulevard, consisting of an asphalt pavement shoulder and thick vegetation. In the future, Makala Boulevard is anticipated to be widened and will consist of the following improvements within the future 100-foot right-of-way width:

- 8 foot wide sidewalk (each side)
- 6 foot wide landscape median
- 33 to 45 foot wide pavement section (makai and mauka bound)
- Extension of Makala Boulevard to Ane Keohokalole Highway

Makala Boulevard, which is owned by Queen Liliuokalani Trust, will then be dedicated to the County of Hawaii after the improvements have been constructed. The construction timeline for the future improvements is yet to be determined and will be dependent on traffic demand. At this time, it is unknown whether the future ingress and egress will be off of Makala Boulevard or Kamakaeha Avenue. If Kamakaeha Avenue is determined as the main ingress and egress point, necessary roadway improvements to extend Kamakaeha Avenue north of Makala Boulevard will need to be constructed to make this a viable entrance/exit point.

OVERALL AUTOMOBILE ACCESS RATING: GOOD

b. Pedestrian Access

Based on field observations, there are no existing pedestrian sidewalks on either side of Makala Boulevard. As mentioned in the subsequent paragraph above, a proposed 8 foot sidewalk is anticipated to be constructed when Makala Boulevard becomes a fully improved County roadway.

OVERALL PEDESTRIAN ACCESS RATING: FAIR

c. Accessibility to Public Bus Service

The County of Hawaii's Hele-On Public Bus service currently serves the existing Makalapua Shopping Center, which is located

as-built research. The existing 24-inch water line is currently located 10 feet north from the mauka bound curb face. The existing 16-inch and 24-inch water lines within Kealahou Parkway are currently serviced by the existing 1.0 MG, 325 foot elevation reservoir located directly northeast of the proposed project site.

Per DWS, water is made available for certain developments in Kona if there are existing water commitments or in areas where the existing water system can support the development. Based upon the maximum anticipated 220-employee and 280-visitor capita at full build-out, the average daily demand was estimated to be 6,640 gallons per day (GPD), with a corresponding maximum daily demand of 9,960 GPD. According to DWS, the maximum daily demand of 9,960 GPD is equivalent to 17 units of water. Parcel 4 under Site G: Kealahou (2) is currently zoned Open, while Parcel 7 is currently zoned Ag-5, allowing a maximum development of 45 lots, which equates to 45 units of available water to the subject parcels. This quantity of available water is greater than the required 17 units of water for the proposed Judiciary development; thus the existing water system will be adequate to support the proposed development and it is anticipated no offsite water system improvements will be required. Based on the DWS Water System Standards, the Average Daily Demand for the proposed 10 acre Judiciary Complex is estimated to be 30,000 GPD. Follow-up conversations with the DWS have indicated this projected demand is a conservative estimate, and that actual demands will most likely not exceed the 30,000 GPD at full future build-out. The North Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (based on 600 GPD per unit of water), which will be adequate for the proposed Judiciary Complex.

For preliminary water demand calculations and schematic water utility map for Site G: Kealahou (2), see Appendix A.

OVERALL WATER RATING: GOOD

b. Adequacy of Wastewater

The nearest connection point to the County of Hawaii's wastewater system is an existing 18-inch VCP sewer line sloping at 3.75 percent located within Kealahou Parkway fronting the northern portion of the project site. The existing sewer line is constructed 3 feet behind the existing mauka bound curb face and is not within the current roadway lane limits of Kealahou Parkway. The portion of the existing sewer line fronting the project site is relatively deep, having a minimum cover of 15 feet deep, which is anticipated to contain sufficient depth to gravity feed from the proposed project site.

For overall sewer utility map, refer to Appendix B.

In addition, an existing 18-inch sewer line sloping at 0.50 percent is located within the existing Ane Keohokalo Highway directly mauka of the project site. Since the topography is sloping in a mauka to makai direction, it would be rather inefficient to gravity feed the proposed Judiciary Complex from Ane Keohokalo Highway, as the sewer line will be sloping against the natural terrain of the existing topography.

Preliminary average wastewater flow for the proposed development was calculated to be 68,6040 GPD, with a design peak flow of 0.04855 MGD. The average wastewater flow of 68,6040 GPD was calculated based on the anticipated 220 employees and 280 visitors at full build-out. For wastewater calculations, see Appendix B.

The 18-inch gravity sewer line sloping at 3.75 percent in a mauka to makai direction along Kealahou Parkway has the capacity to convey 11.40 MGD (assuming a Manning's coefficient of 0.015) of wastewater flow. The proposed Judiciary Complex would add an additional 0.055 MGD demand on the existing 18-inch VCP sewer line. According to the approved Keahuolu Affordable Housing Project EIS (dated September 2008), prepared by Belt Collins, the upstream developments contribute approximately 4.13 MGD of wastewater flow to the existing wastewater collection system. As a result, it is likely that the existing 18-inch sewer line will have adequate hydraulic capacity to serve the proposed Judiciary Complex. However, further study on the existing sewer infrastructure will be required to officially confirm adequacy of the existing sewer system once the final site selection is made, as indicated by the County of Hawaii's DEM. According to DEM, sewer commitment is based on a first-come, first-serve basis, and timing of the development may prove to be critical in determining adequacy of the existing sewer system. If the available sewer line fronting the property is found to be inadequate, the proposed Judiciary Complex may be required to finance the downstream pipeline upgrades or at worst, future treatment plant upgrades.

OVERALL WASTEWATER RATING: GOOD

c. Adequacy of Drainage

The project site is located within Flood zone X, an area determined to be outside the 500-year flood plain and is not subject to coastal hazards such as tsunami inundation.

Currently, there are two (2) existing drywells along the mauka bound portion of Kealahou Parkway, which is located

approximately 36 feet from the northern property line of the project site.

Due to a significant increase of impervious area under the proposed Judiciary Complex, runoff flow rates and volume would need to be mitigated to comply with the County of Hawaii's Storm Drainage Standards. Rainfall discharging on-site would percolate into the ground via on-site seepage wells, which will ensure the post-development conditions maintain the pre-development drainage conditions. It is recommended that filtration devices such as vegetated swales, inlet filtration insets, or hydrodynamic devices be utilized to minimize sediment laden runoff from entering the groundwater aquifers. A geotechnical engineer shall be on board to physically test the capacity of each constructed seepage well to ensure adequate capacity is available. If the seepage wells fail to meet the applicable hydraulic capacities, the engineering design consultant shall conduct a site drainage study involving the off-site drainage structures or incorporate the use of alternative on-site drainage measures such as a retention basin. To maximize the useable developed area, on-site seepage wells are recommended.

Site G: Kealakehe (2) is currently depressed from the surrounding exterior roadways on its eastern (Ane Keohokalole Highway) and northern (Kealakehe Parkway) borders, which creates a sump that allows existing runoff from the north and east to drain into the project site. In addition, an existing 18-inch drainline discharges at a cement rubble masonry (CRM) headwall, which ultimately discharges runoff into the depressed area of the proposed project site. This drainage outlet is located on the eastern edge of the project site, directly makai of Ane Keohokalole Highway. The 18-inch culvert currently captures the mauka shoulder runoff along the existing Ane Keohokalole Highway, conveys it beneath the highway, and discharges the runoff downstream into the project site. If Site G: Kealakehe (2) is selected, the redesign of the existing 18-inch culvert will need to be incorporated into the Judiciary Complex on-site drainage system and would add an additional on-site construction cost of approximately \$122,500. Refer to Appendix C for breakdown of additional on-site construction costs associated with drain line headwall construction.

OVERALL DRAINAGE RATING: FAIR

d. Adequacy of Power and Communications

Per conversations with HELCO and HECO, there is power and telecommunications available along both Kealakehe Parkway and Ane Keohokalole Highway. The existing stubouts are located directly fronting the project site. As a result of having existing stubouts fronting the project site, the amount of improvements

within Kealakehe Parkway and Ane Keohokalole Highway will be minimized and will likely involve improvements along the shoulder only.

OVERALL POWER AND COMMUNICATION RATING: GOOD

iii. Access

a. Automobile Access

Roadway access surrounding the project site is currently served by Kealakehe Parkway to the north, and Ane Keohokalole Highway to the east. As indicated in the previous sections of this report, Kealakehe Parkway will ultimately be widened to a four-lane roadway and the construction timeline for these improvements are not known at this time. SDOT currently has a pending consulting contract to evaluate the future improvements and extension of Kealakehe Parkway and will include a study involving the conceptual design and permitting only. Under the Ane Keohokalole Highway – Phase 1 project that is currently under construction, the mauka curb, gutter, and sidewalk will remain and the existing roadway will be slightly widened to the west and repaved with new asphalt pavement. Improvements also include additional striping and a new 6 foot wide bike lane fronting the northeast portion project site.

The draft Traffic Assessment Report prepared by Traffic Management Consultant, dated June 2011, indicates that the ingress and egress into the project site will be off of Ane Keohokalole Highway, with an exclusive left turn lane provided into the project site for vehicles traveling northbound along Ane Keohokalole Highway. Also, it is recommended that the proposed ingress/egress Tee-intersection at Ane Keohokalole Highway have a separate left-turn and right-turn lane for vehicles exiting the proposed facility onto Ane Keohokalole Highway. Vehicle access off of Ane Keohokalole Highway is ideal, as SDOT has suggested they would prefer to limit access off of Kealakehe Parkway.

~~After the site selection becomes finalized, additional access to Site G: Kealakehe (2) may also be provided off of Kealakehe Parkway (State), which may further alleviate the site access impacts.~~

OVERALL AUTOMOBILE ACCESS RATING: GOOD

b. Pedestrian Access

Currently there is no pedestrian access along Kealakehe Parkway fronting the project site. The only presence of pedestrian access along Kealakehe Parkway is a 10 foot wide concrete sidewalk located across the project site on the makai bound side of

Kealahou Parkway, directly fronting the recently completed West Hawaii Civic Center.

In addition, Ane Keohokalole Highway currently has a 10 foot wide concrete sidewalk located on the mauka side of the highway. According to the construction plans for the currently "in-construction" Ane Keohokalole Highway – Phase 1 project, a 6 foot wide bike lane will be installed on the makai side of the highway, approximately 40 feet away from the project site's eastern property line. In addition, a 5 foot wide bike lane will also be installed on the mauka side of the highway. These anticipated bike improvements will enhance bicycle pedestrian access to the project site.

OVERALL PEDESTRIAN ACCESS RATING: FAIR

c. Accessibility to Public Bus Service

The proposed site is served by a County of Hawaii bus line via Kealahou Parkway and has a drop-off area along the portion of Ane Keohokalole Highway located directly mauka of the West Hawaii Civic Center. Therefore, Site G: Kealahou (2), will be located less than 0.25 miles away from an existing bus terminal station.

In addition, the future Ane Keohokalole Highway – Phase 1 project will be designated as a bus transit corridor when construction of the highway is completed by early 2012. This is evident in the construction plans of the Ane Keohokalole Highway – Phase 1 project, as bus bays are shown throughout the future highway. The nearest bus bay along the future Ane Keohokalole Highway will be located approximately 0.75 miles northeast of the project site at the southern corner of Site E: La'i Opua.

OVERALL BUS ACCESSIBILITY RATING: GOOD

3.3 OPINION OF PROBABLE CONSTRUCTION COSTS

As stated in Section 2.1, a preliminary opinion of probable on-site civil construction costs was developed based on a conceptual site layout provided by Group 70 International. The on-site civil site improvements, excluding earthwork costs, were estimated at \$23,020,330,000 (\$23,023M) as shown in Table 4. For purposes of this report, it was assumed that all Candidate Sites will have the same amount of miscellaneous site work (pavement, sidewalks, signage, utilities, etc.) improvements and will only vary with earthwork quantities. It should be noted that there will inevitably be construction cost variations between each Candidate Site due to site specific design requirements which will be dependent upon the site specific layout of the Judiciary Complex, which will vary from site to site. The on-site construction estimate provided is intended only to serve as a general rough order magnitude cost.

In addition to the estimated \$23,023M on-site cost, each Candidate Site incurred an additional on-site cost for earthwork improvements due to variations in site-specific topography. The estimated earthwork quantities assumed a balance of excavation and embankment, although the final earthwork quantities may vary significantly depending on the final site-specific layout. Under this assumption, earthwork quantities ranged from 39,505 cubic yards (Site B) to 128,570 cubic yards (Site D) for each Candidate Site. In addition to the earthwork improvement cost, Site G: Kealahou (2) also incurred on-site drainage improvement costs due to the redesign of the existing 18-inch culvert and headwall. A few Candidate Sites consisted of larger developed areas than others, therefore some of the earthwork quantities were significantly larger even though the site topography was relatively level. ~~will incur an additional \$2,830,000 (\$2.83M) of on-site costs due to the existing topography and drainage condition associated with the site.~~ Refer to Appendix C for full breakdown of additional on-site construction costs associated with Site G: Kealahou (2) each Candidate Site.

Off-site improvements for all candidate sites consist of new access road improvements and/or ingress and egress turn lane traffic improvements (as noted in the Traffic Assessment Report prepared by Traffic Management Consultant). As indicated in Section 3.2, Site B: Kealahou (1) and Site E: La'i Opua will require off-site utility improvements in addition to traffic improvements. Off-site utility improvements for Site B: Kealahou (1) involve extending the existing sewer utility infrastructure, while Site E: La'i Opua requires extending the existing water and telephone utility infrastructure to the project site.

Table 1 summarizes the opinion of probable construction costs for the applicable civil site improvements.

Chapter 4 – EVALUATION OF SEVEN (7) CANDIDATE SITES

Table 1 – Opinion of Probable Civil Infrastructure Construction Costs

Site Name	On-Site Improvements*	Off-Site Improvements**	Total
Site A: Kaloko Makai	\$ 5,040,000	\$ 600,000	\$ 5,640,000
Site B: Kealahou (1)	\$ 4,150,000	\$ 340,000	\$ 4,490,000
Site C: Civic Center	\$ 4,720,000	\$ 140,000	\$ 4,860,000
Site D: Lanihau/DHHL	\$ 8,960,000	\$ 140,000	\$ 9,100,000
Site E: La'i Opua	\$ 4,840,000	\$ 820,000	\$ 5,660,000
Site F: Makalapua	\$ 5,560,000	\$ 340,000	\$ 5,900,000
Site G: Kealahou (2)	\$ 6,940,000	\$ 140,000	\$ 7,080,000

* General on-site improvements and variable earthwork costs
 **Site G will incur an additional on-site cost of \$2.83M in addition to the \$3.33M Not including off-site water system improvements (i.e. construction of additional water sources such as wells or reservoirs) and roadway system improvements beyond new access roads and/or entrance turn lanes which would be apportioned between area developments

For a detailed breakdown on probable construction costs, refer to Appendix C – Opinion of Probable Construction Costs.

4.1 Site Selection Ranking Summary

As mentioned previously, the seven (7) Judiciary Candidate Sites were evaluated on various technical aspects related to civil and electrical engineering (i.e., existing utility services, roadway, access, grading and drainage, etc.) and each site was ranked accordingly. A summary of the rating criteria results identified in Section 2.1 for each site is presented in Table 2.

REFERENCES

Construction Plans for: Ane Keohokalole Highway – Phase 1, DPW Job No. P-3944, Federal Aid Project No. ARR-1880 (1), North Kona, HI.

Construction Plans for: Villages of La'i Opua, Mauka-Makai Roadway Improvements Phase – 1, Kealahkehe, North Kona, HI, Project No. DEV-6-90 and Queen Kaahumanu Highway, Kealahkehe Parkway and Interchange Phase – 1, Project No. 190A-02-92

Construction Plans for: Villages of La'i Opua, Backbone Infrastructure Phase – 2A, Kealahkehe, North Kona, HI, Project Number DEV-12-93.

Construction Plans for: MAKALAPUA, Makala Boulevard Muaka, Kamakaehe Avenue Improvements (Stage 1), Keahuolu, North Kona, HI.

Construction Plans for: Kaloko Roadway Improvement Project, Job No. P-2907, Kaloko, Kohanaki, North Kona, HI

Keahuolu Affordable Housing Project Final Environmental Impact Statement (EIS), Volume I and II, dated September 2008.

Final Environmental Impact Statement and Section 4(f) Evaluation, Kealahkehe Parkway, Mamalahoa Highway to Queen Kaahumanu Highway, North Kona, dated June 1998.

Final Environmental Assessment, Kaloko Housing Program, TMK: 7-3-009:055, North Kona District, Hawaii Island, State of Hawaii, dated February 2009.

~~Draft Environmental Assessment~~Environmental Impact StatementPreparation-Notice, Kaloko Makai, Kaloko and Kohanaki, North Kona, Island of Hawaii, ~~Volume 1 of 2~~, dated ~~September~~July 2011~~0~~.

County of Hawaii's Department of Water Supply, Water System Standards, State of Hawaii, dated 2002.

Draft Traffic Assessment Report for the proposed Kona Judiciary Complex, North Kona, Hawaii, prepared by The Traffic Management Consultant, dated July 2011.

Hawaii County Water Use and Development Plan Update, Hawaii Water Plan, Final Report, prepared by Fukunaga & Associates, Inc., dated August 2010.

Table 2 – Site Selection Rating Summary (Civil & Electrical Aspects Only):

Site	TMK	Site Characteristics		Utilities				Access		
		Slope	Water	Wastewater	Drainage	Power & Communications	Automobile	Pedestrian	Bus	
Site A: Kaloko Makai	3-7-3-009:025	Fair	Poor	Poor/Fair	Fair	Poor/Fair	Poor/Fair	Poor/Fair	Poor	
Site B: Kealahkehe (1)	3-7-4-020:007	Fair	Good	Fair	Fair	Good	Good	Poor	Fair	
Site C: Civic Center	3-7-4-020:003	Fair	Good	Good	Fair	Good	Good	Good	Good	
Site D: Lanihau/DHHL	3-7-4-008:005 & 3-7-4-021:008	Fair	Good	Good	Fair	Good	Good	Good	Fair	
Site E: La'i Opua	3-7-4-021:023	Fair/Poor	Fair	Fair	Fair	Fair	Good	Good	Fair	
Site F: Makalapua	3-7-4-020:010	Fair	Good	Good	Fair	Good	Good	Fair	Good	
Site G: Kealahkehe (2)	3-7-4-020:004 & 3-7-4-020:007	Fair	Good	Good	Fair	Good	Good	Fair	Good	



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
345 KEKUAO'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

April 26, 2011

Date Received APR 27 2011

File: ✓

Mr. Michael H. Nojima, P.E.
Gray, Hong, Nojima & Associates, Inc.

To: MN WT

201 Merchant Street, Suite 1900

Action: _____

Honolulu, HI 96813

WATER AVAILABILITY
KONA JUDICIARY COMPLEX SITE SELECTION
TAX MAP KEY 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, AND 010; 7-4-021:003 AND 008

This is in response to your letter dated March 23, 2011. Water availability for each of the proposed Kona Judiciary Complex sites, as noted in your letter, is described below:

Site A: Tax Map Key 7-3-009:025

Water can be made available from existing 8-inch and 20-inch waterlines within Hina Lani Street fronting the project site. Please note that the 20-inch waterline is adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use.

Before we can comment as to whether the existing water system is adequate to support the proposed project, estimated maximum daily water usage calculations must be submitted for review. The calculations must be prepared by a professional engineer licensed in the State of Hawaii and shall include the total maximum daily water demand in gallons per day and the estimated peak flow in gallons per minute.

Depending on the anticipated water demand for the project, offsite water system improvements may be required, which may include, but not be limited to, additional source, storage, booster pump, and transmission facilities.

Site B: Tax Map Key 7-4-020:007

Water can be made available from an existing 20-inch waterline within Kealakehe Parkway fronting the project site. The 20-inch waterline is adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use.

As for "Site A" above, we cannot comment as to whether the existing water system is adequate to support the proposed project until estimated maximum daily water usage calculations are submitted for review. The calculations must be prepared by a professional engineer licensed in the State of Hawaii and shall include the total maximum daily water demand in gallons per day and the estimated peak flow in gallons per minute.

Depending on the anticipated water demand for the project, offsite water system improvements may be required, which may include, but not be limited to, additional source, storage, booster pump, and transmission facilities.

APPENDIX A – PRELIMINARY WATER CALCULATIONS, WATER UTILITY FIGURES, & MISCELLANEOUS DOCUMENTS

Mr. Michael H. Nojima, P.E.
Page 2
April 26, 2011

Site C: Tax Map Key 7-4-020:003

Water can be made available from an existing 20-inch waterline within Kealahoe Parkway fronting the project site. Please note that the 20-inch waterline is adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use.

As stated above, we cannot comment as to whether the existing water system is adequate to support the proposed project until estimated maximum daily water usage calculations are submitted for review. The calculations must be prepared by a professional engineer licensed in the State of Hawai'i and shall include the total maximum daily water demand in gallons per day and the estimated peak flow in gallons per minute.

Depending on the anticipated water demand for the project, offsite water system improvements may be required, which may include, but not be limited to, additional source, storage, booster pump, and transmission facilities.

Site D: Tax Map Key 7-4-008:005 & 7-4-021:008

Water can be made available from an existing 12-inch waterline within Kealahoe Parkway fronting the project site. Please note that the 12-inch waterline is also adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use.

As stated above, we cannot comment as to whether the existing water system is adequate to support the proposed project until estimated maximum daily water usage calculations are submitted for review. The calculations must be prepared by a professional engineer licensed in the State of Hawai'i and shall include the total maximum daily water demand in gallons per day and the estimated peak flow in gallons per minute.

Depending on the anticipated water demand for the project, offsite water system improvements may be required, which may include, but not be limited to, additional source, storage, booster pump, and transmission facilities.

Site E: Tax Map Key 7-4-021:003

Water can be made available from an existing 16-inch waterline within Keanalehu Drive fronting the project site. The 16-inch waterline is adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use.

As stated above, we cannot comment as to whether the existing water system is adequate to support the proposed project until estimated maximum daily water usage calculations are submitted for review. The calculations must be prepared by a professional engineer licensed in the State of Hawai'i and shall include the total maximum daily water demand in gallons per day and the estimated peak flow in gallons per minute.

Depending on the anticipated water demand for the project, offsite water system improvements may be required, which may include, but not be limited to, additional source, storage, booster pump, and transmission facilities.

Site F: Tax Map Key 7-4-020:010

Water can be made available from an existing 12-inch waterline within Kamakaeha Avenue or from an existing 12-inch waterline within Makala Boulevard, both fronting the project site. Both 12-inch waterlines are adequate to provide 2,000 gallons per minute of flow for fire protection, as required per our Water System Standards for the proposed type of land use.

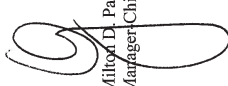
Mr. Michael H. Nojima, P.E.
Page 3
April 26, 2011

As stated for the previous candidate sites, we cannot comment as to whether the existing water system is adequate to support the proposed project until estimated maximum daily water usage calculations are submitted for review. The calculations must be prepared by a professional engineer licensed in the State of Hawai'i and shall include the total maximum daily water demand in gallons per day and the estimated peak flow in gallons per minute.

Depending on the anticipated water demand for the project, offsite water system improvements may be required, which may include, but not be limited to, additional source, storage, booster pump, and transmission facilities.

Should there be any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,


Milford D. Pavao, P.E.
Manager/Chief Engineer

FM:dfig

Winston Taniguchi

From: McCall, Finn [fmccl@hawaiiids.org]
Sent: Tuesday, May 17, 2011 11:23 AM
To: Winston Taniguchi
Cc: Mike Nojima
Subject: RE: Kona Judiciary Complex Site Selection - Water Capacity

Hi Winston,

We usually recommend that engineers calculate water demand (GPD) based on the maximum number of anticipated employees, visitors, etc. per day and calculate the anticipated peak flow (GPM) based on number fixture units in the facility. The 3,000 GPD per acre figure is in the Water System Standards as a guideline and is usually MUCH higher than the actual water demand.

In general, the water availability conditions in that part of our N. Kona water system can support up to a maximum of 50 units of water per lot of record, or a maximum daily usage of 30,000 GPD (600 GPD per unit of water). Please keep in mind that there may be other water system restrictions depending on which site is chosen.

Thanks,
Finn

Finn McCall, P.E.
Civil Engineer
Department of Water Supply - County of Hawaii
Water Resources and Planning Branch
Phone: (808) 961-8070, ext. 255
Fax: (808) 961-8080
email: fmccl@hawaiiids.org
website: www.hawaiiids.org

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From: Winston Taniguchi [mailto:wtaniguchi@grayhongnojima.com]
Sent: Friday, May 13, 2011 3:27 PM
To: McCall, Finn
Cc: Mike Nojima
Subject: Kona Judiciary Complex Site Selection - Water Capacity

Hi Finn,

Based on a 10 acre development, the preliminary water demand calculations for the proposed Kona Judiciary Complex is as follows:

- Average daily water demand = 30,000 gallons per day (10 acres*3,000 gal/acre)
- Max daily demand = 1.5 x Avg Day = 1.5 x 30,000 = 45,000 gpd
- Peak Hour = 5.0 x Avg. Day = 150,000 gpd

Knowing this, will the existing water system have adequate capacity to serve the anticipated water demands from the proposed facility? Please advise.

Please call or email me if you have any questions or need additional information.

Mahalo,

Winston M. Taniguchi, P.E., Project Engineer
Gray-Hong-Nojima & Associates, Inc.
201 Merchant St., Suite 1900 -- Honolulu HI 96813
(808) 521-0306 ext 109 | (808) 531-8018 fax
wtaniguchi@grayhongnojima.com

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Winston Taniguchi

From: McCall, Finn [fmcalls@hawaiiids.org]
Sent: Wednesday, October 26, 2011 1:10 PM
To: Winston Taniguchi
Inaba, Kurt
Subject: RE: Proposed Kona Judiciary Complex

Hi Winston,

Our water availability conditions, which are subject to change without notice, in the service zones surrounding the proposed Kona Judiciary Complex (KJC) sites can allow for however many lots or dwelling units are permissible under the current zoning of the parcel, not to exceed a maximum of 50 units (or lots), per lot of record. An additional 6 units can be supported if a change of zone application is submitted and approved. Please see the water availability breakdown for each site below. Note that the estimated max day demand of 9,960 gpd equates to 17 units of water.

- Site A: Kaloko Makai (TMK: 3-7-3-009: 025)
360 acres @ Ag-5 acre zoning = 72 lots (units) - we could provide a max of 50 units, which is more than the needed 17 units of water for the KJC, therefore water availability is adequate.
- Site B: Kealakehe (1) (TMK: 3-7-4-020: 007)
193 acres @ Open zoning (equal to Ag-5) = 38 units - this is more than the needed 17 units of water for the KJC, therefore water availability is adequate.
- Site C: Civic Center (TMK: 3-7-4-020: 003)
7.6 acres @ Open zoning = 1 unit - this is less than the needed 17 units of water for the KJC, therefore water availability is NOT adequate.
- Site D: Lanihau/DHHL (TMK: 3-7-4-008: 005 & TMK: 3-7-4-021: 008)
Parcel 5 = 319 acres @ Ag-5 zoning = 63 units; Parcel 8 = 11.6 acres @ Ag-5 zoning = 2 units...TOTAL = 65 units - we could provide a max of 50 units, which is more than the needed 17 units of water for the KJC, therefore water availability is adequate.
- Site E: La'i'Opua (TMK: 3-7-4-021: 023)
26 acres @ Ag-5 zoning = 5 units - this is less than the needed 17 units of water for the KJC, therefore water availability is NOT adequate.
- Site F: Makalapua Center (TMK: 3-7-4-020: 010)
216 acres @ CG-10 zoning = greater than 50 units - more than the needed 17 units of water for the KJC, therefore water availability is adequate.
- Site G: Kealakehe (2) (TMK: 3-7-4-020: 004 & 3-7-4-020: 007)
Parcel 4 = 35 acres @ Open zoning = 7 units; Parcel 7 = 193 acres @ Ag-5 zoning = 38 units...TOTAL = 45 units, therefore water availability is adequate.

Regarding water commitments, Lanihau Properties has entered into a Water Development Agreement with DWS to construct offsite water system improvements (wells, reservoirs, transmission lines) to provide water service for their properties in the service area of the proposed KJC sites. DHHL also has water commitments for development of their La'i'Opua properties, however it is our understanding that those commitments will be used for their developments. Queen Lili'uokalani Trust also has water commitments for development of their properties, however we also understand that those commitments are planned to be used for future developments.

Please also keep in mind that 'water availability' should not be construed as a 'water commitment'. Unless a water commitment is officially effected, through submission of an appropriate land use application and payment of the applicable water commitment deposit (\$150.00 per additional unit of water), water availability is subject to change.

Please feel free to contact me if you have any further questions.

Thanks,

-Finn

Finn McCall, P.E.
Civil Engineer
Department of Water Supply - County of Hawaii
Water Resources and Planning Branch
Phone: (808) 961-8070, ext. 255
Fax: (808) 961-8080
email: fmcalls@hawaiiids.org
website: www.hawaiiids.org

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From: [McCall, Finn](#)
To: [Winston Taniguchi](#)
Subject: Offsite water system improvements for KJC
Date: Monday, October 31, 2011 3:49:27 PM

Hi Winston,

Regarding your voicemail about what offsite improvements would be necessary to provide water to the sites where water isn't currently available...for all of those sites, additional source development would be required (i.e. drilling/outfitting a new well). We would want the well drilled at or near one of our existing reservoirs located above the Mamalahoa Highway at the ~1683' elevation. If a well can't be developed near one of our reservoirs, an additional reservoir would need to be constructed at the well site. Although it would be up for negotiation, I think we would want at least a 700 gpm well and if a reservoir is required, we would want it to be at least 1.0 MG.

Let me know if you have any further questions.

Thanks,
-Finn

Finn McCall, P.E.
Civil Engineer
Department of Water Supply - County of Hawaii
Water Resources and Planning Branch
Phone: (808) 961-8070, ext. 255
Fax: (808) 961-8080
email: fmccall@hawaiiids.org
website: www.hawaiiids.org

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Appendix A
Water Demand Calculations
(Kona Judiciary Complex)

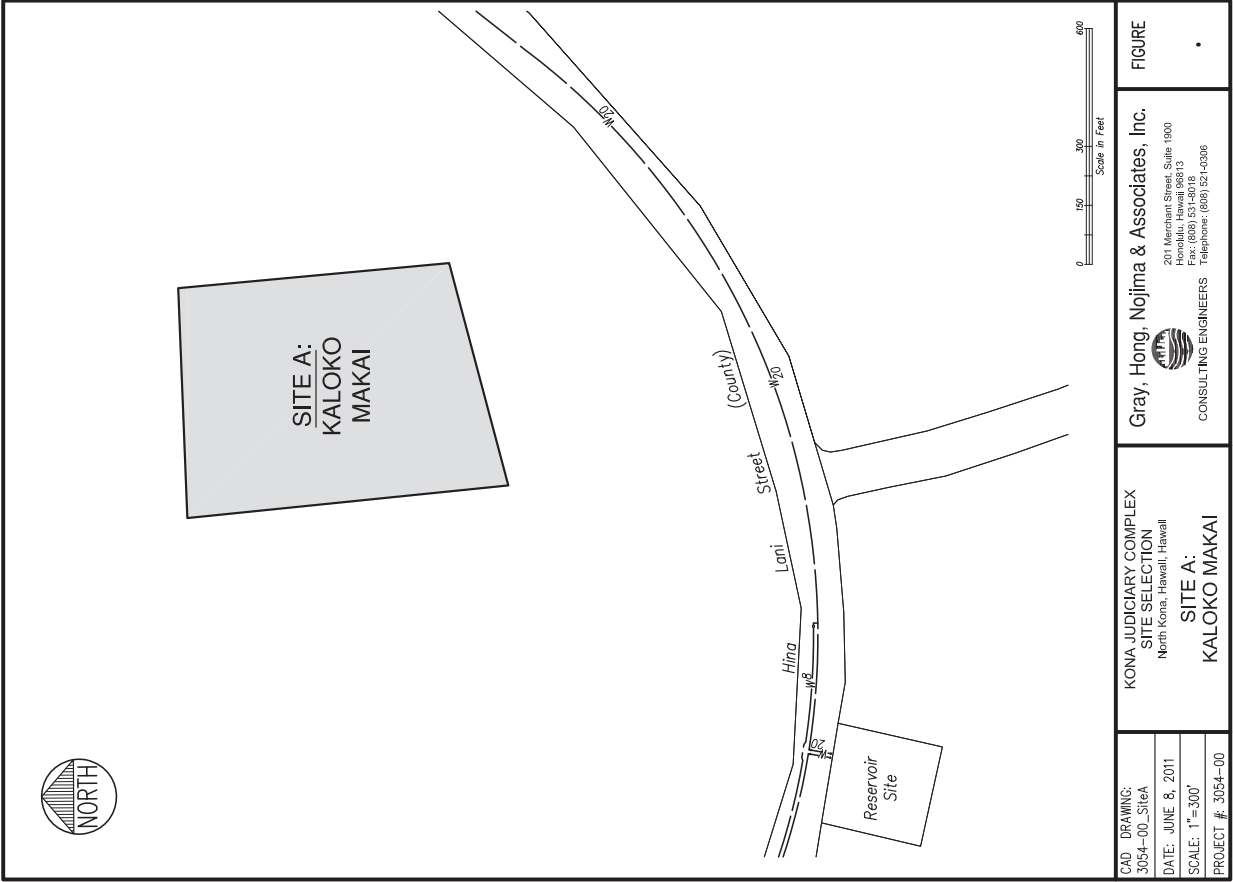
Kona Judiciary Complex
Preliminary Water & Fireflow Demand
October 1 2011

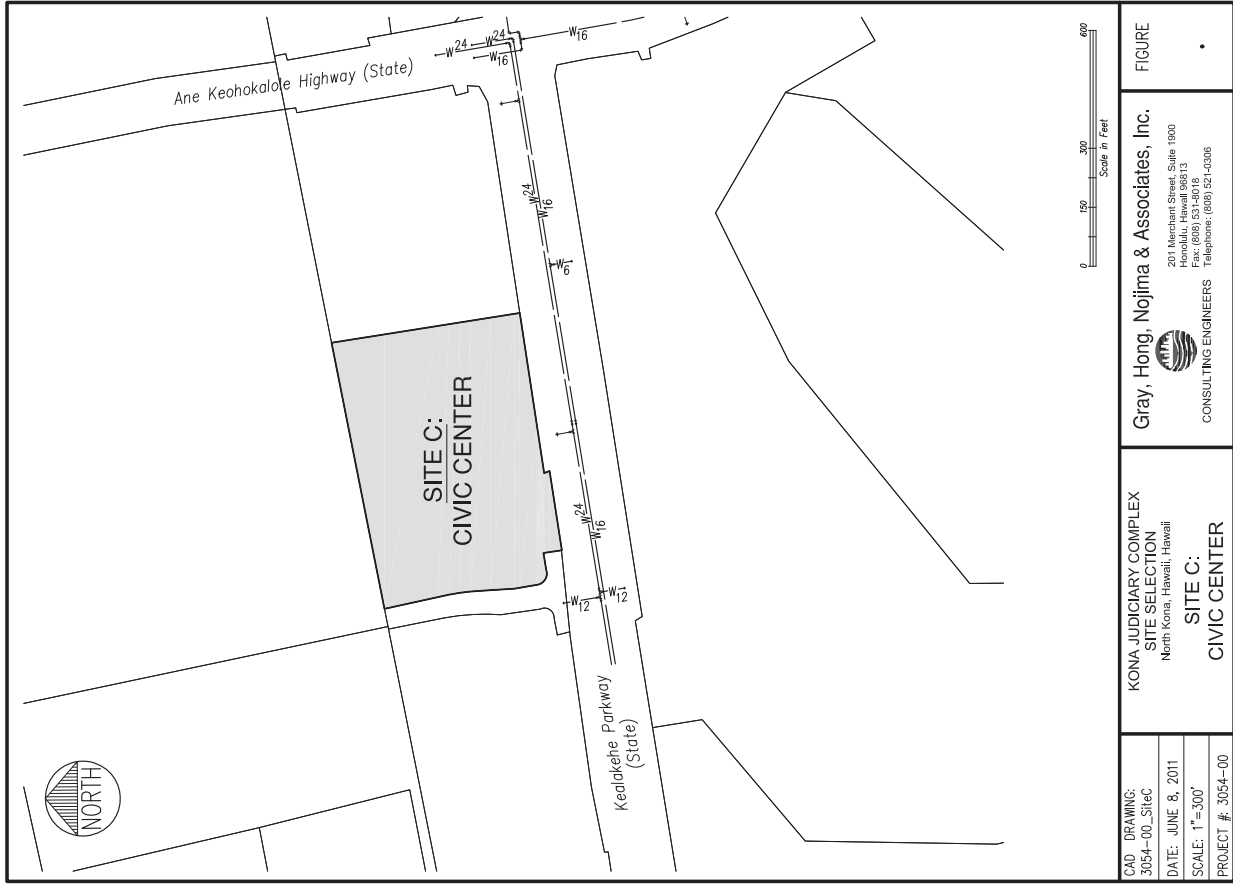
Preliminary Water Demand		
	Avg. Daily Demand ³ (gal/capita/day)	Total Avg. Demand (gpd)
Employees	220 ¹	4,400
Visitors	280 ²	2,240
Totals =		6,640

Average Daily Demand (gpd) = 6,640
Maximum Daily Demand (gpd) = 1.5 * Avg = 9,960
Peak Hour (gpd) = 5.0 * Avg = 33,200
Peak Hour (gpm) = 23

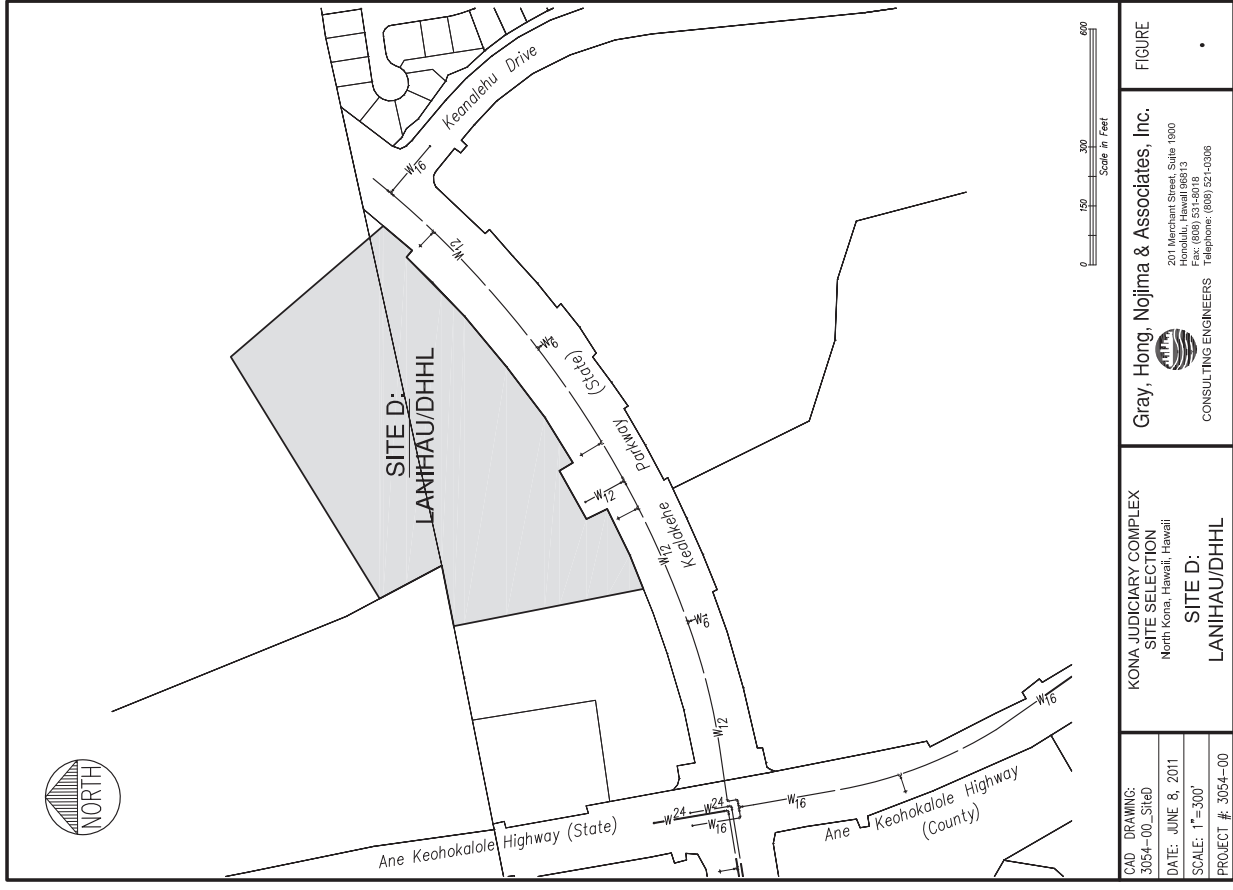
Fire Flow Requirements ⁴		
Flow (gpm)	Duration (hrs)	Fire Hydrant Spacing (ft)
2,000	2	300

¹ Anticipated full employee occupancy between years 2030 and 2050, based on Group 70 email dated June 13, 2011
² Anticipated maximum visitor occupancy via Group 70 email dated June 13, 2011
³ Metcalf & Eddy, "Wastewater Engineering (Third Edition)" - page 18 (Table 2.3 - Office Employee), page 20 (Table 2.5 - Visitor)
⁴ From Water System Standards (2002) Table 100-19 - Fire Flow Requirements

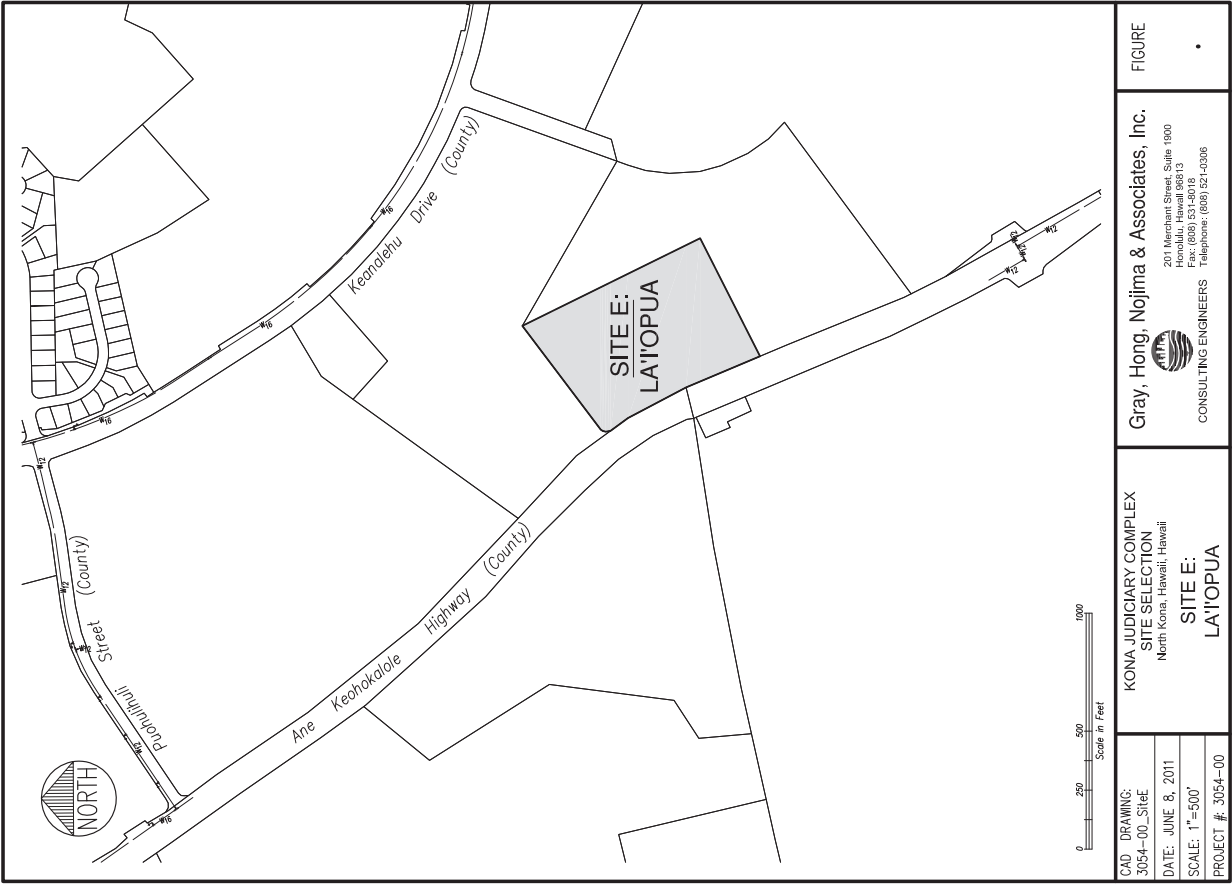


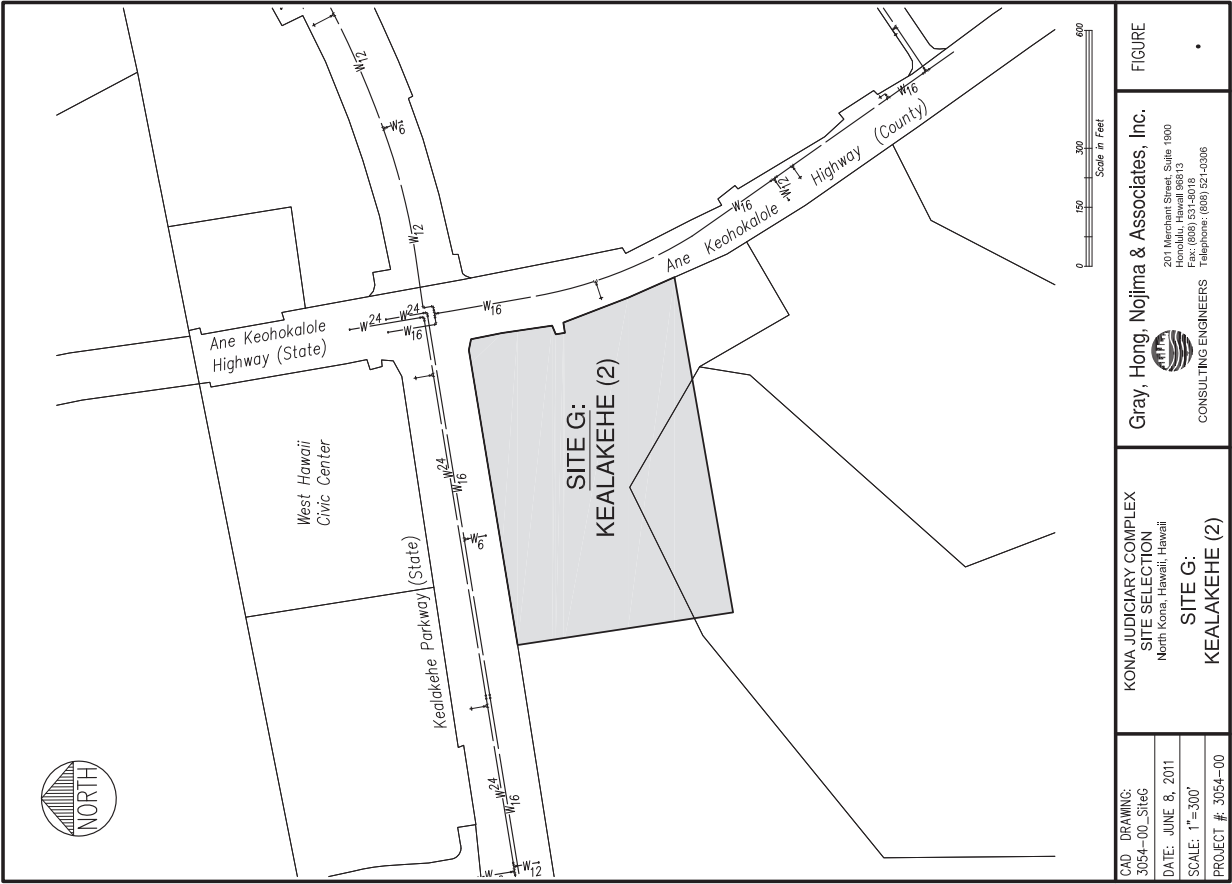


CAD DRAWING: 3054-00_SiteC DATE: JUNE 8, 2011 SCALE: 1"=300' PROJECT #: 3054-00	KONA JUDICIARY COMPLEX SITE SELECTION North Kona, Hawaii, Hawaii	Gray, Hong, Nojima & Associates, Inc.  CONSULTING ENGINEERS 201 Merchant Street, Suite 1000 Honolulu, Hawaii 96813 Fax: (808) 531-8018 Telephone: (808) 521-4306	FIGURE •
	SITE C: CIVIC CENTER		



CAD DRAWING: 3054-00_SiteD DATE: JUNE 8, 2011 SCALE: 1"=300' PROJECT #: 3054-00	KONA JUDICIARY COMPLEX SITE SELECTION North Kona, Hawaii, Hawaii	Gray, Hong, Nojima & Associates, Inc.  CONSULTING ENGINEERS 201 Merchant Street, Suite 1000 Honolulu, Hawaii 96813 Fax: (808) 531-8018 Telephone: (808) 521-4306	FIGURE •
	SITE D: LANIKAI/DHHL		





APPENDIX B –
PRELIMINARY SEWER
CALCUATIONS, OVERALL SEWER
UTILITY MAP, & MISCELLANEOUS
DOCUMENTS



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
WASTEWATER DIVISION

COUNTY OF HAWAII – 108 RAILROAD AVENUE – HILO, HI 96720-4252
HILO (808) 961-8338 FAX (808) 961-8644

April 18, 2011

Gray, Hong, Nojima & Associates, Inc.
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813

Subject: Kona Judiciary Complex Site Selection
North Kona, Hawaii

The County of Hawaii, Department of Environmental Management, Wastewater Division (WWD) has received your request for information on the availability and adequacy of existing public sewer facilities for potential site locations of the Kona Judiciary Complex. The WWD provides the following comments:

- A sewer study will be required to be performed by the consulting firm for the selected site location to confirm adequacy of the existing sewer system.

With regard to sewer availability, the WWD provides the following information:

- Site A: TMK 7-3-009:025 (Kaloko Makai)
 - a. There are currently there are no sewer utilities within Hina Lani Street. While the WWD will be installing a new sewer system in Queen Kaahumanu Highway in conjunction with the State of Hawaii Department of Transportation's Queen Kaahumanu Highway Widening Project – Phase 2, extension of the sewer on Hina Lani Street is not planned in the immediate future.
- Site B: TMK 7-4-020:007 (Kealakehe)
 - a. A 27-inch sewer line currently crosses TMK 7-4-020:007 diagonally beginning at Kealakehe Parkway approximately 625 ft. above Kamanu St and intersecting Queen Kaahumanu Highway at the road leading to the Kealakehe Police Station.
- Site C: TMK 7-4-020:003 (Civic Center)
 - a. The Civic Center is currently served by the County Sewer system and an 18-inch sewer main is located in Kealakehe Parkway.

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Kona Judiciary Complex Site Selection
North Kona, Hawaii
Page 2 of 2

- Site D: TMK 7-4-021:008 & TMK 7-4-008:005 (Lanihau)
 - a. A 10-inch sewer is installed on Kealakehe Parkway extending to TMK 7-4-008:005.
 - b. A 12-inch sewer line is installed on Ane Keohokalohe Highway below TMK 7-4-021:008.
- Site E: TMK 7-4-021:003 (La'opua)
 - a. A 15-inch sewer line is currently being installed in Ane Keohokalohe by Forest City in conjunction with the County of Hawaii's Ane Keohokalohe Highway – Phase 1 project.
- Site F: TMK 7-4-020:010 (Makalapua Center)
 - a. A 10-inch sewer line is installed on Makala Boulevard up to Kamakaeha Avenue.

Should you have any questions or comments regarding the information provided above, please contact me at 808-961-8279 (mangaang@co.hawaii.hi.us) or you may contact Mr. Lyle Hirota, Deputy Division Chief at 808-961-8333 (lhirota@co.hawaii.hi.us).

Riz Mangaang
Riz Mangaang, P.E.
Civil Engineer, Wastewater Division

Cc: Dora Beck, P.E., Division Chief
Lyle Hirota, P.E., Deputy Division Chief
Toni Nakatani, EST III

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Winston Taniguchi

From: Rizalino Mangaoang [rmangaoang@co.hawaii.hi.us]
Sent: Tuesday, April 26, 2011 1:07 PM
To: Winston Taniguchi
Cc: Hirota, Lyle
Subject: 110426 RE: Kona Judiciary Sewer - Site E (La'Opua) TMK Relocation

Winston,

The availability of sewer for TMK 7-4-021:023 is the same as specified in the letter dated April 18 for TMK 7-4-021:003.
The installation of a 15" sewer main is currently being installed in conjunction with the County of Hawaii's Ane
Keohokalole Hwy - Phase 1 Project.

Please let me know if you have any questions. Thanks.

Riz Mangaoang
Civil Engineer
Wastewater Division

Appendix B
Sewer Design Peak Flow Calculations
(Kona Judiciary Complex)

MGD = millions of gallons per day
CPA = capita per acre
GPCD = gallon per capita per day
GAD = gallon per acre per day
GPD = gallons per day

Kona Judiciary Wastewater Flows				
	Total	Average Daily Per Capita	Average Flow (GPCD) ³	Average Wastewater Flow (GPD)
Employees	220 ¹	20		4,400
Visitors	280 ²	8		2,240
Totals	500			6,640

Total Acres⁴ = 10

Average Wastewater Flow

6,640.00 GPD
0.0066 MGD

Maximum Wastewater Flow

Flow factor (Figure 22.2.4)

5
0.033 MGD

Dry Weather Infiltration/Inflow

Sewers laid above or below the normal ground water table?
above

5
2,500.00 GPD
0.00250 MGD

Design Average Flow

0.0091 MGD

Design Maximum Flow

0.0357 MGD

Wet Weather Infiltration/Inflow

Sewers laid above or below the normal ground water table?

1250
(gpd)
0.0125 MGD

Design Peak Flow

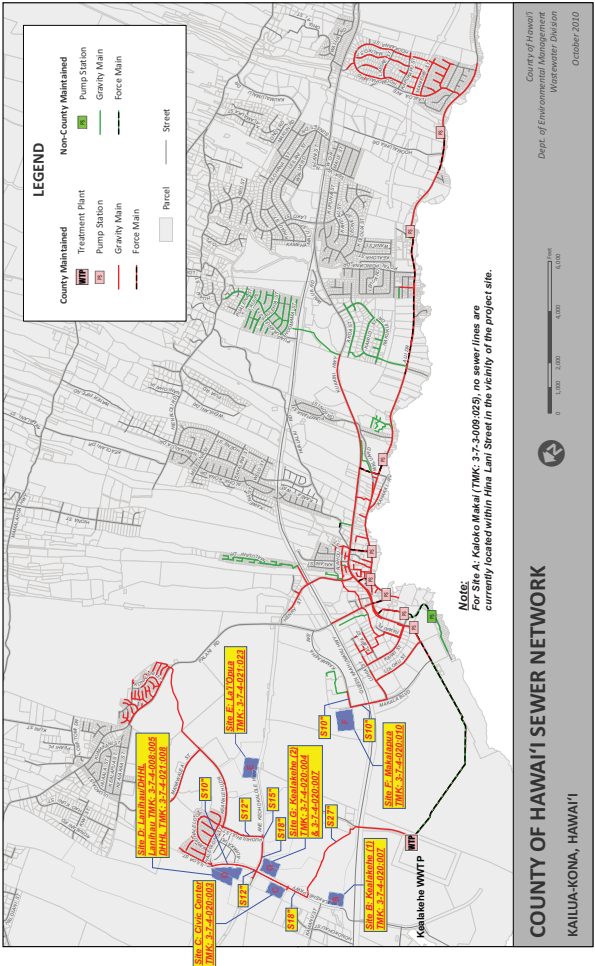
48,200,000 GPD
0.0482 MGD

¹ Anticipated full employee occupancy between years 2030 and 2050, based on Group 70 email dated June 13, 2011

² Anticipated maximum visitor occupancy via Group 70 email dated June 13, 2011

³ Metcalf & Eddy, "Wastewater Engineering (Third Edition)", page 18 (Table 2.3 - Office Employee), page 20 (Table 2.5 - Visitor)

⁴ Site Size/Buildable area based on Group 70 Site Selection Criteria dated May 4, 2011



APPENDIX C – OPINION OF PROBABLE CONSTRUCTION COSTS

Kona Judiciary Complex
Preliminary Opinion of Probable On-Site Cost
Based on Group 70 Conceptual Massing Prototype Layout 3/23/11

General On-Site Construction Cost (excluding Earthwork)					
Item	Qty	Unit	Unit Cost	Total	
Mobilization and Demobilization	1	LS	\$ 35,000.00	\$ 35,000.00	
Clearing & Grubbing	10	AC	\$ 9,000	\$ 90,000.00	
Erosion Control	1	LS	\$ 10,000	\$ 10,000.00	
Concrete Curb	8,600	LF	\$ 15	\$ 129,000.00	
2" Asphalt Pavement	15,020	SY	\$ 25	\$ 375,500.00	
6" Base Course	15,020	SY	\$ 14	\$ 210,280.00	
Pavement Marking	1	LS	\$ 10,000	\$ 10,000.00	
Signage	1	LS	\$ 5,000	\$ 5,000.00	
Concrete Sidewalk	17,400	SF	\$ 10	\$ 174,000.00	
Topsoil	4,033	CY	\$ 40	\$ 161,320.00	
Water Line	600	LF	\$ 130	\$ 104,000.00	
Fire Hydrant	3	EA	\$ 3,000	\$ 9,000.00	
Water Meter	1	EA	\$ 10,000	\$ 10,000.00	
Connection & Chlorination	1	LS	\$ 10,000	\$ 10,000.00	
Sewer Line	960	LF	\$ 125	\$ 118,750.00	
Trench Excavation	650	CY	\$ 75	\$ 48,750.00	
Crushed Rock Cradle	950	LF	\$ 20	\$ 19,000.00	
Sewer Manhole	3	EA	\$ 15,000	\$ 45,000.00	
Drywell	6	EA	\$ 20,000	\$ 120,000.00	
Subtotal				\$ 1,684,600.00	
20% Contingency				\$ 336,920.00	
Total On-Site Construction Cost (excluding Earthwork)				\$ 2,021,520.00	
					Say
Additional On-Site Costs:					
Additional On-Site Earthwork Cost for Site A: Kaoko Makai					
Earthwork*	Qty	Unit	Unit Cost	Total	
Subtotal	55,682	CY	\$ 45	\$ 2,514,667.50	
20% Contingency				\$ 502,933.50	(1)
Total Additional On-Site Earthwork Cost for Site A:				\$ 3,017,601.00	(2)
Typical On-Site Construction Cost for Site A:					
Total On-Site Construction Cost for Site A: (1) + (2)					Say
Additional On-Site Earthwork Cost for Site B: Kealahou (1)					
Earthwork*	Qty	Unit	Unit Cost	Total	
Subtotal	39,505	CY	\$ 45	\$ 1,777,725.00	
20% Contingency				\$ 355,545.00	(1)
Total Additional On-Site Earthwork Cost for Site C:				\$ 2,133,270.00	(2)
Typical On-Site Construction Cost for Site C:					
Total On-Site Construction Cost for Site C: (1) + (2)					Say

Additional On-Site Earthwork Cost for Site C: Civic Center

Item	Qty	Unit	Unit Cost	Total	
Earthwork*	50,080	CY	\$ 45	\$ 2,253,600.00	
Subtotal				\$ 2,253,600.00	
20% Contingency				\$ 450,720.00	(1)
Total Additional On-Site Earthwork Cost for Site C:				\$ 2,704,320.00	(2)
Typical On-Site Construction Cost for Site C:					
Total On-Site Construction Cost for Site C: (1) + (2)					Say

Additional On-Site Earthwork Cost for Site D: Lanikai

Item	Qty	Unit	Unit Cost	Total	
Earthwork*	128,570	CY	\$ 45	\$ 5,785,650.00	
Subtotal				\$ 5,785,650.00	
20% Contingency				\$ 1,157,130.00	(1)
Total Additional On-Site Earthwork Cost for Site D:				\$ 6,942,780.00	(2)
Typical On-Site Construction Cost for Site D:					
Total On-Site Construction Cost for Site D: (1) + (2)					Say

Additional On-Site Earthwork Cost for Site E: La'Opiua

Item	Qty	Unit	Unit Cost	Total	
Earthwork*	52,198	CY	\$ 45	\$ 2,348,887.50	
Subtotal				\$ 2,348,887.50	
20% Contingency				\$ 469,777.50	(1)
Total Additional On-Site Earthwork Cost for Site E:				\$ 2,818,665.00	(2)
Typical On-Site Construction Cost for Site E:					
Total On-Site Construction Cost for Site E: (1) + (2)					Say

Additional On-Site Earthwork Cost for Site F: Makalapua

Item	Qty	Unit	Unit Cost	Total	
Earthwork*	65,570	CY	\$ 45	\$ 2,950,650.00	
Subtotal				\$ 2,950,650.00	
20% Contingency				\$ 590,130.00	(1)
Total Additional On-Site Earthwork Cost for Site E:				\$ 3,540,780.00	(2)
Typical On-Site Construction Cost for Site E:					
Total On-Site Construction Cost for Site E: (1) + (2)					Say

Additional On-Site Cost for Site G: Kealahou (2):

Item	Qty	Unit	Unit Cost	Total	
Earthwork*	88,450	CY	\$ 45	\$ 3,980,250.00	
18" Drain Line	550	LF	\$ 150	\$ 82,500.00	
Drain Manhole	2	EA	\$ 10,000	\$ 20,000.00	
Reteswall	1	EA	\$ 20,000	\$ 20,000.00	
Subtotal				\$ 4,102,750.00	
20% Contingency				\$ 820,550.00	(1)
Total Additional On-Site Construction Cost for Site G:				\$ 4,923,300.00	(2)
Typical On-Site Construction Cost for Site G:					
Total On-Site Construction Cost for Site G: (1) + (2)					Say

*Estimated earthwork quantity assuming a balance of excavation and embankment. It should be noted that the earthwork quantities can vary significantly depending on the final site-specific layout

Item	Qty	Unit	Unit Cost	Total Cost
Site A: Kaloko Makai				
Civil*				
Clearing and Grubbing	1	LS	\$12,000	\$12,000
Erosion Control Measures	1	LS	\$7,500	\$7,500
2" AC Pavt'l for new access road	800	SY	\$2/5	\$2,000
6" Base Course	800	SY	\$14	\$11,200
6" Subbase	800	SY	\$14	\$11,200
Curb and Gutter	400	LF	\$7/5	\$3,000
Earthwork	600	CY	\$4/5	\$2,000
Pavement Stripping and Marking	1	LS	\$50,000	\$50,000
Traffic Control and Signage	1	LS	\$150,000	\$150,000
Provide 200' long exclusive left-turn lane on eastbound Hine Lani Street into Site A access road	1	LS	\$175,000	\$175,000
Subtotal New Site A Access Road Cost				\$493,900
Contingency (20%)				\$98,780
TOTAL OFF-SITE CONSTRUCTION COST (SITE A)		Say		\$592,680
Site B: Kealahou (1)				\$600,000
Civil				
8-inch Off-Site sewer line	700	LF	\$12/5	\$87,500
Unclassified Trench Excavation	259	CY	\$7/5	\$19,444
Sewer Manholes	3	EA	\$20,000	\$60,000
Subtotal Off-Site Sewer Improvements				\$166,944
Provide exclusive left-turn lane (200' long) into Site B along westbound Kealahou Parkway	1	LS	\$30,000	\$30,000
Traffic Control and Signage	1	LS	\$80,000	\$80,000
Subtotal Off-Site Traffic Improvements				\$110,000
Subtotal Cost				\$276,944
Contingency (20%)				\$55,389
TOTAL OFF-SITE CONSTRUCTION COST (SITE B)				\$332,333
Site C: Civic Center		Say		\$340,000
Civil				
Provide exclusive left-turn (200' long) and restriping for median shelter lane along eastbound Kealahou Parkway	1	LS	\$30,000	\$30,000
Traffic Control and Signage	1	LS	\$80,000	\$80,000
Subtotal Cost				\$110,000
Contingency (20%)				\$22,000
TOTAL OFF-SITE CONSTRUCTION COST (SITE C)		Say		\$132,000
Site D: Civic Center		Say		\$140,000

Appendix C
Opinion of Probable Off-Site Construction Costs
(Kona Judiciary Complex)

Site G: Kealahou (2)				
Civil				
Provide exclusive left-turn (200' long) and restriping for median shelter lane along northbound Ane Keolu/Keolu Highway	1	LS	\$50,000	\$50,000
Traffic Control and Signage	1	LS	\$80,000	\$80,000
Subtotal Cost				\$130,000
Contingency (20%)				\$22,000
TOTAL OFF-SITE CONSTRUCTION COST (SITE G)				\$132,000
			Say	\$140,000

**200 Linear feet of new access road consisting of three (3) 12-foot wide lanes

APPENDIX F
Cultural Impact Assessment
(Cultural Surveys Hawai'i, Inc., July-November 2011)

Cultural Impact Assessment for the Kona Judiciary
Complex Site Selection Project:
Kaloko, Honokōhau, Kealakehe, and Keahuolū Ahupua‘a,
North Kona District, Hawai‘i Island,
Tax Map Key(TMK): [3]-7-3-009:025, [3]-7-4-020:007,
[3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005,
[3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020:004

Prepared for
Group 70 International, Inc.

Prepared by
Angela I. Fa‘anunu, M.S.P.H.
and
Hallett H. Hammatt, Ph.D.

Cultural Surveys Hawai‘i, Inc.
Kailua, Hawai‘i
(Job Code Kaloko 6)
November 2011

O‘ahu Office
P.O. Box 1114
Kailua, Hawai‘i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950

Maui Office
1860 Main St.
Wailuku, Hawai‘i 96793
Ph: (808) 242-9882
Fax: (808) 244-1994
www.culturalsurveys.com

Prefatory Remarks on Language and Style

A Note about Hawaiian and other non-English Words:

Cultural Surveys Hawai‘i (CSH) recognizes that the Hawaiian language is an official language of the State of Hawai‘i. Hawaiian Language is important to daily life, and using it is essential to conveying a sense of place and identity. In consideration of a broad range of readers, CSH follows the conventional use of italics to identify and highlight all non-English (i.e., Hawaiian and foreign language) words in this report unless citing from a previous document that does not italicize them. CSH parenthetically translates or defines in the text the non-English words at first mention, and the commonly-used non-English words and their translations are also listed in the *Glossary* (Appendix A) for reference. However, translations of Hawaiian and other non-English words for plants and animals mentioned by community participants are referenced separately (see explanation below).

A Note about Plant and Animal Names:

When community participants mention specific plants and animals by Hawaiian, other non-English, or common names, CSH provides their possible scientific names (*Genus and species*) in the *Common and Scientific Names of Plants and Animals Mentioned by Community Participants* (Appendix B). CSH derives these possible names from authoritative sources, but since the community participants only name the organisms and do not taxonomically identify them, CSH cannot positively ascertain their scientific identifications. CSH does not attempt in this report to verify the possible scientific names of plants and animals in previously published documents; however, citations of previously published works that include both common and scientific names of plants and animals appear as in the original texts.

Abbreviations

APE	Area of Potential Effect
AMSL	Above Mean Sea Level
BC	Boundary Certificate No.
BCT	Boundary Commission Testimony
CIA	Cultural Impact Assessment
CSH	Cultural Surveys Hawai'i
DOH/OEQC	Department of Health/Office of Environmental Quality Control
FB	Field Book Register
HAR	Hawai'i Administrative Rules
HRS	Hawai'i Revised Statutes
HSRM	Hawai'i Survey Registered Maps
LCA	Land Commission Award
NPS	National Park Service
NR	Land Commission, National Register
NT	Land Commission, Native Testimony
OHA	Office of Hawaiian Affairs
OTEC	Ocean Technology Energy Conversion
RM	Registered Map
RPG	Royal Patent Grant
HIBC	Hawai'i Island Burial Council
SIHP	State Inventory of Historic Properties
SHPD	State Historic Preservation Division
TCP	Traditional Cultural Property
TMK	Tax Map Key
UH	University of Hawai'i
USGS	United States Geological Survey

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.
TMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

iii

Management Summary

Reference	Cultural Impact Assessment (CIA) for the Kona Judiciary Complex Site Selection Project, Ahupua'a of Kaloko, Honokōhau, Kealahou, and Keahuolu, North Kona District, Island of Hawai'i, Tax Map Key (TMK): [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004 (Fa'anunu and Hammatt 2011).
Date	June 2011
Project Number	CSH (Cultural Surveys Hawai'i) Job Code: KALOKO 6
Agencies	State of Hawai'i Department of Health/Office of Environmental Quality Control (DOH/OEQC)
Project Location	This study is comprised of seven sites located in the <i>ahupua'a</i> (land divisions) of Kaloko, Honokōhau, Kealahou, and Keahuolu in the District of North Kona, Island of Hawai'i. The TMK parcels for the proposed sites are: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004.
Land Jurisdiction	Hawai'i County; Lai Opua 2020; Lanihau Properties LLC; State of Hawai'i; Department of Hawaiian Homelands (DHHL); State of Hawai'i; Department of Land and Natural Resources (DLNR); Queen Lili'uokalani Trust; and SCD-TSA Kaloko Makai LLC.
Project Description	At the request of Group 70 International, Inc., CSH conducted a CIA for the Kona Judiciary Complex Site Selection Project. The State of Hawai'i is proposing to build a new Judiciary complex in Kona for the West Hawai'i service area of the Third Judicial Circuit. Currently, facilities to perform judiciary functions in West Hawai'i are inadequate. In addition, the population and economy of the West Hawai'i region is growing and expected to increase in the future. Thus, the proposed facility aims to meet the present and future needs of the region and the Island of Hawai'i. The exact location for the Judiciary complex is yet to be determined. Six Candidate Sites for the complex were selected in March, 2011, and a seventh site was selected in May 2011. Selection of the sites was based on minimum criteria for developing a Judiciary facility. The sites were geographically focused in the Kona region, emphasizing the

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.
TMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

iv

	proximity to the area's population center, existing Judiciary facilities to be replaced, and related government agencies and private attorney offices. These sites are referred to throughout this report as: Site A (Kaloko Makai), Site B (Kealahkehe 1), Site C (Civic Center), Site D (Lanihau), Site E (Lai Opua), Site F (Makalapua Center), and Site G (Kealahkehe 2).
Project Acreage	The total Project acreage being considered is approximately 69.7 acres, with the following acreage for each proposed site: Site A (10 acres); Site B (10 acres), Site C (7.6 acres), Site D (12.1 acres), Site E (10 acres), Site F (10 acres), and Site G (10 acres).
Area of Potential Effect (APE) and Survey Acreage	For the purposes of this CIA, the APE is defined as the approximately 69.7 acres in total. While this investigation focused on the Project APE, the study area included all four <i>ahupua'a</i> .
Document Purpose	The Project requires compliance with the State of Hawai'i environmental review process (Hawai'i Revised Statutes [HRS] Chapter 343), which requires consideration of a proposed project's effect on cultural practices and resources. Through document research and ongoing cultural consultation efforts, this report provides information pertinent to the assessment of the proposed Project's impacts to cultural practices and resources (per the <i>Office of Environmental Quality Control's Guidelines for Assessing Cultural Impacts</i>), which may include Traditional Cultural Properties (TCP) of ongoing cultural significance that may be eligible for inclusion on the State Register of Historic Places, in accordance with Hawai'i State Historic Preservation Statute (Chapter 6E) guidelines for significance criteria according to Hawai'i Administrative Rules (HAR) §13-275 under Criterion E. The document is intended to support the Project's environmental review and may also serve to support the Project's historic preservation review under HRS Chapter 6E and HAR Chapter 13-275.
Consultation Effort	Hawaiian organizations, agencies and community members were contacted in order to identify potentially knowledgeable individuals with cultural expertise and/or knowledge of the Project area and the vicinity. Outreach included efforts to contact 47 individuals and agencies. The organizations consulted included the State Historic Preservation Division (SHPD), the Office of Hawaiian Affairs (OHA), Hui Mālama I Kupuna 'O Hawai'i Nei, the Hawai'i Island Burial Council (HIBC), the Kona Hawaiian Civic Club, the Kona Outdoor Circle, and community members of the North Kona District.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahkehe, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

V

TNWK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Results of Background Research	<p>Background research for this Project yielded the following results which are presented in approximate chronological order:</p> <ol style="list-style-type: none"> 1. The Project area, which lies approximately between Kailua town and Keāhole Airport, consists of the <i>ahupua'a</i> of Kaloko, Honokōhau, Kealahkehe, and Keahuolu. Except for Keahuolu, all <i>ahupua'a</i> are within the Kekaha region of North Kona 2. Kekaha literally translates as "the place" and is thought to extend from Kealahkehe to Pu'uanahulu in the north (Pukui et al., 1974), though others believe that Kekaha extends all the way to Kohala (Fa'anunu and Hammatt, 2010). Also referred to as Kekaha <i>wai 'ole</i> (without water) or the Kaha lands, the region is known for its arid and dry environment. 3. Settlement along the Project area, possibly as early as 1200, is thought to have been primarily small communities along pockets of coastal bays with potable water (Kirch 1979; Greene 1993). Settlement patterns changed after the Māhele (land division process from 1848 onward) when people abandoned the coast and became more concentrated in the <i>mauka</i> (inland) areas near the Māmalahoa Highway (Cordly et al. 1991). 4. <i>Mo'olelo</i> (stories, oral histories) associated with the Project area are plentiful, suggesting early settlement of the Project area by a viable Native Hawaiian population. The presence of distinguished fishponds, a fish trap, <i>hālūa</i> (platform), <i>heiau</i> (Pre-Christian place of worship), and other cultural features is testament to early settlement. 5. Early accounts of the Project area indicate that the area was more heavily cultivated historically than it is today, with crops such as breadfruit, other fruit trees, and vegetables (Menzies 1920). 6. During the Māhele, Keahuolu, Honokōhau, and Kaloko Ahupua'a were designated Konohiki Lands while Kealahkehe was retained as Government Lands. 7. The first improved lateral trails through the Project area were the <i>Ala Loa</i> and the <i>Ala Hele</i>, which were the middle and the mountain trail, respectively. The <i>Ala Loa</i>, or the middle road,
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Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahkehe, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

Vi

TNWK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

	<p>was modified in the 1840s and called the <i>Alanui Aupuni</i>, the King's Highway, or the Old Māmalahoa Trail. Cordy et al. (1991:403) believe that the curb-lined Old Māmalahoa Trail was built between 1836 to 1855. The <i>Ala Hele</i> or Kealahou ("path of Ehu") extended from Kailua to the uplands of Kekaha and the current Belt Highway or the Māmalahoa Highway is aligned with portions of this old trail (Clark and Reckman 2006a:61). The third lateral trail was the coastal trail, which hugged the North Kona coastline.</p> <p>8. <i>Mauika</i> to <i>makai</i> (seaward) trails traverse the Project area. A trail connecting the Kohanaiki Homesteads to the Kaloko Fishpond is shown on a 1924 USGS map to pass through the southern portion of Site A in Kaloko.</p> <p>9. The <i>iwi</i> (bones) of Kamehameha I are believed to have been buried near the Kaloko Fishpond in Kaloko (Kamakau 1961).</p>
Results of Community Consultation	<p>CSH attempted to contact 47 community members, government agencies, community organizations, and individuals, including residents, cultural and lineal descendants, and cultural practitioners. The interviews were conducted from April to June 2011. Of the 47 contacted, 18 people responded, of which eight participated in formal interviews for more in-depth contributions to the CIA, and three people provided statements over the telephone. Due to time constraints, only six interviews were included in this document. Where applicable, information was taken from previous CSH project reports within the Project area, as shown in Table 9. This community consultation indicates:</p> <ol style="list-style-type: none"> 1. The Project area is within the Kekaha region, which according to Mrs. McDonald, extends from Honokōhau to Pu'uanahulu but is also known to include Kealahke and Keahuoli. 2. Community members remember the Project area and its immediate vicinity as once highly dependent on coastal resources and farmlands for subsistence. Though most people lived <i>manuka</i> during the winter time when the water was rough, participants like Mrs. Reeves remember camping for many days along the coast during the summer time, fishing, gathering shellfish and <i>limu</i> (general name for all plants living under water), as well as drying fish. Families like that of Mrs. McDonald shared the <i>kuleana</i> (responsibility) of cleaning the beaches and maintaining the fishponds and trails along the

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahke, and Keahuoli Ahupua'a, North Kona District, Hawai'i Island.

vii

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

	<p>shoreline. Taro and other crops were planted in the <i>kula</i> lands (open country), where feral goats and game roamed freely.</p> <p>3. Marine resources reported by participants to be commonly caught in the coastal areas of the Project area include <i>wana</i> (<i>Diadema</i> spp.), <i>a'ama</i> (<i>Grapsus tenuicrustatus</i>), <i>pai'ea</i> (crab), <i>manini</i> (<i>Acanthurus triostegus</i>), <i>ōhua</i> (general name for young of various fish species), <i>maiko</i> (<i>Acanthurus nigroris</i>), <i>he'e</i> (octopus), <i>ōpae'ula</i> (endemic shrimp), <i>ōpelu</i> (<i>Decapterius macarellus</i>), <i>ono</i> (<i>Acanthocybium solandri</i>), <i>kala lolo</i> (<i>Naso</i> spp.), <i>o'opu</i> (gobi, blennie), <i>ulua</i> (<i>Pseudocaranx dentex</i>), <i>āholehole</i> (<i>Kuhlia xenura</i>), <i>'ala'ihī</i> (<i>Sargocentron</i> spp.), <i>akule</i> (<i>Selar crumenophthalmus</i>), <i>'āweoweo</i> (<i>Heteropriacanthus cruentatus</i> or <i>Priacanthus meeki</i>), and <i>'upapalu</i> (<i>Apogon</i> spp.) (see Appendix B for scientific names).</p> <p>4. Participants described a variety of fishing methods used within the coastal areas of the Project area which include: pole-fishing, crabbing, netting, diving, the <i>ko'a</i> (traditional fishing grounds) system for <i>ōpelu</i>, the <i>auhuhu</i> plant for poisoning fish, <i>'āhele</i> or catching <i>'a'ama</i> with bamboo, fish traps like <i>'Ai'ōpio</i> Fish Trap in Honokōhau, and fishponds for rearing fish like <i>awa</i> and mullet (see Appendix B for scientific names).</p> <p>5. The Project area was known for its fishponds of 'Aimakapā and Kaloko, and Mrs. Reeves tells of a large fishpond in Kaloko that was covered by a lava flow. However, the fishponds are along the coastal areas of the Project area and not in the immediate vicinity of the Candidate Sites.</p> <p>6. Knowledge of <i>lā'au lapa'au</i> (traditional medicine) and customs of gathering plants for medicinal and agricultural purposes continue to be passed on by Native Hawaiians within the Project area. Mr. Medeiros pointed out that <i>maipilo</i> (<i>Capparis sandwicheana</i>), a native plant commonly used in <i>lā'au lapa'au</i>, grows in the Project area.</p> <p>7. An endangered native plant exists in Kealahke, near the Kealahke High School, below the Lai Opua Hawaiian Homestead and within the immediate vicinity of several Candidate Sites, according to Mr. Kual'i.</p> <p>8. <i>Mo'olelo</i> associated with Kamehameha I were recounted by Mrs. Reeves and Mrs. McDonald which indicate the Project</p>
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Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahke, and Keahuoli Ahupua'a, North Kona District, Hawai'i Island.

viii

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

	<p>area's connection to the late king.</p> <p>9. Trails are a significant cultural feature of the Project area. According to Mrs. Reeves, people from <i>mauka</i> and <i>makai</i> would meet along these trails to exchange food like taro from the mountains with fish from the sea. Mrs. Reeves, Mr. Kuali'i, and Mrs. McDonald claimed that a <i>mauka</i> to <i>makai</i> jeep trail crosses the southern portion of Candidate Site A. Mr. Kuali'i also spoke of an older trail within the immediate vicinity of the jeep trail. Mrs. McDonald was concerned that the Ala Loa Trail or the Old Mamalahoa Highway, a lateral trail parallel to the ocean, may intersect Candidate Site B. Mrs. McDonald explained that the Ala Loa is an ancient trail that runs from Kailua to Puukō.</p> <p>10. Participants indicated that <i>iwi</i> of the dead are the most cherished possession because they contain a person's <i>mana</i> (divine power), thus, the locations of burial sites are not disclosed. Mrs. Reeves indicates that <i>ali'i</i> (chief, ruler) were buried in canoes and placed in caves. These participants believe that many burials are present throughout the Project area, particularly within lava tubes and underground caves. Mrs. Reeves describes many burials and graves in Kealahē within the immediate vicinity of Candidate Sites along Kealahē Parkway. Mr. Ako also discloses that many <i>iwi</i> are buried in the sand dunes in Maka'eō, Keahuolu. Consultations also reveal that many victims of a flu epidemic in the 1860s were buried within the Project area and that the <i>iwi</i> of Kamehameha I are buried in Kaloko.</p> <p>11. Participants reported a variety of cultural resources to exist in the Project area. Mrs. Reeves believes eight <i>heiau</i> are located in the vicinity of Costco, in Kaloko Ahupua'a. Another <i>heiau</i>, Kalualapaula, is documented by Mr. Soehren in Kealahē <i>mauka</i> which he believes is connected to a pit associated with a shark <i>kupua</i> (demigod) at Kaiwi Point. Mr. Kuali'i refers to <i>heiau</i> along the shoreline but did not state specific names or locations. Mr. Van Gieson describes a <i>hōlua</i> slide within Honokōhau Ahupua'a, and Mrs. Reeves tells of the historic Kuakini Wall, as extending from Keahuolu to Kaloko.</p> <p>12. Six of the participants felt that Candidate Sites nearest the newly established Civic Center building along Kealahē Parkway, such as Sites C and G, are the most appropriate sites</p>
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Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

ix

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

	<p>for the Judiciary complex. Their reasons are the following: 1) proximity to the Civic Center serves as a central location that makes it easier for public access and reduces transportation cost; 2) infrastructure to service the building is already in place for the Civic Center; and 3) Site G, in particular, was reported by Mrs. McDonald to have previously been inundated by ranching activities, thus development impacts would be less significant than on undisturbed land.</p> <p>13. One participant, Mr. Kunitake, recommended Site A as an ideal Candidate Site because it is located in an area that is developing and currently has existing infrastructure. He did not think that Site B was appropriate because a regional park is planned for the area that includes Site B, thus, he felt that the land should be set aside for the park. Mr. Medeiros on the other hand, recommended Site F at Makalapua due to its proximity to Kailua Town. However, Mr. Kuali'i cautioned that all the Candidate Sites are most likely to contain archaeological features, particularly Site A. He stated a high likelihood of finding burials on Site F.</p>
Impacts and Recommendations	<p>The following cultural impacts and recommendations are based on a synthesis of all information gathered during preparation of the CIA. The most significant cultural impacts are the possibility of encountering <i>iwi kipunia</i> (human skeletal remains), during subsurface ground disturbance, as well as encroachment on <i>mauka</i> to <i>makai</i> trails, particularly on Site A in Kaloko Makai. To help mitigate the potential adverse impacts of the proposed Project on Hawaiian cultural beliefs, practices, and resources, recommendations should be faithfully considered, and the development of the appropriate measures to address each concern should be implemented.</p> <p>1. Several respondents acknowledged that burials are located throughout the Project area and voiced concerns over how burials will be treated if they are discovered during the construction phase. Mr. Ako and Mrs. Reeves advise against moving <i>iwi</i> and recommended leaving them in place. Mr. Ako recommends that, in the event that <i>iwi</i> must be relocated, that <i>iwi</i> be wrapped in <i>lau hala</i> (pandanus) or <i>kapa</i> (tapa) and buried nearby within the same <i>ahupua'a</i>. Mrs. Reeves recommends that <i>kāpuna</i> (elders) like herself and recognized descendants of that <i>ahupua'a</i> be consulted in the event that <i>iwi</i> or artifacts are found. Mrs. Reeves and Mr. Kuali'i recommend the presence of cultural and archaeological monitors during</p>

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

x

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

	land-disturbing activities. CSH recommends archeological monitoring, as well as cultural monitoring during all ground-disturbing phases of development.
2.	Should cultural or burial sites be identified during ground disturbance, all work should immediately cease and the appropriate agencies notified pursuant to applicable law. <i>Kūpuna</i> from the Project area should also be consulted to ensure proper cultural protocols are addressed.
3.	The proposed Project should not limit access to public use of trails. Community participants identified trails as a concern, particularly on Site A, on which a trail traverses, and Site C, due to its proximity to the Ala Loa Trail. Should trails be encroached upon, Mrs. Reeves recommends that recognized descendants of that <i>ahupua'a</i> be consulted and that the trails should not be “broken.” Mrs. McDonald recommends that buffers should be placed around the trails to protect them.
4.	Community members and organizations should be briefed and consulted as the Project design progresses. This will keep the community informed of changes that could result in unanticipated adverse cultural impacts. Mrs. Reeves recommends that developers, who are not from the Project area, should work together with families from the respective <i>ahupua'a</i> , to ensure that proper protocols and actions are adopted to take care of the land.
5.	Respondents are concerned about the impact of the proposed development on native plants within the Project area. Native plants are important cultural and natural resources in Hawai'i due to their endemic nature. Mr. Kualii mentions an endangered native plant in Kealahke, below the Lai Opuā Hawaiian Homesteads, <i>Māiāpilo</i> , a native plant that exists throughout the Project area, is still used by Mr. Medeiros for <i>lā'au lapa'au</i> . This raises concern as the plant is described by botanists as “vulnerable” and “likely to become endangered in the future” (Wagner et al. 1999). Diminishing these plant populations can negatively affect Native Hawaiian cultural practices and well-being. Therefore, CSH recommends to protect native plants, such as <i>māiāpilo</i> , encountered during construction by replanting native plants within the Project area to nearby locations; and by designating open areas nearby to foster the growth of native plants.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahke, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-020-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

xi

Table of Contents

Prefatory Remarks on Language and Style	ii
Abbreviations	iii
Management Summary	iv
Section 1 Introduction	1
1.1 Project Background	1
1.2 Document Purpose	1
1.3 Scope of Work	2
1.4 Natural Environment	2
1.5 Built Environment	3
1.5.1 Kaloko Ahupua'a—Site A (Kaloko Makai)	3
1.5.2 Honokōhau Ahupua'a—Site D (Lamihau)	3
1.5.3 Kealahke Ahupua'a—Site B (Kealahke 1), Site C (Civic Center), Site E (Lai Opuā), and Site G (Kealahke 2)	4
1.5.4 Keahuolu Ahupua'a—Site E (Lai Opuā) and Site F (Makalapua Center)	4
Section 2 Methods	15
2.1 Archival Research	15
2.2 Community Consultation	15
2.2.1 Sampling and Recruitment	15
2.2.2 Informed Consent Protocol	16
2.2.3 Interview Techniques	17
2.3 Compensation and Contributions to Community	17
Section 3 Traditional Background	19
3.1 Overview	19
3.2 <i>Wahi Pana</i>	19
3.2.1 Kaloko Ahupua'a	20
3.2.2 Honokōhau Ahupua'a	22
3.2.3 Kealahke Ahupua'a	27
3.2.4 Keahuolu Ahupua'a	31
3.3 <i>Mo'olelo</i>	37
3.3.1 Iwi of Kamehameha	37
3.3.2 Lonoikamakahiki	37
3.3.3 Kahinihini'ula	38
3.3.4 A Song for Lili'uokalani	38
3.3.5 'Ohiki and Kaiwi	39
3.3.6 Pūnia: A Tale of Sharks and Ghosts of Kekaha	39
3.3.7 Honokōhau and the spy	40
3.3.8 Pu'u-o-Kaloa	40
3.3.9 Umi-a-Liloa	41
3.4 <i>Heiau</i>	42

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahke, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-020-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

3.4.1 Luapauwila Heiau.....	42
3.4.2 Pu'uoia Heiau (Hale o Mano).....	42
3.4.3 Makaopi'o Heiau (Hale o Lono).....	45
3.4.4 Kawaluna Heiau.....	45
3.4.5 Paliholo Heiau.....	45
3.5 Fishponds and Freshwater Resources.....	45
3.5.1 Kaloko Fishpond.....	45
3.5.2 'Aimakapā Fishpond.....	46
3.5.3 'Ai'Ōpio Fish Trap.....	49
3.5.4 Kahinihina'ula and Other Freshwater Ponds.....	51
3.5.5 Caves.....	51
3.6 <i>Hāhau</i>	52
3.7 <i>Ala Hele</i>	53
3.7.1 <i>Ala Hele</i> in or near Candidate Sites.....	54
Section 4 Historical Background	60
4.1 Overview.....	60
4.2 Early Post-Contact Period.....	60
4.3 The Māhele.....	62
4.3.1 Kaloko: Konohiki Land.....	63
4.3.2 Honokōhau 1-2: Konohiki Land.....	64
4.3.3 Kealahē: Government Land.....	65
4.3.4 Keahuōlū: Konohiki Lands.....	65
4.4 Mid-Nineteenth to Twentieth Century.....	66
4.4.1 Kaloko.....	68
4.4.2 Honokōhau.....	69
4.4.3 Kealahē.....	70
4.4.4 Keahuōlū.....	70
4.5 Current Land Use.....	71
Section 5 Archaeology.....	72
Section 6 Community Consultation.....	73
6.1 State Historic Preservation Division.....	81
6.2 Office of Hawaiian Affairs.....	81
6.3 Statement by Mr. Lloyd Soehren.....	81
6.4 Statement Mr. George Van Gieson.....	82
6.5 Statement by Mr. Ron Mitchell.....	82
Section 7 Interviews	84
7.1 Acknowledgements.....	84
7.2 Mrs. Hannah Reeves.....	84
7.3 Mrs. Ruby Keena'ama McDonald.....	89
7.4 Mr. Valentine Ako.....	90
7.5 Mr. Walter Kuniake.....	94
7.6 Mr. Clarence Medeiros Jr.....	96
7.7 Mr. Kaleo Kuaili'i.....	101
xiii	

Section 8 Cultural Landscape.....	106
8.1 Hawaiian Habitation and Agriculture.....	106
8.2 <i>Wahi Puna</i> and <i>Mo'olelo</i>	107
8.3 Marine Resources.....	107
8.3.1 Fishing.....	107
8.3.2 Fishponds.....	107
8.4 <i>Ala Hele</i>	108
8.5 Burials.....	109
8.6 Plant Gathering.....	109
Section 9 Summary and Recommendations	110
9.1 Results of Background Research.....	110
9.2 Results of Community Consultation.....	111
9.3 Impacts and Recommendations.....	113
Section 10 References Cited	115
Appendix A Glossary	A-1
Appendix B Common and Scientific Names for Plants and Animals Mentioned by Community Participants	B-1
Appendix C Authorization and Release Form	C-1
Appendix D Community Consultation Letter	D-1
Appendix E SHPD Response Letter	E-1
Appendix F OHA Response Letter.....	F-1

List of Figures

Figure 1. 1996 U.S. Geological Survey 7.5 minute topographic map showing the seven Project Candidate Sites.....	5
Figure 2. Aerial photograph showing Project Site A—Kaloko Makai (GeoEye 2001).....	6
Figure 3. Aerial photograph showing Project Site B (Kealahkehe 1), Site C (Civic Center), and Site D (Lanihau), Site E (Lai Opua), and Site G (Kealahkehe 2) (GeoEye 2001).....	7
Figure 4. Aerial photograph showing Project Site F (Makalapua) (GeoEye 2001).....	8
Figure 5. TMK Map for Site A in Kaloko (Hawai'i TMK Service 2009).....	9
Figure 6. TMK Map for Site B (Kealahkehe 1), Site C (Civic Center), and Site G (Kealahkehe 2) (Hawai'i TMK Service 2009).....	10
Figure 7. TMK Map for Site D at Lanihau (Hawai'i TMK Service 2009).....	11
Figure 8. TMK Map for Site E at Lai Opua (Hawai'i TMK Service 2009).....	12
Figure 9. TMK Map for Site F at Makalapua (Hawai'i TMK Service 2009).....	13
Figure 10. U.S. Department of Agriculture Soil Classification Map of the Project Area (Sato et al. 1973).....	14
Figure 11. Pu'uoina Heiau with 'Ai'ōpio Fish Trap in the background (CSH 2010).....	43
Figure 12. NPS photo of Pu'uoina Heiau with fishermen's hut adjacent to the structure in 1989 (NPS).....	44
Figure 13. Southern wall of Pu'uoina Heiau (CSH 2010).....	44
Figure 14. Kaloko Fishpond with sluice under construction (CSH 2010).....	47
Figure 15. 'Aimakapā Fishpond is bounded by sand dunes. The ocean is on the left side of the fishpond (CSH 2010).....	47
Figure 16. Stone-lined sluice gate cutting through the beach to the ocean (CSH 2010).....	48
Figure 17. Close-up of 'Aimakapā sluice gate showing remnants of the <i>mākāhā</i> (CSH 2010).....	48
Figure 18. Sketch of 'Ai'ōpio Fish Trap taken from Kikuchi and Belshe, 1971. Smaller ponds for holding fish are near the shoreline.....	49
Figure 19. 'Ai'ōpio Fish Trap looking <i>mauka</i> (CSH 2010).....	50
Figure 20. Smaller ponds acting as holding pens near the shoreline (CSH 2010).....	50
Figure 21. Freshwater pond near Pu'uoina Heiau in Honokōhau (CSH 2010).....	51
Figure 22. Map of Honokōhau area taken from Rosendahl, 1973. Red arrow indicates <i>hōlua</i>	52
Figure 23. 1924 USGS Map showing trails in the Project area.....	55
Figure 24. A 1959 USGS Map depicting a <i>mauka</i> to <i>makai</i> jeep trail running through the southeast portion of Site A.....	56
Figure 25. 1959 USGS Map depicting the Ala Loa or the Māmalaoha Trail located adjacent to Site B or Kealahkehe 1.....	57
Figure 26. A 1959 USGS Map depicting no trails in the immediate vicinity of the Keahuoli Ahupua'a Candidate Sites.....	58
Figure 27. A 1891 Emerson Map showing trails in the Project area.....	59
Figure 28. Portion of the Ala Loa Trail (CSH 2010).....	108
Figure 29. Maiapilo plant (CSH 2010).....	109

List of Tables

Table 1. Place Names in Kaloko Ahupua'a.....	20
Table 2. Place names in Honokōhau Ahupua'a.....	22
Table 3. Place Names in Kealahkehe Ahupua'a.....	27
Table 4. Place Names in Keahuoli Ahupua'a.....	31
Table 5. Land Commission Awards in Kaloko.....	63
Table 6. Land Commission Awards for Honokōhau 1-2.....	64
Table 7. Land Commission Awards in Kealahkehe.....	65
Table 8. Land Commission Awards in Keahuoli.....	66
Table 9. Results of Community Consultation.....	73

Section 1 Introduction

1.1 Project Background

At the request of Group 70 International, Inc., CSH conducted a CIA for the Kona Judiciary Complex Site Selection Project, located within the North Kona District, on the Island of Hawai'i. The Project is comprised of seven possible sites located in the Ahupua'a of Kaloko, Honokōhau, Kealahē, and Kēahuoli. The Project encompasses TMK parcels: [3]-7-3-009:025, [3]-7-4-020:007, [3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005, [3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020-004. The Project area is depicted in Figures 1 to 10.

The Third Judicial Circuit serves the entire County/Island of Hawai'i. The proposed Judiciary complex is for the West Hawai'i service area of the Third Judicial Circuit. Currently, facilities to perform judiciary functions in West Hawai'i are inadequate. In addition, the population and economy of the West Hawai'i region is growing and expected to increase in the future. Thus, the proposed facility is intended to meet the present and future needs of the Island of Hawai'i.

The exact location for the Judiciary complex is yet to be determined. Six potential sites for the complex were selected in March, 2011, and a seventh site was selected in May 2011. Site selection was based on minimum criteria for developing a Judiciary facility. The sites were geographically focused in the Kona region, emphasizing the proximity to the area's population center, existing Judiciary facilities to be replaced, and related government agencies and private attorney offices.

For the purposes of this Project, the Project area refers to the entire area of the four *ahupua'a* mentioned above. The Project's area of potential effects is defined as the combined land area of the seven possible sites which is approximately 69.7-acres. The APE also includes the Project area's relationship with the rest of the *moku* (district) of Kona, the island of Hawai'i, and other islands, as these relate to Hawaiian beliefs, resources and practices.

1.2 Document Purpose

The Project requires compliance with the State of Hawai'i environmental review process (Hawai'i Revised Statutes [HRS] Chapter 343), which requires consideration of a proposed Project's effect on cultural practices. CSH conducted this CIA at the request of Group 70 International, Inc. Through document research and ongoing cultural consultation efforts, this report provides information pertinent to the assessment of the proposed Project's impacts to cultural practices and resources (per the *Office of Environmental Quality Control's Guidelines for Assessing Cultural Impacts*). The impacts may include Traditional Cultural Properties (TCPs) of ongoing cultural significance that may be eligible for inclusion on the State Register of Historic Places. In accordance with Hawai'i State Historic Preservation Statute (Chapter 6E) guidelines for significance criteria in the Hawai'i Administrative Rules (HAR) §13-275 under Criterion E, an historic property determined to be significant shall:

- Have an important value to the Native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Kēahuoli Ahupua'a, North Kona District, Hawai'i Island.
TMK: [3]-7-3-009:025, [3]-7-4-020:007, [3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005, [3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020:004

carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group's history and cultural identity.

The document is intended to support the Project's environmental review and may also serve to support the Project's historic preservation review under HRS Chapter 6E and HAR Chapter 13-275.

1.3 Scope of Work

The scope of work for this CIA includes:

1. Examination of cultural and historical resources, including Land Commission documents, historic maps, and previous research reports, with the specific purpose of identifying traditional Hawaiian activities including gathering of plant, animal, and other resources or agricultural pursuits as may be indicated in the historic record.
2. Review of previous archaeological work at and near the subject parcel that may be relevant to reconstructions of traditional land use activities; and to the identification and description of cultural resources, practices, and beliefs associated with the parcel.
3. Consultation and interviews with knowledgeable parties regarding cultural and natural resources and practices at or near the parcel; present and past uses of the parcel; and/or other practices, uses, or traditions associated with the parcel and environs.
4. Preparation of a report that summarizes the results of these research activities and provides recommendations based on findings.

1.4 Natural Environment

The Project area encompasses four *ahupua'a* which is bounded by the *ahupua'a* of Kēahuoli in the south and Kaloko in the north and extends from the coast to the ridges of Hualālai Volcano—a volcano that is still active and last erupted in 1801 (Armstrong 1973). All Candidate Sites are located between Queen Ka'ahumanu Highway and the Māmalahoa Belt Highway at elevations ranging from 70 to 405 feet above mean sea level (AMSL).

The climate in the Project area is relatively dry compared to the rest of the Island of Hawai'i, and freshwater is generally a challenge to obtain in large quantities. However, freshwater springs from groundwater seepage are more common along the coast, particularly in Honokōhau and Kaloko. The shortage of water is reflected by the local name of the region, *Kekaha wai 'ole*, which means "Kekaha without water." Kona weather is typified by afternoon showers brought on by warm air which has been moved inland by light sea breezes. The humid air gradually condenses over higher altitudes throughout the day. At night, the land cools, resulting in breezes that send warm air back out to sea. Rainfall in the Project area averages about 10 to 30 inches per year (Cordy 1991).

The soil composition of all Candidate Sites except Site F, is comprised predominately of undissected 'a (stony lava) and *pāhoehoe* (smooth, unbroken lava) lava flows (Figure 10). The

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Kēahuoli Ahupua'a, North Kona District, Hawai'i Island.
TMK: [3]-7-3-009:025, [3]-7-4-020:007, [3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005, [3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020:004

Soil Survey of the Island of Hawaii describes ‘a‘a lava terrain as having “practically no soil covering and is bare of vegetation, except for mosses, lichens, ferns, and a few small ‘ōhia trees. This lava is rough and broken ... and is a mass of clinkers, hard, glassy sharp pieces piled in tumbled heaps” (Sato et al. 1973:34). Besides the ‘a‘a flows (rLV) and the *pāhoehoe* flows (rIW), Site F also has areas of Punaluu Extremely Rocky Peat, 6–20 percent slopes (rPYD), as shown in Figure 9. This soil series consists of very shallow, well drained organic soils, which formed in organic material mixed with minor amounts of basic volcanic ash over *pāhoehoe* lava.

According to *The Botanical Survey of West Hawaii’s Boundary Review*, vegetation within the Project area is of the type identified as “Fountain Grass Grassland” (Char and Char Associates 1992, quoted in Head and Rosendahl 1993:2). This vegetation type typically consists of low tufts of grass with scattered shrubs and a few trees. Specific plants commonly observed within the Project area include: Guinea grass (*Panicum maximum*), fountain grass (*Pennisetum setaceum*), *wilēlāiki* or Christmas-berry (*Schinus terebinthifolius*), *koa haole* (*Leucaena spp.*), *kiawe* (*Prosopis pallida*), and *lā‘āna* (*Lantana spp.*). In areas of Punaluu Stony Peat, common vegetation includes *koa haole* and Guinea grass (See Appendix B for scientific names).

1.5 Built Environment

Compared to the neighboring town of Kailua, located immediately south, the Project area is relatively undeveloped. However, several establishments exist within the Project area, such as the Honokōhau Harbor, the Kaloko-Honokōhau National Park, the Kaloko Industrial area, the Kealahē Transfer Station, the Kailua Police Station, and the Makalapua Shopping Center. Residential housing is generally *mauka* of Queen Ka‘ahumanu Highway, off Māmalahoa Highway and Palani Road. The following sections provide more detailed descriptions of the built environment surrounding the Candidate Sites which are arranged by *ahupua‘a* from north to south.

1.5.1 Kaloko Ahupua‘a—Site A (Kaloko Makai)

The land surrounding Site A is predominantly rural and generally undeveloped. Some modern cattle ranching has taken place intermittently within and around Site A, with remnant infrastructure present throughout the general area. A large industrial area, often referred to as “Kaloko Industrial,” is located immediately south of Site A. This area features numerous large warehouses and buildings for light industrial and commercial business, such as Home Depot and Costco. Hina Lani Street, a major *mauka* to *makai* road, runs past the southern end of Site A. Isolated push piles, intermittent bulldozing and short roads are concentrated within the vicinity of Hina Lani Street. A new lateral road directly across from Site A is currently under construction. An old jeep road running *mauka* to *makai*, just north of Hina Lani Street, crosses the southeastern corner of Site A and is visible on modern USGS topographic maps.

1.5.2 Honokōhau Ahupua‘a—Site D (Lanihau)

Though Site D is listed under Honokōhau, part of Site D also extends into Kealahē Ahupua‘a and abuts Kealahē Parkway. Site D is located directly adjacent to the Lai Opua Hawaiian Homes residential area in Kealahē. Directly west of Site D is the newly established

Civic Center and to the south is Kealahē High School, approximately 0.25 miles (0.4 km) south of Site D along Ane Keohokālole Highway.

1.5.3 Kealahē Ahupua‘a—Site B (Kealahē I), Site C (Civic Center), Site E (Lai Opua), and Site G (Kealahē 2)

All Candidate Sites within Kealahē are presently undeveloped and located relatively close to each other. Candidate Site B is located approximately 0.1 miles (0.17 km) north of the Kealahē Parkway and Queen Ka‘ahumanu Highway intersection, across from a small industrial complex including a gas station. Candidate Site C lies approximately 0.3 miles (1.6 km) east of Site B along Kealahē Parkway and adjacent to the new Civic Center building. Site E is located near the Kealahē High School and part of the site extends into the *ahupua‘a* of Keahuolu. Site G is located directly across Kealahē Parkway from the new Civic Center building and alongside Ane Keohokālole Highway.

1.5.4 Keahuolu Ahupua‘a—Site E (Lai Opua) and Site F (Makalapua Center)

Candidate Sites E and F are located on undeveloped lands. Candidate Site E lies southeast of Kealahē High School and southwest of Kealahē Drive, along the undeveloped Ane Keohokālole Highway right-of-way. A historic *ahupua‘a* wall has been previously recorded within Site E. West of this site lies the Hawai‘i Island Humane Society, the Kailua Police Station, and the Kealahē Transfer Station.

Candidate Site F is immediately surrounded by undeveloped land to the west, north and east, and the Makalapua Shopping Center to the south. Queen Ka‘ahumanu Highway lies approximately 0.12 miles (0.2 km) to the west, and a quarry is located approximately 0.4 miles (0.6 km) to the east. Site F is the closest Candidate Site to Kailua Town, and is in close proximity to the “Old Industrial” area of Kailua Town

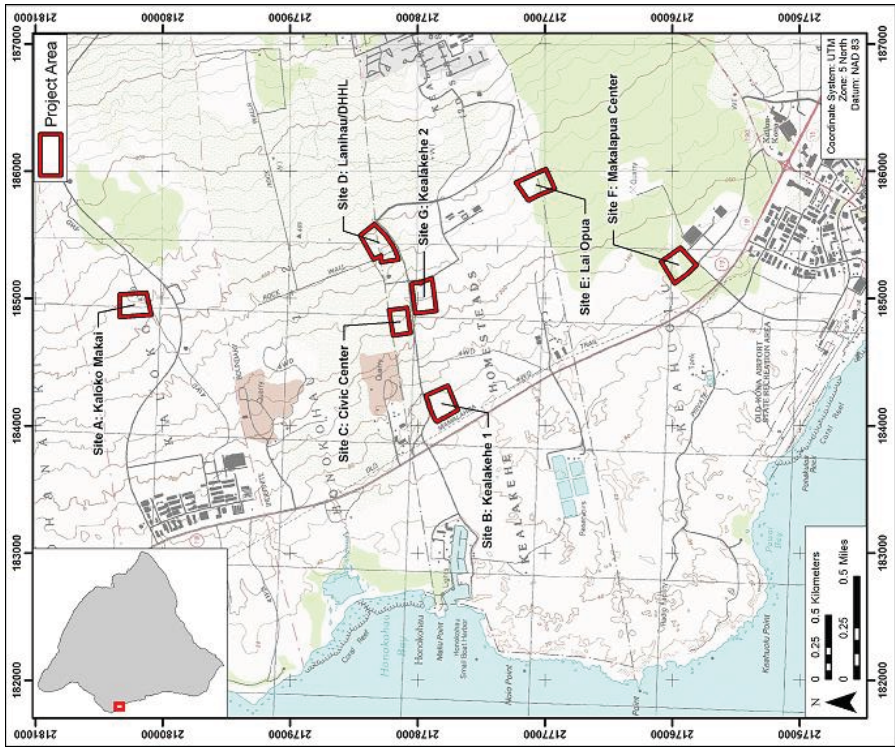


Figure 1. 1996 U.S. Geological Survey 7.5 minute topographic map showing the seven Project Candidate Sites

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Figure 2. Aerial photograph showing Project Site A—Kaloko Makai (GeoEye 2001)

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TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004



Figure 3. Aerial photograph showing Project Site B (Kealahou 1), Site C (Civic Center), and Site D (Lanihau), Site E (Lat Opua), and Site G (Kealahou 2) (GeoEye 2001)

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TMK: [3]-7-3-009:025, [3]-7-4-020:007, [3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005, [3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020:004



Figure 4. Aerial photograph showing Project Site F (Makalapua) (Geoeye 2001)

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TMK: [3]-7-3-009:025, [3]-7-4-020:007, [3]-7-4-020:003, [3]-7-4-021:008, [3]-7-4-008:005, [3]-7-4-021:023, [3]-7-4-020:010, and [3]-7-4-020:004

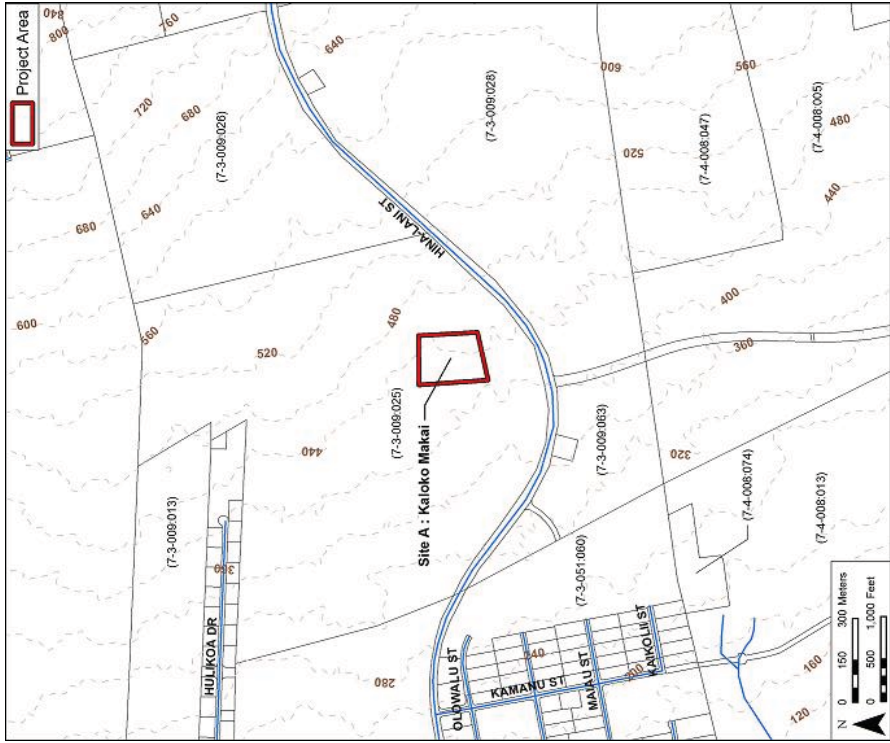


Figure 5. TMK Map for Site A in Kaloko (Hawai'i TMK Service 2009)

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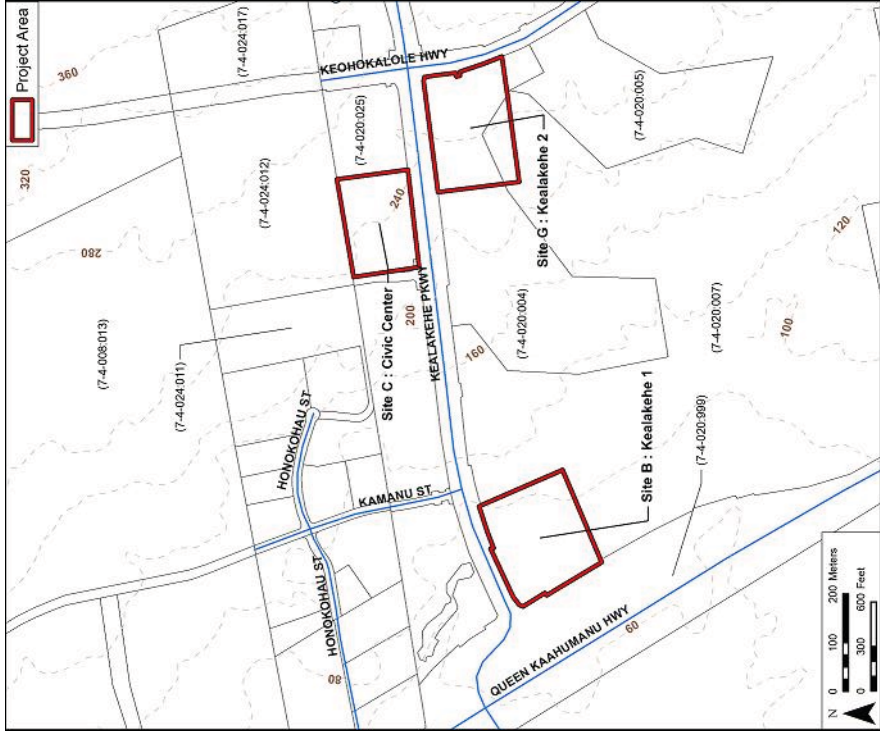


Figure 6. TMK Map for Site B (Kealahou 1), Site C (Civic Center), and Site G (Kealahou 2) (Hawai'i TMK Service 2009)

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TMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

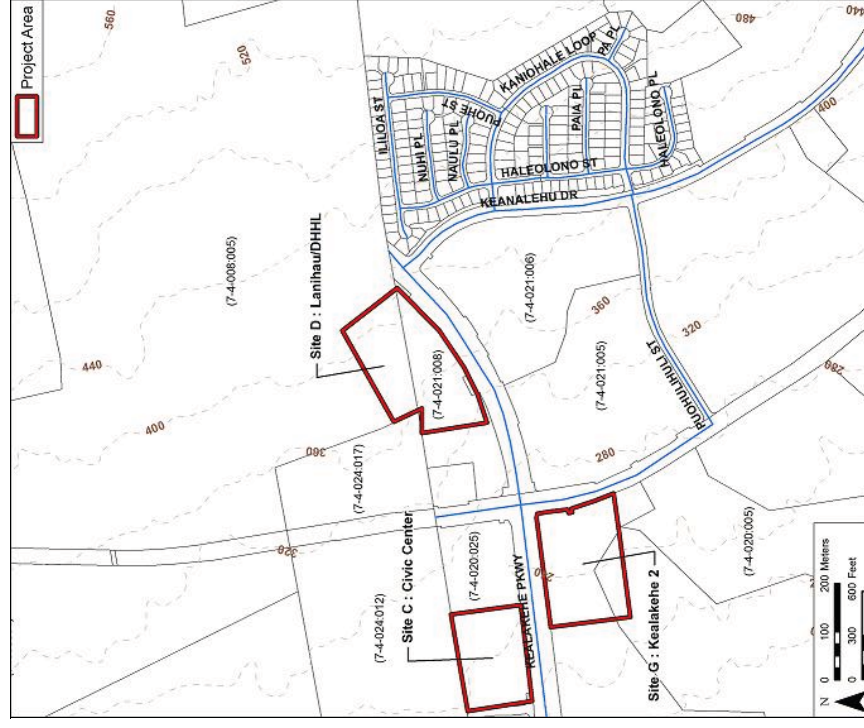


Figure 7. TMK Map for Site D at Lanihau (Hawai'i TMK Service 2009)

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TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

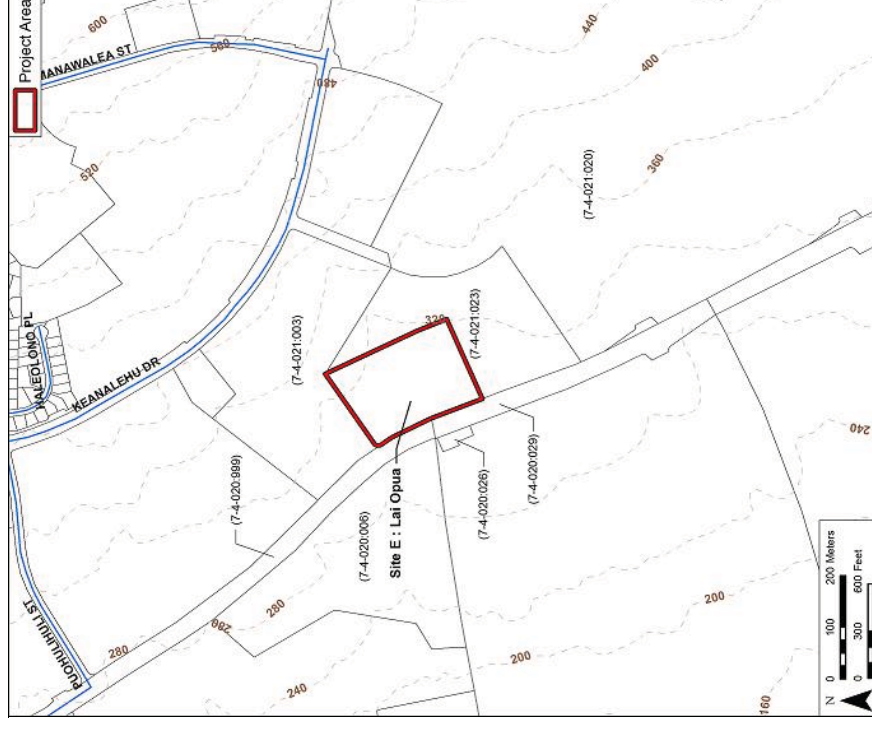


Figure 8. TMK Map for Site E at Lai Opua (Hawai‘i TMK Service 2009)

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kalo, Honokohau, Kealahou, and Kealahou Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

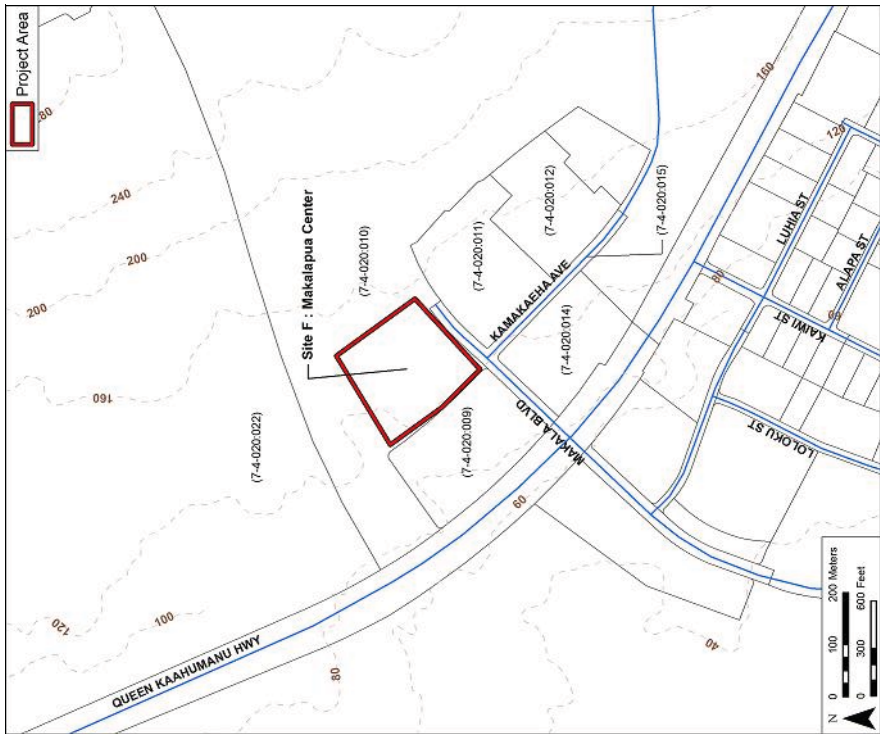


Figure 9. TMK Map for Site F at Makalapua (Hawai'i TMK Service 2009)

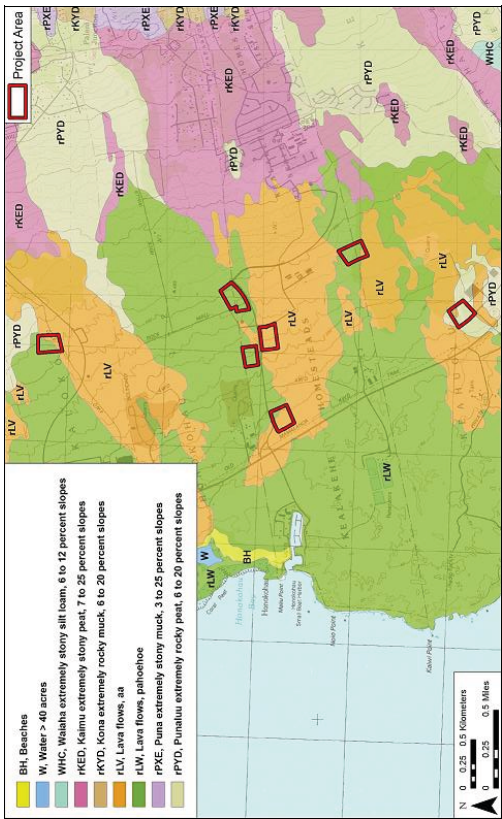


Figure 10. U.S. Department of Agriculture Soil Classification Map of the Project Area (Sato et al. 1973)

Section 2 Methods

2.1 Archival Research

Historical documents, maps and existing archaeological information pertaining to the Project area were researched at the CSH library and other archives including the University of Hawai'i at Mānoa's Hamilton Library, the State Historic Preservation Division (SHPD) library, the Hawai'i State Archives, the State Land Survey Division, and the archives of the Bishop Museum. Previous archaeological reports for the area were reviewed, as were historic maps and photographs, as well as primary and secondary historical sources. Information on Land Commission Awards (LCAs) was accessed through Waihona 'Aina Corporation's Māhele Data Base (www.waihona.com) as well as a selection of CSH library references.

For cultural studies, research for the Traditional Background section centered on Hawaiian activities including: religious and ceremonial knowledge and practices; traditional subsistence land use and settlement patterns; gathering practices and agricultural pursuits; as well as Hawaiian place names and *mo'olelo, mele* (songs), *oli* (chants), *'ōlelo no'ea* (proverbs) and more. For the Historic Background section, research focuses on land transformation, development and population changes beginning in the early post-European Contact era to the present day (see Scope of Work above).

2.2 Community Consultation

2.2.1 Sampling and Recruitment

A combination of qualitative methods, including purposive, snowball, and expert (or judgment) sampling, were used to identify and invite potential participants to the study. These methods are used for intensive case studies, such as CIAs, to recruit people that are hard to identify, or are members of elite groups (Bernard 2006:190). Our purpose is not to establish a representative or random sample. It is to "identify specific groups of people who either possess characteristics or live in circumstances relevant to the social phenomenon being studied.... This approach to sampling allows the researcher deliberately to include a wide range of types of informants and also to select key informants with access to important sources of knowledge" (Mays and Pope 1995:110).

We began with purposive sampling informed by referrals from known specialists and relevant agencies. For example, we contacted the SHPD, Office of Hawaiian Affairs (OHA), Hawai'i Island Burial Council (HIBC), and community and cultural organizations in the North Kona District for their brief response/review of the Project and to identify potentially knowledgeable individuals with cultural expertise and/or knowledge of the Project area and vicinity, cultural and lineal descendants of Kekaha, and other appropriate community representatives and members. Based on their in-depth knowledge and experiences, these key respondents then referred CSH to additional potential participants who were added to the pool of invited participants. This is snowball sampling, a chain referral method that entails asking a few key individuals (including agency and organization representatives) to provide their comments and referrals to other locally

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keolu Ahupua'a, North Kona District, Hawai'i Island.

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recognized experts or stakeholders who would be likely candidates for the study (Bernard 2006:192). CSH also employs expert or judgment sampling which involves assembling a group of people with recognized experience and expertise in a specific area (Bernard 2006:189–191). CSH maintains a database that draws on over two decades of established relationships with community consultants: cultural practitioners and specialists, community representatives and cultural and lineal descendants. The names of new potential contacts were also provided by colleagues at CSH and from the researchers' familiarity with people who live in or around the study area. Researchers often attend public forums (e.g., Neighborhood Board, Burial Council and Civic Club meetings) in (or near) the study area to scope for participants. Please refer to Table 9, Section 6 for a complete list of individuals and organizations contacted for this CIA.

CSH focuses on obtaining in-depth information with a high level of validity from a targeted group of relevant stakeholders and local experts. Our qualitative methods do not aim to survey an entire population or subgroup. A depth of understanding about complex issues cannot be gained through comprehensive surveying. Our qualitative methodologies do not include quantitative (statistical) analyses, yet they are recognized as rigorous and thorough. Bernard (2006:25) describes the qualitative methods as "a kind of measurement, an integral part of the complex whole that comprises scientific research." Depending on the size and complexity of the project, CSH reports include in-depth contributions from about one-third of all participating respondents. Typically this means three to twelve interviews.

2.2.2 Informed Consent Protocol

An informed consent process was conducted as follows: (1) before beginning the interview the CSH researcher explained to the participant how the consent process works, the Project purpose, the intent of the study and how his/her information will be used; (2) the researcher gave him/her a copy of the Authorization and Release Form to read and sign (Appendix C); (3) if the person agreed to participate by way of signing the consent form or providing oral consent, the researcher started the interview; (4) the interviewee received a copy of the Authorization and Release Form for his/her records, while the original is stored at CSH; (5) after the interview was summarized at CSH (and possibly transcribed in full), the study participant was afforded an opportunity to review the interview notes (or transcription) and summary and to make any corrections, deletions or additions to the substance of their testimony/oral history interview; this was accomplished either via phone, post or email or through a follow-up visit with the participant; (6) the participant received the final approved interview and any photographs taken for the study for record. If the participant was interested in receiving a copy of the full transcript of the interview (if there is one, as not all interviews are audio-recorded and transcribed), a copy was provided. Participants were also given information on how to view the report on the OEQC website and offered a hardcopy of the report once the report is a public document.

If an interviewee agreed to participate on the condition that his/her name is withheld, procedures are taken to maintain his/her confidentiality (see Protection of Sensitive Information below).

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

2.2.3 Interview Techniques

To assist in discussion of natural and cultural resources and cultural practices specific to the study area, CSH initiated semi-structured interviews (as described by Bernard 2006), asking questions from the following broad categories: gathering practices and *mauka* and *makai* resources, burials, trails, historic properties and *wahi pana* (storied places). The interview protocol is tailored to the specific natural and cultural features of the landscape in the study area, identified through archival research and community consultation. For example, for this study fishing, fishponds, *ala hele* (trails), and plant gathering were emphasized over other categories less salient to Project participants. These interviews and oral histories supplement and provide depth to consultations from government agencies and community organizations that may provide brief responses, reviews and/or referrals gathered via phone, email and occasionally face-to-face commentary.

2.2.3.1 In-depth Interviews and Oral Histories

Interviews were conducted initially at a place of the study participant's choosing (usually at the participant's home or at a public meeting place) and/or—whenever feasible—during site visits to the Project area. Generally, CSH's preference is to interview a participant individually or in small groups (two–four); occasionally participants are interviewed in focus groups (six–eight). Following the consent protocol outlined above, interviews may be recorded on tape and in handwritten notes, and the participant photographed. The interview typically lasts one to four hours, and records the—who, what, when and where of the interview. In addition to questions outlined above, the interviewee is asked to provide biographical information (e.g., connection to the study area, genealogy, professional and volunteer affiliations, etc.).

2.2.3.2 Field Interviews

Field interviews are conducted with individuals or in focus groups comprised of *kūpuna* and *kama āina* (native-born) who have a similar experience or background (e.g., the members of an area club, elders, fishermen, hula dancers), who are physically able and interested in visiting the project area. In some cases, field visits are preceded with an off-site interview to gather basic biographical, affiliation and other information about the participant. Initially, CSH researchers usually visit the project area to become familiar with the land and recognized (or potential) cultural places and historic properties in preparation for field interviews. All field activities are performed in a manner so as to minimize impact to the natural and cultural environment in the Project area. Where appropriate, Hawaiian protocol may be used before going on to the study area and may include the *ho'okupu* (offering) of *pule* (blessing), and *oli*. All participants on field visits are asked to respect the integrity of natural and cultural features of the landscape and not remove any cultural artifacts or other resources from the area.

2.3 Compensation and Contributions to Community

Many individuals and communities have generously worked with CSH over the years to identify and document the rich natural and cultural resources of these islands for cultural impact, ethno-historical and, more recently, TCP studies. CSH makes every effort to provide some form

of compensation to individuals and communities who contribute to cultural studies. This is done in a variety of ways: individual interview participants are compensated for their time in the form of a small honorarium and/or other *mākana* (gift); community organization representatives (who may not be allowed to receive a gift) are asked if they would like a donation to a Hawaiian charter school or nonprofit of their choice to be made anonymously or in the name of the individual or organization participating in the study; contributors are provided their transcripts, interview summaries, photographs and—when possible—a copy of the CIA report; CSH is working to identify a public repository for all cultural studies that will allow easy access to current and past reports; CSH staff do volunteer work for community initiatives that serve to preserve and protect historic and cultural resources (for example on Lāna'i and Kaho'olawe). Generally our goal is to provide educational opportunities to students through internships, share our knowledge of historic preservation and cultural resources and the State and Federal laws that guide the historic preservation process, and through involvement in an ongoing working group of public and private stakeholders, collaborating to improve and strengthen the Chapter 343 environmental review process.

Section 3 Traditional Background

3.1 Overview

This section focuses on the traditional background of the Project area which includes the *ahupua'a* of Kaloko, Honokōhau, Kealahē, and Keahuʻolu, located in the District of North Kona. The *ahupua'a* of Honokōhau has two sub-sections called Honokōhau 1 and 2.

According to Fomander, the Island of Hawai'i was divided into six major *moku* or districts at the time when 'Umi-a-Liloa ruled the island, around 1525 (Fornander 1973). The *moku* of Kona extended from the shore across the entirety of Hualālai Mountain to the summit of Mauna Loa. Kona was divided into smaller regions or '*okana* (District or sub-district, usually comprising several *ahupua'a*), which comprised the region of North Kona. The southern portion of North Kona was known as "Kona kai 'ōpua" and the northern-most portion was "Kekaha." Thus, the four *ahupua'a* listed above that comprise the Project area are among 24 *ahupua'a* that make up Kekaha (Maly and Maly 2003).

3.2 Wahi Pana

A Hawaiian *wahi pana*, also referred to as a place name, "physically and poetically describes an area while revealing its historical or legendary significance" (Landgraf 1994:v). *Wahi pana* can refer to natural geographic locations, such as streams, peaks, rock formations, ridges, and offshore islands and reefs, or they can refer to Hawaiian divisions, such as *ahupua'a* and '*ili* (land section, usually a subdivision of an *ahupua'a*), and man-made structures, such as fishponds. In this way, the *wahi pana* of Kekaha, and the specific Project area tangibly link the *kama'āina* of Kekaha to their past.

The primary compilation source for place names in this section is the online database of Lloyd Soehren's (2010), *Hawaiian Place Names*. Soehren compiled all names from mid-nineteenth century land documents, such as Land Commission Awards (LCA) and Boundary Commission Testimony (BCT) reports. The BCT lists boundary points for many of the *ahupua'a*. The names of '*ili* 'āina (land units within an *ahupua'a*) and '*ili kū* (land units awarded separately from a specific *ahupua'a*) are compiled from the testimony in Māhele Land Commission Awards, from both awards successfully claimed and from those rejected. Place names found by authors on USGS maps and Hawai'i Survey Registered Maps (HSRM) were also added to the database. The Soehren database includes place name meanings from the definitive book on Hawaiian place names, *Place Names of Hawai'i* (Pukui et al. 1974). For cases in which Pukui et al. (1974) did not provide a meaning, Soehren suggested meanings for simple names from the *Hawaiian Dictionary* (Pukui and Elbert 1986). Thomas Thrum (1922) also compiled a list of place names in the 1922 edition of Lorrin Andrews's *A Dictionary of the Hawaiian Language*, although these meanings are considered less reliable than those from Pukui et al. (1974). The meanings from Thrum's work are presented here as possible, but not definitive, translations.

Due to numerous place names available for all four *ahupua'a*, place names will be presented for each *ahupua'a* in table format. Each row within a table shows the place name, the

corresponding type of place name, comments available, and the meaning of the name with the source from which that meaning was extracted. For some place names, information is unavailable. The acronyms listed in the place name tables below are defined as the following: BC-Boundary Certificate Number; BCT-Boundary Commission Testimony; FB-Field Book Register; LCA-Land Use Commission; RPG-Royal Patent Grant; TM-Tax Map; and USGS-United States Geological Service.

3.2.1 Kaloko Ahupua'a

Table 1. Place Names in Kaloko Ahupua'a

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Hale'ape	'ili 'āina	LCA 10327 testimony	house of ' <i>ape</i> (<i>Allocasia macrorrhiza</i>)
Haleolono	'ili 'āina	LCA 9243 testimony	house of Lono (Pukui et al. 1974)
Kealahē	'ili 'āina	LCA 10951, 10346, 10693, and 9243 testimony	the dusty road (Pukui and Elbert 1986)
Kaewewai	bdry pt. (2)	Kaloko/Honokōhau boundary near shore road "an awaawa [valley, gulch] with water"—between Okuhi and Kaohē (BCT 1:371)	
Kaloko	<i>ahupua'a</i> , coastal point, fishpond	BCT 1:371; USGS 1982; USGS 1983.	the pond (Pukui et al. 1974)
Kanaio	'ili 'āina	LCA 9160 testimony	the false sandalwood (<i>Santalum</i> spp.) tree. (Pukui et al. 1974)
Kaohē	bdry pt. (3)	"a grove of trees" above the 'ā 'ā. Between Kaewewai and Kiikii [Kikī] (BCT 1:371)	
Kapokalani	bdry pt. (5) (SE corner)	Kaloko-Honokōhau boundary—SE corner; "along an iwi aina [field wall] to Kapokalani at the Govt. road [Old Upper Road on TM 7301]" (BCT 1:371)	

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Ki'iki'i	'ili 'āina, boundary point (4)	LCA 7797, 10951, 10346, and 9242 testimony; Kaloko/Honokōhau boundary, Between Kaohē and Kapokalani (BCT 1:371).	Possibly to feich, summon, procure (Pukui and Elbert 1986)
Kīkahala	'ili 'āina	LCA 10694 testimony	
Kukuiha'a	'ili 'āina	LCA 9238 and 9241 testimony	low candlenut tree (<i>Alseodaphne moluccana</i>) (Pukui and Elbert 1986)
Luahine'ēku	'ili 'āina	LCA 9241 and 9243 testimony	
Makaawe	'ili 'āina	LCA 7909 testimony	
Okuihi	bdry pt. (1) (at shore)	Kaloko/Honokōhau boundary at shore "an awaawa [gulch, ravine] in the sea with a point on each side of it." (BCT 1:371)	probably 'okuhe (variety of goby biennie), a variety of 'ō'opu fish (Pukui and Elbert 1986).
Olupe	'ili 'āina	LCA 9237 testimony	
Pālahalaha	water hole	Near the Kaupulehū boundary, about 4200 feet elevation (BC 160 4:55)	broad, spread out, flattened (Pukui and Elbert 1986)
Pāpua'a	'ili 'āina	LCA 9238 testimony	pig fence or enclosure (Pukui and Elbert 1986)
Pu'u Iki	pu'u	Kaloko/Honokōhau boundary Course 1, 6864 feet from shore a. Elevation about 260 feet (BC 138, 3:348)	small hill (Pukui et al. 1974)
Ulawini	'ili 'āina	LCA 7797 testimony	
Ulukukahi	'ili 'āina	LCA 9060 testimony	
Waimea	'ili 'āina	LCA 10693 testimony	reddish water (Pukui et al. 1974)

3.2.2 Honokōhau Ahupua'a

Honokōhau was awarded to two high *ali'i* in the Māhele, and 32 commoner LCAs were claimed. The lands of Honokōhau 1 and Honokōhau 2 were surveyed and the testimony for the boundary points is recorded in the Boundary Commission Books with many place names for Honokōhau.

Table 2. Place names in Honokōhau Ahupua'a

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
*Ai'ōpio	fishpond		youth eating (Pukui et al. 1974)
*Aimakapā	fishpond		
Ahupua'a	pu'u (bdry pt.)		pig altar
*Elepaio	'ili kū	LCA 10319 testimony	flycatcher (a Hawaiian bird, <i>Chasiempis sandwichensis</i>) (Pukui et al. 1974), a variety of taro (Pukui and Elbert 1986)
Hale o Mano	heiau		
Haleamahu ka	'ili 'āina	LCA 10521 testimony	fugitive house (Pukui and Elbert 1986).
Halekū'ō	heiau		
Haleolono	'ili 'āina	LCA 10319 testimony	house of Lono (Pukui et al. 1974)
Hanapouli	'ili 'āina	LCA 7890, LCA 10319, and 10949 testimony	
Honokōhau	ahupua'a	USGS 1982.	bay drawing dew (Pukui et al. 1974)

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
Honokōhau	village		bay drawing dew (Pukui et al. 1974)
Honokōhau	bay		bay drawing dew (Pukui et al. 1974)
Hulipia	'ili 'āina	LCA 9231 testimony	
Hulipia	bdry pt.		
Iakahale	bdry pt.		
Ikuana	residence		
Iliala	bdry pt.		
Kaiaakuli	bdry pt.		
Kaeo	'ili 'āina	LCA 9236 testimony	winner (Thrum 1922)
Kahawaiaia	bdry pt.		
Kāne'ōpua	bdry pt.		
Kapiōpio	bdry pt.		
Kauakahiha	'ili 'āina	LCA 9114 testimony	
Keanakāhu	bdry pt.		the cave [for] baking pig. (Pukui and Elbert 1986)
Kuakahela	bdry pt.		
Kuanawai	coastal point		
Kūkāno'o	residence		

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahu'olu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
Kukuioahulani	bdry pt.		
Kukuipulua	bdry pt.		
Kumumānaki	bdry pt.		trunk of <i>māmaki</i> (<i>Pipturus</i> spp.) tree. (Pukui and Elbert 1986)
Mākūiki	'ili 'āina	LCA 10699 testimony	small hibiscus. (Pukui and Elbert 1986)
Malai'ula	bdry pt.		variant of <i>palai'ula</i> (<i>Microlepia setosa</i>), a fern (Pukui and Elbert 1986)
Malu	coastal point		look upon (Pukui et al. 1974)
Maluhia	bdry pt.		peace, quiet, security (Pukui and Elbert 1986)
Mi'ala	bdry pt.		same as <i>miki'ala</i> : alert, prompt (Pukui and Elbert 1986)
Mumuku	bdry pt.		
Nāunu	bdry pt.		
Nu'uhiwa	'ili 'āina	LCA 10559 testimony	a variety of banana (Pukui and Elbert 1986)
Ōhi'akaumai'a	bdry pt.		

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahu'olu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
Waioapapa	bdry pt.		
Waipi'o	'ili 'āina	LCA 7870 testimony	curved water (Pukui et al. 1974)

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
·Ōhi'awela	bdry pt.		
·Ōnea	'ili 'āina	LCA 7490 and LCA 9158 testimony	desolate (Pukui and Elbert 1986)
Pachala	'ili 'āina	LCA 9158 testimony	cluster of pandanus trees. (Pukui and Elbert 1986)
Pāhoehoea	bdry pt.		
Papa 'akoko	'ili kī	RPG 3456 testimony	secured blood (Pukui et al. 1974)
Pōhakuhā'i kū	bdry pt.		
Pu'u Kou	'ili 'āina	LCA 7396 testimony	
Pu'u Mau	bdry pt.		
Pu'u Noho	bdry pt.		
Pu'u Oina	Heiau		
Pukaalani	bdry pt.		
Pūnāwai	bdry pt.		water spring (Pukui and Elbert 1986)
·Uluukūhahi	bdry pt.		breadfruit tree standing alone (Pukui and Elbert 1986)
Waihā	'ili 'āina	LCA 9161 testimony	trough water (Pukui and Elbert 1986)
Waihā	bdry pt.		trough water (Pukui and Elbert 1986)

3.2.3 Kealakehe Ahupua'a

Kealakehe was assigned as Government Land during the Māhale, but there were 23 Land Commission claims with information on *'ili* names. Although there is no specific Boundary Commission survey for Kealakehe, Keahuolū, the *ahupua'a* to the south, was surveyed, with the result that the boundary points (bdry pt.) along the southern boundary of Kealakehe are in the BCT. The exact locations of most of the places are not known, but the general order of the names, from the *makai* boundary point at the coast, to the *mauka* point of the *ahupua'a* can be determined. In Table 3, these boundary points are numbered from 1 to 12, from the shore to the *mauka* point.

Table 3. Place Names in Kealakehe Ahupua'a

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
*Alula	canoe landing	Site 34 (Reinecke ms (1):10). A small sandy cove south of Honokōhau small boat harbor. Here Punia tricked the shark king, Kaialeale, into coming ashore where he was killed.	possibly named for the endemic lobelia, <i>'alula</i> (<i>Lobelia</i> spp.) (Pukui and Elbert 1986)
Haleokane	<i>heiau</i>	Site 33: Reinecke called this simple platform <i>heiau</i> "Hale o Lono." It was called "Hale of Kane" by surveyors in 1883 (Reinecke ms (1) 9: FB 294:135; FB 493:94)	
Haleoloni	<i>'ili āina</i> and <i>heiau</i>	LCA 8608 testimony, USGS 1959	house of Lono (Pukui et al. 1974), Hale o Mono (or Mano)
Hale o Mono (or Mano)	<i>heiau</i>	1982 USGS	
*Ililoa	<i>'ili āina</i>	LCA 8608 testimony	long <i>'ili</i> (Pukui and Elbert 1986)
Ka'e'ku	bdry pt. 6	Kealakehe/Keahuolū boundary - hill between Kaenaena and Kalualapauila (BCT 1:356, 358)	
Ka'ena'ena	bdry pt. 5b	Kealakehe/Keahuolū boundary - hill between Pu'u Nahaha and Kae'eku	

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealakehe, and Keahuolū Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
Kaiwi Point	bdry pt. 1 (at coast)	(BCT 1:356, 358)	
Kahihi'ie	bdry pt. 12a (<i>mauka</i>)	Kealakehe/Keahuolū boundary at the corner of the lands of Kealakehe, Keahuolū and Lanihauiki (BC 45 (3:44); BCT 1:358, 364, 365)	the bone (Pukui et al. 1974)
Kahua-ka'ūlei	bdry pt. 10	Kealakehe/Keahuolū boundary between Keahuua and Ohiaiwela (BCT 1:358)	the fruit of the <i>lei</i> shrub (Pukui and Elbert 1986)
Kaluakauaka	inlet	between Kaiwi Point and Kalokoloa (FB 243:191-192)	the pit [where] lightning flashes
Kalualapauila	<i>heiau</i>	The Kealakehe/Keahuolū boundary passes a few fathoms on the north side of a <i>heiau</i> called Kalualapauila (BCT 1:355); also called Luapauwila; see BC 45 (3:44); FB 294:610-62.	
Kaluapau-wila	bdry pt. 7	Kealakehe/Keahuolū boundary passes "a few fathoms on the north side of a <i>heiau</i> called Kalualapauila." (BCT 1:355)	
Kani'ohale	<i>'ili āina</i>	LCA 9252, 10070, 10306, 10671 testimony	the house doorway (Pukui and Elbert 1986)
Ka'ōhia	<i>'ili āina</i>	LCA 7483, 8608, 10950 testimony	the <i>'ōhia</i> tree (Pukui and Elbert 1986)
Kaohiamoe'k anaka (Ohiakaukan aka)	bdry pt. 12b (<i>mauka</i>)	Kealakehe/Keahuolū boundary. "The mauka corner of Keahuolū is an Ahua called Kaohiamoe'kanaka, thence <i>makai</i> along Kealakehe" (BCT 1:356)	
Ka'omalō	canoe	Canoe landing near or the same as	perhaps, dry desert (Pukui and Elbert)

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealakehe, and Keahuolū Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
Keomano	landing	'Alula (FB 243:191)	1986)
Keahupua'a	<i>pōhaku</i>	A rock outside 'Alula, below Hale o Kane Heiau (FB 294:135-136; FB 493:94)	
	bdry pt. 9	Kealakehe/Keahuolu boundary "and ahua pohaku at the mauka [Old Upper] Government road"; between "lae Niau and Kahiki'i'e" (BCT 1:357)	the pig altar (Pukui and Elbert 1986)
Kealakehe	<i>ahu-pua'a</i>	Māhele Book	the bend of a road (Thrum 1922)
Kukui'ōmino	<i>'ili 'āina</i>	LCA 8608, 7897, 10597, and 10671 testimony	stunted <i>kukui</i> tree (Pukui and Elbert 1986)
Lae Niau (Kalaoniau)	bdry pt. 8	Kealakehe/Keahuolu boundary ... an ahu pohaku at the Government road (1:355); "...a puu makai of said road" [Old Upper Government. road on TM (1:356). Between Kalualapauila and Keahupuaa (BCT 1:355, 1:366, 358)	
Luapauwila (Kalualapauila)	<i>heiau</i>	Said to be a walled structure on the 'Emakule homestead, RPG 3765, 3.5 miles from sea. (Stokes and Dye and Dye 1991:40)	
Makakilo'i'a	<i>'ili 'āina</i>	LCA 8608 testimony	fish-observing point (Pukui et al. 1974)
Maka'ōpio	<i>heiau</i>	Called "Hale o Lono Heiau" on USGS 1959, a generic name for temples dedicated to Lono. Reinecke had no name for his Site 35. Emory and Soehren recorded "Makaopio" for their Site D11-7. (Emory and Soehren 1971:9; Reinecke ms (1):10)	a variety of taro (Pukui and Elbert 1986)

Place Name	Type	Comments (Source of Comments)	Place Name Meaning (Source)
Makauhele-hele	canoe landing		
Noio	coastal point		tem (Pukui and Elbert 1986)
'Ōhi'awela	bdry pt. 11	Kealakehe/Keahuolu boundary. "I have not been there, but have heard that there is a spring there." Between Kahuaakaulei and Kahihia (BCT a:358)	
'Ōpilopilo	stream	"turn north to <i>kahawai</i> Opilopilo, the <i>mauka</i> corner of Kealakehe."	
Pū'ohē	<i>'ili 'āina</i>	LCA 8608 testimony	
Pu'u Huliuli (Puohuliuli)	bdry pt. 5a	Kealakehe/Keahuolu boundary between Puu Nahaha and Kalualapauwila, about 220 feet elevation. (BC 45 (3:44); BCT 1:356; FB 294:61-62; USGS 1924).	hill of Huliuli (Pukui and Elbert 1986)
Pu'u o Kāloa	bdry pt. 2	Kealakehe/Keahuolu boundary. Kamakau: "The spot where [Ke-alii-o-kaloa] was killed was called Puu-o-kaloa, situated between Kailua and Honokōhau." 'Ī places it along the trail from Kamakahonu to Kiholo. An 'oi'oi'ina (point), on Kealakehe/Keahuolu boundary. (BCT 1:355; Kamakau 1961:35; 'Ī 1959:12)	hill of Kāloa (Pukui and Elbert 1986)
Pu'u Nāhāhā	bdry pt. 4.	Kealakehe/Keahuolu boundary "a hill of <i>aa</i> called Puu Nahaha" between "Puu Ulaula and Puu o Huliuli." Elevation 150 feet (BCT 1:355, 356)	shattered hill (Pukui et al. 1974)
Pu'u 'Ula'ula	bdry pt. 3	Kealakehe/Keahuolu boundary; "hill between Puu o Kaloa and Puu Nahaha." (BCT 1:356)	red hill (Pukui and Elbert 1986)

Keahuolu Ahupua'a

Table 4. Place Names in Keahuolu Ahupua'a

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Ahulae	point	A small point between Hi'iakanoholae and 'Ālapa along the shore (FB 306:135)	
'Ālapa	point	Between Ahulae and Puu o Kaliu along the shore (FB 306:135)	athlete, athletic (Soehren 2010)
Halepa'u	<i>ko'a</i>	"Ko'a of Halepa'u, Halepa'u section, land of Keahuolu...A small fishing heiau situated on the pahoehoe 100 feet from the sea..." (Stokes and Dye and Dye 1991:40,42)	drudgery house (Soehren 2010)
Halepau	canoe landing	Between Opukahali and Pohakuikui along the shore (FB 306:119; Reinecke ms (1):map)	
Hi'iakanoholae	point	Now called Keahuolu Point on USGS, the traditional name is Hiiakanoholae. The location described in PEM probably applies to the rock (Kamakau 1961:56)	Hi'iaka living [at] point (Soehren 2010)
Hoenui	bdry pt.	"a pile of stones makai of the wall of Governor Adams" (p.354) "a good ways makai of Governor Adams' wall" (p.356). Also called Puu Hoe (p.350). Between Pohakuloa and Puu o Kaliu on Keahuolu/Lanihau boundary. About 200 ft. elevation. (BCT 1:350,354,356)	big paddle (Soehren 2010)
Kaaiiali	bdry pt.	"on the south side of ulu [to grow] hala [sin/offense; fault]" on Keahuolu/Lanihaunui between Kekaulele and Keahupuaa (BCT 1:350)	
Kahoi	bdry pt.	A point on the Keahuolu/Lanihaunui boundary, about 600 ft. elevation. Not named in testimony (BC 45 (3:44))	

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Kahuoli	bdry pt.	"an old kihapai [small land section] koele [to tap, noisy], there are 2 kuleanas there, on Lanihau, adjoining Keahuolu" [LCA 5317 to Kaaawa & 10007 to Luhai, on either side of Mamalahoa Hwy] (BCT 1:355)	
Kauihahoomoekanaka	bdry pt.	"The mauka corner is on a pali [cliff]...The koa is on Lanihau and Kaloko." (p.357) "a place called Kauwau or Kaohiahomoekanaka" (BC 45). "Ohiakaukanaka, a pali in the woods [is] the mauka end of Keahuolu." (p.357). "an ahua [mound] called Kaohiamoekanaka." (p.356) Same as Ohiakaukanaka, Kaohiamoekanaka (BC 45 (3:44); BCT 1:356,357)	
Kaohiamoek anaka	bdry pt.	"The mauka corner of Keahuolu is an Ahua called Kaohiamoekanaka." Also called Kaohiahomoekanaka, Ohiakaukanaka, perhaps Ohiapiipa (BCT 1:356)	
Kaopapa	bdry pt.	"a place in the woods in Akolea fern a punawai" (water spring) (p. 355) Between Puu Koae & Puu Lepo on the Keahuolu/Lanihau boundary. Near the mauka corner of Lanihaunui, about 2500 ft. elevation (BCT 1:306,350,355,357; BC 45 3:44)	
Kapulehu	bdry pt.	Between Nohoanaomaa & Waiakamalama on the Keahuolu/Lanihau boundary. (BCT 1:358)	the broiled (Soehren 2010)
Kauwau	bdry pt.	"place called Kauwau or Kaohiahomoekanaka" (BC 45). "a grove of large trees where they used to lay dead bodies" (p.358). "Kauuhoomooekupapau, a place where	the petrel, (Pukui and Elbert 1986): the scraper or the grater.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Kawaluna		the natives used to sleep when on their way with dead babies to throw into the crater" (p.355) (BC 45 (3:44); BCT 1:355,358)	
Kawauhoomoekupapau	<i>heiau</i>	On beach in ili of Pawai. An enclosure carefully rebuilt with no opening. (Stokes and Dye and Dye 1991:40-41)	
	bdry pt	"place where the natives used to sleep when on their way with dead babies to throw into the crater on Hualalai" (BCT 1:355)	
Keahuolū	<i>ahupua'a</i>	Retained by Keohokalole, LCAw 8452:12. Ancient fishing rights to 'opelu extend out to sea. (BCT 1:355,356)	the heap of Lū (a legendary voyager, discoverer of Aitutaki) (Soehren 2010)
Keahuolū Point	point	Traditionally known as Hiiakanoholae (USGS 1982)	the heap of Lū (Soehren 2010)
Keahupuaa	<i>ahu</i>	At Government road (Mamalahoa Hwy), between Lanihaunui & Keahuolu. Probably a Makahiki altar at the land boundary. (BCT 1:350; Malo 1951:146)	the pig alter (Soehren 2010)
Keamawai	water hole	"a water hole, where there used to be a great many houses" (p.355) "on Keahuolu" (p.350). Between Keahupuaa & Paehoe on the Keahuolu/Lanihau boundary. (BCT 1:350,355)	the water cave (Soehren 2010)
Kekaulēle	bdry pt.	A point on the Keahuolu/Lanihaunui boundary, between Paaaina and Kaialii (BCT 1:350)	
Kohalamakapula	canoe landing	Between Puhiakalaikini and Kaiwi Point along the shore (FB 306:135)	
Mali	village	"Mali is an ili aina on Keahuolu near the boundary at Puu Hoe [Hoenui]..."	pebbly (Soehren 2010)

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
		(p.350) "Mali is an old village at Puu o Kaliu a palipali ahua, where houses used to stand..." (p.355). Claim no. 10303 by Maa is "i ka ili aina i Mali, ahupuaa o Keahuolu". TMK 7402:1 (BCT 1:350,355)	
Nohoanaoma	bdry pt.	"an oioina [point, peak] at the mauka corner of Lanihaunui" (p.358) at its junction with Keahuolu. Also spelt Nohoanaa (BC 25 & 45), Nohonoa (p.357), Nohonakeaa (p.306). Nohoanaoa (p.350). About 2580 ft. elevation (BCT 1:350,358; BC 45 (3:44), BC 25 (1:351))	
Nohonakeaa	bdry pt.	Same as Nohonoa (p.357), Nohoanaoma (p.358), Nohoanaoa (p.350) (BCT 1:306)	
Nohonoa	bdry pt.	Same as Nohoanaoma, Nohoanaoa, Nohonakeaa (BCT 1:357)	
*Ōhiakaikanaka	bdry pt.	"a place called Kauwau or Kaohiahomoekakanaka [sic]" (BC 45) at southeast corner Keahuolu. Also called Kaohiahomoekakanaka, Kaohiamoekakanaka, Kauwauhomoekupapau (BCT 1:356)	
*Ōhiapiipa	bdry pt.	Between Kauwau & Waiakamalama on Keahuolu/Lanihauiki boundary. Perhaps same as place called Ōhiakaikanaka (1:357), Kaohiamoekakanaka (1:356) or Kaohiahomoekakanaka (BC 45; 1:357)	
Opukahalii	bdry pt.	Between Puu Halo and Halepau canoe landing along the shore (FB 306:119-120)	
Paaaina	bdry pt.	A point on the Keahuolu/Lanihaunui boundary, between Hoenui and	land holder. (Pukui and Elbert 1986): land

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Paeheo	bdry pt.	Kekaule (BCT 1:350)	fence
Palihiolo	<i>heiau</i>	A point on the Keahuolu/Lanihaunui boundary, between Keanawai and Puekaiki (BCT 1:350)	
Papuaa	<i>'ili 'āina</i>	An insignificant pen at Waikiloa, on the beach in an old coconut grove. Said to have been a luakini, rebuilt by Kalakaua, whose grandfather was hanged nearby for murder. A nearby small point shares the name. (Stokes and Dye 1991:42; Reinecke ms (2):8; FB 306:119-120)	
Papuaa	<i>'ili 'āina</i>	Claim no. 11071 by Aki is "i ka ili aina i Papuaiki ahupuaa Keahuolu." Claim no. 10303:2 by Maa in Maili is bounded "Maika o Papuaunui ili aina....Ma Kohala o Papuaiki." (NT 4:526)	pig fence or enclosure (Soehren 2010)
Pawaiii	canoe landing	Site of Kawaluna heiau. (Stokes and Dye 1991:40)	water trough or container (Soehren 2010)
Pohakuikui	place	Between Halepau canoe landing and Hiiakanoholae along the shore (FB 306:119–120)	
Pohakulua	bdry pt.	"a prominent point of rocks at the sea shore called Pohakulua" marks the boundary between Keahuolu & Lanihaunui (USGS 1982; BC 45 (3:44); BCT 1:354,356)	
Puekaiki	bdry pt.	Between Paeheo & Puu Koae, above Government road (Mamalahoa Hwy) on Keahuolu/Lanihau boundary (BCT 1:350)	
Puhiakalaiki ni	blow-hole	"a famous spouting horn filled up by Kalaikini" Between Puu o Kalii and Kohalamakapula (FB 306:135)	blowhole of Kalaikini (Soehren 2010)

Place Name	Type	Comments (Source of Comments)	Place Name Meaning
Pu'u Halo	point	Between Pawai and Opukahalii along shore (FB 306:119–120)	
Pu'u Koae	bdry pt.	"a very small ahua, of dirt and stones" spelt Puukoai (p.355) "a puu lepo" spelt Puu Koae (p.356) Between Keanawai & Kaopapa on the Keahuolu/Lanihaunui boundary (BCT 1:355, 356)	
Pu'u Lepo	bdry pt.	"a kualapa [to stretch out]...above the young koa [<i>Acacia</i> spp.] trees in the ohia" (p.355) on Keahuolu/Lanihaunui boundary, between Nohoanaomaa & Waiakamalama (BCT 1:355, 356, 357)	earth mound (Soehren 2010)
Pu'u o Kalii	<i>'ili 'āina</i>	"Maili [q.v.] is an old village at Puukaliu, a palipali ahua...." Claim no. 10345 by Nahaalualu is "i ka ili aina o Puukaliu ahupuaa Keahuolu, Hawaii." TMK 7402:4. (BCT 1:355)	
Pu'u o Kalii Point	point	A small point between Alapa and Kaiwi Point (FB 306:135)	

3.3 Mo'olelo

Though the Project area is within the dry, arid lands of Kekaha, the presence of many *mo'olelo* indicate that the Project area was once a well-populated place. The following section presents *mo'olelo* from the region.

3.3.1 Iwi of Kamehameha

There are numerous versions of *mo'olelo* about the famous fishpond along the seashore at Kaloko Ahupua'a, including some versions suggesting the remains of Kamehameha I may have been buried nearby. In his chapter recounting the death of Hawai'i's greatest leader, Kamakau states:

After the kahuna had performed his office [ritual duties], Ulu-mahelhei prepared to carry out the command of Kamehameha given before his death ... to secret his bones in a place where they could not be found ... to put them in a place which could never be pointed out to anyone. At midnight, therefore, when black darkness had fallen and no one was likely to be on the road and the rough lava plains of Pu'uokaloa lay hushed, Hoā-pili sent his man, Ho'olulu, to bring the container of wicker work in which the bones of Kamehameha were kept to Kaloko in Kekaha [the coast of North Kona].... The next morning Hoā-pili and Ke-opu-o-lani took care to Kaloko where Hoā-pili met the man who had charge of the secret cave and together they placed the bones there. "The morning star alone knows where Kamehameha's bones are guarded." (Kamakau 1961:215)

3.3.2 Lonoikamakahiki

The coastal sections of Kaloko and Honokōhau Ahupua'a are named in *mo'olelo* about the famous sixteenth or seventeenth century ruler of Hawai'i Island named Lonoikamakahiki (Lono-i-ka-makahiki), who was involved in several famous battles with the chiefs of Maui and other parts of Hawai'i. Kamakau describes the invasion of Kama, chief of Maui, who sent his spies along the Kona coast:

The spies sent by Kama-lala-walu went to Hawai'i and landed at Kawaihae in the evening. Ka-uhi-o-ka-lani ran about that same evening and returned before the canoes were dismantled and placed in the house. The keepers of the gods at Mailekini were servants of Kama, and so they concealed the canoes of the spies. When Ka-uhi-o-lani returned, his fellow spies and hosts asked, "Where did you go?" "I went visiting from here to the lava bed and the pond that lies along the length of the land." "Kamiku is the lava bed and Kiholo, the pond. The pond you turn back?" "No, I went on to the long stretch of sand, to the small bay with a point on that side and one on this side. There are large inland ponds." "The sandy stretch is 'Ohiki, and the walled-in ponds are Kaloko and Honokōhau. Then you came back?" "No, I went on to the large rocky cape below, where there was a small bay with big groves of coconut trees. The land from there on is good, and a small village is located there." (Kamakau 1961:56)

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahu'olu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

The passage continues naming places along the coast down to Ka'awaloa and beyond.

3.3.3 Kahinihini'ula

According to the Malays (Maly 2000; Maly and Maly 2002), extensive research translating Hawaiian Language documents and interviewing *kāpuna*, this bathing pool is associated with *mo'o* (supernatural water spirits), who ensured the water stayed clean and free from pollutants. Kama'āna Kihe, born in the area in the middle 19th century, had this to say about Kahinihini'ula:

This is a bathing pool of the chiefs of days gone by. It is a beautiful pond, with cool water that causes the skin of the sweetheart that bathes there to tingle. The pool is on the shore in the middle of a lava flow, entirely surround by stone. It is there on the boundary of the ahupua'a of Kaloko and Honokōhau-Nui. It is there that one will find this famous swimming pond of the chiefs of days gone by. Here is the tradition of this pond —

In ancient times, the chiefs would regularly live along the shore, that is, the chiefs of Kaloko and Honokōhau. At the place called Ahauhale, is where the chiefs of Kaloko lived. The place called Waihalulu, is where the chiefs of Honokōhau lived.

In the times when all was still and the sun glistened above the 'ā'ā and the sands, that is when they would go swim in this cool pond (kiowai), Kahinihini'ula, which caused the skin to tingle. When they were finished bathing, they would go to the enclosure (pā) that was near the pond. Then the one who had been bathing would say, "What is it about the pond of Kahinihini'ula? It is cold and pinches the skin, like a sweetheart one holds close to the breast."

The pond is still there to this day, at the place of the chiefs of past time. They have returned to the earth, but the pond is still there today. This pond is an unforgettable monument for those ancient people who have gone. Those works of old and the pond may be seen by travelers of this generation. (J. W. H. I. Kihe in "Na Hoonanea o ka Manawa." *Ka Hoku o Hawai'i*, September 13, 1923; translated by Maly 2000)

3.3.4 A Song for Lili'uōkalani

In 1962, Pukui interviewed *kama'āina* Lowell Keli'iahonui "Kanaka" Punihaole (who was born at Makalawena circa 1899). The Hawaiian language tape was translated and transcribed by Maly. Lowell Punihaole talked about how Queen Lili'uōkalani liked to stay at the shores of Honokōhau. Ha'aeo, *kama'āina* and wife of the local doctor, composed this song for her Lili'uōkalani (Maly and Maly 2002:333):

Lei ho 'i a o Kānekina, Kānekina wears a lei,
E popohe mai nei i ke ala mui. The trail brings him around.
Ahihihi kāua e nāuē, In the evening we two shall go,
E 'ike nā 'ōpu 'u rose, to see the rose buds.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahu'olu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Ho'okomo i ke awa o Honokōhau, Enter into the landing of Honokōhau,
E 'ike nā manu i ka loko wai. and see the birds at the pond.
Hā'ina 'ia mai ana kapūana, So spoken is the refrain,
Ō'ia 'oe a o ka nāhele. You are perched there in the forest.

3.3.5 Ōhiki and Kaiwi

Pukui et al.'s entry for Ka-iwi, described as "land points near Kai-lua, Kona, Hawai'i, and farther north in the same district," summarizes *mo'olelo* originally documented by Fomander about the sandy beach area between Kaloko and Honokōhau known as Ōhiki:

At one of the points [along this coast] is a rock believed to be a petrified shark, the shark form of a priest (Ka-lua-lapa-uila). When the priest was about to be burned at Ōhiki, a legendary hero, Ka-miki, prayed to Pele and a terrible storm arose. The priest's shark form was turned to stone as it tried to enter the *heiau* to save the human form of the priest. One of Pele's sisters, Hi'iaka-noho-lae (Hi'iaka living [at the] point), came to live here, making the place sacred and forbidden to Pele. In the story of Punia, the shark Kai'ale'ale, who had swallowed Punia, came here and was cut open by the people; Punia came out alive but was bald. (Pukui et al. 1974:70)

3.3.6 Punia: A Tale of Sharks and Ghosts of Kekaha

The story of Punia and the shark, Kai'ale'ale, is told by Fomander in his "Hawaiian Antiquities and Folklore" (Fomander 1959:9–17). In his account, the story begins in the district of Kohala and ends at 'Alula in Kealahē. Punia (Pas/imp of *puni* [to lie]) was the son of Hina from Kohala who wanted to catch lobsters for his mother, but the caves where the lobsters were found were guarded by Kai'ale'ale and his sharks. The sharks were feared by fisher folk of the area but Punia devised a plan and succeeded in killing all the sharks except for Kai'ale'ale. Like the story of Jonah and the whale in the bible, Punia tricked Kai'ale'ale into swallowing him whole. Punia started a fire inside of the shark and also scraped his insides. Weakened, the shark breached at 'Alula, near the point of Mallu, in the *ahupua'a* of Kealahē. The story tells of a time, Kekaha was inhabited by ghosts and the only place where people lived was 'Alula. The people of 'Alula cut open the shark and saved Punia.

Punia headed back to Kohala on the trail and saw several ghosts along the way tying stones for sinkers to the bottom of their fishing nets. In an attempt to save himself, Punia chanted the following:

Auwe no hoi kau makuakane o keia kaha e! Alas, O my father of these coasts!
Elua wale no mau lawaia o keia wahi We were the only two fishermen of this place (kaha).
Owau no o ko'u makuakane, Myself and my father,

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

E hoowili aku ai maua i ka ia o ianei, Where we used to twist the fish up in the nets,
O kala, o ka uhu, o ka palani, The kala, the uhu, and the palani,
O ka ia ku o ua wahi nei la, The transient fish of this place.
Ua hele wale ia no e maua keia kai la! We have traveled over all these seas,
Pau na kuma, na lua, na puka ia. All the different place, the holes, the runs.
Make ko'u makuakane, koe au. Since you are dead, father, I am the only one left. (Fomander 1959:9-17)

Thinking that Punia was an experienced fisherman from whom they could learn where the fish were, the ghosts asked Punia if they could work under him. As they jumped in the ocean with him to go fishing, Punia strangled all of the ghosts except one with a net. The ghost fled and Kekaha became safe for human habitation.

3.3.7 Honokōhau and the spy

The pioneer nineteenth-century Hawaiian historian Samuel M. Kamakau mentions Honokōhau in an account of an extraordinary day's reconnaissance of the west coast of Hawai'i island by the spy Ka-uhi-o-ka-lani, sent to the island by Kama-lala-walu, chief of Maui. Having reached Kawaihae by canoe at night, Ka-uhi-o-ka-lani "ran about that same evening [reaching as far south as Ka'awaloa] and returned before the canoes were dismantled." Ka-uhi-o-ka-lani, recounting his journey and the landmarks he had observed, mentions: "I went on to the long stretch of sand, to the small bay with a point on that side and one on this side. There are large inland ponds." He is told that the "sandy stretch is Ōhiki, and the walled-in ponds are Kaloko and Honokōhau" (Kamakau 1961: 56).

Kamakau also includes Honokōhau in a litany of lands inquired about following the division of Hawai'i island *ahupua'a* among the *ali'i* after the death of Kalaniopu'u in 1782. Keoua Kuahu'ula asks Kiwala'o:

"Are Ola'a and Kea'au ours?" The chief answered, "They have been given away; they are not ours." "How about Waiakea and Pōhāhāwai?" They have been given away; they are not ours.... The two Napu'u and the two Honokahau are ours?" "They have been given away; they are not ours." (Kamakau 1961:120)

3.3.8 Pu'u-o-Kalao

There is a mound-hill at Keahuolu and Kealahē, the *ahupua'a* to the north, that is also associated with mists. According to the "Legend of Ka-Miki," a series of stories about a supernatural hero who traveled around the Hawaiian Islands in the 13th century:

Ka-noenoe (The mist, foginess) The mound-hill called Pu'u-o-Kalao sits upon the plain of Kanoenoe which is associated with both Keahuolu and Kealahē. The settling of mists upon Pu'u-o-Kalao was a sign of pending rains; thus the traditional farmers of this area would prepare their fields. This plan was

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

referenced by Pili when he described to Ka-Miki the extent of the lands which Ka-Miki would over see upon marrying the scared chiefess Paehala of Honokōhau. The inheritance lands included everything from the uplands of Hīkūia above Nāpu'u and the lands of the waterless Kekaha, which spanned from the rocky plain of Kanikū (Keahualono) to the plain of Kanoenoe at Pu'ukaloa. (*Ka Hoku o Hawai'i* 10/25/1917, as translated by Maly 1994:A-4).

Another legendary account discusses the hill called Pu'u-o-Kaloa:

Pu'u-o-kaloa is a mound-hill site in the lands of Keahuolu-Kealakehe, not far from the shore of Kaiwi and Hi-iahanoholae. During periods of dry weather (*Ka lā malo'o*) when planted crops, from the grassy plains to the '*ama'uma'u* (fern forest zone), and even the ponds (*ki'o wai*) were dry, people would watch this hill for signs of coming rains. When the *līlīlī* (light dew mists) sat atop the hill of Pu'u-o-kaloa, rains were on the way. Planters of the districts agricultural fields watched for omens at Pu'ukaloa, and it was from keen observation and diligent work that people prospered on the land. If a native of the land was hungry and came asking for food, the person would be asked:

Ua ka ua i Pu'ukaloa, ihea 'oe?

When rains fell at Pu'ukaloa, where were you? (If the answer was...)

I Kona nei no!

In Kona (there would be no sweet potatoes for this person)

But if the answer was:

I Kohala nei no!

In Kohala! (The person would be given food to eat for they had been away, thus unable to accomplish the planting.) (*Ka Hōkū o Hawai'i* March 19, 3/19/1914, as translated by Maly 1994:A-5)

3.3.9 Umi-a-Līloa

Samuel Kamakau relates 'Umi-a-Līloa's death and his adopted son Ko'i's subsequent actions:

They sailed from Kīpahulu and landed at Kohala, and there he heard more of 'Umi-a-Līloa's death. From there they continued to Kekaha, and there darkness fell. There was a man there who strongly resembled 'Umi-a-Līloa, and Ko'i went to kill him and laid him in the canoe. Ko'i and his companions set sail from Kekaha and beached their canoe at the lava bed below Maka'eo. It was then late at night. He went up and found the guards of the cave asleep except Pī'i-mai-wa'a who guarded the inside. Ko'i entered with the substitute. Pī'i-mai-wa'a knew that the body had long been promised to Ko'i. Ko'i laid the man down and took 'Umi-a-Līloa's body by way of the lava bed to the sea of Maka'eo and boarded the canoe. (Kamakau 1992:32)

Kamakau also tells of another *ali'i* Kīha-a-Pī'i-lani, brother-in-law of 'Umi-a-Līloa, and his wife Kumaka, sailing to visit 'Umi-a-Līloa and landing in Maka'eo in Kailua (Kamakau 1992:27).

3.4 Heiau

Thomas Thrum first recorded archeological features for the Island of Hawai'i in 1908 which was based on literature review and field visits he had conducted over the course of several decades. However, he had no records for the area between Lanihau (south of the Project area) and Pu'unahulu (north of the Project area). At roughly the same time around 1906-1907, J. F. G. Stokes and Dye of the Bernice Pauahi Bishop Museum also conducted a survey of *heiau* on the Island of Hawai'i but he did not conduct a comprehensive study of the Kekaha region either. The few *heiau* mentioned within this section are those identified by Stokes and Dye 1991.

3.4.1 Luapauwila Heiau

The *heiau* of Luapauwila was recorded by Stokes and Dye, as a walled structure on the 'Elemakule homestead, Grant Number 3765 in Kealakehe. The *heiau* was said to be 3.5 miles from the ocean (Stokes and Dye 1991).

3.4.2 Pu'uoina Heiau (Hale o Mano)

The *heiau* of Pu'uoina, also known as Hale o Mano, was identified by Stokes and Dye in the *alupua'a* of Honokōhau 2 (Stokes and Dye 1991). The *heiau* measures 50 by 145 feet and is located adjacent to the ocean (Figure 11), immediately south of 'Ai'ōpio Fish Trap on the south shore of Honokōhau Bay. The *heiau* still remains today. The following is a description of the *heiau* by the National Park Service (NPS):

It is considered the finest example of a platform *heiau* in Kona.... Some appropriation of stones for construction of a fence has taken place, and stone from the north side has been used to build nearby houses. Steps are located in the structure's east wall. The surface of the temple is divided into several segments, including raised platforms, a paved depression, and an area of water worn boulders. Some later alterations are apparent in the structure. Found on the surface level at the east end are a house platform and a canoe platform. The *heiau* may have utilized the small brackish pool on its south side in connection with its ceremonies. Northwest of the *heiau* is a large burial platform and just north of the graves a platform ruin lies in the water. The seawall of 'Ai'ōpio Fish Trap begins at the *heiau*'s northeast corner. Another small platform ruin exists in the water a few yards east. Another platform, on which a hut has been erected, is located at the east end of the seawall (Emory and Soehren 1971). There is no known documented relationship between the fish trap and this temple, although oral tradition presented earlier did identify the trap as a holding area supervised by the chief living at Pu'uoina. (NPS)



Figure 11. Pu'uoina Heiau with 'Ai'ōpio Fish Trap in the background (CSH 2010)

Pu'uoina Heiau is said to have been the home for warrior priests including Makakilo, Mano, Kaumanamana, and Kanakaleo nui (NPS). Makakilo, a chief of Honokōhau who ruled North Kona, is reported to have lived on the first terrace of the *heiau*, closest to the ocean. The *heiau* was his base of operations where he also directed and supervised fishing activities in the area. It is thought that he held fish in the 'Ai'ōpio Fish Trap prior to distribution. Makakilo was succeeded by Mano who lived on the second terrace of the *heiau*. Pu'uoina Heiau, also known as Hale-o-Mano, reflects Mano's residence at the *heiau*. Kaumanamana, a *kahuna* (priest, sorcerer) chief is thought to have also lived at Pu'uoina but on the top level of the *heiau*. He was succeeded by Kanaka-leo nui who was based at Keaulou but commuted to Honokōhau to direct activities there from Aimakapā (NPS).

Photos taken by the NPS of Pu'uoina Heiau in 1989 show fishermen's huts built adjacent to the structure (Figure 12). Today, no huts exist. The *heiau* has been restored and stabilized by the NPS. Figure 13 shows the southern wall of the *heiau*.



Figure 12. NPS photo of Pu'uoina Heiau with fishermen's hut adjacent to the structure in 1989 (NPS)



Figure 13. Southern wall of Pu'uoina Heiau (CSH 2010)

3.4.3 Makaopi'o Heiau (Hale o Lono)

Makaopi'o Heiau is located at Nio Point in 'Alula Bay within the *ahupua'a* of Kealahkehe. The *heiau* was not identified in Stokes and Dye's (1991) survey of the Island of Hawai'i but is among the most prominent *heiau* within the Project area today. The structure is a fisherman's *heiau* of the Hale-o-Lono class. It is a low rectangular platform built out into a shallow, pond area. According to the NPS:

Its outstanding features are two great upright stone slabs, measuring over six feet five inches in height, that rise above the pavement perpendicular to the seaward face. The stones, one of which bears a petroglyph of a man about twenty-four inches high, may have represented fishermen's gods. Also present is a small *ko'a* (fishing shrine) comprising a large, smooth stone standing on a platform (U.S. Department of Interior 1975). Nearby are ancient house sites, petroglyphs, and bathing pools. (Greene 1993:Chap. VIII, Sect. 6.29)

3.4.4 Kawaluna Heiau

Kawaluna is listed as a *heiau* located in the 'ili of Pawai in the *ahupua'a* of Keahuolu (Stokes and Dye 1991:40-41).

3.4.5 Palihilo Heiau

Palihilo is a *luakini heiau* said to have been rebuilt by Kalākaua, whose grandfather was hanged nearby for murder. It is described as an "insignificant pen at Waikiloa, on the beach in an old coconut grove" in Keahuolu Ahupua'a (Stokes and Dye 1991:42).

3.5 Fishponds and Freshwater Resources

Though Kekaha is known for its dry environment and lack of water, freshwater resources exist throughout the Project area particularly at fresh water sources of the interface, where the land meets the ocean along the coast. Early Hawaiians utilized this water resources through the creation of elaborate fishponds. According to Ching (1971), approximately nineteen fishponds were built throughout the Kona District including the fishponds of Kaloko and Aimakapā within the Project area. This section discusses in more detail the freshwater resources within the Project area.

3.5.1 Kaloko Fishpond

Kaloko Fishpond is located within the *ahupua'a* of Kaloko. It is *loko kuapā* which is a "fishpond made by building a wall on a reef" (Pukui and Elbert, 1986:157). *Loko kuapā* were owned by kings and chiefs and built by the common people. The building of these structures was labor intensive requiring a large number of people; thus, the inhabitants of corresponding *ahupua'a* were usually employed (Summers 1964). The most commonly raised fish in the *loko kuapā* were the '*ama ama* and the *awa* which obtain most of their food from micro benthos that grow well in brackish water, especially at a depth not exceeding two feet (Hiatt 1944: 254, 255) (Refer to Appendix B for scientific names).

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahkehe, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

There were two methods of constructing a *loko kuapā*: to construct a wall across the mouth of a small bay or to run a wall out from two places on the shore line to form a semicircular enclosure (Summers 1964). *Mākhā* (sluice gate, as of a fishpond) were constructed to allow water and small fish to enter the pond. "These [*mākhā*] are of straight sticks tied on to two or three cross beams, the sticks in the upright standing as closely as possible, so that no fish half an inch in thickness can pass them, while the water and young fish can pass freely in and out" (Beckley, 1883:21). Some ponds had a sluice which was made of two rows of piled stones running from the *mākhā* opening to about ten feet in or out of the pond which could extend both inside and outside the pond (Summers 1964). Figures 14 show the sluice of Kaloko Fishpond.

Kaloko Fishpond is approximately eleven acres and is one of the only remaining large Hawaiian aquacultural structures with extensive ancient foundation remains in place in relatively good condition (NPS). It is also noted as possessing the largest and thickest seawall on Hawai'i Island. Apple and Kikuchi suggest that the pond, including Aimakapā, and 'Ai'ōpio Fish Trap, did not support a large population and hypothesize that pond harvests were not generally available for public harvest (Apple and Kikuchi 1975). According to Cordy et al. 1991, the pond was owned by King Kalākaua and Queen Kapi'olani at one time, and more recently, the pond was leased by Hu'e'ulu'e Ranch to caretakers. Currently, the fishpond is under the jurisdiction of the NPS and efforts are being made to restore the pond.

Kaloko Fishpond has an especially important cultural significance to Native Hawaiians as it is thought that the *iwi* of Kamehameha I are buried near the fishpond. Section 3.3.1 describes this *mo'olelo* in more detail. The pond is also associated with the belief that it is guarded by a female *mo'o* (Kelly 1971).

3.5.2 Aimakapā Fishpond

'Aimakapā Fishpond is south of Kaloko Fishpond and is located in the *ahupua'a* of Honokōhau. It is a *loko pu'uone* (sand hill) which is a pond bounded by a sand dune as shown in Figure 15. The sluice gate of this fishpond differs from that of Kaloko in that it was stone-lined and cut through the beach as shown in Figure 16 and 17.

As with Kaloko Fishpond, 'Aimakapā is also maintained by the National Park Service. Currently, it consists of approximately 15 acres so it is larger than Kaloko Pond. 'Aimakapā is thought to have originally been approximately 30 acres with at least six compartments for separating fish (Kikuchi and Belshe 1971). According to the NPS, 'Aimakapā is overgrown but intact and still contains *awa* fish (NPS).

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahkehe, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004



Figure 14. Kaloko Fishpond with sluice under construction (CSH 2010)



Figure 15. 'Aimakapā Fishpond is bounded by sand dunes. The ocean is on the left side of the fishpond (CSH 2010)



Figure 16. Stone-lined sluice gate cutting through the beach to the ocean (CSH 2010)



Figure 17. Close-up of 'Aimakapā sluice gate showing remnants of the mākāhā (CSH 2010)

3.5.3 'Ai'ōpio Fish Trap

'Ai'ōpio Fish Trap is approximately two acres and is located in the ocean adjacent to Pu'uoina Heiau in Honokōhau as shown in Figure 18 to 20 (Kikuchi and Belshe 1971). It is the only remaining functional fish trap on the Island of Hawai'i. The fish trap was made by building a man-made stone wall that connected the beach on one side to stony lava rocks north of Pu'uoina Heiau. A narrow opening in the wall allowed fish to flow into the trap. Kikuchi and Belshe believe that smaller ponds near the shoreline were used as holding pens for netted fish (Figure 20). As mentioned in Section 3.4.2, 'Ai'ōpio Fish Trap may have been associated with the management of 'Aimaka' Fishpond and surrounding fishing grounds as it was used by *kahuna* priests for storing fish prior to distribution.

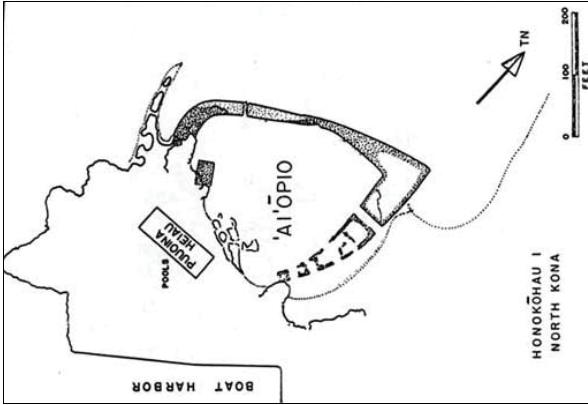


Figure 18. Sketch of 'Ai'ōpio Fish Trap taken from Kikuchi and Belshe, 1971. Smaller ponds for holding fish are near the shoreline.



Figure 19. 'Ai'ōpio Fish Trap looking mauka (CSH 2010)



Figure 20. Smaller ponds acting as holding pens near the shoreline (CSH 2010)

3.5.4 Kahinihini‘ula and Other Freshwater Ponds

Freshwater springs are common along the shoreline of the Project area particularly in the area of Honokōhau and Kaloko. Among the most well known springs in the area is Kahinihini'ula. It is also believed that freshwater ponds near Pu'uoina Heiau, such as those in Figure 21, were used to support the activities associated with the *heiau* (refer to Section 3.4.2). *Kama'aina* such as Mr. Ako speak of the abundance of *kāneka* (pool; saltpan) in the Project area (see Section 7).



Figure 21. Freshwater pond near Pu'uoina Heiau in Honokōhau (CSH 2010).

3.5.5 Caves

Caves and lava tubes, which are scattered throughout the Project area, were also used by the people of Kekaha as methods of water collection. John Ka'elemakule Sr., a Kekaha native, wrote newspaper articles between 1928 and 1930 that provide details about life and customs in the last half of the nineteenth century (Maly and Maly 2003). Kepā Maly translated these serial accounts that appeared in *Ka Hoku o Hawai'i*. Two excerpts from those accounts provide additional details related to water collection.

There were not many water holes, and the water that accumulated from rain dried up quickly. Also there would be weeks in which no rain fell.... The water which the people who lived in the uplands of Kekaha drank, was found in caves. There are many caves from which the people of the uplands got water.... (September 17, 1929:3) (Maly and Maly 2003:42).

The *kūpuna* had very strict *kapu* (restrictions) on these water caves. A woman who had her menstrual cycle could not enter the caves. The ancient people kept this as a sacred *kapu* from past generations. If a woman did not know that her time was coming and she entered the water cave, the water would die, that is, it

would dry up. The water would stop dripping. This was a sign that the *kapu* of Kāne-of-the-water-of-life (Kāneikawānala) had been desecrated. Through this, we learn that the ancient people of Kekaha believed that Kāne was the one who made the water drip from within the earth, even the water that entered the sea from the caves. This is what the ancient people of Kekaha wai 'ole believed, and there were people who were *lia'i* (guardians) who watched over and cleaned the caves, the house of Kāne.... (September 24, 1929:3) (Mal'ny and Mal'ny 2003:42).

3.6 Hölua

A *hōlua* course is located in the *dhupua'a* of Honokōhau directly behind the 'Aiinakaapa' Fishpond, as shown by the red arrow in Figure 22. The *hōlua* course is one of eight remaining *hōlua* slides in Kona and is made up of built-up rocks covered with grass. *Hōlua* sledding was a game that only the *ali'i* played, and the *hōlua* course at Honokōhau allowed two contestants to ride on the *hōlua* course side by side (U.S. Department of the Interior 1975).

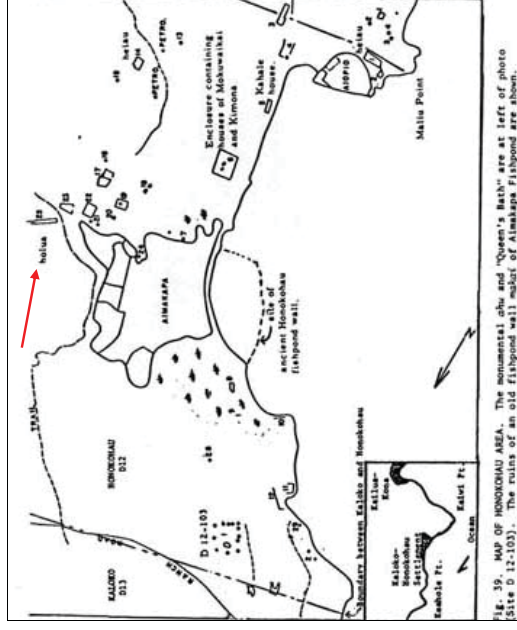


Figure 22. Map of Honokōhau area taken from Rosendahl, 1973. Red arrow indicates *hōlua*.

3.7 *Ala Hele*

Native Hawaiians used trails as their “roads” for getting around; thus, many existed throughout the Project area. Due to the sloping topography and the alignment of *ahupua'a* land divisions from *mauka* to *makai*, each *ahupua'a* had a *mauka* to *makai* trail. Sometimes these were footpaths, marked by cairns across the bare *pāhoehoe* or *‘a‘a* lava (Clark and Rechtman 2006:61). Lateral trails also ran north to south onto which *mauka* to *makai* trails met to provide access to other trails.

Within the Project area, there were three main lateral trails: a coastal trail, a mountain trail, and one in between these two trails. The first improved lateral trails through Kekaha were the *Ala Loa* and the *Ala Hele* which were the middle and the mountain trail, respectively. The *Ala Loa*, or the middle road, was modified in the 1840s and called the *Alanui Aupuni*, the King's Highway, or the Old Māmalahoa Trail (Cordy et al. 1991). Cordy et al. believes that the curb-lined Māmalahoa Trail was built between 1836 to 1855. Portions of this trail are aligned with the current Queen Ka'ahumanu Highway. The *Ala Hele* or Kealaehu (“path of Ehu”) extended from Kailua to the uplands of Kekaha. The current Belt Highway or the Māmalahoa Highway is aligned with portions of this old trail (Clark and Rechtman 2006:61).

Many trails were improved in the mid-nineteenth century for horse or carriage traffic (Cordy et al. 1991:405). The government paid for the work or used prisoners working off penalties to construct the roads which became straighter and sometimes paved and lined with stones. As the population shifted to the agricultural zone along the middle trail, the Māmalahoa Trail or the *Ala Loa* on the lower barren shore was abandoned. By the time of J. S. Emerson's survey of homestead lands in Kekaha in 1888, the trail was noted as “Lower Govt. Road—little used” (Cordy et al. 1991:405).

The main medium of transportation before 1947 in the Project area was by foot, horses, and donkeys. Jeeps became available for purchase after the end of World War II so many old *mauka* to *makai* trails were improved for this purpose. Not all trails shown on post 1950s maps are old; for instance, the Hu'ehu'e Ranch in Kealahke built a new jeep trail to the Kaloko shore sometime between 1924 and the 1950s. In 1973, the Queen Ka'ahumanu Highway opened, allowing vehicles to cross through Kekaha at the lower elevations once again (Clark and Rechtman 2006:66).

The *mauka* to *makai* trail generally following the border of Kohanaiki and Kaloko was noted during J. S. Emerson's survey in 1888. Cordy et al. (1991:404) note:

Emerson's next inland station was called “Kumuohoe”, at 325 elevation. This station was a cairn (*ahu*) on an 'a' flow. A mark (+) and cairn were placed here by Emerson. Additionally, a trail, “road”, was located just south of this station within Kaloko. “This irregular path is a continuation of the road, located from Na wahi ahu [the next inland station].” Emerson's map of the entire Kaloko-Kohanaiki area shows this road leading from the Kohanaiki Homestead, inland at 1,100–1,200 feet and within Kohanaiki mauka, down to Na Wahi Ahu (Nawahiahu), and then into Kaloko by the Kumuohoe station and down to

Kealihelepo's house at Kaloko Fishpond in the dl3-12 area. (Cordy et al. 1991:404)

3.7.1 *Ala Hele* in or near Candidate Sites

Two main trails that appear to exist within or near Candidate Sites for this Project are a *mauka* to *makai* jeep trail in Kaloko that runs through the southeast portion of Site A and a major lateral trail, the *Ala Loa* trail, located adjacent to Site B. These trails are depicted on Figures 23 to 27.

The 1959 USGS map in Figure 24 shows a jeep trail leading from the coast to the early upper settlements at Kohanaiki near the Māmalahoa Belt Road. The jeep trail is still evident in the 1996 USGS map shown in Figure 1. However, the trail does not exist on the 1924 USGS map on Figure 23 which suggests that the jeep trail most likely came into effect after 1924. The trail was probably used frequently by residents in Kohanaiki *mauka*, living at the Kohanaiki Hawaiian Homes, to access the fishponds of Kaloko and 'Aimakapa. As shown on Figures 25 to 27, no other prominent *mauka* to *makai* trails appear to be located within or near other Candidate Sites.

However, the middle lateral trail, the *Ala Loa* trail described in Section 3.6, appears to be located near Candidate Site B. Figures 23 and 25 show that the *Ala Loa* is adjacent to Site B as the trail crosses over the Queen Ka'ahumanu Highway and runs along the *mauka* side of the highway. Interestingly, the 1891 map on Figure 27 shows only a portion of the *Ala Loa* trail near Site B. The map shows that the northern portion of the trail past Honokōhau, is absent. In comparison, the 1924, 1959, and 1996 USGS maps show the *Ala Loa*, also known as the Māmalahoa Trail, as extending northwards.

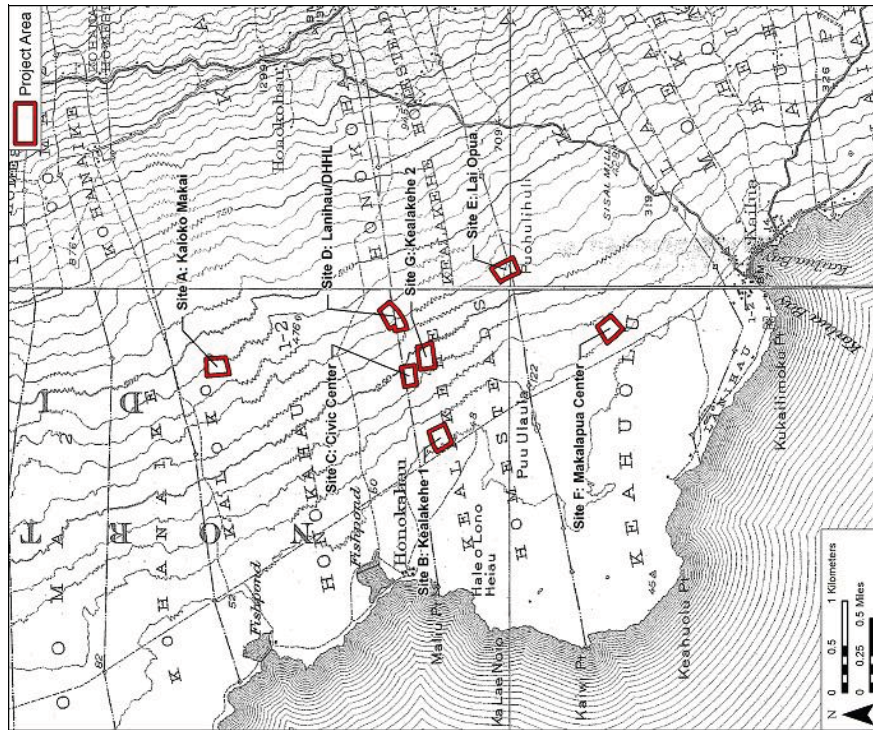


Figure 23. 1924 USGS Map showing trails in the Project area

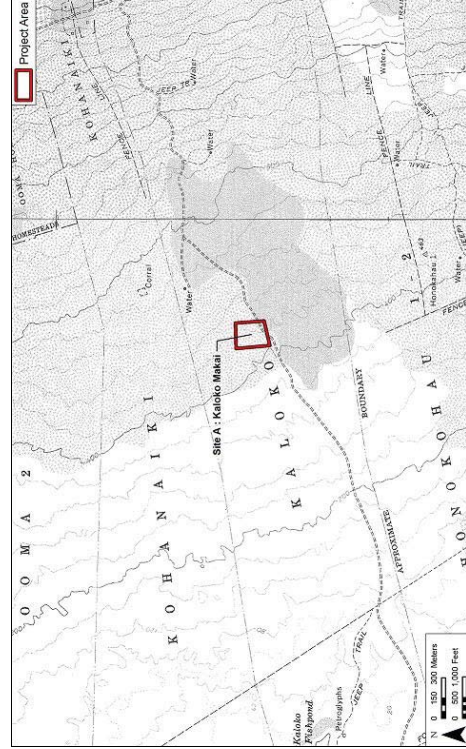


Figure 24. A 1959 USGS Map depicting a mauka to makai jeep trail running through the southeast portion of Site A

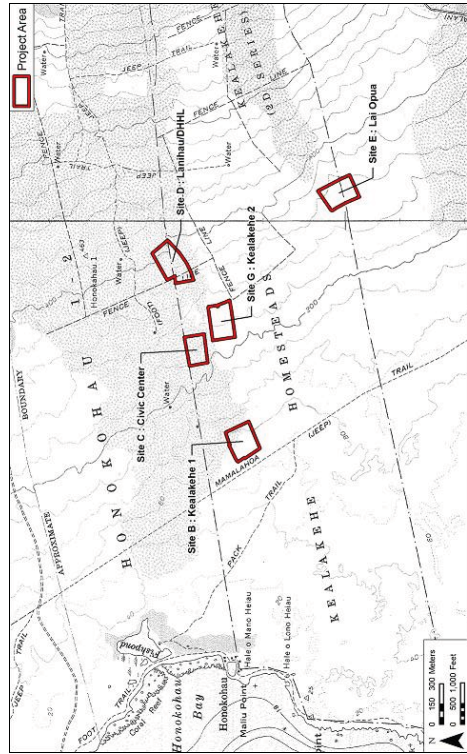


Figure 25. 1959 USGS Map depicting the Ala Loa or the Māmahaha Trail located adjacent to Site B or Kealahou 1

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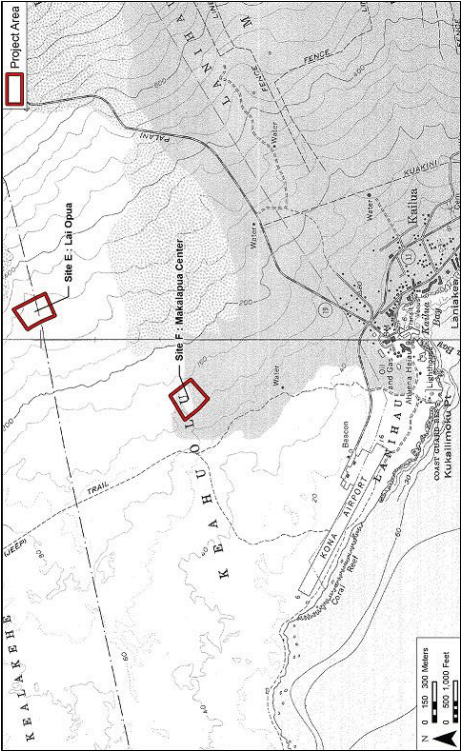


Figure 26. A 1959 USGS Map depicting no trails in the immediate vicinity of the Keolu/Ahupua'a Candidate Sites

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Section 4 Historical Background

4.1 Overview

The following section briefly summarizes the historical background of the Project area from the time of Captain Cook, or the early post-Contact period, to modern times.

4.2 Early Post-Contact Period

In 1792, Archibald Menzies, the first foreigner to record his visit to Kekaha described the land of Kekaha as “barren and rugged with volcanic dregs and fragments of black lava ... in consequence of which the inhabitants were obliged to have recourse to fishing for their sustenance” (Menzies 1920:99). However, he observed that the land was more fertile further up Hualalai Mountain where plantations of roots and vegetables were cultivated and where breadfruit plantations thrived. He observed from higher elevations that the Kekaha region was surrounded by luxuriant plantations with scattered villages.

Menzies made the following observations on a hike to the top of Hualalai on January 17 and 18, 1792:

[January 17] We commenced our march with a slow pace, exposed to the scorching heat of the meridian sun, over a dreary barren track of a gradual ascent, consisting of little else than rugged porous lava and volcanic dregs, for about three miles, when we entered the bread fruit plantations whose spreading trees with beautiful foliage were scattered about that distance from the shore along the side of the mountain as far as we could see on both sides. Here the country began to assume a pleasant and fertile appearance through which we continued our ascent for about two miles further, surrounded by plantations of the esculent roots and vegetables of the country, industriously cultivated.... From this place we had a delightful view of the scattered villages and shore underneath us, and of the luxuriant plantations around us....

January 18.... We observed here and there on the path little maraes [shrines] pointed out by taboo sticks in the ground round a bush or under a tree. In passing these places the natives always muttered a prayer or hymn, and made some offering as they said, to their akua [god], by leaving them a little piece of fruit, vegetable or something or other at these consecrated spots. Even in this distant solitary hut, we found a corner of it consecrated by one of these taboo sticks which the natives earnestly requested us not to remove when we took possession of it, and we very strictly obeyed their injunction, conceiving that religious forms whatever they are, ought to be equally inviolable everywhere. (Menzies 1920:151–160)

In 1823, William Ellis referred to the 1801 Hu‘ehu‘e lava flow from Hualalai, which covered parts of Kekaha just to the north of the present Project area, as having “inundated several villages, destroyed a number of plantations and extensive fishponds, filled up a deep bay twenty

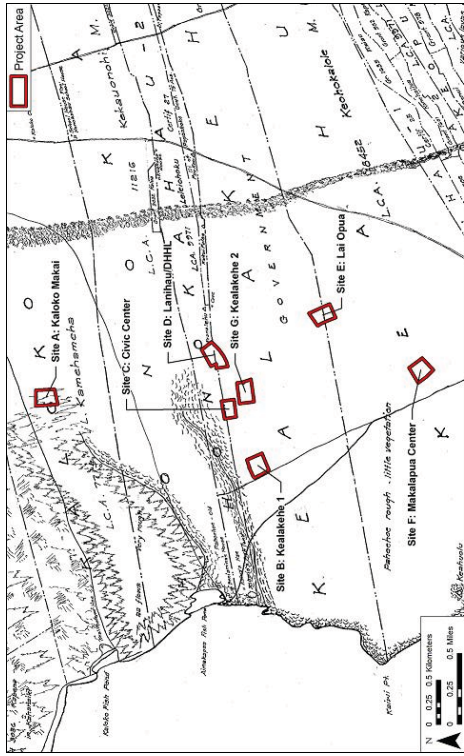


Figure 27. A 1891 Emerson Map showing trails in the Project area

miles in length and formed the present coast ... stone walls, trees and houses all gave way before it" (Ellis 1963:30-31).

In 1840 to 1841, Charles Wilkes, an American explorer who traveled through the North Kona and South Kona Districts, described the agricultural practices along the Kona coast. His account also reflects an agriculturally productive place where inhabitants of the north (Kekaha) traded with those in the southern district. He described the inhabitants of the Kekaha region as "principally occupied in fishing and the manufacture of salt" which they bartered for food and clothing with those from the more fertile areas of the south. The following is an excerpt from his expedition:

The natives during the rainy season ... plant, in excavations among the lava rocks, sweet potatoes, melon, and pineapples.... The ... staple commodities are sweet potatoes, upland taro, and yams. Sugar cane, bananas ... bread fruit, coconuts, and melons are also cultivated. The Irish potato, Indian corn, beans, coffee, cotton, figs, oranges, guavas, and grapes have been introduced.... Two miles back of the coast ... in a belt half a mile wide, the bread fruit is met with abundance, and above this the taro is cultivated with success. At an elevation of between two and three thousand feet, and at a distance of five miles, the forest is first met with.... a considerable trade [wind] ... up between the south and north end of this district. The inhabitants of the barren portion of the latter [Kekaha] are principally occupied in fishing and the manufacture of salt, which articles are bartered with those who live in the more fertile regions of the south, for food and clothing. (Wilkes 1845 Part 4:91, 94-96)

By the first decades of the nineteenth century, the inhabitants of Kekaha would have long experienced the social pressures and consequences of Western contact. According to Schmitt, "Hawaiians began enlisting as seamen on foreign ships that stopped at island ports [as early as 1788] and their number increased rapidly with the growth of whaling in the Pacific" (Schmitt 1973:16). As harbor facilities were developed at Kailua and Kealahou during the early 1800s, these burgeoning ports became centers of a population drawn from increasingly isolated (economically and socially) areas like *ahupua'a* of the Project area. Newly-introduced diseases severely reduced the population.

Missionary censuses of the 1830s recorded a declining population in Kekaha and North Kona. In 1834, the total population of North Kona was 5,957 of which 21 percent, or 1,244 people, were from Kekaha (Schmitt 1973:31). In North Kona, the population in 1831 was 6,649; thus, in three years, the population had decreased by 692 people. No figures were available for Kekaha for 1931 (Schmitt 1973:9). By 1853, the population had reduced to 4,110 and by 1900, the population had declined to 3,819.

Inter-island migration was noted by missionaries in 1832 to account for much of the diminishing population: "We have been sensible for some time that the number of inhabitants in this island is on the decrease. There is an almost constant moving of the people to the leeward islands, especially since the removal of the governor (Kuakini) to Oahu. Some leave by order of the chiefs, and others go on their own responsibility" (cited in Schmitt 1973:16). The movement of people from Hawai'i Island to O'ahu and Kaua'i, in particular, was also related to economic

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

opportunities to own land in the so-called "leeward islands." In addition, Schmitt recorded epidemics of infectious diseases occurring during 1848 and 1849 that likely contributed to the population decline. She stated: "Four devastating epidemics occurred in rapid succession in 1848 and 1849: measles, whooping cough, diarrhea, and influenza. Together, these four diseases killed more than 10,000 of the perhaps 87,000 persons in little more than a twelve-month period" (Schmitt 1968:37).

In 1853, a few hundred people lived in the vicinity of the Project area (Coulter 1931). Cordy et al. (1991) noted that in Kaloko, "the historical documents suggest that by the 1840s-1850s, the Coastal Zone had been abandoned as a residential area, except probably for a house used by the fishpond's caretaker. This pattern would have been a stunning change from prehistoric and early historic times, when many coastal residences were present" (Cordy et al. 1991:288). This pattern most likely held for other *ahupua'a* in Kekaha as well.

4.3 The Māhele

Prior to 1848, all land belonged to the *aliʻi*, held in trust for them by the paramount chief and managed by subordinate chiefs. In the mid-1800s, Kamehameha III decreed a division of lands called the Māhele, which divided land for private land ownership in Hawaiian society (Chinen 1958). In 1848, lands were divided into three portions: crown lands, government lands, and lands set aside for the chiefs. Individual plots, called *kuleana* (Native Hawaiian land rights) awards, were granted within these divided lands to native inhabitants who lived on and farmed these plots and came forward to claim them. The chiefs and *konohiki* (headman of an *ahupua'a* land division under the chief) were required to pay a commutation fee for their lands, usually about one-third the value of any unimproved lands. Awardees usually "returned" a portion of the lands awarded to pay the commutation fee for the lands they "retained." The returned lands usually became government lands (Chinen 1958:13).

The Kuleana Act was legislated in 1950, allowing *makaʻāinana* (commoners) to own land parcels which they were currently and actively cultivating and/or residing. In theory, this 'set aside' hundreds of thousands of acres as potential *kuleana* parcels which led to about 10,000 claimants obtaining approximately 30,000 acres. The *konohiki*, 252 chiefs, divided up about a million acres. Many Hawaiians were disenfranchised by these acts (Cordy et al. 1991).

In Kekaha, land claim testimonies indicate that relatively few Native Hawaiian tenants made land claims so the majority of lands became government property. However, of the few land claims made, the predominant land-use activity was the cultivation of traditional crops such as taro and sweet potatoes within the upper elevations or the Upland Zone. Only one claimant indicated the cultivation of a commercial crop—coffee. Besides a claim made for "salt lands" at Keahuolu, the *ahupua'a* south of Kealahou, and several claims made for rights to fishpond resources, there is very little indication of land use throughout the intermediate and lower elevations. No claims were made for house lots on the coast.

Cordy found in his study of land claims made at Kaloko that by the time of the Māhele, "the coast was virtually abandoned and the economic focus in this area had shifted to the uplands,

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

which may have been a non-traditional pattern in this area" (Cordy et al. 1991:421). The following subsections summarize Māhele data for each respective *ahupua'a* within the Project area, providing insight into the settlement pattern for the region.

4.3.1 Kaloko: Konohiki Land

Kaloko was awarded and kept by Lot Kamehameha (LCA 7715) who later ruled Hawai'i as Kamehameha V. A total of 21 additional claims of land were made in Kaloko of which 12 were awarded (Table 5). Lands were claimed in 15 'ili but awarded in only 12. Kelly (1971) noted that all 12 commoner or *kūleana* awards were located within the Upland Zone between elevations of 1200 to 1700 feet. Only six claims mention crops grown on claimed land and taro was the predominant crop. House lots were claimed in only two of the eighteen cases but Cordy notes that housing data is poor for this period (Cordy et al. 1991:411, 415).

Table 5. Land Commission Awards in Kaloko

LCA	Awardee	'Ili	Acreage
7797	Kamohoalii	Kīkahala, Ulauiui	5.3
7909	Kamaole	Makaawe, Hale'ape	7.0
9060	Kioku	Uluukukahi	4.0
9160	Kanu	Kanaio	2.5
9237	Kahiona	Oloupe	2.8
9238	Kahoohānaho	Pāpua'a	1.8
9241	Kaiama	Kealahū, Luahine'ēku, Haleolono	4.3
9242	Keaweāhokina	Kīkahala, Kealahū	2.8
9243	Kaleiko	Kealahū, Luahine'ēku, Haleolono	1.8
10327	Nahuina	Hale'ape	3.5
10694	Puhi	Kiki	3.5
10951	Wahahee	Kealahū, Kīkahala	2.0
7715	Kapuaīwa, Lota	Ahupua'a Award	4320.0

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Keahuōli Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

4.3.2 Honokōhau 1-2: Konohiki Land

Based on LCAs for Honokōhau, Honokōhau 1 was awarded as a *konohiki* award to Miriam Kekau'onohi (LCA 11216) and Honokōhau 2 was awarded to William Pitt Leleiohoku (LCA 9971). Both awards were kept by the claimants. The 'ili of Papa'akoko and Elepai were also awarded as a *konohiki* award to William Charles Lunalilo (LCA 8559-B), who later became the sixth Hawaiian monarch. He returned the land to the government in lieu of commutation. An additional 32 claims on Honokōhau lands were made by Native Hawaiian commoners of which 12 were awarded (Table 6). Lands were claimed in 16 'ili but awarded in only nine which ranged in size from 0.97 to 6.75 acres. These awards were located at elevations of 800 to 1680 feet. Only two awards mentioned specific crops of taro and potato grown upon the awarded parcels and only one house lot was claimed (Robins et al. 1995:25).

Table 6. Land Commission Awards for Honokōhau 1-2

LCA	Awardee	'Ili	Acreage
6026	Lanai, Ikaaka	Hanapouli	1.0
7396	Kekipi	Pu'u Kou	3.9
7490	Polapola, Solomona	*Onea, Waipi'o, Pukalani	2.0
7870, 7867	Kamohai	Waipi'o	1.0
7890	Kukona	Hanapouli	2.3
8218	Ikiiki	Waipi'o	2.3
9061	Kanae	Pukalani	4.8
9236	Kahaulewahine	Kaao	3.2
10319	Nahina	Haleolono	3.5
10521-B	Puhiale	Haleamāhuka	6.8
10762	Ahu	Ni'uhiwa	2.2
11064	Apuni		2.5
11216:36	Kekauonohi, Mikahela	Ahupua'a Award	26.5
9971	Leleiohoku, William P.	Ahupua'a Award	480.0

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahē, and Keahuōli Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

4.3.3 Kealahē: Government Land

Kealahē was awarded to Kekuāpanio who returned the land to the government. Kekuāpanio was one of a group of young nobles that were the favorites of Kamehameha III. Within Kealahē, 23 *kūleana* claims were made of which eleven were awarded. The claims are presented in Table 7. According to Donham 1990, all claims were made in six *‘i‘i* (Donham 1990:B-4). Testimonies showed that claimants listed numerous cultivated parcels planted in taro and sweet potatoes and at least ten houses and a fair sized banana patch was situated in the uplands.

Table 7. Land Commission Awards in Kealahē

LCA	Awardee	‘Ili	Acreage
7483	Kuhua	Ka‘ōhia, Makakiloī‘a	2.6
7897	Kahuenui 2	Kukui‘ōmino	4.9
8608	Kaahui	Ka‘ōhia, Kalihi, Pū‘ohe, Kukui‘ōmino, ‘Ililoa	3.9
9252	Kauhai	Pū‘ohe, Ka‘ōhia, Kani‘ohale	5.78
10070	Mioi	‘Ililoa, Kani‘ohale, Kukui‘ōmino	4.4
10306	Nuole	Kani‘ohale	5.25
10322	Nuhi	Makakiloī‘a	4.75
10597	Puou	Kukui‘ōmino-nui, Kukui‘ōmino-iki	4.12
10671	Pepe	‘Ililoa, Haleolono, Kukui‘ōmino, Kani‘ohale	4.96
10692	Paai	Pū‘ohu, ‘Ililoa, Ka‘ōhia	2.8
10950	Waiwaiole	Ka‘ōhia, Pū‘ohe	2.0

4.3.4 Keahuōlū: Konohiki Lands

The entire *ahupua‘a* of Keahuōlū was awarded to Ane Keohokālole. Ane Keohokālole had held two walled houselots “from very ancient times” along the shore. Keohokālole was the granddaughter of Kame‘iamoku, an important chief that supported Kamehameha I. She was also the mother of the future King David Kalākaua, the future Queen Kamaka‘eha Lydia Lili‘uokalani, William Pitt Leleiohoku, and Miriam Likelike. Ane Keohokālole later sold portions of her 15,000-20,000-acre grant to the government and other parties, with the remainder

being passed on to her heir, Lili‘uokalani. J. S. Emerson, a 19th century government surveyor, described the inland portion of Keahuōlū as “rough pohohoe, little vegetation,” similar to descriptions of the dry and barren lands of Kekaha. David Kalākaua further described these *kūla* lands as suitable for livestock grazing (Donham 1990). Within Keahuōlū, seven *kūleana* claims were made of which six were awarded (Table 8) No *kūleana* grants were awarded in the inland portion (lower *kūla* zone) of Keahuōlū, and there is little historic information concerning traditional Hawaiian land use in the area.

The upper *kūla* zone was historically the primary agricultural zone of the two *ahupua‘a*. Many *kūleana* awards were claimed for this area, indicating that dry land crops were grown here. The most common crop described in the claims was taro, with coffee and potatoes also mentioned. During the Māhele, few of these *kūleana* awards were granted; instead, these lands were generally awarded to the *konohiki* (lower chiefs and landlords), who used the lands for livestock grazing (Kelly 1983:67).

Table 8. Land Commission Awards in Keahuōlū

LCA	Awardee	‘Ili	Acreage
10345	Nahaalualu		
10303	Maa	Maii	
10198	Mailewalewa	Ululele	
10198B	Hailewalewa	Ululele	
10672	Paia	Koheloa, Puukaliu	
10171	Aki	Pauaiki, Papaawela, Kamuku	
07351	Kahuenui		

4.4 Mid-Nineteenth to Twentieth Century

Oral history interviews (Maly and Maly 2002) relate that in the mid-1800s, only a few residences were in the Project area. The land between elevations of 900 feet to the coast was cattle, donkey, and goat pasturage. *Maika* to *makai* trails through Kohanaiki, Kaloko, Kalaea, and Honokōhau were utilized by upland families to access the coast to fish and gather water during upland droughts.

Despite these major changes, there were apparently still many people living in the area in the later nineteenth century, as indicated by the following extended testimony of J. W. H. I. Kihe, who was born at Honokōhau in 1854. Kihe talked about the area in 1870:

Now [1924] the majority of those people are all dead. Of those things remembered and thought of by the people who yet remain from that time in 1870;

those who are here 53 years later, we cannot forget the many families who lived in the various (apana) land sections of Kekaha. From the lands of Honokōhau, Kaloko, Kohanaiki, the lands of 'O'oma, Kalaoa, Haleohiu, Makaula, Kau, Puukala-Ohiki, Awalua, the lands of Kaulana, Mahaiula, Makalawena, Awakee, the lands of Kukio, Kaupulehu, Kiholo, Keawaiki, Kapalaoa, Puuanahulu, and Puuwaawa. These many lands were filled with people in those days.

There were men, women, and children, the houses were filled with large families. Truly there were many people [in Kekaha]. I would travel around with the young men and women in those days, and we would stay together, travel together, eat together, and spend the nights in homes filled with aloha. The lands of Honokōhau were filled with people in those days, there were many women and children with whom I traveled with joy in the days of my youth. Those families are all gone, and the land is quiet. There are no people, only the rocks remain, and a few scattered trees growing, and only occasionally does one meet with a man today (1924). One man and his children are all that remain.

Kaloko was the same in those days, but now, it is a land without people. The men, the women, and the children are all gone, they have passed away. Only one man, J. W. Haau, remains. He is the only native child (*keiki kupu*) besides this author, who remains. Now the land is desolate, there are no people, the houses are quiet. Only the houses remain standing, places simply to be counted. (Maly and Maly 2002:341–342)

Another Native Hawaiian familiar with the area, J. P. Pu'uokupa, wrote a letter to the Hawaiian language newspaper *Ka Nuipepa Kuokoa* in 1875, reacting to (and disagreeing with) an earlier letter describing supposed famine-like conditions in the area:

The people who live in the area around Kailua are not bothered by the famine. They all have food. There are sweet potatoes and taro. These are the foods of these lands. There are at this time, breadfruit bearing fruit at Honokōhau on the side of Kailua, and at Kaloko, Kohanaiki, 'O'oma and the Kalaoas where lives J. P. [the author]. All of these lands are cultivated. There is land on which coffee is cultivated, where taro and sweet potatoes are cultivated, and land livestock is raised. All of us living from Kailua to Kalaoa are not in a famine, there is nothing we lack for the well being of our bodies.

Mokuola (a poetic reference to a place of life and well-being) is seen clearly upon the ocean, like the featherless back of the ukeke (shore bird). So it is in the uplands where one may wander gathering what is needed, as far as Kiholo which opens like the mouth of a long house into the wind. It is there that the bow of the boats may safely land upon the shore. The livelihood of the people there is fishing and the raising of livestock. The people in the uplands of Napuu are farmers, and as is the custom of those people of the backlands, they all eat in the morning and then go to work. So it is with all of the native people of these lands, they are a people that are well off....

As was said earlier, coffee is the plant of value on this land, and so, is the raising of livestock. From the payments for those products, the people are well off and they have built wooden houses. If you come here you shall see that it is true. Fish are also something which benefits the people. The people who make the pai ai [hard pounded but undiluted taro] on Maui bring it to Kona and trade it. Some of the natives here... (J. P. Pu'uokupa, in *Ka Nuipepa Kuokoa* November 27, 1875; translated by Maly, in Maly and Maly 2002:339)

4.4.1 Kaloko

Historical documents suggest that by the 1840s to 1850s, the coastal zone had been abandoned as a residential area, except for a house used by the fishpond's caretaker. According to Cordy et al., this pattern would have changed from pre-historic and early historic times when many coastal residences were present (Cordy et al. 1991:288). By the 1870s and 1880s, housing seems to have become focused in the upland zone at the Kohanaiki Homesteads with some scattered houses across Kaloko along the road to Kailua and the upper Government Road. Cultivation may have shifted to cash crops like coffee and small-scale livestock-raising may have taken place (Cordy et al. 1991).

During the 20th century, major developments focused on Kaloko Ahupua'a with continuing commercial use of Kaloko Fishpond and increasing animal husbandry. Ranching steadily increased with the development of the *ahupua'a* uplands into the Hu'e'ehu'e Ranch. Maly and Maly (2003:78) discuss the acquisition of these lands and the types of ranching that were common:

In 1899, John A. Maguire, founder of Huehue Ranch applied for a Patent Grant on ... lots in 'O'oma 2nd, but he only secured Grant No. 4536.... Maguire's Huehue Ranch did secure General Lease No.s 1001 and 590 for grazing purposes on the remaining government lands in the Kohanaiki and 'O'oma vicinity. Thus, by the turn of the century, Huehue Ranch, utilized both the upper forest lands and lower kula lands to the shore for ranching purposes. Oral history interviews with elder former ranch hands record that this use extended across the Kapena and Huliko'a grant lands of Kohanaiki, from the fee and leasehold lands of Kaloko and 'O'oma. Nineteenth century goat drives, gave way to formalized cattle drives and round ups on these lands.

Until the construction of the Queen Ka'ahumanu Highway in the 1970s, access to the "*kula kai* (shoreward plains)" was limited to local residents (Maly and Maly 2003:101). The 1924 USGS map in Figure 32 shows "the road to the sea" connecting the Kohanaiki Homesteads with the Kaloko Fishpond. In the first half of the 20th century, the primary method of travel was "by foot or on horse or donkey, and those who traveled the land, were almost always native residents of Kalaoa, 'O'oma, Kohanaiki, Kaloko and Honokōhau" (Maly and Maly 2003:99). Hu'e'ehu'e Ranch bulldozed a jeep road to the shore around 1955 during the construction of the Kailua pier and was used primarily by the ranch employees for duties or for going fishing along the coast.

Leased from Hu'ehu'e Ranch, the Kaloko Fishpond continued as a commercial fishing operation until the 1950s. During the 1970s, the pond was incorporated into the newly-established Kaloko-Honokōhau National Historic Park.

4.4.2 Honokōhau

Clues to life within Honokōhau Ahupua'a come to light in records of the 1873 Boundary Commission proceedings. J. O. Dominis, petitioned a hearing by the Commission to settle the boundaries of Honokōhau II. Three Native Hawaiian witnesses familiar with the *ahupua'a* gave their testimonies on August 12, 1873, which contain many place names, no longer indicated on modern maps. These place names are associated with land features and constructions which provide insight into a once thriving traditional Hawaiian life within the *ahupua'a*:

Commencing at the sea shore the boundary between Honokōhaunui and Honokōhauke is at a place called Kuanawai said place is in the water, thence up the sand beach to a place called Pohakuhaiku a heiau on the pāhoehoe, from thence the boundary runs to Puunau an ai aina or ahua, an old resting place where a koa tree used to stand at a crook on the road thence up the iwi aina to Keaukalupua a cave, thence to Ulukukahi a breadfruit tree thence to an ohia tree called Ohia kaumaia thence up the iwi aina to Kuakahela a lae ohia fruit trees, thence to Mumuku a breadfruit tree on the North Side. From Kuakahela the trail runs mauka along the boundary from Mumuku through Ikuana, an old kulana kauhale, and along the road, mauka to Kapiopio punawai, thence the boundary runs up mauka along the iwi to Kumunanaike a water hole and bathing place. (The Government road is mauka of Mumuku.) From Kumunanaike the boundary runs to ma Laiula, a banana grove in the edge of the ohia woods; where Honokōhaunui and Kealakehe unite thereby cutting Honokōhauke off. There turn mauka along Kealakehe to Waiha a punawai at the old kulana kauhale below the woods, thence mauka along the iwi aina to Waiopapa, a punawai and ahua above the Government road, where you can look out to sea. Thence mauka to Kaneopua an ai aina on the boundary, below the Govt. road, at the junction of ... [?] boundary of Kealakehe and Honokōhauke. Thence mauka to Kukanoonoo, an old kulana kauhale ... thence mauka to Kukuipualoa an ahua pohaku (resting place) coming to the 'a'a. Thence to *kahawai aina a mahina ai* in 'ai'a, thence mauka to Puunoho on the pāhoehoe, said place is an ahua thence to Pāhoehoea, still on pāhoehoe, thence mauka to Malu a lae. the sea bounds the land mauka; and there is a very small fishing right cut off by the sea of Kealakehe and Honokōhaunui. (Hawai'i Commission of Boundaries 1879:243)

Of note from the above excerpt are references to the two old *kilana kauhale* (literally, a plurality of houses; hamlet, village, or residential cluster) named Ikuana and Kukanoonoo, the three *pūnāwai* (water spring), and the water hole and bathing place Kumunana'ike, all features of the *ahupua'a*'s *mauka* portion. Also, in the *maikai* portion of the *ahupua'a*, the *heiau* identified as Pohakuhaiku may correspond to the unnamed heiau recorded approximately 500 feet inland from the coast and in the vicinity of the *ahupua'a* boundary during an archaeological survey of the coastal region (Emory and Soehren 1971). Also mentioned is a *heiau* named

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealakehe, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

69

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Halekua between the Government Road and the sea, which informant Kamohai described as the wall above the school house and a few sentences later as a *heiau*.

Based on Boundary Commission and Land Court Award records, Robins postulates that the intermediate and upland zones of Honokōhau were abandoned following the Māhele (ca. 1850s) (Robins et al. 1995:149). Thus, vacant lands were subsequently acquired for cattle ranching and portions leased for commercial cultivation of coffee and fruit by Japanese immigrants. According to Robins, the coastal zone of Honokōhau I and II was virtually vacant by the 1920s to 1930s. Settlement associated with ranching and coffee farming centered primarily along the *mauka* roads as they are today.

4.4.3 Kealakehe

As government lands, portions of Kealakehe Ahupua'a were subdivided as the Kealakehe Homesteads for purchase by homesteaders for residential development. Following the passage of the Hawaiian Homes Commission Act in 1921, portions of Kealakehe were designated Hawaiian Homelands for Native Hawaiians to live on, farm, ranch, and engage in commercial, industrial, or any other activities.

4.4.4 Keahuolu

A *sisal* mill was constructed in Keahuolu sometime during the late 1890s; *sisal* was grown to make ropes and other fibers. The mill was located along the southern portion of the old Palani Road corridor at 130 meters (428 ft) AMSL. Operating until 1924, the mill was surrounded by *sisal* fields that covered an area of up to 1000 acres in Keahuolu and Kealakehe *ahupua'a* (Jensen 1990).

In the late 1890s and 1900s, the area around Pawai Bay, was a fishing village with a canoe landing (Yent 1993:4). A large brackish pond was present *mauka* of the bay, and in addition to several planting pits utilized for the cultivation of primarily pineapple, multiple housesites were present around Pawai Bay (Neighbor Island Consultants 1973:45,52). This area was inhabited by the Kau'a family until the construction of the airport in 1948. The coastal area of Makā'eō was marked by a large coconut grove (Yent 1993:4), and the coastal trail that ran through Kailua Town turned to head *mauka* at Makā'eō to join with the Māmalahoa Trail (Springer and Camaral 1987:42).

In 1909, the Lili'uokalani Trust was established to provide for children, especially orphans, of Hawaiian descent (Queen Lili'uokalani Children's Center 2004:1981). Income was derived from real estate owned by Queen Lili'uokalani. As a result of the will of Queen Lili'uokalani, the lands of Keahuolu were placed in a trust. In the last few decades, the trustees have begun to develop the Keahuolu lands to generate revenue for their programs. The area around Palani Road is now occupied with shopping malls, bookstores, business offices, and residential subdivisions.

The construction of Kona Airport, or the Old Airport, began on June 10th, 1948 (State of Hawai'i Department of Transportation 1949). Developments to the airport continued with the construction of the boundary fence in 1950 and various runway extensions completed over the years, with the last extension completed in 1967 (Neighbor Island Consultants 1973). The airport

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealakehe, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

70

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

development included a passenger terminal, an access road, a parking lot, the runway and parking apron, as well as an airplane hangar. However, the commercial operations of Kona Airport ended with the opening of the new Keāhole Airport on July 1st, 1970. Following the Kona Airport closure, the County of Hawai'i took over management of the area for development as a park. In 1976, ownership of the Kona Airport lands was transferred to the Hawai'i Island State Parks.

4.5 Current Land Use

Since the second half of the twentieth century, developments beyond ranching and coffee have occurred within the Project area. These include the establishment of: the Kaloko-Honokōhau National Park, the Honokōhau Harbor, the Kaloko Industrial area, OTEC facility, the Keāhole Airport, the Makalapua Center, and development surrounding Kailua Town. The bulk of residential housing are concentrated on the *mauka* side of the Project area off Māmalahoa Highway and Palani Road. Compared to the town of Kailua, south of the Project area, Kekaha is relatively undeveloped.

Section 5 Archaeology

For detailed information on the archaeology of specific Candidate Sites and for all previous archaeological studies conducted throughout the *ahupua'a* of Kaloko, Honokōhau, Kealahē, and Keahuolū, please refer to the accompanying archaeological assessment report for this Project: Wilkinson, Sarah, Auli Mitchell and Hallett H. Hammatt 2011 *Archaeological Literature Review and Field Inspection for Seven Locations Under Consideration for the Kona Judiciary Complex Project, Honokōhau, Kaloko, Keahuolū, and Kealahē Ahupua'a, North Kona District, Hawai'i Island TMM* [3]-7-3-009-025; 7-4-008-005; 7-4-020-003; 004, 007, 010; 7-4-021-008, 023.

The report also includes an archaeological assessment conducted in June, 2011, to assess the current archeological state of each site.

Section 6 Community Consultation

Throughout the course of this assessment, an effort was made to contact and consult with Hawaiian cultural organizations, government agencies, and individuals who might have knowledge of and/or concerns about traditional cultural practices related to the Project area. This effort was made by letter, e-mail, telephone and in-person contact. The initial outreach effort began in April 2011. Community consultation was completed in June 2011. In the majority of cases, a letter (Appendix D), USGS map, and aerial photographs of the Project area were mailed.

In most cases, one to three attempts were made to contact individuals, organizations, and agencies apposite to the CIA for the Project. The results of the community consultation process are presented in Table 9. Written statements from organizations, agencies, and community members are presented in Sections 6.1–6.5, and summaries of interviews are in Section 7.

Table 9. Results of Community Consultation

Name	Affiliation, Background	Comments
Ako, Mr. Valentine	Fisherman, descendant, <i>'ohana</i> from Kohalaiki	CSH mailed the initial contact letter on 05/27/2011. CSH called Mr. Ako on 06/03/2011 to follow-up, and he gave his permission to use previous interviews. His interview is presented in Section 7.4.
Arakaki, Mrs. Iwalani	Descendent	CSH mailed the initial contact letter on 05/27/2011. Mrs. Arakaki contacted CSH by telephone on 06/15/2011 and recommended that the following <i>'ohana</i> be contacted: the Ma'a, Pai, Mahi, Damos, and Mr. Isaac Harp. CSH previously contacted the Pai and Mahi families, and Mr. Isaac Harp. However, due to time constraints, CSH was unable to contact the Ma'a or the Damos family.
Au Hoy, Mrs. Fannie	Curator of Hulihe'e Palace	CSH mailed the initial contact letter on 05/17/2011. CSH called Mrs. Au Hoy on 05/23/2011, but she could not be reached.
Ayau, Mr. Halealoha	Hui Mālama I Nā Kupuna O Hawai'i Nei	CSH emailed the initial contact letter on 04/11/2011. Mr. Halealoha responded via e-mail on 4/25/2011, recommending Mrs. Ruby Keana'aina McDonald and Mr. Mahealani Pai.

Name	Affiliation, Background	Comments
Carlson, Mr. Carl	Former General manager of Huehue Ranch in 1969	CSH mailed the initial contact letter on 04/04/2011. CSH called on 5/19/2011 to follow-up, but Mr. Carlson could not be reached.
Cayan, Ms. Phyllis "Coochie"	State Historic Preservation Division (O'AHU OFFICE) History and Culture Branch Chief	CSH mailed the initial contact letter on 05/27/2011. Although SHPD has not responded, CSH expects to receive an official SHPD response letter to be included in the Final Draft of this CIA report.
DeRoy, Mrs. Betty	Friends for Fitness, Coordinator	CSH mailed the initial contact letter on 04/04/2011. CSH called on 5/19/2011 to follow-up, but Ms. DeRoy could not be reached.
Flores, Dr. E. Kalani, Ph.D.	University of Hawai'i professor of Hawai'i Life Styles	CSH mailed the initial contact letter on 04/04/2011. CSH called on 5/19/2011 to follow-up, but Dr. Flores could not be reached.
Greenwell, Mr. Kelly	Descendant of the founders of Palani Ranch	CSH mailed the initial contact letter on 04/04/2011. CSH called on 5/19/2011 to follow-up, but Mr. Greenwell could not be reached.
Haleamau, Mr. Karin	<i>Paniolo</i> with Huehue Ranch, descendant, and fisherman	CSH mailed the initial contact letter on 05/17/2011. CSH called on 5/19/2011 to follow-up, but Mr. Haleamau could not be reached.
Hanoa, Mrs. Pele	<i>Kupuna</i>	CSH mailed the initial contact letter on 05/27/2011. CSH did not have a contact number for Mrs. Hanoa, therefore, she could not be reached for follow-up.
Harp, Mr. Isaac	<i>'Ohana</i> from the Project area	CSH mailed the initial contact letter on 04/04/2011. CSH called on 5/19/2011 to follow-up and left a message with Mrs. Harp. CSH received no response from Mr. Harp.

Name	Affiliation, Background	Comments
Hickcox, Ms. Anna	Kona Outdoor Circle Member	CSH mailed the initial contact letter on 04/04/2011. CSH called Ms. Hickox on 05/23/2011 but she could not be reached.
Hoohuli, Mr. William	Descendant	CSH mailed the initial contact letter on 05/27/2011. CSH called Mr. Hoohuli on 06/15/2011 for follow-up. He returned the call and stated that he would call <i>kāpuna</i> from the Project area to contact CSH.
Ikedā, Mr. Michael	Queen Lili'uokalani Trust staff	CSH hand-delivered the contact letter to Mr. Ikeda at his work place on 5/18/2011. CSH called Mr. Ikeda on 5/23/2011 to follow-up, but Mr. Ikeda could not be reached so CSH left a message. CSH received no response from Mr. Ikeda.
Josephides, Mr. Anali	Cultural Historian and genealogist, SHPD Kona Office	CSH hand-delivered the contact letter to Mr. Josephides on 5/26/2011. Mr. Josephides recommended fourteen community members as potential study participants. Mr. Josephides also expressed interest in being interviewed for this Project. Due to time constraints, he could not be interviewed.
Kailiwai-Ray, Mrs. Debbie	Descendant	CSH mailed the initial contact letter on 05/27/2011. CSH did not have a contact number for Mrs. Kailiwai-Ray so she could not be called for follow-up.
Na Ohana O Kanuha	Descendants	CSH mailed the initial contact letter on 05/27/2011. CSH did not have a telephone number for this contact, so they could not be called for follow-up.
Keana'aina, Mr. Duane	Descendant	CSH mailed the initial contact letter on 05/17/2011. CSH called on 5/23/2011 to follow-up, but Mr. Keana'aina could not be reached.
Keka, Mr. Peter	Resident and <i>kama'āina</i>	CSH mailed the initial contact letter on 05/17/2011. The letter was returned to CSH.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

75

Name	Affiliation, Background	Comments
Keohokālōle Ohana, Attn: Emma Emalia Keohokalole	Descendants	CSH mailed the initial contact letter on 05/27/2011. CSH did not have a contact number for Ms. Keohokalole so she could not be called for follow-up.
Kiili Ohana, Attn: Mr. Keoki Makakamaka Kiili	Descendants	CSH mailed the initial contact letter on 05/27/2011. CSH did not have a contact number for Mr. Kiili, so he could not be called for follow-up.
Kona Hawaiian Civic Club, Attn: Cynthia Nazara		CSH mailed the initial contact letter on 05/27/2011. CSH received no response.
Kuali'i, Mr. Melvyn Kaleo	Former member of the Hawai'i Island Burial Council	CSH mailed the initial contact letter on 04/04/2011. CSH interviewed Mr. Kuali'i on 05/17/2001 at Maka'eo. His interview transcript is presented in Section 7.7.
Kunewa, Mr. Herman and Mrs. Iris	Descendant, <i>'olana</i> from Kohanaiki, grew up in Kohanaiki. Educators.	CSH mailed the initial contact letter on 04/04/2011. CSH called Mr. and Mrs. Kunewa on 05/19/2011 to follow-up, but they could not be reached.
Kunitake, Mr. Walter	His mother was involved in Maka'eo Project in Keahuolu Ahupua'a	CSH mailed the initial contact letter on 04/04/2011. CSH called Mr. Kunitake on 5/19/2011 to follow-up, and he indicated that he did not receive the contact letter. CSH re-sent the letter via e-mail. CSH interviewed Mr. Kunitake on 5/20/2011. A summary of his interview is presented in Section 7.5.
Lamont, Ms. Joan	Vice President of Beautification, Kona Outdoor Circle	CSH mailed the initial contact letter on 04/04/2011. CSH called her on 5/23/2011 to follow-up, but she could not be reached.
Lee, Mrs. Elizabeth Malu'ihī	Master <i>lau hala</i> weaver, descendant	CSH mailed the initial contact letter on 05/27/2011. CSH e-mailed Mrs. Lee on 06/03/2011 to ask permission to use an

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

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76

Name	Affiliation, Background	Comments
Lee, Mr. Reggie	Descendant	CSH mailed the initial contact letter on 05/27/2011. CSH e-mailed Mr. Lee on 06/03/2011 to ask permission to incorporate a previous interview in this report. CSH did not receive a response. CSH called on 06/17/2011 to follow-up.
Leslie, Mr. Bucky	Kona Representative, Hawai'i Island Burial Council	CSH mailed the initial contact letter on 05/27/2011.
Lui, Ms. Nicole	Descendant of Honokōhau	CSH called Ms. Lui on 05/04/2011 and arranged an interview. CSH interviewed Ms. Lui on 05/05/2011. However, she requested a follow-up interview at a later date to allow her time to review the Project in more detail. Unfortunately, due to time constraints and a busy schedule, Ms. Lui could not be interviewed, therefore, her interview remains incomplete and was not included in this CIA.
Mahi, Mr. Arthur	<i>Paniolo</i> , Native Hawaiian with familial ties throughout North Kona region	CSH mailed the initial contact letter on 05/17/2011. CSH called Mr. Mahi on 5/23/2011 to follow-up, but he could not be reached.
Mamae, Ms. Leihulu	Descendant	CSH mailed the initial contact letter on 05/27/2011. The letter was returned.
McDonald, Mrs. Ruby Keana'aina	Descendant	CSH hand-delivered the contact letter to Mrs. McDonald on 05/17/2011. CSH interviewed Mrs. McDonald on 05/31/2011. Her interview transcript is presented in Section 7.3.
Medeiros Jr., Mr. Clarence	Descendant	CSH mailed the initial contact letter on 05/27/2011. Mr. Clarence Medeiros contacted CSH on 06/07/2011 expressing interest in participating. CSH interviewed

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keolu Ahupua'a, North Kona District, Hawai'i Island.

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Name	Affiliation, Background	Comments
Medeiros, Mr. Jimmy	Descendant	Mr. Medeiros on 6/13/2011. A summary of his interview is presented in Section 7.6. CSH mailed the initial contact letter on 05/27/2011. CSH did not have a telephone contact for Mr. Jimmy Medeiros so he could not be contacted for follow-up.
Medeiros, Mr. Roland	Descendant	CSH mailed the initial contact letter on 05/27/2011. CSH did not have a telephone contact for Mr. Ronald Medeiros so he could not be contacted for follow-up.
Mitchell, Mr. Ron	Descendant	CSH mailed the initial contact letter on 05/27/2011. CSH called Mr. Mitchell on 06/15/2011 and left a message, after which he returned the call and requested that a copy of the letter be e-mailed to him. CSH e-mail Mr. Mitchell the contact letter with maps on 6/16/2011. Mr. Mitchell contacted CSH on 06/19/2011, and provided a brief statement, which is presented in Section 6.5.
Nāmu'o, Mr. Clyde:	Office of Hawaiian Affairs	CSH mailed the initial contact letter on 04/04/2011. OHA responded on 05/09/2011, indicating that it had no substantive comments to provide for the proposed Project but wanted assurance that an archeological assessment is conducted.
Pai, Mr. Mahealani	Cultural Specialist	CSH mailed the initial contact letter on 04/04/2011. CSH called Mr. Pai on 5/23/2011 to follow-up, but he could not be reached.
Punihaole, Mr. Robert	<i>Kama'āina</i> , <i>kūpuna</i>	CSH mailed the initial contact letter on 04/04/2011. Mr. Punihaole's daughter, Pamela Punihaole, e-mailed CSH on 4/15/2011 and stated that the Punihaole 'Ohana descends from <i>ahupua'a</i> in Kalaoa to Pu'unahulu, therefore, are not from the Project area.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keolu Ahupua'a, North Kona District, Hawai'i Island.

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Name	Affiliation, Background	Comments
Reeves, Mrs. Hannah	<i>Kama'āina, kūpuna</i>	CSH called Mrs. Reeves on 05/04/2011 and arranged an interview. CSH interviewed Mrs. Reeves on 05/05/2011 and on 05/31/2011. Refer to Section 7.2 for her interview transcript.
Soehren, Mr. Lloyd	Archaeologist, expert on place names	CSH mailed the initial contact letter on 04/04/2011. Mr. Soehren responded via e-mail on 04/11/2011 but CSH did not receive the letter so Mr. Soehren resent his response on 05/24/2011. A summary of the information he provided is presented in Section 6.3.
Van Gieson, Mr. George	Documented all the <i>hōlua</i> , or slides on the island.	CSH mailed the initial contact letter on 04/04/2011. CSH called Mr. Van Gieson on 05/23/2011 to ask for his permission to use a statement that he had provided for a previous project within the Project area. The information provided by Mr. Van Gieson is presented in Section 6.4.
Springer, Ms. Hannah	Hawaiian cultural practitioner and member of the Hawai'i County Planning Commission, also author	CSH mailed the initial contact letter on 04/04/2011. CSH called Ms. Springer on 5/23/2011 to follow-up but she could not be reached.
Tyler, Mr. J. Curtis III	<i>Kama'āina</i> , Resident, Politician	CSH mailed the initial contact letter on 04/04/2011. Mr. Tyler contacted CSH on 06/01/2011 and requested for a copy of the contact letter via e-mail. CSH e-mailed him a contact letter with maps on 06/16/2011.
Ursua, Mr. Larry	Hawaiian cultural practitioner	CSH mailed the initial contact letter on 04/04/2011. CSH called Mr. Ursua initially on 05/16/2011 to follow-up but he was unable to be reached. He was contacted four times thereafter since he resides in Kealahou within the immediate vicinity of the majority of the Candidate Sites. However, he could not be reached and he did

79

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Name	Affiliation, Background	Comments
		not call back.

80

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokohau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

6.1 State Historic Preservation Division

CSH met with Anali Josephides of SHPD on 05/26/2011 who provided CSH with a list of community members and families for consultation regarding the proposed Project. Although CSH has not received a formal letter response from SHPD, the letter will be included in the Final Draft for this Project.

6.2 Office of Hawaiian Affairs

CHS contacted Clyde Nāmu'o, Administrator of OHA, on 04/04/2011. In a written response sent to CSH on 05/09/2011, Mr. Nāmu'o stated that OHA had "no substantive comments at this time...[but] wants assurances that an archaeological inventory survey or assessment for the sites [is conducted]" (Appendix F).

6.3 Statement by Mr. Lloyd Soehren

CSH mailed a letter to Mr. Soehren on 04/04/2011. Mr. Soehren responded on 04/01/2011 but CSH did not receive his letter. Mr. Soehren re-sent his response on 05/24/2011 via e-mail sharing his knowledge of the Project area. He acknowledged a geological feature called "*ka lua puhi kanaka*" associated with Kaiwi Point and a *mo'olelo* of a shark *kupua*. He also mentioned Pu'u o Kaloa on the Keahuolu/Kealahke boundary, a *heiau* called Kalualapaula, and brought attention to place names in the Project area. He also recommended contacting Mrs. Ruby Keana'aina McDonald and Mr. Arthur Mahi as community contacts. He shared the following information:

I failed to record the source of a story about a geological feature, now destroyed, called "*ka lua puhi kanaka*," associated with Kaiwi Point. I think the story was about a shark *kupua* who lived at Kaiwi until his identity was revealed and he was put to death at the pit. Both are on the boundary between Kealahke and Keahuolu. The pit was located at the intersection of Palani Road and Kealahke Street, but filled when the latter was built. It was perhaps fifty feet across and ten feet deep (maybe a bit larger), and looked as if it had been excavated in large cobbles and small boulders of pahoehoe. It may have been associated with a nearby heiau called Kalualapaula (q.v. in my Place Names of Kona. See also Kaiwi in /Place Names of Hawaii/, p.70). See also Pu'u o Kaloa on the Keahuolu/Kealahke boundary in my Place Names of Kona. Kaahumanu Hwy keeps cutting into that low ridge which may have had burials on top. There are numerous local place names along the boundary between Keahuolu and Kealahke as well as along the shore between Lanihau and Kaloko. These are conveniently grouped by *āhupua'a* in my database for Kona which you might have.... Other persons knowledgeable about the area include Ruby Keana'aina McDonald and Arthur Mahi.

6.4 Statement Mr. George Van Gieson

CSH mailed a contact letter to Mr. Van Gieson on 04/04/2011. CSH called Mr. Van Gieson on 05/23/2011 to ask for permission to use information he had previously provided to CSH on 09/02/2010, regarding the Project area. Mr. Van Gieson has worked on the *hōlua* slide in Honokōhau and the area behind the Kaloko-Honokōhau Fishpond.

Mr. Van Gieson identified a graveyard located between the *hōlua* course and the Queen Ka'ahumanu Highway in Honokōhau. He stated:

[A] site that concerns me is the grave yard between the Holua and the existing highway [Ka'ahumanu]. It was relatively untouched in the seventies when I was photographing the Holua, but have heard that it may have been robbed since then.

He described the graves as burials of victims from a global flu epidemic around the 1860s, which is thought to have also affected Ka'upulehu and the Kohala coast. Mr. Van Gieson also relayed that his father had told him of mass burials that he and archeologist, Virginia Goldstein, had visited in a cave in the 1970s located on either Hu'ehu'e or Hualālai Ranch. His father believed that the cave may have remains of hundreds of victims of the epidemic.

In speaking with the late Dr. "Kid" McCoy ... [who had] a passion for his hobby of studying worldwide epidemics, I was told the graves were just of few of the victims of a Flu epidemic that was global in scope around the 1860s. Apparently, the flu spread too fast to be carried aboard ship and is quite a mystery. Also affected was the Kohala coast and the Kaulapulehu (Kona Village) area. Kid told me the only survivor of one village was a two year boy ... who may have been George Keakealani, a Puuanahulu cowboy who's daughter, Carol, was a guide/historian at the Kona Village Resort in the eighties. This is all from memory. My father told me of a mass burial he and county archeologist, Virginia Goldstein, visited in a cave in the seventies up on either Hu'ehu'e or Hualālai Ranch. He felt there may have been remains of "hundreds" of victims of the epidemic in that cave.

6.5 Statement by Mr. Ron Mitchell

CSH contacted Mr. Mitchell on 05/27/2011. Mr Mitchell called CSH on 06/19/2011 to share his *mana'o* regarding the proposed Project. He felt that the Candidate Sites closest to the existing Civic Center building are the most appropriate sites for the Judiciary building because their proximity to the Civic Center would be convenient for the public. He stated:

I think the sites closest to the Civic Center would be great. The closest sites to the Civic Center would be most convenient for everyone. That way, people don't have to drive all over the place. If everything is more centralized near the Civic Center, it would make things easier for everybody.

Mr. Mitchell also recommended as a way of giving back to the community, that the Judiciary building serve as a place of refuge during natural disasters. Thus, the construction of the

Judiciary building consider building specifications required in the event of natural disasters that periodically occur on the Island of Hawai'i. He stated:

During the construction of this much needed project, I wonder if the building can also serve as a shelter for people in Kona during natural disasters. I suggest that the structure(s) being constructed take into consideration building specifications required in the event of natural disasters that periodically affect the Island of Hawai'i. This would be a positive contribution for the community within this *ahupua'a*. I may be mistaken but I thought I overheard that the newly completed civic center was not constructed with this very consideration in mind.

Section 7 Interviews

Kama'āina and *kūpuna* with knowledge of the proposed Project and study area participated in semi-structured interviews for this CIA. CSH attempted to contact 47 individuals of which 18 responded and eight participated in formal interviews from April to June, 2011. However, due to time constraints, only six interviews were included in this report. Where applicable, information was taken from previous CSH reports within the Project area as indicated in Table 9. CSH initiated the interviews with questions from broad categories such as *wahi pana* and *mo'olelo*, agriculture and gathering practices, freshwater and marine resources, trails, cultural and historic properties, and burials. Participants' biographical backgrounds, comments, and concerns about the proposed development and Project area and environs are presented below.

7.1 Acknowledgements

The authors and researchers of this report extend our deep appreciation to everyone who took time to speak and share their *mana'o* with CSH whether in interviews or brief consultations. We request that if these interviews are used in future documents, the words of contributors are reproduced accurately and not in any way altered, and that if large excerpts from interviews are used, report preparers obtain the express written consent of the interviewee/s.

7.2 Mrs. Hannah Reeves

CSH interviewed Mrs. Hannah Wahine Maikai o Kaahumanu Keliulananiolo o Kalama Kane Reeves, hereafter known as Mrs. Reeves, on 05/05/2011 and on 05/31/2011. Mrs. Reeves is a full-blooded Native Hawaiian who was born in Kalaoa in 1938 to Nuhī Kane and Victoria Poomanu Kunewa. Though she currently lives in Kohalaiki, Mrs. Reeves grew up traversing the Kekaha region and the Project area. She comes from prevalent Native Hawaiian families that have lived in Kona for generations. Thus, she is intimately connected to and knowledgeable of the Project area. Mrs. Reeves is dedicated to preserving "Old Hawai'i" and is actively and passionately involved in projects to ensure that Native Hawaiian cultural resources, practices, and worldviews are considered and maintained. Teaching the younger generation and imparting her knowledge is part of the *kuleana* that she is proud of. Mrs. Reeves shared with CSH her *mana'o* regarding the proposed Project.

According to Mrs. Reeves, many burials are in Kealahou particularly in the immediate vicinity of the majority of the Candidate Sites. She described these burials:

The *iwi* start from Kealahou all the way over there. There are many graves.

Many graves all the way from Kealahou to Ka'ahumanu [Highway]. There's plenty of burials at Kealahou High School and there's thousands of burials at the Hawaiian Homes in Kealahou. When they built the homes, they removed a lot the *iwi*. There's a burial place above the Hawaiian Homes where many *iwi* were taken and buried there. Nuhī Street, which was named after my father, will take you to that burial site. When you come to it, you'll see the fence and everything.

Mrs. Reeves indicated that burials are sacred to Native Hawaiians which is why most burials are kept secret:

Our ancestors are buried from the mountain to the sea and 300 miles out to sea, on all the islands. Thousands of them are buried in every *ahupua'a* here. In the olden days, they'd bury people on their own land. Nobody knows until later when they find the bones. Burials are sacred to Hawaiians. That is why they are hidden because if you tell people, they will come and take everything. The old folks, they respect the ancestors. When people die, that is sacred. Like Kamehameha, nobody knows where he is buried except those close to him. The families know. My grandmother told me.

In addition to being buried in the land, Mrs. Reeves indicated that *iwi* were also buried in caves and lava tubes. *Ali'i* were buried in canoes that were hidden in caves. She described the following:

Iwi were also buried in lava tubes. They'd cut the lava tube and stack the *iwi* in layers. People before were rolled in *lau hala* mats and placed in the lava tubes. Personal belongings were also wrapped with the *iwi*. Royalty were buried in canoes and hidden in caves. That is one reason why lava tubes and caves are so important.

In the event that *iwi* are found, Mrs. Reeves recommended that everybody connected to the *ahupua'a* should be notified. She also recommended that *iwi* remain within the same *ahupua'a*, and if they must be removed, to be relocated either *mauka* or *makai* of the same *ahupua'a*. She also suggested that if necessary, that *iwi* be buried together or put in a cave. She stated:

They have to notify everybody who is connected to that *ahupua'a*. If there are many *ahupua'a* all the families must be called. When *iwi* are found and need to be removed, I am normally consulted. If they find graves, they cannot take them outside of the *ahupua'a*. If they take *iwi* out, they gotta bury it back into that land either *mauka* or *makai*. They can make a monument or whatever and put everybody in there or put them in a cave.

Mrs. Reeves also pointed out that caves and lava tubes are important features that need to be protected. Caves were used, in addition to burial grounds as explained above, for travel, particularly by warriors who were hidden within these cave systems. They were also used for shelter by fisherfolk during bad weather. She pointed out that there are many caves in Honokōhau and one she knows of near OTEC (Ocean Thermal Energy Conversion). She also believed that there are many caves in the Kaloko area [where Site A is located].

She explained:

The old folks before used to use the caves to travel. Secret travel. Kamehameha and his warriors used it to travel. For example, at the City of Refuge, there's a large cave down there that goes down to the ocean. The canoes would go in and take the men all the way inside and then they'd hike up through the caves. That's one reason why caves are special. In the olden days, when they used to go fishing

and it was storming or rainy, they'd go into the caves and stay there. Honokōhau has plenty of caves. There's one on the upside of OTEC. There's a lot of caves. I believe there's also a lot of caves in Kaloko where that site is. I think there's a lot of caves in this area from the mountain to the sea and they don't just go straight up and down but zig zag and go squiggly everywhere.

Mrs. Reeves also brought up the importance of trails. She explained that every *ahupua'a* had *mauka* to *makai* trails which people used to access the ocean for fishing and the *mauka* lands when the seas were rough. She also described a food-exchange system where *mauka* and *makai* people would meet half-way along the trails to exchange taro and crops with fish from the coastal areas.

There are trails on every *ahupua'a*. If you look at the *ahupua'a*, you can tell. Before, they used to have trails. That's how they got down for fish and *limu* from the sea. When there were waves, we'd go up the land to Kohanaiki and stay there and plant vegetables. Taro. Everything, you name it. We had a lot of land there. From the top to the bottom, acres of land. There were eight of us and one died. We used to go up there and stay over there and we'd get up every day and plant everything in the land. When the ocean was calm, we'd all go down the trails to the ocean. People also went on the trails to exchange food. The *mauka* people would come half-way and they'd exchange their food with the *makai* people for fish. We don't have that now. I hope someday we can be able to open up the trails so we can teach our children. My granddaughter, she's already learning how to speak Hawaiian and plant taro and clean it and make *poi*. I don't think anybody on this side is teaching the children yet because they need land to do that.

Mrs. Reeves recommended that the trails need to be found and when they are, that descendants of the *ahupua'a* be contacted. For example, she brought up the Hu'ehu'e Trail in Kaloko which runs through Site A. She believed that the trail should not be broken and that all descendants of Kaloko be contacted. She cautioned that trails are being covered up so that people don't use them anymore. She made the following recommendation:

I recommend that we need to find where the trails are. Each trail has a Hawaiian name before the white man came. When trails are found, we should be called. Sometimes the trails are being covered up for development. A lot of these people do that. They're covering up the trails because they don't want anybody to use them. But, I don't recommend anybody breaking a trail. Like that Hu'ehu'e Trail in Kaloko. They must call all the living descendants in Kaloko before they cut that place up [Site A]. We all have to come before they do anything to that trail. They cannot run over the trail because it is sacred. These trails are important because our children in the future will be able to see how our ancestors used the land from *mauka* to *makai*.

Regarding her knowledge of *heiau* within the Project area, Mrs. Reeves explained that every *ahupua'a* had *heiau* because offerings were made to the ancestors there so *heiau* were normally located near the sea and from high places on the *mauka* side of the land. She also believed that

there are about eight *heiau* located in Kaloko in the vicinity of Costco. According to Mrs. Reeves:

Offerings were made to the ancestors on *heiau*. That's why there were *heiau*. Normally, every *ahupua'a* has a *heiau*, each with their names. Every fisherman would bring some of their fish and leave at the *heiau* for offerings. If you look, there's always one *heiau* near the ocean and another one *mauka* at the top of the mountain. My grandmother told me there's one on Hualālai and there's also a chair made of stone there. It's Liloa's chair. It's still there. There's an area near Costco where there's about eight *heiau*. Those, I want to preserve.

Mrs. Reeves also brought attention to the Kuakini Wall, a historic wall that she described as a sacred wall that extends from Henry Street in Keahuoli, behind K-mart, and all the way to Kaloko.

Every island has sacred walls. There's that sacred wall by Palani. In reality, that wall not only comes to Henry Street. It comes all the way behind K-mart and all the way to Kaloko. Kuakini Wall they call it. People before used to follow the wall. These stones have now been taken by people to build their own private walls.

Mrs. Reeves referred to the Project area as rich in fishponds and '*ōpae* (general name for shrimp) ponds particularly along the coastal areas. She believed that there's a fishpond near the ocean in Kaloko that was covered up by lava from a lava flow.

There's a lot of fishponds and '*ōpae* ponds. There's lots on the *maikai* side. I think there's another one way down close to the ocean. The pond is huge underneath but the lava flow went over it. The pond still exists but the lava flow covers it. You cannot see it unless you know the place. This is in Kaloko. There's plenty. Lots of people go there. They can pass and pass and never see it. Hard to find unless you have the eye to see.

Mrs. Reeves shared memories of the fishing within the Project area:

We used to dive for *wana* [urehin]. For everything, you name it. We took care of five to six families with a lot of kids. All of us would go down to the beach. I don't know how we lived but somehow the Lord blessed my mom and dad that we took care of so many people. One time, we took care of eight families. They didn't have any houses so they stayed with us. I don't know how my mom did it, but she got everybody up and we'd go to the beach diving. It was right there. We'd dive for *wana*, for fish. We'd go *mauka* and pick up taro and pound *poi*. Now is the time to go home and work on the land. Plant something in the land because one day, we're not going to be able to buy food. We can live off the land and the ocean. I'm teaching everybody, all my family everything that my grandmother taught me.

Mrs. Reeves also shared *mo'olelo* about King Kamehameha, to whom she traces lineage. According to Mrs. Reeves:

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuoli Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Each island had a *mō'ī* (king, sovereign, monarch, majesty, ruler, queen) and a chiefess. Kamehameha comes from Maui. Keawe Po'epo'e. His mother ran away to Hawai'i Island and they say that Kamehameha was born in Hawai'i. One story says that he was born in Mo'okini, but my grandma says that he was never born there. He was born in the ocean. It was a stormy night and they couldn't come in. There's a cave that I've been to. I believe that they went in there and the runner, Naiolo, picked him up and went to, they call it that cannibal place in Kohala. It's up on a hill and nobody goes over there because people used to eat human beings there. But he was raised over there. He comes from the Keawe Po'epo'e line. The King had three wives and one of them was Ka'ahumanu. Kamehameha went and gave his wife to the King, Kamuali'i, then he died. All the people on each island, they are one big family. Thirteen of them. They're like brothers and sisters, all related to one another. I come from this line, Kamehameha. Lili'uokalani comes from Kaua'i.

Regarding the proposed Project, Mrs. Reeves stated that she is not against expanding but rather is against the destruction of cultural resources.

I'm not against expanding out. I'm not against that. What I'm against is if they go over the caves, the *hwi*, the artifacts. If they hit any of that, they're supposed to stop and call the people of that *ahupua'a* and the *kāpuna* to come in and pick up the bones or what needs to be done. If I'm in town, you guys call me and I'll be right there. I'd be glad to be there to watch. The construction company should be held responsible for damages. Before they do anything, archeologists and people from the place should go ahead of the construction company and watch because construction companies don't know. They're there to make money. I think it would be a good idea that we all work together to help one another and try to preserve old Hawai'i and what is left.

When asked her opinion of the most suitable site for the proposed Project, Mrs. Reeves believed that the Judiciary building be located near the new Civic Center building. She felt that its proximity to the Civic Center made more sense because it would save public expenditure on gas. She believed that the location of services around the Civic Center could also create a bus system that people could use. She shared her sentiments:

They would need lots of parking space, yeah? It would be a good idea to put it [Judiciary building] close to the Civic Center so that everybody is all in one place. I believe it's a great idea to put it next to the Center because gas is so expensive now. It would make it easier for people and if there's many people there, the bus can go there too.

She made several recommendations: 1) That cultural and archaeological monitors be present during every phase of construction; 2) that *kāpuna* and people from the area be contacted should artifacts and/or *hwi* be found; 3) in the event that *hwi* is found, she recommended that *hwi* remain within the same *ahupua'a*, and if they must be removed, to be relocated either *mauka* or *maikai* of the same *ahupua'a*; and 4) that trails must not be broken and if trails are found within the Project area, descendants of that *ahupua'a* should be notified.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuoli Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

7.3 Mrs. Ruby Keana'aina McDonald

CSH interviewed Mrs. Ruby Keana'aina McDonald on 08/10/2010 and also on 05/31/2011. The following is a synthesis of those two interviews:

Mrs. Ruby Keana'aina McDonald, hereafter known as Mrs. McDonald, was born on O'ahu in 1942 and moved to Kona when she was six years old. She grew up in Kailua, Kona. She descends from generations of family who have resided in Kona for centuries as *konoiki* (headman of an *ahupua'a* land division under the chief) particularly the coastal areas of Kohala including nearby Kaloko and Honokōhau. Her family's *kuleana* was to take care of the land and coastal areas. As a child, she recalls growing up spending weekends with her family along the coast, cleaning the beaches, fixing trails and stone walls, and taking care of the land. Currently, she lives in Kaloko *mauka* and works as the Office of Hawaiian Affairs liaison for West Hawai'i.

Mrs. McDonald described her origins and her family as being from the Kaha lands. She referred to the area from Honokōhau to perhaps Pu'uanaulu as the Kaha lands, which is also known as Kekaha, *'āina malo'o* or Kekaha *'āina wai 'ole*. She also stated that some people also consider Keahuolu and Kealahoe as part of Kekaha:

I grew up in Kailua but some of my family is from the Kaha lands which extend from Honokōhau to Makalawena. It's also called Kekaha. Some also say that Kekaha includes Keahuolu and Kealahoe.

Trails within the Project area were a significant cultural feature that Mrs. McDonald emphasized. Also known as the Ala Loa Trail or the Kamehameha Trail, the old Māmalahoa Highway is an ancient trail which runs from Kailua to Puakō and intersects the Queen Ka'ahumanu Highway near Kealahoe Parkway.

The Ala Loa Trail I know, runs from Kailua to Puakō. It's a lateral trail parallel to the ocean that runs from Puakō, through the airport, to the Kaloko-Honokōhau area. It passes straight through 'O'ona and all of those *ahupua'a*, crosses the street before the Kealahoe Parkway, then runs in the back of the Kealahoe Parkway. It's a very ancient trail and falls under the 1892 Highways Act so it's protected.

Mrs. McDonald shared the *mo'olelo* about Māmalahoa called the "law of the splintered paddle" which is associated with Kamehameha.

Māmalahoa is supposed to be Māmalahoe but somebody replaced the "e" with an "a." The story goes that he threatened a man with his paddle who had a little girl on his back. The two men fought and Kamehameha's foot got stuck in a crevice and dropped his paddle. The other man grabbed the paddle and beat up Kamehameha. So, Kamehameha set a law called, *E kana mai mamalahoe*—the law of the splintered paddle. The law allowed women and the old to stand on the side of the road without anybody being bothered. Whoever did the writing in those days changed a lot of names by adding or changing a letter. They call it Māmalahoa now.

Regarding the proposed Project, Mrs. McDonald was concerned that Site B, or Kealahoe 1, might impact the Ala Loa Trail. She explained the trail is of significant value to Hawaiian culture. Her family used the trail for transporting their harvested fish on donkey from Kaloko Pond to Kailua town. The trail was also used by people during the Makahiki. She described the trail as a cleared area that was later modified for shipping cattle:

I really don't want to see portions of the trail [Ala Loa] impacted because that's a very historical trail even to my family. Like I said, my great-grandfather leased the Kaloko Pond back in the thirties. My dad and uncles all worked in the pond and harvested fish twice a year. They put it [the fish] on the donkeys, and let the donkeys go. When my dad loaded the last donkey, he would run to Kailua just as the first donkey would reach the store. People would be waiting for the fish because they didn't have any ice then.

Mrs. McDonald was also concerned about the impact of the proposed Project should the development take place on Site A in Kaloko *makai*, on the Hu'ehu'e Trail which runs through the southern portion of Site A. She also mentioned another trail north of the Hu'ehu'e jeep trail, "There's another trail north of Hu'ehu'e Trail. It's a walking trail but I don't know where it starts."

Mrs. McDonald expressed that she wanted to see the trails preserved, as well as all other cultural sites. She recommended that a buffer zone surround the trails so that they are not disturbed. She shared her sentiments:

Save the trails. That's my number one concern. I would like to see some boundary or some kind of buffer around the trail. Of course the other cultural artifacts too but people tend to just focus on the tangible things—the structures that you can see with your eyes. People don't pay as much attention to the intangible things which are just as important. At one time, the area was a very special place and a lot was destroyed by the ranchers.

When asked her opinion of the most suitable site for the Judiciary building, Mrs. McDonald thought that Site G, or Kealahoe 2, would be most suitable because of its proximity to the new Civic Center and also because the site has already been inundated previously.

7.4 Mr. Valentine Ako

CSH interviewed Mr. Ako on March 25, March 30, April 3, 2009, July 25, 2010, and June 3, 2011 by telephone. He was also interviewed in person on April 4, 2010. The following is a synthesis of all interviews.

Mr. Valentine Akos, was born in 1926 in Hōlualoa. During his childhood, Mr. Ako attended elementary school in Kailua, Kona, then advanced to high school at Konaheena High School on Hawai'i Island. He became a fisherman in order to support his brothers and sisters through school. He was drafted to the Merchant Marine in the Pacific at the age of twenty-four and spent many years working on ships.

Mr. Ako's 'ohana has multi-generational ties to North Kona, and he grew up interested in learning his family history, the areas where they lived and traveled, and the various aspects of Hawaiian culture. *Kūpuna* trained him in traditional fishing methods, gathering and processing salt, planting taro, making *poi* and *kīlolo* (pudding made of baked or steamed grated taro or coconut cream), and knowing the various *mo'olelo* and history of the *tāina* and people. He possesses a wealth of information and cultural knowledge pertaining to the Project area.

Mr. Ako shared his *mana'o* regarding burials. He emphasized that Hawaiian burials were carried out in sand because Hawaiians used *ō'ō* or sticks for digging graves which explains why sand was used for burials. Within Keahuolu, he indicated that a sand dune existed where the Old Airport is located, where many *iwi* were buried. He stated:

The Westerners don't understand. Prior to Westerners coming to Hawaii, our *kūpuna* didn't have metal implements to dig a grave. Every island has a different concept of burials. On the Kona coast, any beach that has sand, you'll find graves there. The reason is because the closest implement they had was an old stick, the *ō'ō*. That's the closest thing that they used to dig. Most of the graves that our *kūpuna* used to dig were all by hand. On the Kona coast, you know where the Kona old airport is [in Keahuolu], from the lighthouse, all the way to the old airport, that was all sand dunes. Where you see the runway, that was all sand dunes. That's where we found a lot of graves. Prior to all this environmental awareness, nobody cared about that. Not even our *kūpuna* at that time. There were tombs right in that particular area which they destroyed. I know that for a fact.

Mr. Ako indicated that when he was around nine years old, he saw two cement tombs at the south end of Old Kona Airport. The tombs might be for higher ranking people like *ali'i*, he said. "Otherwise they wouldn't have made those tombs."

In Kaloko and Kohalaiki, Mr. Ako described that many burials in the area are located in lava tubes:

During the old days, prior to Westerners coming over, our *kūpuna* also buried their loved ones in the lava tubes in that particular area. As generations went by, they didn't notify the heirs where their loved ones are buried. My dad, before he passed away, took me up Palani and Māmalahoa, it was just barren at that time, so you could see down to Kohalaiki. He said, "Our ancestors are buried there, these are all our ancestors buried there.... One time, in Kona alone, there were 100,000 people. There were a lot of people in that particular area."

Mr. Ako expressed strong feelings against the removal of any of the burials that may be found during the course of development:

My concern is this: do not relocate these ancestors to another *ahupua'a*. If you find these graves, do not make it so that people can find them. This is where all our Hawaiian ancestors are buried. Leave the lava tubes alone, and seal it up. Don't make it so that people can come and see the graves and desecrate them. It's so important for developers to realize where our ancestors lived. You have to tell developers that this issue is important to us. My ancestors are all from this area.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

When they find these lava tubes, seal it up and do not expose it. Do not relocate them to another *ahupua'a*.

In the event that *iwi kūpuna* are found Mr. Ako emphasized that *iwi* should not be moved. He indicated that if *iwi* have to be relocated, to wrap them in *lau hala* or *kapa* and place them within the same *ahupua'a*.

When they find those graves, and they need to be relocated, don't relocate them [in *kūpuna*] to other than that *ahupua'a*. Find someplace in that *ahupua'a* where you can put them there. But don't relocate them to another *ahupua'a*, because they don't belong there. The moment you relocate them to another *ahupua'a*, that's when you get plenty problems. I base this on my personal experience. If you keep them in their *ahupua'a*, no problems.... If you have to relocate them then wrap them in *lau hala* or *kapa* and put them in the same *ahupua'a* and as close to the site as possible.

As an experienced fisherman, Mr. Ako shares some of the fishing methods that he used to practice such as, *'aholele* (snare), or catching *'a'ama* with bamboo, torching at night, crabbing, and fishing in an *"imu"* (rock and coral fish trap). Mr. Ako described the following:

In Kona, it used to be loaded with *'a'ama*. We used to use the bamboo with the coconut branch. We'd tie black thread and you go by the wall and you hook the black crab on the eye. The Hawaiians called it *'aholele*. We didn't have any recreation so we used to go torching at night time. I realized that was a better time to fish for crab because they come out at night. I'd take a bucket and cover the top with foil then make a hole right in the center. You push the foil down so you get one slope and then you put it right next to the stone. You get canned salmon and you make a trail of salmon, the crab will start eating and fall inside. That's how we used to make the trap. Black crabs. There's another crab near Sand Beach. That crab is called *pai'ea* and that crab has a sweet, sweet taste but the thing gets fuzzy with *limu* growing on top. Once a year, you'd find a ball of them clinging to each other and they'd roll on the sand. That's when we'd go pick them up. It's a very selective crab. In Kona, during the winter months it's rough, so we'd go in a certain place where there's reef with a depression on the reef. I used to go make *imu*. When the fish all come on top of the reef at high tide, they feed so we'd jump in the water and all the fish go inside the *imu*. We'd then throw the net over it. That's how I used to catch my fish during the winter months. They call that *imu*. There'll be *manini*, *maiko*, and *ki'iki'i he'e* (See Appendix B for scientific names).

Mr. Ako also described *'ōpelu* fishing:

The *'ōpae'ula* [or bait], were put in a basket and taken to the *ko'a* during winter when the *'ōpelu* were fed. During fall, *'ōpelu* season, they would catch 'em. From October to December, they had *'ōpelu* season. Summer to fall, they were fed. So the fish were trained [See Appendix B for scientific names].

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

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To attract fish to come to them, fishermen would take the paddle and *pa'i* (slap) it against the side of the boat to attract fish. For each *'ōpēlu ko'a*, Mr. Ako stressed there were older, mature big fish or what he called "*mākaia*" (parents) who brought in *'ōpēlu* fish and watched them. The *mākua* fish were either *ono*, *kala lolo* or some other fish (See Appendix B for scientific names). No one knew if the big fish ate the *'ōpēlu*, stated Mr. Ako. He also discussed how *'ōpae 'ula* was used as bait:

Fisherman throw *'ōpae 'ula*, and when the school is in the area, they let the net down, a circle net, [about] 40 to 50 feet. When you see the *'ōpēlu* start eating, the fishermen put chum and mud in the middle. Mud is to distract the fish as it makes a cloud. That's how we get *'ōpēlu* in the net; they still do that in Ho'okana and Miloli'i.

Mr. Ako explained that *'ōpae 'ula* were found in the many *kāheka* that once existed on what is now two-thirds of the Old Airport runway in Keahuolu:

In the back of the sand dune, there were tidal pools which we call *kāheka*—tidal pools. Our local fishermen used to use those tidal pools with all the shrimp in there—*'ōpae 'ula*... Two families, George Kailiawai and Solomon Kaelemakule, lived there and used to get *'ōpae 'ula*.... Uncle Solomon used to go at 2 a.m. with a flashlight and a fishnet, to get the *'ōpae 'ula* for chum.

Mr. Ako also shared his knowledge of place names particularly of places within the *ahupua'a* of Keahuolu. He noted that at the north end of the Old Airport is a bay called Pawai Bay and another one next to it called "Halepa'o." He remarked that Halepa'o is by the Queen Liliu'okalani Children's youth center, and is incorrectly called "Papawai Bay." Emphasizing that its rightful name is "Halepa'o" because of the crevice and the *'o'opu* (fresh and seawater species in the Gobiidae and Eleotridae families) that are found in there, Mr. Ako likened Halepa'o to be "like a regular swimming pool with a crevice, a stream when the tide is high." It was a good place to catch salt water *'o'opu*, also called *pa'o*, and the only place where they could catch a lot of it. The *'o'opu* could jump and stay out of the water and was also used as bait, for *ulua* (Carangidae, jack family). Mr. Ako also referred to the northern part of Keahuolu as Maka'eo and translated the name Maka'eo to mean "wandering eye." He stated:

We old timers always named it Maka'eo, after the little stone island. Maka'eo is the northern part of Keahuolu. Maka'eo and Pawai, if you look at the map, at the location of the Old Kona Airport, Pawai is considered part of Maka'eo.

According to Mr. Ako, long ago during the 1930s, in the *maika* side of the Old Kona Airport in Pawai, there grew abundant lots of "wild" pineapple. The wild pineapples were small, but very sweet. He does not know who planted them but he could still remember how delicious-tasting they were, and that they were "sweeter than sugar loaf pineapple." The fruit was about the size of a large orange, but it resembled a regular pineapple in all other aspects. "Kona didn't rain, and the weather conditions intensified the sweetness of the pineapple."

7.5 Mr. Walter Kunitake

Cultural Surveys Hawai'i interviewed Mr. Walter Kunitake by telephone on May 20, 2011. Mr. Kunitake is a former professor who has taught in various universities for 25 years, including University of Hawai'i at Mānoa and Pennsylvania State University. He is active in the West Hawai'i community and his mother is Kiyono Hamachi Kunitake—well-known and respected by both the public and politicians for her 25-year fight to establish an open space park at Old Kona Airport in the *ahupua'a* of Keahuolu. Among his accomplishments, Mr. Kunitake assisted the University of Hawai'i-West Hawai'i campus to acquire 500 acres for the school's new site which is near the proposed Judiciary Complex sites. He also serves as co-chair of the Saddle Road Task Force, which will ease transportation between Hilo and Kona. Mr. Kunitake is married to his wife Sharlene, and they have three children: Staci who is 26 years old, Kendall, 24 and Brandon, 20.

Mr. Kunitake began the discussion by noting that his comments are not so much about the cultural or historical significance of the Project areas, but more in relation to the sensibility of the logistics involved. He emphasizes the fact that the Civic Center is up and running now, with county offices centrally located.

Although the Judiciary complex is a State project, he stated that agencies, whether county, state or federal, are all interrelated. "The more centralized they are, the better they are," he stated, pointing out that when one is attempting to look for a place of work, it is difficult if offices are all spread out. If government agencies were concentrated in one area, "logistically, it is way better for the community."

With the high cost of gas, a central location would also be good as people would spend less money on fuel costs: "If people have to drive from here to there, they will burn a lot more gas just going to these different offices." He recalls how the county offices were spread out before, adding to confusion where things were:

You have to look at the issue of logistics... You are just going to burn gas if you go from one location to another, whereas if you have a one-stop visit, it is more convenient, it is more economical, you will get savings, time savings.

Reviewing the map with all seven proposed sites, Mr. Kunitake states that it would make more sense if the Judiciary complex would be located close to the county offices. "We should be looking at all the agencies to be more centrally located."

When asked if he was advocating for the site close to the Civic Center, Mr. Kunitake adds that he was also mulling over the Kaloko Makai proposed site, as it is a developing area. If the State of Hawai'i would build the state offices in that area, he would support that site more. Generally, he supports a site where state and county offices are closely located.

Regarding the Makalapua Project area, Mr. Kunitake points to that site as being more tied to a business venue, and in the case of the Judiciary complex, the agencies should be put in close together and not be inserted into a business setting. According to Mr. Kunitake, the proposed locations, whether the Kaloko Makai place or the Civic Center site, is "centralized." If the Judiciary complex is to serve West Hawai'i, these two locations are sensible choices.

When Mr. Kunitake was assisting the University of Hawai'i-West Hawai'i to find its setting, the goal was to locate a place that would be somewhat in the middle from Hāwī to Miloli'i. "So in thinking that way, if [the Civic Center] is a good location. Generally speaking, the locations you are identifying are all in a way good because if you put it in Miloli'i, it would be too far from central West Hawai'i."

When CSH asked what is Mr. Kunitake's preferred location, he notes that he is not too familiar with the Lanikai proposed site. But he emphasizes that the Civic Center proposed site is easy to find, as it is near a major intersection.

As for other proposed locations such as Kealahke 1, Mr. Kunitake is aware of where that venue is. But he expresses some concerns related to the regional park project that is currently underway to be located near the Kealahke 1 area:

I don't know how far the Kealahke 1 would extend to the general area of the park ... so I would be a bit hesitant to put the Kealahke 1 for where the Judiciary building would be. The reason would be if we are trying to put in the regional park, we need the largest area we can get, in that general area where Kealahke 1 is.... So I have some reservation about that location.

Mr. Kunitake is not too familiar with the location for Kealahke 2, other than that site is on the other side of the street and near Kealahke High School. Based on his knowledge of the proposed project areas, Mr. Kunitake recommends the Judiciary complex to be located in the Civic Center site.

Yes, that would be my preference and the reason is the county is not really good in terms of centralizing everything. And that before is what we were talking about all the time for Kona. The county offices were located in Kailua or ... up here or up there. How do you find all these places, you know? Sometimes they move, which makes it even worse. So the Civic Center is a really good concept, and I like the idea. And now, all I'm doing is adding other state agencies and federal agencies to kind of centralize ... if they centralize all the state offices in a particular location, one location is good. But it would be even better to put it closer to the Civic Center because it is already operational. It is already functional, it's already here, it's not a concept. That would be like the anchor. Why don't we look at the state offices to be located all centrally around that area? You start with the Judiciary building there, that would be good now.

Mr. Kunitake stresses that he is not familiar with the state's plan to centralize, if there is such a plan, nor does he know anything about trying to centralize all the offices of the State of Hawai'i in a central location. He asked CSH if there was such a plan.

When CSH asked if he had anything else to add, Mr. Kunitake stated the Civic Center is a fine central location, if one considers West Hawai'i to encompass Miloli'i all the way to Hāwī. Another reason that he favors the proposed Civic Center site is due to its proximity to the Queen Ka'ahumanu Highway, "the main artery of travel." Accessibility would be made relatively easier for the public.

Noting that he is not familiar with the availability of land close to the Civic Center, Mr. Kunitake expresses that if there was available land, that would be of interest. Pointing out the Civic Center acreage, and noting the 7.6 acres for the project area, Mr. Kunitake asked for clarification if all 7.6 acres was strictly just for the Judiciary building. He also commented on the existing infrastructure for the Civic Center site:

The other thing is that in terms of the infrastructure, I would think that with the Civic Center already being there, then the infrastructure addition would be minimal, because the Civic Center was already built there. Whereas if you put up something like this in a brand new area, then you would have to add so-called additional infrastructure in. For instance, Kaloko Makai, you don't have to put a lot more infrastructure in there, just put up the Judiciary building. Because Queen Ka'ahumanu is close by, and also ... in terms of short-term cost, the infrastructure is already in there and I would add that as another plus for the location of the Civic Center. That would be true for other locations close by.

In contrast, locations such as the proposed Makalapua site would likely require additional infrastructure for government buildings, according to Mr. Kunitake.

7.6 Mr. Clarence Medeiros Jr.

CSH interviewed Mr. Clarence Medeiros Jr. on 08/18/2010 and also on 06/13/2011. The following is a synthesis of those two interviews:

Mr. Clarence Medeiros Jr., hereafter referred to as Mr. Medeiros, was born in South Kona in 1952 and grew up in South Kona though he has genealogical ties to Keahuolu. His great-great grandfather owned *kūleana* land in Honokōhau Nui and Honokōhau Iki and his granduncle lived there. Other relatives are buried there, and he is a recognized cultural descendant to the Project area. He is a descendant of Keohōkālō's sister, Keliuēlawela, also known as Keliuēwela. Mr. Medeiros and his wife, Nellie, have two children, Jacob, 37, and Karen, 39. He currently resides in South Kona and owns a coffee and macadamia nut farm. Mr. Medeiros attended Kona Waena High School and joined the U.S. Army immediately after graduation. He did his basic training at Fort Ord, California, studied engineering at Fort Belvoir, Virginia, then was stationed in Germany. He was a war veteran who served in the U.S. Army from 1969 to 1972 with a tour of duty in Vietnam from 1970 to 1971.

Mr. Medeiros shared his experience and memories from the Project area. He stated that donkeys used to be abundant in and around the Honokōhau area because they were drawn to the freshwater springs in that area. He also claimed that the people of the region also ate donkey for subsistence.

I've mostly spent time in the Honokōhau area when we were young in the sixties.

We'd come down here and ride the donkeys. There were plenty of wild donkeys. I remember them always being there. After we'd play football, we were stupid kids.

We'd buy beer, get all drunk, and then chase the donkeys, and ride them. You know when you're driving out to Waimea? By Kona Village? There's still wild

donkeys roaming around there. You better watch out or you might run over one of them on the road sometime.

The Kalaoa people used to eat the donkeys. They'd make *lau lau* [packages of *hi* leaves containing pork, beef, salted fish, or taro tops, baked in the ground oven, steamed or broiled with it]. I never did eat donkey, but one day I was out there and they said, "Oh, come eat lunch." I was eating with them and looking at the meat, it was real dark and stringy. They were laughing and saying, "Oh, it's Hawaiian rabbit." The donkeys were taken out of that area because they are hazardous for cars. They'd chase you, and they bite. They'd hang out at Honokōhau because of the freshwater ponds. They'd go *mauka* during the day to go feed, then they'd come back down there to drink. The donkeys knew where the water was. The next morning after being drunk, and we're thirsty we'd look for the donkeys because they knew where the water was.

According to Mr. Medeiros, Honokōhau was a "hang-out" place because of its isolation, but it was mostly a fishing place. He recalled only one house in the area which belonged to a Filipino man.

People would go to Honokōhau to get drunk. They'd take their girlfriend over there because the place was isolated. They only had one old house on the point and a Filipino man was staying out over there. But that's all. Nobody was living there. It was a place for fishing. There was a little bumpy road you could drive down to Honokōhau. Back then, the road was junk. You could take your car and rip all your mufflers out. Usually we'd ride with somebody. Catch a ride with everybody because we knew everybody.

Mr. Medeiros remembers families living *mauka*, including families with *kuleana* along the coast, would spend weekends down at the beach fishing and drying fish. This practice was carried out during the summer time as the ocean was rough during winter time.

The coast was all lava. People lived *mauka* and these families would go down and some would have property near the beach. The families that had *kuleana* would go down to the coast and fish. They'd go down on the weekend and stay there. Winter time is rough so they'd stay up in the farms but when it was summer time, it was nice. They spent more time at the beach, fishing and drying fish. The ranchers let their workers go down. You had to get permission to go down because the gates were locked. The Hawai'i Belt road was not there. It took you an hour and over just to get down to the beach on a bumpy road.

Mr. Medeiros recalls diving and line fishing for *pūpū* (relish, appetizer) in the late seventies at Honokōhau. He'd catch *āholehole*, *upāpala*, *'ala'ihī*, and *'āweoweo* (See Appendix B for scientific names).

Sometimes, we'd go diving for *pūpū* but not the kind of fishing where the families would go down and spend the weekend camping. I did some fishing over there in the late seventies but from the harbor. We'd go line fishing. We'd catch *āholehole*, *upāpala*, *'ala'ihī*, and *'āweoweo*. One of them is kind of

see-through—like shrimp. The *ala'ihī* is red. Those are fish I like so I'd catch those. Already had the harbor so it was convenient to drive right there.

He also used to hunt goats within the Project area: "I used to hunt goats, little bit. I used to go with the cowboys from the ranch every once in awhile. That was back in the day in the sixties and seventies. It's all changed now."

Mr. Medeiros likened the Kona that he knew fifty years ago, to Moloka'i—undeveloped with a smaller population where everybody knew each other.

At the time, the existing harbor was not there yet. The harbor was built in the late sixties or seventies. When I left for the military in sixty-nine, there was no harbor there yet. Go back fifty years, Kona was like, maybe Moloka'i or Miloli'i. You knew everybody. Not too much outsiders and not too much cars. Kona's changed a lot. I hardly know anybody. I used to know everybody.

Mr. Medeiros described growing up when Native Hawaiians still practiced the *ahupua'a*-based lifestyle of subsistence, where people from each *ahupua'a* respected each other's boundaries. He explained the *ko'a* system, which were determined by *ahupua'a* boundaries. Several *ahupua'a* could share a common *ko'a* which, in this case, was associated with *'ōpēlu*. Mr. Medeiros described a community-based management system surrounding marine resources in which exclusive rights to fishing in a *ko'a* were limited to those from *ahupua'a* with claims to that *ko'a*. *'ōpēlu* were fed and maintained by its members and a *kapu* system dictated when people could fish. Monitoring was administered by its members and poachers were confronted and, at times, chased away. A *konohiki*, or a designated authority figure, was consulted in matters pertaining to fishing decisions within the *ko'a* such as asking for permission by outsiders to fish and determining the time to lift the *kapu* and allow fishing.

In that time, you just couldn't go all over the place. You had to stay in your area. You hunted only in your place. If you went over to another *ahupua'a*, they'd get pissed off. They still had common sense back then. People were still living by *ahupua'a* rules at the time. You couldn't just go any place. You'd have to go with somebody from that place and they'd take you. You didn't go by yourself. You'd get plenty of red flags. The *ahupua'a* had *'ihī* which were smaller sections so that's how people would identify places. They'd say, "Oh, I'm going to be at such and such place at two o'clock." We knew exactly where that place was. Now, no more.

People knew where they lived whether it was Kalaoa or Kēalahē because that's where people got their subsistence. For example, if you went fishing for *'ōpēlu* near your *ko'a* and somebody from Hōnaunau came to fish there too, they'd be chased out of there.

There were shoreline *ko'a*. When you'd go out to the ocean, *ko'a* would sit in certain areas. For example, this *ko'a* would serve three or four of these *ahupua'a*. All of these people would take care of that *ko'a*. They'd feed the fish and you could only catch fish at certain times. If somebody outside comes and caught their fish, they'd get mad because they had the *kapu*. Nobody catch fish until the time

was right. My mom said one time this man went out and fished and came back with a canoe full of fish but they were waiting for him in the water. When he got back, they pounded him. You couldn't just do that. You had to wait for the right time. Now, with this American law, you can do anything. You can destroy the whole ecosystem. There's none of those native customary laws anymore. If you wanted to fish, you go ask the main guy, the *konohiki* and everybody knew who that person was.

According to Mr. Medeiros, a mixture of pumpkin, taro, and avocado was used to feed the 'ōpelo.

The *ko'a* was the area where the 'ōpelo would live. Their home. They'd take care of the *ko'a*. That's where the freshwater was. Maybe it was the shrimp or whatever which kept them in that area—where the freshwater comes in from the mountain underground. People would feed the 'ōpelo pumpkin and pea [avocado]. We'd mix pumpkin, taro, and avocado and feed the fish. You tie the mixture up in a rag and let it seep through. You'd see all the fish eating. You do that for a couple of months until the fish gets big when it's time for harvest. Then you'd dry the 'ōpelo. If they saw someone on a canoe in front of a *ko'a* they'd go chase them away. Today, we have jungle rules. No rules. Anybody can come. There's no laws. The old days, you had to go get permission from the *ahupua'a*. Some *ko'a* were located in between *dhupua'a* but whoever shared those *dhupua'a* would go out there, respect and feed the fish, and watch for outsiders. They all protected it.

Regarding medicinal plants within or near the Project area, Mr. Medeiros identified a medicinal plant, the *maipilo* or *pilo*.

The *maipilo* or *pilo* can be found on the Queen Lili'uokalani property all the way to the airport. I've seen them there recently. That's a good plant. It is an endemic plant with medicinal properties and is considered "vulnerable," likely to become endangered in the near future. With things so fast moving, we could lose it all, if it is not protected.

I personally use this plant when I get a sore back. I learned about this plant from Earl Leslie Sr. When somebody needs the medicine, I normally go to the Queen Lili'uokalani [Center]. I have to sign a waiver but they let me go cut what I need. I used to go to Kēahou for that, but now they have condominiums there. They used to grow down by the old airport by Target, but they put the road down where Target is. Now, they've cleaned all the *pilo* out. There's some in the Costco area. *Pilo* is a shrub. It grows maybe about five or six feet tall and not much higher. It kind of hugs the ground and has a white flower. It only grows on the lava, but not new lava—old lava that's a hundred years old. It's just like the 'ōhi'a tree. They just grow out of the lava. I don't know where the seeds come from.

Mr. Medeiros shared his knowledge of how to use the *pilo* for medicinal purposes. According to him, one can scrape the bark off with a saw, add *pa'akai* (salt) and a little water, then place in a sock or piece of cheesecloth. Then apply to the area that hurts.

I used to coach football at Kōnawaena in the eighties and nineties and sometimes I'd use the medicine for some of them. I have a friend who said that he came home on the plane and couldn't move. They had to help him out of the plane. He's older. He called me on a Friday, but the office was closed already (Queen Lili'uokalani), so I told him to wait until Monday. When Monday came, I went down and talked to the manager and signed the paper. Got the medicine and took it to his house. I told him what to do, and he called me up the day after to thank me. He said he could stand up straight now. The second day, he was all good.

When you have inflammation, that plant is good for that. It won't work if you have a nerve problem. You can't leave it on your skin for too long. It will burn your skin. When I prepare it, I put a little bit of salt inside, put it in a sock, damp it a little bit, and put it on your back. You lay on your stomach for about an hour and a half then take it off. Next morning, you do the same thing. By the third time, you'll feel good already. You use the bark. You have to get a saw and get the bark. Every time I see him, he talks about it.

When asked about other native plants within the Project area, Mr. Medeiros recalled a plant called 'auhuhu (*Tephrosia purpurea*) which was used traditionally for fishing. The plant grew in the Honokōhau-Kaloko area. He also described the method of fish poisoning.

There used to be a plant over there between the harbor and the National Park parking lot called 'auhuhu. We'd use the plant to catch fish with. You smash the bark, throw it in the water, and the fish all float up. You have to bring the fish inside the pond though. You cannot just throw it in the ocean. When the tide come up high, all the fish come in. When it starts going back out that's when you do it. I don't see anybody do that anymore. I saw one or two plants down there before.

When asked his opinion of the most appropriate site for the Judiciary complex, Mr. Medeiros stated that his number one choice was Site F at Makalapua followed by Site B at Kealahē 1. He believed that these were the most convenient sites for public access as they are the closest to Kailua town. He stated:

My number one choice is the site over at Makalapua. I think that site is the closest to town [Kailua]. If its there, people won't have to travel through traffic as much and be late for their court dates. After that, Site B, closest to the highway [Ka ahumanu], would be my second choice. I think the closer to town, the better.

Mr. Medeiros had two concerns: 1) the impact of the proposed Project on trails; and 2) on native plants such as *pilo* growing within the Project area. He recommended that 1) the trails be protected; 2) the proper cultural protocol be followed if burials are discovered; 3) if *pilo* are found, buffers should be created around existing plants for protection; and 4) to designate open areas nearby to foster the growth of the *pilo* to ensure its perpetuation as a medicinal plant. He explained:

There's plenty of *mauka-makai* trails in that area. I think those should be protected, or ... to have signage that indicates the trails ... some kind of notification.

If *pilo* plants are found, I suggest that mitigation/improvement measures be taken. Possible action could be to create buffers around existing plants for protection. Also, designate open areas to foster future growth of *pilo* to provide a protected and perpetual source of this medicinal plant. I continue to harvest *pilo* for medicinal and cultural use, and I would like to see access to the *pilo* be available to us as cultural practitioners.

7.7 Mr. Kaleo Kualii'i

CSH interviewed Mr. Kaleo Kualii'i, hereafter known as Mr. Kualii'i on 5/24/2011 at Maka'e'o. Mr. Kualii'i was born in Kona in 1961 and raised on Ali'i Drive. He comes from a prominent Native Hawaiian family that has lived in Kona for many generations. His grandmother, Josephine Ako Freitas, was born and raised in Kealahou Ahupua'a, where the majority of the Project Candidate Sites are located. Mr. Kualii'i spent a lot of time with the *kāpuna* from whom he learnt a lot about Hawaiian culture and the Project area. This includes an interest in traditional Polynesian navigation and wayfinding through his involvement with Makali'i, the traditional Hawaiian sailing canoe. He also grew up hunting and fishing in the region surrounding the Project area. Mr. Kualii'i also served on the Hawai'i Island Burial Council, during which he had to visit several burials in the Project area. Mr. Kualii'i shared his *mana'o* with CSH:

Mr. Kualii'i described his connection to the Project area:

I'm very familiar with this place. I've hunted in these areas and being on the burial council, I've had to go on site to see several of the burials. Also, my family is connected to this place. I've walked this place, during the night and the day. We've walked through places. Without a car, I had to walk. If you weren't in school, you couldn't be on the road because some uncle would see you. I've fished up and down here. I've hunted here. I've spent a lot of time with *nā kāpuna*, probably because I was so hard headed. I didn't hang out with people my age. It was great but I think about it now, we just don't have enough time to spend with them. I could've just given up what I was doing and moved in with uncle and still would not know half the things he knows because they grew up knowing these places. That's the big difference. We talked. When I started at Kohanaiki, he and I walked from the top to the bottom all the way around. He showed me everything he could see. Then he told me about the things that you can't see. I think those are the things that the Western concept focuses on. Everything is based on the physical evidence rather than the spiritual. A lot of times, we're driven by that which is within us which isn't driven by material things. They talk to us in the wind, the rain, and the ocean. If we listen good enough we can hear them but if not we can pass over it. My grandmother, Josephine Ako Freitas, was born and raised in Kealahou Ahupua'a. Valentine Ako is my great uncle—that's

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuōlū Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

one of her brothers. When the documentation of the history of the area was done by Kēpa Maly and his wife Onaona, they did a survey of my grandmother. They did a bunch of them but many were in the Kealahou area.

Mr. Kualii'i shared his views on the land tenure system of Hawai'i and stated that the *iwi* and *nā kāpuna* are the most sacred aspects of Hawaiian culture, so they should remain where they are on the land. He explained:

The law states that when you buy land, all the artifacts and everything on it belongs to you. I say, it doesn't. It shouldn't but the way the law is structured.... there's also the Kingdom laws that still apply if you look at the history of Hawai'i. A lot of people don't want to look that way yet, they don't want to deal with that yet, but it's coming. The State [of Hawai'i] will have to take a good look at how they are mismanaging our land because it's supposed to be for us. All of us. The *iwi*, *nā kāpuna*, are the most sacred in our culture. When it comes to them, there's no question. You leave them there. You don't take them out. You don't move them. They're there for a reason. In Kohanaiki, there's a lot that had a baby. They [developers] wanted to move it, just sweep it up and move it. But, no, leave the baby here, the man that was there, and the others that were there. This is where they stay. You [developers] design your development around it. That's where a lot of the struggles come in with us.

Mr. Kualii'i shared his sentiments on development, stating that, "the cost of doing business in Hawai'i is that developers have to *mālama* (to take care of) the '*aina* and the people.'" He was saddened to see so much development in Kona and cautions that development should be respectful of Hawaiian culture. He stated:

Today it's kind of difficult because when a developer comes in they're looking at how much money they're going to get out of it. He's not concerned about preserving something. For them, the preservation comes out of the restriction. I think it should be different. I used to tell the developers coming to Hawai'i that, "the cost of doing business in Hawai'i is that you have to *mālama* the '*aina* and the people that are here today and those that came before us." They don't like it and have a hard time grasping that because it's going to cost them more money. Over the years, I've seen a lot happen here in Kona because I was born and raised here. I've walked most of these places because I didn't have a car. It's kind of sad to see so much development happening. I know that we're growing but we have to learn that the things that were here before us can be preserved. We can build around them. Developers may not like it because most of the time it's about economics. But, we as Hawaiians, as Polynesians, have the right to say what is best for this place especially if we are connected to these places. Going into an *ahupua'a* that you're not from is *malia 'oi* (bold, impertinent, cheeky, rude). That's something we try not to do in our family.

Mr. Kualii'i expressed the need for cultural and archeological monitors and recommended that cultural monitors be present during construction. He also pointed out that cultural monitors should come from the land of project in question:

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuōlū Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

There was a time when we didn't trust archaeologists, "we" meaning people here. Companies would hire archaeologists that didn't have any background in Hawaiian studies or anything like that and they would come and they would look, read the text, and follow what was written before them. That was pretty much it until they found something. I'd like them to be a little more proactive about what we do. Maybe that's something to include—a cultural monitor. The criteria for a cultural monitor is that they must be from that land, from that *āina*. They may be able to see more than most people can. How do we develop a criteria? We need to sit down with our *kūpuna*, *mākaū*, and *keiki* (child) and discuss this and set criteria before this thing gets out of hand.

In discussing his knowledge of cultural resources within the Project area, Mr. Kuali'i asserted that there are *heiau* on the shoreline but provided no specific names. He also related that pillboxes were built near the *heiau* in 1941 during the war. He explained:

Along the shoreline here, there are *heiau* but there were also pillboxes that were built here in 1941 during the war. They barb-wired the coastline and put in little pillboxes. One of the things I was told by the *kūpuna*, and they showed me, is that the military didn't build on top of *heiau*. Even though they were the military and even though in some places they did encroach unknowingly, most of the time, they did not build on any *heiaus* because they didn't want anything to happen to them. That shows that when the military came, there were people saying, "No, no, no" or at least made it known that *heiau* are sacred to Hawaiian people.

Mr. Kuali'i claimed that a jeep trail runs through Kaloko, within the Project area. He also pointed out an old trail exists nearby that originates in Kohalaiki. However, he explained that the trail was before his time, therefore, he personally had never used the trail:

There is a trail that goes through here that they wanted to preserve. I believe this is the outline of the trail [pointing to a map]. Here's the road, this is the industrial area, it's on this side. This is an old four-wheel drive road that used to take people down. But it's on this side that there was an old trail. Vegetation has grown over it. It starts up here by these houses. It's part of Kohalaiki because the subdivision comes up here. I never used this trail. It was before my time. It was during Uncle Kinolu's time. Unfortunately, Uncle Kinalu is older now and a bit *makūle* (aged, elderly, old, of people) now.

In terms of fishing practices, Mr. Kuali'i stated that the number, types of fish, and abundance of *limu* have declined along the shoreline of the Project area. He recalled collecting lobsters, *wana*, and *ōhūa* or the baby *manini* before they get their stripes. He also described how his grandmother dried fish such as *ohua* and *ōpēlu* (see Appendix B for scientific names):

A lot of times we get worried about the golf courses but the County and State pump sewage out into the ocean. Maybe we didn't notice it when we were younger but as the population grows we notice a lot more now. There's a big change in the number of fish, the type of fish, the *limu*—very few. Like this area here used to be pretty good fishing grounds. This used to be the place. We used to

have lobsters there during the day underneath the ledges. *Wana* too. We used to get *ōhūa* for our *tūtū* which is like candy for my grandma. Before the *manini* get their stripes, they're clear. You can catch them before the sun comes up and dry them. My *tūtū* would eat that like how we eat candy. As the sun comes up they lose their stripes. They're still called *ōhūa*. *Tūtū* would dry it. We, the kids, would catch with our nets and while everyone went fishing or diving *tūtū* would lay it out. She would bring a screen box to dry the *ōpēlu* or other fish and she would lay them all out. When they would dry out she'd put them in her *umēke* (bowl, calabash). *ōpēlu* was also dried. *ōpēlu* and *akūle* were also out there. Mr. Ako is familiar with that.

Regarding native plants in the Project area, Mr. Kuali'i stated that there are endangered plants in Kealahou, in the vicinity of the Project area. According to Mr. Kuali'i:

There are endangered plants in this area [pointing to a map of Kealahou]. This is off Kealahou Parkway between the road and the school [Kealahou High School]. I don't know the plant but there are native plants that were found there that are rare. I believe they've set barriers up around them with orange fences though. That's why Laeopua couldn't develop in certain areas because they had to leave this area open for the endangered plants.

Mr. Kuali'i discussed in more detail his knowledge of the immediate vicinity of the proposed Candidate Sites. He asserted that the areas including the Candidate Sites have burials, caves, habitation sites, trails, and other archaeological features that are documented in archaeological studies, particularly Site A or Kaloko Makai. He also stated that Makalapua, Laeopua, and Kealahou are all areas of significance, bound to contain many archaeological features. According to Mr. Kuali'i, many *kūpuna* who have passed away knew the burials in the area but never shared that information because they never thought the area would be developed. He explained:

We know these areas [that include the Candidate Sites] have sites, ranging from temporary habitation to actual burials and caves. There are places or things that haven't been found yet. That's why I'm meeting with you, to bring out the awareness that there are sites all over here. This particular one [Site A] is part of Stanford Carr so if you look at the archaeological documentation that the SHPD have on this place, you'll find the sites and the trails that are in there. Makalapua, Laeopua, Kealahou, all these areas are very significant, and they'll be full of things. I'd like to make people aware there are more to be found. A lot of families that were connected used to know where burials are and never said anything about it. The reason they didn't say anything was because they never thought anyone would buy the land and develop it. Now with development, some of those people have passed without passing on the knowledge. Some things we're just going to have to find by default. It's sad in a way.

Mr. Kuali'i also discussed the possibility of finding burials within Queen Lili'uokalani Trust lands where Site F, at Makalapua, is located. He stated:

There's a high probability of finding burials in this area [Project area] because if you look at the surrounding area, like Makalapua, Queen Lili'uokalani Trust hasn't done anything there yet. For years, homeless have been living in old caves our *kāpuna* have lived in. They have sifted through a lot of stuff and sold it on eBay. It's been known that people have been going in there excavating sites. Security went in and chased people out. When they start excavating for development, that's where the cultural monitors and the archaeologists come in. They open up a *puka* (hole), stop them and have someone check it out first. If there's a good project manager on site, you don't really have those kinds of problems. If there is a cave, you want to know right off the bat if there's something in it or not. It's interesting how they picked all the sites.

Mr. Kuali'i also relayed that his grandmother had told him that Kealakehe was sacred and that there were many burials in that *dhupua* *a*. He shared the following:

My *tūtū* has spoken about Kealakehe how it was really sacred. The *mana* 'o I got from her was that there were plenty burials here. This is why it's named the way it's named. I'm not sure, whether it was from the time of the disease where people were buried where they could be buried or whether the burials are from back in the day, and people were placed here. If you're from the area, if you were born there, that's where you were placed.

When asked his opinion of the most appropriate site for the Judiciary building, Mr. Kuali'i pointed to the general area surrounding the newly built Civic Center in Kealakehe. He lamented over the fact that undisturbed land would be developed for the proposed Project and brought up the case of Mauna Kea to illustrate the State's lack of interest in Hawaiian culture. Mr. Kuali'i explained:

The unfortunate thing is that it [the Judiciary building] would have to go on top of our land which hasn't been disturbed. Within this area would probably be the most convenient [in the vicinity of the new Civic Center]. Like Mauna Kea. They're building those observatories on our most sacred grounds. It shows our state doesn't care about our culture, as Hawaiians. It's about their well-being, the funding, and the revenue being generated.

Section 8 Cultural Landscape

Discussions of specific aspects of traditional Hawaiian culture as they may relate to the Project area are presented below. This section integrates information from Sections 3–7 in order to examine cultural resources and practices identified within or in proximity to the Project area in the broader context of the encompassing Kekaha landscape. Excerpts from interview sessions from past and the present cultural studies are incorporated throughout this section where applicable.

8.1 Hawaiian Habitation and Agriculture

Several studies referenced by Greene (1993) suggest that settlement of the Kekaha region occurred around the 1200s as small coastal settlements along small pockets of coastal bays with potable water such as in Honokōhau, Kaloko, and Kohanai (cf. Kirch 1979; Greene 1993:350). However, as noted by Cordy et al., settlement patterns along the coast were abandoned by the 1840s to 1850s (Cordy et al. 1991:288). According to Robins, the coastal zone of Honokōhau 1 and 2 was virtually vacant by the 1920s to 1930s and settlement associated with ranching and coffee farming centered primarily along the *mauka* roads (Robins et al. 1995:149). Discussions with informants from present-day Kekaha for the proposed Project also indicate that settlement within the Project area during the latter half of the twentieth century was predominantly along the *mauka* areas near the Māmalahoa Highway. Mr. Medeiros recalls that most people lived *mauka* with few houses along the shore. He stated:

The coast was all lava. People lived *mauka* and these families would go down and some would have property near the beach. The families that had *kulemas* would go down to the coast and fish. They'd go down on the weekend and stay there. Winter time is rough, so they'd stay up in the farms, but when it was summer time, it was nice. They spent more time at the beach, fishing and drying fish. The ranchers let their workers go down. You had to get permission to go down because the gates were locked. The Hawaii Belt Road was not there. It took you an hour and over just to get down to the beach on a bumpy road.

While it is unclear why populations along the coast diminished at the time of the Māhele, inter-island migration to the leeward islands of O'ahu and Kaua'i for economic opportunities may have contributed to the overall population decrease in Kekaha (Schmitt 1973). Personal communication for the proposed Project with Mr. Van Gieson, who conducted research in Honokōhau, indicated that a flu epidemic inflicted Kekaha in the 1860s which may have also contributed to the population decrease of the area. Whatever the reasons may have been, the settlement pattern today remains in the *mauka* lands of the Project area while the coastal areas are devoid of residential development.

Though Kekaha has been known historically for its arid environment, accounts by early explorer, Archibald Menzies in 1792 (shown in Section 4.2) suggests that the *mauka* regions of the Project area may have been well cultivated with plantations of breadfruit, root crops, and vegetables. Mr. J. P. Pu'uokupa, in Section 4.4, also references the abundance of breadfruit and

the cultivation of taro, sweet potato, and livestock in Honokōhau, Kaloko, Kohanaiki, 'O'oma, and Kalaoa in 1875. Today, the cultivation of these crops are not as prevalent in comparison, which suggests that in earlier times, the Project area was more agriculturally productive than it is today.

The Hu'ehu'e Ranch and Honokōhau Ranch were both located within the Project area, thus, significant land within the Project area was under ranch land in the last century. It is likely, as suggested by Mrs. McDonald in Section 7, that ranching was accountable for some of the altered ecosystem, particularly that of Site G.

8.2 *Wahi Pana* and *Mo'olelo*

Wahi Pana and *mo'olelo* provide a unique insight into the cultural and natural landscape of the past. The *wahi pana*, Kekaha *wai 'ole*, reflects the dryness of the region which is re-enforced by the *mo'olelo* associated with Pu'u-o-Kalao, described in Section 3.3.8. The story emphasizes the importance of rainfall in this relatively dry region for farmers, who were cultivating sweet potatoes and other crops on the plains of Keahuolū. The following is an excerpt taken from Section 3.3.8., that illustrates the importance of water to inhabitants of the region:

Ka-noenoe (The mist, fogginess) The mound-hill called Pu'u-o-Kalao sits upon the plain of Kanoenoe which is associated with both Keahuolu and Kealakehe. The settling of mists upon Pu'u-o-Kalao was a sign of pending rains; thus the traditional farmers of this area would prepare their fields.

8.3 Marine Resources

Native Hawaiians fished the reefs, farmed fishponds, and utilized the freshwater springs within Kekaha. These resources are found along the coastline of the Project area.

8.3.1 Fishing

The coastline of the Project area was and continues to be widely used by fishermen for a variety of fish and shellfish as discussed in individual interviews in Section 7. Consultations with community members indicate that all participants were fishermen and women in the ocean area fronting the Project area at some point in their lives. Section 7 discusses in detail the species of fish and shellfish that were once abundant.

A unique traditional method of fishing that was used by the early Native Hawaiians of the region is preserved within the Project area as 'Ai'ōpio Fish Trap, located on the north side of Honokōhau Harbor. Though the fish trap is the only remaining intact structure of its kind on the Island of Hawai'i, community consultation did not reveal whether the fish trap is still used by *kama'āina* of the Project area today for fishing. However, the fish trap undoubtedly serves as an important educational tool and is a valuable cultural resource.

8.3.2 Fishponds

The fishponds of Kaloko and Aimakapā were once important resource management systems for the people of Kekaha as evidenced by the location and orientation of trails surrounding their

vicinity. As shown in Figures 23 to 27, the *mauka* to *makai* trails in Kaloko and Honokōhau led to the two fishponds. Similarly, the coastal trail led from one fishpond to the other. Today, both fishponds are under the jurisdiction of the National Park Service and are currently being restored. Their presence within the Project area also serves as invaluable educational tools not only for Native Hawaiians but the larger public as well.

8.4 *Ala Hele*

Trails were and continue to be valuable resources of Native Hawaiian culture and lifestyle. In the past, trails were well used means of travel. Though these trails may not be as readily visible to the contemporary eye, many Native Hawaiians still use these trails for everyday use. Concern over the preservation of trails, particularly of the Ala Loa Trail and of the Jeep trail in Kaloko, was rated by community members like Mrs. McDonald, as their greatest concern regarding the proposed development.

The *mo'olelo* of Punia and the Sharks and Ghosts of Kekaha in Section 3.3.6, tells of Punia "head[ing] back to Kohala [from 'Alula Bay] on the trail." The "trail" in this story most likely refers to the Ala Loa as it was the main trail that ran directly from Kailua to Kohala. Thus, the Ala Loa is an old trail that played a vital role in the livelihood of Native Hawaiians.



Figure 28. Portion of the Ala Loa Trail (CSH 2010)

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

8.5 Burials

As discussed in Section 7, consultations revealed high possibilities of discovering burials within the Project area. Though several informants were reluctant to reveal the exact locations of known burials, as is customary in Hawaiian culture, burials were mentioned to exist in Kaloko, Honokōhau, Kealahkehe, and Keahuolū. While burials are normally found in areas near sandy beaches and dunes throughout Hawai'i, people of Kekaha were also known to bury *iwi* in caves and lava tubes. Lava tubes are known to be scattered throughout the Project area. In Section 3.3.1, the *mo'olelo* of Kamehameha's *iwi* tells of Kaloko as being the burial site of King Kamehameha I. However, to this day, the exact location of the burial site is unknown.

8.6 Plant Gathering

Consultations with community members of Kekaha revealed that plant resources available to Native Hawaiians for *lā'au lapa'au* and other cultural uses have diminished significantly within the Project area. Mr. Medeiros, remembers a time when native plants were more plentiful throughout the Project area. Mr. Medeiros admitted that it is more difficult to find plants for his practice of *lā'au lapa'au* today. Nevertheless, Mr. Medeiros still widely practices *lā'au lapa'au* to treat the ailments of his children and friends. Community members identified native plants within the Project area that are either endangered or might be threatened by the proposed development. *Maipilo*, shown in Figure 28, was identified by Mr. Medeiros as a medicinal plant he still uses that occurs in the Project area. Mr. Kualii references an endangered plant in Kealahkehe in the immediate vicinity of several Candidate Site, but it is not clear whether he was referring to *maipilo* or to a different plant.



Figure 29. Maipilo plant (CSH 2010)

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahkehe, and Keahuolū Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Section 9 Summary and Recommendations

CSH undertook this CIA at the request of Group 70 International, Inc. The cultural survey broadly included the entire Project area, and more specifically the approximately 69.7-acre Project area.

9.1 Results of Background Research

Background research for this Project yielded the following results (presented in approximate chronological order):

1. The Project area, which lies approximately between Kailua town and Keāhole Airport, consists of the *ahupua'a* of Kaloko, Honokōhau, Kealahkehe, and Keahuolū. Except for Keahuolū, all *ahupua'a* are within the Kekaha region of North Kona.
2. Kekaha literally translates as “the place” and is thought to extend from Kealahkehe to Pu‘uanahulu in the north (Pukui et al., 1974), though others believe that Kekaha extends all the way to Kohala (Fa‘anunu and Hammatt, 2010). Also referred to as Kekaha *wai‘ole* (without water) or the Kaha lands, the region is known for its arid and dry environment.
3. Settlement along the Project area, possibly as early as 1200, is thought to have been primarily small communities along pockets of coastal bays with potable water (Kirch 1979; Greene 1993). Settlement patterns changed after the Māhele (land division process from 1848 onward) when people abandoned the coast and became more concentrated in the *mauka* (inland) areas near the Māmalahoa Highway (Cordy et al. 1991).
4. *Mo‘olelo* (stories, oral histories) associated with the Project area are plentiful, suggesting early settlement of the Project area by a viable Native Hawaiian population. The presence of distinguished fishponds, a fish trap, *hōlua* (platform), *heiau* (Pre-Christian place of worship), and other cultural features is testament to early settlement.
5. Early accounts of the Project area indicate that the area was more heavily cultivated historically than it is today, with crops such as breadfruit, other fruit trees, and vegetables (Menzies 1920).
6. During the Māhele, Keahuolū, Honokōhau, and Kaloko Ahupua‘a were designated Konohiki Lands while Kealahkehe was retained as Government Lands.
7. The first improved lateral trails through the Project area were the *Ala Loa* and the *Ala Hele*, which were the middle and the mountain trail, respectively. The *Ala Loa*, or the middle road, was modified in the 1840s and called the *Alani Apuni*, the King’s Highway, or the Old Māmalahoa Trail. Cordy et al. (1991:403) believe that the curb-lined Old Māmalahoa Trail was built between 1836 to 1855. The *Ala Hele* or Kealahue (“path

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahkehe, and Keahuolū Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

of Ehu”) extended from Kailua to the uplands of Kekaha and the current Belt Highway or the Māmalahoa Highway is aligned with portions of this old trail (Clark and Rehtman 2006a:61). The third lateral trail was the coastal trail, which hugged the North Kona coastline.

8. *Mauka to makai* (seaward) trails traverse the Project area. A trail connecting the Kohanaiki Homesteads to the Kaloko Fishpond is shown on a 1924 USGS map to pass through the southern portion of Site A in Kaloko.
9. The *ivi* (bones) of Kamehameha I are believed to have been buried near the Kaloko Fishpond in Kaloko (Kamakau 1961).

9.2 Results of Community Consultation

CSH attempted to contact 47 community members, government agencies, community organizations, and individuals, including residents, cultural and lineal descendants, and cultural practitioners. The interviews were conducted from April to June 2011. Of the 47 contacted, 18 people responded, of which eight participated in formal interviews for more in-depth contributions to the CIA and three people provided statements over the telephone. Due to time constraints, only six interviews were included in this document. Where applicable, information was taken from previous CSH project reports within the Project area as indicated in Table 9. This community consultation indicates:

1. The Project area is within the Kekaha region, which according to Mrs. McDonald, extends from Honokōhau to Pu‘uanahulu but is also known to include Kealahke and Keahuoli.
2. Community members remember the Project area and its immediate vicinity as once highly dependent on coastal resources and farmlands for subsistence. Though most people lived *mauka* during the winter time when the water was rough, participants like Mrs. Reeves remember camping for many days along the coast during the summer time, fishing, gathering shellfish and *limu* (general name for all plants living under water), as well as drying fish. Families like that of Mrs. McDonald shared the *kalaana* (responsibility) of cleaning the beaches and maintaining the fishponds and trails along the shoreline. Taro and other crops were planted in the *kula* lands (open country), where feral goats and game roamed freely.
3. Marine resources reported by participants to be commonly caught in the coastal areas of the Project area include *wana*, *‘a‘ama*, *pai‘ea*, *manini*, *‘ōhi‘a*, *maiko*, *he‘e*, *‘ōpae‘ula*, *‘ōpeli*, *ono*, *kala‘lolo*, *‘o‘opu*, *ulu‘a*, *āholehole*, *‘ala‘ihi*, *akule*, *‘āweoweo*, and *‘upāpahu* (see Appendix B for scientific names).
4. Participants described a variety of fishing methods used within the coastal areas of the Project area which include: pole-fishing, crabbing, netting, diving, the *ko‘a* (traditional

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahke, and Keahuoli Ahupua‘a, North Kona District, Hawai‘i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

fishing grounds) system for *‘ōpeli*, the *‘a‘uhuhu* plant for poisoning fish, *‘a‘hele* or catching *‘a‘ama* with bamboo, fish traps like ‘Ai‘ōpio Fish Trap in Honokōhau, and fishponds for rearing fish like *awa* and mullet (see Appendix B for scientific names).

5. The Project area was known for its fishponds of ‘Aimaka‘ā and Kaloko, and Mrs. Reeves tells of a large fishpond in Kaloko that was covered by a lava flow. However, the fishponds are along the coastal areas of the Project area and not in the immediate vicinity of the Candidate Sites.
6. Knowledge of *lā‘au lapa‘au* (traditional medicine) and customs of gathering plants for medicinal and agricultural purposes continue to be passed on by Native Hawaiians within the Project area. Mr. Medeiros pointed out that *matipilo*, a native plant commonly used in *lā‘au lapa‘au*, grows in the Project area.
7. An endangered native plant exists in Kealahke, near the Kealahke High School, below the Lai Opua Hawaiian Homestead, and within the immediate vicinity of several Candidate Sites, according to Mr. Kuali‘i.
8. *Mo‘olelo* associated with Kamehameha I were recounted by Mrs. Reeves and Mrs. McDonald which indicate the Project area’s connection to the late king.
9. Trails are a significant cultural feature of the Project area. According to Mrs. Reeves, people from *mauka* and *makai* would meet along these trails to exchange food like taro from the mountains with fish from the sea. Mrs. Reeves, Mr. Kuali‘i, and Mrs. McDonald claimed that a *mauka* to *makai* jeep trail crosses the southern portion of Candidate Site A. Mr. Kuali‘i also spoke of an older trail within the immediate vicinity of the jeep trail. Mrs. McDonald was concerned that the Ala Loa Trail or the Old Māmalahoa Highway, a lateral trail parallel to the ocean, may intersect Candidate Site B. Mrs. McDonald explained that the Ala Loa is an ancient trail that runs from Kailua to Puakō.
10. Participants indicated that *ivi* of the dead are the most cherished possession because they contain a person’s *mana* (divine power), thus, the locations of burial sites are not disclosed. Mrs. Reeves indicates that *ali‘i* (chief, ruler) were buried in canoes and placed in caves. These participants believe that many burials are present throughout the Project area, particularly within lava tubes and underground caves. Mrs. Reeves describes many burials and graves in Kealahke within the immediate vicinity of Candidate Sites along Kealahke Parkway. Mr. Ako also discloses that many *ivi* are buried in the sand dunes in Maka‘eo, Keahuoli. Consultations also reveal that many victims of a flu epidemic in the 1860s were buried within the Project area and that the *ivi* of Kamehameha I are buried in Kaloko.
11. Participants reported a variety of cultural resources to exist in the Project area. Mrs. Reeves believes eight *heiau* are located in the vicinity of Costco, in Kaloko Ahupua‘a. Another *heiau*, Katalapaula, is documented by Mr. Soehren in Kealahke *mauka* which he believes is connected to a pit associated with a shark *kupua* (demigod) at Kaiwi Point.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahke, and Keahuoli Ahupua‘a, North Kona District, Hawai‘i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

Mr. Kualii'i refers to *heiau* along the shoreline but did not state specific names or locations. Mr. Van Gieson describes a *hālua* slide within Honokōhau *Ahupua'a*, and Mrs. Reeves tells of the historic Kuakini Wall, as extending from Keahuolu to Kaloko.

12. Six of the participants felt that Candidate Sites nearest the newly established Civic Center building along Kealahou Parkway, such as Sites C and G, are the most appropriate sites for the Judiciary complex. Their reasons are the following: 1) proximity to the Civic Center serves as a central location that makes it easier for public access and reduces transportation cost; 2) infrastructure to service the building is already in place for the Civic Center; and 3) Site G, in particular, was reported by Mrs. McDonald to have previously been inundated by ranching activities, thus development impacts would be less significant than on undisturbed land.

13. One participant, Mr. Kunitake, recommended Site A as an ideal Candidate Site because it is located in an area that is developing and currently has existing infrastructure. He did not think that Site B was appropriate because a regional park is planned for the area that includes Site B, thus, he felt that the land should be set aside for the park. Mr. Medeiros on the other hand, recommended Site F at Makalapua due to its proximity to Kailua Town. However, Mr. Kualii'i cautioned that all the Candidate Sites are most likely to contain archaeological features, particularly Site A. He stated a high likelihood of finding burials on Site F.

9.3 Impacts and Recommendations

The following cultural impacts and recommendations are based on a synthesis of all information gathered during preparation of the CIA. The most significant cultural impacts are the possibility of encountering *iwi kūpuna* during subsurface ground disturbance and encroachment on *maika* to *makai* trails, particularly on Site A in Kaloko Makai. To help mitigate the potential adverse impacts of the proposed Project on Hawaiian cultural beliefs, practices, and resources, recommendations should be faithfully considered and the development of the appropriate measures to address each concern, should be implemented.

1. Several respondents acknowledged that burials are located throughout the Project area and voiced concerns over how burials will be treated if they are discovered during the construction phase. Mr. Ako and Mrs. Reeves advised against moving *iwi* and recommended leaving them in place. Mr. Ako recommends that in the event that *iwi* must be relocated, that *iwi* be wrapped in *lau hala* or *kapa* and buried nearby within the same *ahupua'a*. Mrs. Reeves recommends that *kūpuna* like herself and recognized descendants of that *ahupua'a* be consulted in the event that *iwi* or artifacts are found. Mrs. Reeves and Mr. Kualii'i recommend the presence of cultural and archaeological during land-disturbing activities. CSH recommends archaeological monitoring, as well as cultural monitoring during all phases of development.

2. Several respondents acknowledged that burials are located throughout the Project area and voiced concerns over how burials will be treated if they are discovered during the construction phase. Mr. Ako and Mrs. Reeves advise against moving *iwi* and recommended leaving them in place. Mr. Ako recommends that, in the event that *iwi* must be relocated, that *iwi* be wrapped in *lau hala* (pandanus) or *kapa* (tapa) and buried nearby within the same *ahupua'a*. Mrs. Reeves recommends that *kūpuna* (elders) like herself and recognized descendants of that *ahupua'a* be consulted in the event that *iwi* or artifacts are found. Mrs. Reeves and Mr. Kualii'i recommend the presence of cultural and archaeological monitors during land-disturbing activities. CSH recommends archaeological monitoring, as well as cultural monitoring during all ground-disturbing phases of development.

3. Should cultural or burial sites be identified during ground disturbance, all work should immediately cease and the appropriate agencies notified pursuant to applicable law. *Kūpuna* from the Project area should also be consulted to ensure proper cultural protocols are addressed.

4. The proposed Project should not limit access to public use of trails. Community participants identified trails as a concern regarding the proposed development, particularly on Site A, on which a trail traverses, and Site C, due to its proximity to the Ala Loa Trail. Should trails be encroached upon, Mrs. Reeves recommends that recognized descendants of that *ahupua'a* be consulted and that the trails should not be "broken." Mrs. McDonald recommends that buffers should be placed around the trails to protect them.

5. Community members and organizations should be briefed and consulted as the Project design progresses. This will keep the community informed of changes that could result in unanticipated adverse cultural impacts. Mrs. Reeves recommends that developers, who are not from the Project area, should work together with families from the respective *ahupua'a*, to ensure that proper protocols and actions are adopted to take care of the land.

6. Respondents are concerned about the impact of the proposed development on native plants within the Project area. Native plants are important cultural and natural resources in Hawai'i due to their endemic nature. Mr. Kualii'i mentions an endangered native plant in Kealahou, below the Lai Opua Hawaiian Homesteads, *Maipilo*, a native plant that exists throughout the Project area, is still used by Mr. Medeiros for *la'au lapa au*. This raises concern as the plant is described by botanists as "vulnerable" and "likely to become endangered in the future" (Wagner et al. 1999). Diminishing these plant populations can negatively affect Native Hawaiian cultural practices and well-being. Therefore, CSH recommends to protect native plants, such as *maipilo*, encountered during construction by replanting native plants within the Project area to nearby locations; and by designating open areas nearby to foster the growth of native plants.

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TMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

117

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TMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

118

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Appendix A Glossary

To highlight the various and complex meanings of Hawaiian words, the complete translations from Pukui and Elbert (1986) are used unless otherwise noted. In some cases, alternate translations may resonate stronger with Hawaiians today; these are placed prior to the Pukui and Elbert (1986) translations and marked with “(common).”

Diacritical markings used in the Hawaiian words are the *’okina* and the *kahakō*. The *’okina*, or glotal stop, is only found between two vowels or at the beginning of a word that starts with a vowel. A break in speech is created between the sounds of the two vowels. The pronunciation of the *’okina* is similar to saying “oh-oh.” The *’okina* is written as a backwards apostrophe. The *kahakō* is only found above a vowel. It stresses or elongates a vowel sound from one beat to two beats. The *kahakō* is written as a line above a vowel.

Hawaiian Word	English Translation
<i>’a’ā</i>	Stony lava.
<i>’ahele</i>	Snare, to snare. Snare of coconut fibers, as for <i>’a’ama</i> , a crab.
<i>’ahuu</i>	To swell, as a wave; heap, mound, hillock, knoll, pile; heaped, humped; tremendous.
<i>ahupua’a</i>	Land division usually extending from the uplands to the sea, so called because the boundary was marked by a heap (<i>ahu</i>) of stones surmounted by an image of a pig (<i>pua’a</i>), or because a pig or other tribute was laid on the altar as tax to the chief.
<i>’āina</i>	Land, earth.
<i>akua</i>	God, goddess, spirit, ghost, devil, image, idol, corpse; divine, supernatural, godly.
<i>ala</i>	Path, road, trail.
<i>ala hele</i>	Pathway, route, road, way to go, itinerary, trail, highway, means of transportation.
<i>ali’i</i>	Chief, chiefess, officer, ruler, monarch, peer, headman, noble, aristocrat, king, queen, commander.

<i>Hawaiian Word</i>	<i>English Translation</i>
<i>'ama 'uma 'u</i>	Young 'ama 'u ferns. 'Ama 'u is a species of an endemic genus of ferns (Sadleria), with trunk more or less evident.
<i>'āpana</i>	Piece, slice, portion, fragment, section, land parcel.
<i>'aumakua</i>	Family of personal gods, deified ancestors who might assume the shape of sharks, owls, hawks (etc.). A symbiotic relationship existed; mortals did not harm or eat 'aumakua, and 'aumakua warned and reprimanded mortals in dreams, visions, and calls. 'aumakua—plural of 'aumakua.
<i>'āwa 'a</i>	Long narrow excavation, trench, ditch, gully; to dig a ditch or furrow.
<i>awaawa</i>	(awāwa) Valley, gulch, ravine.
<i>hala</i>	Sin; offense; fault.
<i>heiau</i>	Pre-Christian place of worship, shrine; some heiau were elaborately constructed stone platforms, others simple earth terraces. Many are preserved today.
<i>hōlua</i>	Sled, especially the ancient sled used on grassy slopes; the sled course.
<i>'ili</i>	Land section, next in importance to an ahupua'a and usually a subdivision of an ahupua'a.
<i>'ili 'āina</i>	Land area. An 'ili land division whose chief pays tribute to the chief of the ahupua'a of which it is a part, rather than directly to the king.
<i>'ili kā</i>	Short for 'ili kūpono. A nearly independent 'ili land division within an ahupua'a, paying tribute to the ruling chief and not to the chief of the ahupua'a.
<i>imu</i>	Underground oven; rock and coral fish trap; the fisherman might insert a branch into an opening at one side to frighten the fish into a surrounding net.
<i>iwi</i>	Bone; carcass (as of a chicken); core (as of a speech). The bones of the dead, considered the most cherished possession.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

<i>Hawaiian Word</i>	<i>English Translation</i>
	were hidden, hence there are many figurative expressions meaning life, old age.
<i>kāheka</i>	Pool, especially a rock basin where the sea washes in through an opening and salt forms; salt pan.
<i>kahuna</i>	Priest, sorcerer, magician, wizard, minister, expert in any profession. Kāhuna—plural of kahuna.
<i>kama 'āina</i>	Native-born, one born in a place, host; native plant; acquainted, familiar, Lit., land child.
<i>kapa</i>	Tapu, as made from wauke (paper mulberry) or māmaki bark.
<i>kapu</i>	Taboo, prohibition; special privilege or exemption from ordinary taboo.
<i>keiki</i>	Child, offspring, descendant.
<i>kia 'i</i>	Guard, watchman, caretaker; to watch, guard.
<i>kihapai</i>	Small land section.
<i>ki'o wai</i>	Pool of water, water hydrant, water hole, fountain; to settle, as water.
<i>ko 'a</i>	Fishing grounds, usually identified by lining up with marks on shore. Shrine, often consisting of circular piles of coral or stone, built along the shore or by ponds or streams, used in ceremonies as to make fish multiply.
<i>koele</i>	To tap, noisy, stormy.
<i>konohiki</i>	Headman of an ahupua'a land division under the chief.
<i>kualapa</i>	To stretch out.
<i>kuapā</i>	Dashing, slashing, as waves on a shore. Wall of a fishpond. Fishpond made by building a wall on a reef.
<i>kula</i>	Plain, field, open country, pasture. An act of 1884 distinguished dry or kula land from wet or taro land.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

<i>Hawaiian Word</i>	<i>English Translation</i>
<i>kālanā kauhale</i>	A plurality of houses; hamlet, village, or residential cluster
<i>kālelana</i>	Native Hawaiian land rights (common). Right, privilege, concern, responsibility, title, business, property, estate, portion, jurisdiction, authority, liability, interest, claim, ownership, tenure, affair, province.
<i>kāilolo</i>	Pudding made of baked or steamed grated taro or coconut cream.
<i>kupua</i>	Demigod or culture hero, especially a supernatural being possessing several forms; one possessing mana; to possess kupua (magic) powers.
<i>kupuna</i>	Elders (common). Grandparent, ancestor, relative or close friend of the grandparent's generation, grandaunt, granduncle. Kūpuna—plural of kupua.
<i>lā'au lapa'au</i>	Traditional plant medicine (common). Medicine. Lit. Curing medicine.
<i>lau hala</i>	Pandanus leaf, especially as used in plaiting.
<i>lāulau</i>	Packages of ti leaves or banana leaves containing pork, beef, salted fish, or taro tops, baked in the ground oven, steamed or broiled.
<i>lei</i>	Garland, wreath, necklace of flowers, shells, ivory, feathers, or paper, given as a symbol of affection; any ornament worn around the head or about the neck.
<i>līhau</i>	Gentle cool rain that was considered lucky for fishermen.
<i>limu</i>	A general name for all kinds of plants living under water, both fresh and salt.
<i>loko</i>	Pond, lake, pool.
<i>loko i'a</i>	Fishpond (common).
<i>luakini</i>	Temple, church, cathedral, tabernacle; large heiau where ruling chiefs prayed and human sacrifices were offered; to

A-4

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

<i>Hawaiian Word</i>	<i>English Translation</i>
	perform temple work.
<i>Māhele</i>	Land division of 1848.
<i>maha'oi</i>	Bold, impertinent, impudent, insolent, nervy, cheeky, rude, forward, presumptuous, saucy, brazen.
<i>mākāhā</i>	Sluice gate, as of a fishpond; entrance to or egress from an enclosure.
<i>maka āinana</i>	Commoner, populace, people in general
<i>makai</i>	Seaward.
<i>makana</i>	Gift.
<i>makua</i>	Parent, any relatives of the parents' generation, as uncle, aunt, cousin. <i>Mākua</i> , plural.
<i>makule</i>	Aged, elderly, old, of people.
<i>mālama</i>	To take care of, tend, attend, care for, preserve, protect, beware, save, maintain.
<i>mana</i>	Supernatural or divine power, miraculous power.
<i>mana'o</i>	Thought, idea, belief, opinion, theory.
<i>marae (Maori)</i>	Traditional Maori meeting place.
<i>mauka</i>	Inland.
<i>mele</i>	Song, anthem or chant of any kind; poem, poetry; to sing, chant.
<i>miki'ala</i>	Alert, prompt; early on hand.
<i>mō'i</i>	King, sovereign, monarch, majesty, ruler, queen.
<i>moku</i>	District, island, islet, section.
<i>mo'o</i>	Lizard, reptile of any kind, dragon, serpent; water spirit.

A-5

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.

TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

<i>Hawaiian Word</i>	<i>English Translation</i>
<i>mo'olelo</i>	Story, tale, myth, history, tradition, literature, legend, journal, log, yarn, fable, essay, chronicle, record, article; minutes, as of a meeting. (From mo'o 'ōlelo, succession of talk; all stories were oral, not written).
<i>no'eau</i>	Clever, skillful, dexterous, wise.
<i>'ohana</i>	Family, relative, kin group; related.
<i>'ōhi'a</i>	Two kinds of trees: see 'ōhi'a ai and 'ōhi'a lehua.
<i>'oi'oina</i>	Point, peak.
<i>'okana</i>	District or subdistrict, usually comprising several ahupua'a.
<i>'ole</i>	Not, without, lacking; to deny; zero, nothing, nought, negative.
<i>'ōlelo no'eau</i>	Proverb, wise saying, traditional saying.
<i>oli</i>	Chant that was not danced to, especially with prolonged phrases chanted in one breath, often with a trill at the end of each phrase; to chant thus.
<i>'ō'ō</i>	Digging stick, digging implement, spade.
<i>'ōpae</i>	General name for shrimp.
<i>pā</i>	Fence, wall, corral, pen, sty, enclosure, courtyard, patio, arena, (house) lot, yard, extremity.
<i>pa'akai</i>	Salt.
<i>pāhoehoe</i>	Smooth, unbroken type of lava, contrasting with 'a'ā.
<i>pa'i</i>	To slap, spank, beat, hit, clap.
<i>pa'i'ai</i>	Hard, pounded but undiluted taro.
<i>pali</i>	Cliff.
<i>paniolo</i>	Cowboy.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.
 TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

A-6

<i>Hawaiian Word</i>	<i>English Translation</i>
<i>pōhaku</i>	Rock, stone, mineral, tablet.
<i>poi</i>	Poi, the Hawaiian staff of life, made from cooked taro corms, or rarely breadfruit, pounded and thinned with water.
<i>pū</i>	Large triton conch or helmet shell.
<i>puka</i>	Hole.
<i>pūnāwai</i>	Water spring.
<i>punia</i>	To lie.
<i>pūpū</i>	Relish, appetizer, formerly, the fish, chicken, or banana served with kava.
<i>pū'u</i>	Any kind of a protuberance from a pimple to a hill; hill, peak, cone, hump, mound.
<i>pū'uone</i>	Sand hill.
<i>tūtū</i>	Granny, grandma, grandpa; granduncle, grandaunt; any relative or close friend of grandparent's generation.
<i>'umeke</i>	Bowl, calabash, circular vessel, as of wood or gourd.
<i>ulu</i>	To grow.
<i>wahi pana</i>	Storyed place (common). Legendary place.
<i>wai</i>	Water, liquid or liquor of any kind other than sea water.
<i>wana</i>	A sea urchin, as <i>Diadema paucispinum</i> and <i>Echinothrix diadema</i> , considered by some an 'aumakua.

Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project, Kaloko, Honokōhau, Kealahou, and Keahuolu Ahupua'a, North Kona District, Hawai'i Island.
 TNMK: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004

A-7

Appendix B

Common and Scientific Names for Plants and Animals Mentioned by Community Participants

Common Names		Possible Scientific Names		Source
Hawaiian	Other	Genus	Species	
'a'ama	large black edible crab	<i>Grapsus</i>	<i>temicristatus</i>	Pukui and Elbert 1986
'āholehole	juvenile <i>āhole</i> (Hawaiian flagtail)	<i>Kuhlia</i>	<i>xenura</i>	Hoover 2003
<i>āhole</i>	big-eyed scad	<i>Selar</i>	<i>crumenophthalmus</i>	Hoover 2003
'ala'ihi	squirrel fish	<i>Sargocentron</i>	spp.	Randall2010
'ama'ama	Striped mullet	<i>Mugil</i>	<i>cephalus</i>	Hoover 2003
'ape	taro-like plant	<i>Alcacia</i>	<i>macrorrhiza</i>	Pukui and Elbert 1986
'auihulu	shrubby legume	<i>Taphrosia</i>	<i>purpurea</i>	Pukui and Elbert 1986
'āweoweo	Bigeye	<i>Heteropriacanthus</i>	<i>cruentatus</i>	Hoover 2003
'āweoweo	Bigeye	<i>Priacanthus</i>	<i>meeki</i>	Hoover 2003
<i>awa</i>	Milkfish	<i>Chanos</i>	<i>chanos</i>	Hoover 1993
<i>kala</i>	unicorn fish	<i>Naso</i>	spp.	Randall2010

Common Names		Possible Scientific Names		Source
Hawaiian	Other	Genus	Species	
<i>kiave</i>	Algaroba tree	<i>Prosopis</i>	<i>Pallida</i>	Pukui and Elbert 1986
<i>koa</i>		<i>Acacia</i>	spp.	Wagner et al. 1999
<i>koa haole</i>		<i>Leucaena</i>	spp.	Wagner et al. 1999
<i>kukui</i>	Candlenut	<i>Aleurites</i>	<i>moleucana</i>	Wagner et al. 1999
<i>lākana</i>	lantana	<i>Lantana</i>	spp.	Pukui and Elbert 1986
<i>maipilo</i> or <i>pilo</i>		<i>Capparis</i>	<i>sandwichiana</i>	Carr 2006
<i>maiko</i>		<i>Acanthurus</i>	<i>nigroris</i>	Randall 2010
<i>māmaki</i>		<i>Pipturus</i>	spp.	Pukui and Elbert 1986
<i>manini</i>	convict tang	<i>Acanthurus</i>	<i>triostegus</i>	Hoover 2003
<i>menipachi</i> (Japanese)	soldierfish	<i>Myripristis</i>	spp.	Hoover 2003
'ōhia		<i>Metrosideros</i>	<i>polymorpha</i>	Wagner et al. 1999
'ōhua	Young of such fish as hinalea, humuhumu, kala kīpou, manini, pualu, ubi; also the ornate wrasse			Pukui and Elbert 1986

Common Names		Possible Scientific Names		Source
Hawaiian	Other	Genus	Species	
' <i>okaha</i>	variety of goby, blennie			Hoover 1993
<i>ono</i>	wahoo	<i>Acanthocybium</i>	<i>solandri</i>	Hawaii Seafood Council 2010
' <i>o'opu</i>	goby, blennie			Hoover 1993
' <i>ōpae'ula</i>	Small endemic shrimp			Pukui and Elbert 1986
' <i>ōpelu</i>	mackerel scad	<i>Decapterus</i>	<i>macarellus</i>	Hoover 2003
<i>pai'ea</i>	Edible crab found where ' <i>a'ama</i> is found			Pukui and Elbert 1986
<i>pala'i'ula</i>	fern	<i>Microlepia</i>	<i>setosa</i>	Pukui and Elbert 1986
<i>ulua</i>	crevalle, jack or pompano	<i>Caranx</i>	spp.	Hoover 2003
<i>ulua</i>	crevalle, jack or pompano	<i>Pseudocaranx</i>	spp.	Hoover 2003
<i>ulua</i>	thick lipped jack	<i>Pseudocaranx</i>	<i>dentex</i>	Hoover 2003
' <i>upūpū</i>	larger cardinal fishes	<i>Apogon</i>	spp.	Hoover 2003
<i>wana</i>	sea urchin	<i>Diadema</i>	<i>paucispinum</i>	Pukui and Elbert 1986
<i>wilēlaka</i>	Christmas berry	<i>Schinus</i>	<i>terebinthifolius</i>	Pukui and Elbert 1986

Common Names		Possible Scientific Names		Source
Hawaiian	Other	Genus	Species	
	coffee	<i>Coffea</i>	<i>arabica</i>	Wagner et al. 1999
	Flycatcher	<i>Chasiempis</i>	<i>Sandwichensis</i>	Pukui and Elbert 1986
	fountain grass	<i>Pennisetum</i>	<i>setaceum</i>	Wagner et al. 1999
	Guinea grass	<i>Panicum</i>	<i>maximum</i>	Wagner et al. 1999
	mango	<i>Mangifera</i>	<i>indica</i>	Wagner et al. 1999
	sandilewood	<i>Santalum</i>	spp.	Wagner et al. 1999
	sisal	<i>Agave</i>	spp.	Wagner et al. 1999

* spp. = multiple species

Appendix C Authorization and Release Form

P.O. Box 1114
Kalihi, Hawai'i 96714
Ph: (808) 262-9972
Fax: (808) 262-4990
www.culturalsurveys.com

Job code: Kaloko 6

AUTHORIZATION AND RELEASE FORM

Cultural Surveys Hawai'i (CSH) appreciates the generosity of the *kūpuna* and *komo'āina* who are sharing their knowledge of cultural and historic properties, and experiences of past and present cultural practices for the Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project within the *āhupua'a* of Kaloko, Honokōhau, Kealahou, and Keolu.

We understand our responsibility in respecting the wishes and concerns of the interviewees participating in our study. Here are the procedures we promise to follow:

- The interview will not be tape-recorded without your knowledge and explicit permission.
- If asked, you will be given a copy of the written transcript of our interview with you. At that time you may make any additions, deletions, or corrections you wish.
- If recorded, you will be given a copy of the interview notes for your records.
- You will be given a copy of this release form for your records.
- You will only use the information you provide (i.e., interview, photographs) for the purposes of our reports.

For your protection, we need your written confirmation that:

- You consent to the use of the complete transcript and/or interview quotes for reports on cultural sites and the project, and you agree that the information shall be made available to the public. Although CSH will always contact you first before using information you provide to us, we cannot monitor third parties' activities or how they use information in the reports.
- If a photograph is taken during the interview, you consent to the photograph being included in any reports or publications generated by this cultural study.

I, _____, agree to the procedures outlined above and, by my signature, give my consent and release for this interview to be used as specified.

(Please print your name here)

(Signature)

(Date)

P.O. Box 1114
Kalihi, Hawai'i 96714
Ph: (808) 262-9972
Fax: (808) 262-4990
www.culturalsurveys.com

Job code: Kaloko 6

Appendix D Community Consultation Letter

Aloha,

At the request of the State of Hawai'i Department of Accounting and General Services and the Judiciary of the State of Hawai'i, Cultural Surveys Hawai'i, Inc. (CSH) is conducting a Cultural Impact Assessment for the Kona Judiciary Complex Site Selection Project within the *āhupua'a* of Kaloko, Honokōhau, Kealahou, and Keolu. The project is to build a new judicial complex in Kona. Candidate project sites for the complex are located in the *āhupua'a* of Kaloko, Honokōhau, Kealahou, and Keolu. The following Tax Map Key (TMK) parcels: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004 (see attached aerial photograph and U.S. Geological Survey map).

The Third Judicial Circuit serves the entire County/Island of Hawai'i. The proposed judicial complex is for the West Hawai'i service area of the Third Judicial Circuit. Currently, facilities to perform judicial functions in West Hawai'i are inadequate. In addition, the population and economy of the West Hawai'i region is growing and expected to increase in the future. Thus, the proposed facility aims to meet the present and future needs of the region and the Island of Hawai'i.

The exact location for the judicial complex is yet to be determined. Six Candidate Sites for the complex were selected in March, 2011, and a seventh site was selected in May 2011. Selection of the sites was based on minimum criteria for developing a judicial facility. The sites were geographically focused in the Kona region, emphasizing the proximity to the area's population center, existing judicial facilities to be replaced, and related government agencies and private attorney offices. The features of each Candidate Site are summarized in the following table.

Candidate Site	TMK Parcel	TMK Area (Acres)	Project Area (Acres)
Site A: Kaloko Makai	[3]-7-3-009-025	360.1	10
Site B: Kealahou 1 (DI-NR/County)	[3]-7-4-020-007	193.5	10
Site C: Civic Center (DHHL)	[3]-7-4-020-003	7.6	7.6
Site D: Lanikau (DHHL)	[3]-7-4-021-008	319.3	5.4
Site E: La'Opuu (DHHL)	[3]-7-4-008-005	11.6	6.7
Site F: Mahalapuu Center	[3]-7-4-021-023	26.4	10
Site G: Kealahou 2 (DI-NR/County)	[3]-7-4-020-004	35.8	8.2
	[3]-7-4-020-007	193.5	1.8

The purpose of this cultural study is to assess potential impacts to cultural resources and practices in each of the seven Candidate Sites and their respective *ahupua'a*, as a result of the proposed development. We are seeking your *aloha* and guidance regarding the following aspects of our study:



- General history and present and past land use of the Project area (Within the *ahupua'a* of Kaloko, Honokohau, Kealahou, and Kauhola).
- Knowledge of cultural sites which may be impacted by future decommissioning of the Project area, for example, historic, archaeological, and burial sites.
- Knowledge of traditional gathering practices in the Project area, both past and ongoing.
- Cultural associations of the Project area, such as legends and traditional uses.
- Referrals of *kupuna* or elders and *kama'āina* who might be willing to share their cultural knowledge of the Project area and the surrounding *ahupua'a* lands.
- Any other cultural concerns the community might have related to Hawaiian cultural practices within or in the vicinity of the Project area.

I invite you to contact me, Angela Fa'anunu, at (808) 227-8855 (e-mail: afaanunu@cultural-surveys.com), or Dr. Margaret Magat, at (808) 990-6340 (e-mail: mmagat@cultural-surveys.com) if you have any information you would like to share.

Mahalo nui,

Angela Fa'anunu, M.S.P.H.
Cultural Research Specialist
Cultural Surveys Hawai'i, Inc.

Appendix E SHPD Response Letter



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
601 KAMOLELA BLVD, KAPOLEI HI 96766
November 16, 2011

WILLIAM J. JALIA, JR.
DIRECTOR OF LAND AND NATURAL RESOURCES
COMMISSIONER OF THE DEPARTMENT OF LAND AND NATURAL RESOURCES
CITY OF HALLMARK
1000 KALANIANA'OLANI BLVD.
HONOLULU, HAWAII 96813
PHONE: (808) 586-1234
FAX: (808) 586-1235
E-MAIL: william.j.jalia@hawaii.gov
COMMISSIONER OF THE DEPARTMENT OF LAND AND NATURAL RESOURCES
601 KAMOLELA BLVD, KAPOLEI HI 96766
PHONE: (808) 586-1234
FAX: (808) 586-1235
E-MAIL: william.j.jalia@hawaii.gov

Ms. Angela Fa'anunu, M.S.P.H.
Cultural Surveys Hawai'i, Inc.
P.O. Box 1114
Kailua, Hawaii 96734

Dear Angela Fa'anunu:

Subject: KALOKO 6: A Cultural Impact Assessment (CIA) for the proposed DAGS and JUD Kona Judiciary Complex Site Selection Project, Various Ahupua'a of Kaloko, Honokohau, Kealahou and Kauhola, North Kona, Island of Hawai'i.


TNMC: [3]-7-3-009-025, [3]-7-4-020-007, [3]-7-4-020-003, [3]-7-4-021-008, [3]-7-4-008-005, [3]-7-4-021-023, [3]-7-4-020-010, and [3]-7-4-020-004.

Mahalo for the opportunity to comment on the aforementioned CIA for the proposed DAGS and JUD Kona Judiciary Complex Site Selection Project located in North Kona at various proposed sites at the aforementioned various TMKs. The State Historic Preservation Division (SHPD) is concerned that any of the site selection are in ahupua'a that was once heavily traversed mauka to makai by the people in their traditional cultural lifestyle that encompassed all the resources from mountain to ocean for subsistence and that such practices would follow the seasons of the resources to ensure such resources were not diminished by over gathering and/or neglect and that such practices still exist. Also, the Kona area is known for its underground tunnel resources that may include water catchments, burials and/or other cultural resources.

The SHPD recommends some strategic ideas to contact the following for more referrals and/or mana'o:

1. Talk story sessions with the Kupauna groups in Kailua-Kona and North Kona.
2. Talk story sessions with other families who have come forward as cultural descendants to other projects in Kona.
3. The Oral History Department at the University of Hawaii-Manoa.
4. Ms. Nicole K. Lui, Native Hawaiian
5. Mr. Wally Lau, Managing Director for County of Hawaii
6. Mr. Joe Spencer, Royal Order of Kamehameha, Kona Chapter
7. Mr. Tommy Hickox, Native Hawaiian
8. The Queen Liliuokalani Trust in Kailua-Kona
9. The various DHHL homestead associations at Lai Opuu and Lanilua (there may be others).

Last, but not least, my apologies for this late reply. Please call 808-892-8025 or email me at Phyllis.L.Cayan@hawaii.gov should you have any further questions.

Sincerely,

Phyllis Coochie Cayan
SHPD History & Culture Branch Chief

Appendix F OHA Response Letter

PHONE (808) 594-1686

FAX (808) 594-1665



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

HRD11/5375B

May 9, 2011

Angela Fa'anunu, Cultural Research Specialist
Cultural Surveys Hawai'i, Inc.
One Kalia Road, Suite 100
Kalihi, Hawai'i 96734

Re: Pre-Cultural Impact Assessment Consultation
Kona Judiciary Complex Site Selection Project
Kona, Island of Hawai'i

Aloha e Angela Fa'anunu,

The Office of Hawaiian Affairs (OHA) is in receipt of your April 6, 2011 letter with enclosures seeking comments ahead of a cultural impact assessment (CIA) for the Kona Judiciary Complex Site Selection Project (project). The State of Hawai'i Department of Accounting and General Services and Hawai'i State Judiciary are proposing the development of a new judiciary complex to support the West Hawaii State Judicial Center (WHSJC) in Kona. Six candidate sites (RDS) for the project are under consideration in North Kona (Enclosure 1).

OHA has no substantive comments at this time. We do seek assurances that an archaeological inventory survey or assessment for the sites has been conducted and submitted to the Department of Land and Natural Resources-State Historic Preservation Division for review and approval.

Thank you for initiating consultation at this early stage and providing the opportunity to comment. We look forward to reviewing the CIA and providing additional comments at that time. Should you have any questions or concerns, please contact Keola Lindsey at 594-0244 or keola@oha.org.

Keola Lindsey
Keola Lindsey, Nāmi'o
Chief Executive Officer

C: OHA- West Hawai'i COC

APPENDIX G
Biological Surveys Conducted for the
Kona Judiciary Complex Site Selection Project
(Rana Biological Consulting, Inc. and
AECOS Consultants, July 2011)

Biological Surveys Conducted for the Kona Judiciary Complex Site Selection Project, North Kona District, Island of Hawai'i

Prepared by:

Reginald E. David
Rana Biological Consulting, Inc.
P.O. Box 1371
Kailua-Kona, Hawai'i 96745

&

Eric Guinther
AECOS Consultants
45-309 Akimala Pl.
Kāne'ohe, Hawai'i 96744

Prepared for:

Group 70 International, Inc.
925 Bethel Street
Honolulu, Hawaii, 96813-4398

July 13, 2011

Table of Contents

INTRODUCTION AND BACKGROUND	3
GENERAL PROJECT AND SITE DESCRIPTIONS	3
METHODS.....	11
BOTANICAL SURVEY METHODS.....	11
AVIAN SURVEY METHODS	11
MAMMALIAN SURVEY METHODS	11
RESULTS.....	12
BOTANICAL SURVEYS.....	12
AVIAN SURVEYS.....	18
MAMMALIAN SURVEY	18
BOTANICAL RESOURCES.....	22
AVIAN RESOURCES	22
MAMMALIAN RESOURCES.....	23
POTENTIAL IMPACTS TO PROTECTED SPECIES.....	23
BOTANICAL	23
SEABIRDS	24
HAWAIIAN HOARY BAT.....	24
RECOMMENDATIONS	24
CRITICAL HABITAT	25
BIOLOGICAL COMPARISON AND RANKING OF THE SITES.....	25
GLOSSARY	27
LITERATURE CITED.....	28

Introduction and Background

The State of Hawai'i Judiciary, with assistance from the Hawai'i State Department of Accounting and General Service (DAGS), is proposing to build a Judiciary Complex in Kona for the West Hawai'i service area of the Third Judicial Circuit ("Third Circuit") which comprises the entire County/Island of Hawai'i. West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions.

This report describes the methods used and the results of botanical, avian and mammalian surveys conducted on seven Candidate Sites currently being evaluated for the proposed action. These studies were prepared as part of the environmental disclosure process associated with the proposed project.

The primary purpose of the surveys was to determine if there are any botanical, avian or mammalian species currently listed, or proposed for listing under either federal or State of Hawai'i endangered species statutes within or adjacent to the individual candidate study sites.

The federal and State of Hawai'i listed species status follows species identified in the following referenced documents, Department of Land and Natural Resources (DLNR) 1998; U. S. Fish & Wildlife Service (USFWS 2005a, 2005b, 2011). Fieldwork was conducted on June 16 and 17, 2011.

Hawaiian and scientific names are italicized in the text. A glossary of technical terms and acronyms used in the document, which may be unfamiliar to the reader, are included at the end of the narrative text.

General Project and Site Descriptions

The preliminary concept for the Kona Judiciary Complex is to consolidate and relocate complex adjudication functions and court activities requiring higher levels of judicial, staff, and facility resources at a central location in West Hawai'i. The Kona Judiciary Complex would be comparable to the consolidation of Judiciary activities at Hale Kaulike (the Hilo Judiciary Complex) in East Hawai'i. The conceptual plan for Kona Judiciary Complex will combine the functions of at least four of the five existing facilities in the Kona region with consideration to accommodate anticipated needs of a growing population through 2030 and beyond. The preliminary estimates indicate that the future Kona Judiciary Complex will be programmed to accommodate the full-time equivalent of seven judges and their support staff. The preliminary space program estimates a facility that would occupy approximately 141,800 square feet. The Kona Judiciary Complex will also include approximately 500 parking stalls and four loading spaces.

The seven Candidate Sites surveyed as part of this study are identified as follows:

Candidate Site	Site Name	TMK#	TMK Acreage	Study Area
A	Kaloko Makai	3-7-3-009:025	224.4	± 10
B	Kealakehe (1)	3-7-4-020:007	193.5	± 10
C	Civic Center	3-7-4-020:003	7.6	7.6
D	Lanihau/DHHL	3-7-4-021:008	5.4	12.1
		3-7-4-008:005	6.7	
E	Laiopua	3-7-4-021:023	26.4	± 10
F	Makalapua Center	3-7-4-020:010	216.2	± 10
G	Kealakehe (2)	3-7-4-020:004	8.2	± 10
		3-7-4-020:004	1.8	

See Figure 1 for Candidate Site locations.

Site A is a ±10-acre site located approximately 200 meters north of Hina Lani Street in Kaloko Makai (Figure 1). The site is bound to the south by a 4 x 4 road. The site is approximately 135 meters above sea level. The land on and adjacent to the site is unimproved. There is an abandoned homeless camp within the site along with a lot of human detritus. The site is divided by a relatively recent lava flow, which supports sparse vegetation (Figure 2, foreground) and a majority of the native plants recorded from in the survey. The older surface flow (Figure 2, background) is densely covered by a scrub vegetation of mostly *koa haole* (*Leucaena leucocephala*) and Christmas berry (*Schinus terebinthefolius*) with dense fountain grass (*Pennisetum setaceum*) and scattered, silk oak (*Grevillea robusta*) trees.

Site B is a ±10-acre site is adjacent to Kealakehe Parkway and located approximately 20 meters above sea level. There is a 4 x 4 trail along the western edge of the site. Lands to the east and south of the site are undeveloped. There is an active quarry site between the western boundary of the site and Queen Ka'ahumanu Highway. Vegetation on the site is characterized as sparse or barren due to recent grading across the lava flow (Figure 3). A portion of the site supports the same *koa haole* and fountain grass scrubland typical of most of the candidate sites.

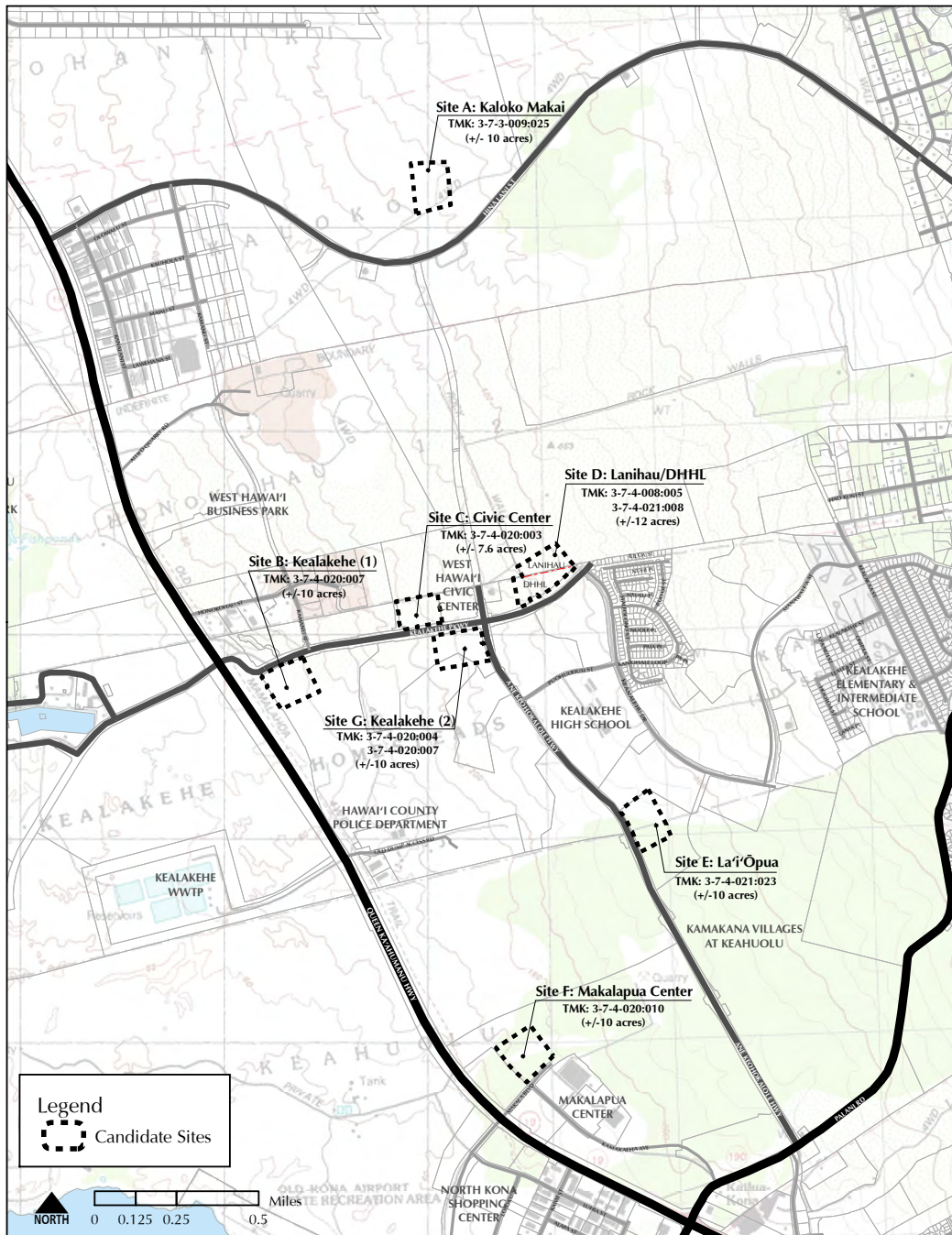
Site C is a 7.6-acre site located adjacent to the west of the existing West Hawaii Civic Center and is bound to the south by Kealakehe Parkway at an elevation of approximately 75 meters above sea level. Lands to the west and north are unimproved. A portion of the site has been graded. Vegetation on the site is characterized as weedy (ruderal) where previously graded and *koa haole* scrubland where not graded (Figure 4).

Site D is a 12.1-acre site located above the existing West Hawaii Civic Center and is bound to the south by Kealakehe Parkway at an elevation of approximately 120 meters above sea level. The lands to the west, north and east are undeveloped. Vegetation on the site is characterized as very dense *koa haole* scrubland (Figure 5).

Site E is a ±10-acre site located immediately east of the Ane Keohokalole Highway (under construction), south of Kealakehe High School at an elevation of approximately 100 meters above sea level. Lands to the north, east and south are undeveloped. Vegetation on the site is characterized as dense to very dense *koa haole* scrubland (Figure 6).

Site F is a ±10-acre site located adjacent to Makala Boulevard north of the existing Makalapua Shopping Center, at an elevation of approximately 45 meters above sea level. Lands to the west, north and east are undeveloped. There is an active homeless camp within the site along with a lot of human detritus. Vegetation on the site is characterized as open grassland (fountain grass) and savanna grassland with scattered trees; mostly *kiawe* or *Prosopis pallida*, with areas of *koa haole* scrub and open, somewhat shrubby lava flow (Figure 7).

Site G is a ±10-acre site located across the street from the existing West Hawaii Civic Center and is bound to the north of Kealakehe Parkway, and to the east by Ane Keohokalole, Highway at an elevation of approximately 80 meters above sea level. Lands to the south and west of the site are undeveloped. A small portion of the site has been graded. Vegetation on the site is characterized as a relatively recent, open lava flow with scattered shrubs (Figure 8).



Kona Judiciary Complex Site Selection
Candidate Sites

21 APR 2011



Figure 2 – Kona Judiciary Site A – Looking north from southern boundary



Figure 3 – Kona Judiciary Site B – looking north from southwestern corner



Figure 4 – Kona Judiciary Site C – looking west from center top of site



Figure 5 – Kona Judiciary Site D – looking west, West Hawai'i Civic Center in middle distance



Figure 6 – Kona Judiciary Site E – looking north, Ana Keohokalole Hwy. on left middle



Figure 7 – Kona Judiciary Site F – looking northwest from southern central part of site



Figure 8 – Kona Judiciary Site G – looking north, West Hawai'i Civic Center in middle distance

Methods

Plant names follow *Manual of the Flowering Plants of Hawai'i* (Wagner *et al.*, 1990, 1999) for native and naturalized flowering plants, Palmer (2003) for ferns, and *A Tropical Garden Flora* (Staples and Herbst, 2005) for crop and ornamental plants. Place names follow *Place Names of Hawaii* (Pukui *et al.*, 1974). The avian phylogenetic order and nomenclature used in this report follows the *AOU Check-List of North American Birds* (American Ornithologists' Union, 1998), and the 42nd through the 51st supplements to the Check-List (American Ornithologists' Union, 2000; Banks *et al.*, 2002, 2003, 2004, 2005, 2006, 2007, 2008; Chesser *et al.*, 2009, 2010). Mammal scientific names follow (Tomich, 1986). Place names follow (Pukui *et al.*, 1974).

Botanical Survey Methods

The botanical survey was undertaken on June 16, 2011 utilizing wandering transects that traversed each of the seven parcels. Although this survey was conducted in the dry season, significant amounts of rainfall had fallen across North Kona over the previous several months, maintaining the vegetation in a healthy state. Plants typical of each site, including annuals, were readily observable and identifiable. For a few species not immediately recognized in the field, photographs were taken and/or material collected for identification at the laboratory.

Avian Survey Methods

The avian surveys were conducted on June 16 and 17, 2011. Two avian count stations were sited within each of the seven alternative sites. A single 8-minute avian point count was made at each of the 14 count stations. Field observations were made with the aid of Leica 10 X 42 binoculars and by listening for vocalizations. The counts and subsequent searches of each of the sites, was conducted between 6:30 am and 11:00 am each morning. Time not spent counting the point count stations was used to search the remainder of the sites for species and habitats not detected during the point counts. Weather conditions were ideal, with no rain, unlimited visibility on the sites and winds of between 1 and 7 kilometers an hour during point count periods – though the wind did get blustery on the 16th terminating point counts until the following morning.

Mammalian Survey Methods

With the exception of the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), or 'ōpe'ape'a as it is known locally, all terrestrial mammals currently found on the Island of Hawai'i are alien species, and most are ubiquitous. The survey of mammals was limited to visual and auditory detection, coupled with visual observation of scat, tracks, and other animal sign. A running tally was kept of all terrestrial vertebrate mammalian species detected within each of the seven alternative sites. The mammalian survey was conducted concurrently with the avian surveys on June 16 and 17, 2011.

Results

Botanical Surveys

A plant checklist (Table 1) was compiled from field observations, with entries arranged alphabetically under plant family names (standard practice). Included in the list are scientific name, common name, and status (whether native or non-native) for each species observed during the survey. Species status given in **bold** indicates a plant of particular interest to the Hawaiian Islands flora (indigenous, endemic, or Polynesian introduction). In addition to identifying the plants present within the study site, qualitative estimates of plant abundance were made separately for each parcel, indicated by the columns A through G. Abundance values are coded in the table as explained in the Legend to Table 1 and apply to observations made on June 16. For some species, a two-level system of abundance is used, with a letter-number code indicating a species having a clustered distribution; that is, for example, a species infrequently encountered, but numerous where observed. Thus, an abundance rating of “R” indicates a plant encountered only one to three times during the entire survey of a parcel. An “R2” indicates a plant encountered in just one or two places, but with several to many individuals present where encountered. An “R3” would be a plant seldom encountered (i.e., rare), but locally abundant in one or more of the locations where it was encountered.

The native plants present in the area reflect a remnant dry shrubland, although the density and diversity of natives is not sufficient to consider these characteristic of a plant community that is now instead very heavily dominated by non-native *koa haole*, fountain grass, *Talinum*, and, in some places, air plant (*Kalanchoë pinnata*) and/or *kiawe* (*Prosopis pallida*). On the other hand, native *alahe'e* and *maiapilo* shrubs are relatively common at most of the sites. Only the relatively recent lava flow at Site A (Kaloko Makai), and to some extent the flow crossing Site G (Kealakehe [2]), show any considerable presence of this former native vegetation.

Flora — A total of 68 different species of plants were recorded as growing in the project area. Of these, 17 species (25%) are recognized as truly native, mostly moderately common indigenous plants (defined as native to both Hawai'i and elsewhere in the Pacific Basin), but including 6 endemic species (plant species uniquely native to the Hawaiian Islands). One early Polynesian introduction (*noni* or *Morinda cirtifolia*) was recorded. The majority of species, and certainly the majority of the biomass of plant matter, comprises alien plants that have become naturalized in this low elevation environment over the last 250 years. Plants tagged as “ruderal” are characteristic of recently disturbed ground, typically either recently graded areas or the verges of the roads and highways.

Table 1 – Listing of Plants (flora) for the Proposed Kona Judiciary Complex Sites

<i>Scientific name</i>	<i>Common name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Notes</i>
<i>FERNS AND FERN ALLIES</i>										
NEPHROLEPIDACEAE										
<i>Nephrolepis exaltata hawaiiensis</i> W.H. Wagner	'ōkupukupu	End	--	---	--	--	R1	--	--	U1
<i>Nephrolepis multiflora</i> (Roxb.) F. M. Jarrett ex C.V. Morton	---	Nat	--	U	--	--	--	--	--	--
FLOWERING PLANTS										
DICOTYLEDONES										
ACANTHACEAE										
<i>Bartaria cristata</i> L.	Philippine violet	Nat	--	--	--	--	--	U3	--	--
ANACARDIACEAE										
<i>Schinus terebinthifolius</i> L.	Christmas berry	Nat	A	O	--	U	C	C	O	O
ARALIACEAE										
<i>Reynoldsia sandwicensis</i> A. Gray	'ōhe makai	End	R	--	--	--	--	--	--	--
APOCYNACEAE										
<i>Catharanthus roseus</i> (L.) G. Don	periwinkle	Nat	R1	--	--	--	R	--	--	--
<i>Plumeria obtusa</i> L.	Singapore plumeria	Orn	R	--	--	--	--	--	--	--
<i>Plumeria rubra</i> L.	graveyard flower	Orn	R	--	--	--	--	--	--	--
ASCLEPIADACEAE										
<i>Stapelia gigantea</i> N. E. Brown	giant toad plant	Nat	--	--	--	U3	A	A	--	--
ASTERACEAE (COMPOSITAE)										
<i>Bidens micrantha ctenophylla</i> (Sherff) Nagata & Ganders	ko'oko'olau	End	R1	--	--	--	--	--	--	<1>
<i>Conyza bonariensis</i> (L.) Cronq.	hairy horseweed	Nat	--	--	R	--	--	--	--	--
<i>Emilia fosbergii</i> Nicolson	Flora's paintbrush	Nat	--	--	R	--	--	--	--	--
<i>Pluchea carolinensis</i> (Jacq.) G. Don	sourbush	Nat	U1	--	U1	--	--	--	R	R
<i>Tridax procumbens</i> L.	coat buttons	Nat	--	R	U2	R2	--	--	R	<2>

Table 1 (continued).

<i>Scientific name</i>	<i>Common name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Notes</i>
CANNABACEAE										
<i>Cannabis sativa indica</i> (Lam.) E. Small & Cronquist	<i>paka lolō</i>	Orn	R	--	--	R	--	R	--	
CARICACEAE										
<i>Carica papaya</i> L.	papaya	Nat	--	R	--	--	--	--	--	
CAPPARACEAE										
<i>Capparis sandwichiana</i> DC	<i>maiapilo</i>	End	U	U	--	--	U	O	O	<1>
CLUSIACEAE										
<i>Clusia rosea</i> Jacq.	autograph tree	Nat	--	--	--	--	R	--	--	
CONVOLVULACEAE										
<i>Ipomoea indica</i> (J. Burm.) Merr.	<i>koali'awa</i>	Ind	U	--	--	--	--	--	O	
CRASSULACEAE										
<i>Kalanchoë pinnata</i> (Lam.) Pers.	air plant	Nat	R	--	--	C	O3	--	--	
<i>Kalanchoë tubiflora</i> (Harv.) Raym.-Hamet	chandelier plant	Nat	R3	--	--	--	--	--	--	
CUCURBITACEAE										
<i>Coccinia grandis</i> (L.) Voigt	scarlet-fruited gourd	Nat	--	--	--	--	--	R	R	
EBENACEAE										
<i>Diospyros sandwicensis</i> (A. DC) Fosb.	<i>lama</i>	End	--	R	--	--	--	--	--	
EUPHORBIACEAE										
<i>Desmanthus pernambucanus</i> (L.) Thellung	virgate mimosa	Nat	--	--	--	--	--	--	--	
<i>Euphorbia heterophylla</i> L.	kaliko	Nat	--	--	R2	--	--	--	--	<2>
<i>Euphorbia hirta</i> L.	garden spurge	Nat	--	R3	--	--	--	R	R3	<2>
<i>Euphorbia hypericifolia</i> L.	graceful spurge	Nat	--	R	--	--	--	--	--	<2>
<i>Ricinus communis</i> L.	castor bean	Nat	--	U	--	--	--	--	R1	
FABACEAE										
<i>Acacia farnesiana</i> (L.) Willd.	<i>klu</i>	Nat	--	O	--	--	R	O	--	
<i>Chamaecrista nictitans</i> (L.) Moench	<i>lauki</i> , partridge pea	Nat	C	--	R	R2	--	--	--	

Table 1 (continued).

<i>Scientific name</i>	<i>Common name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Notes</i>
<i>Crotalaria pallida</i> Aiton.	smooth rattlepod	Nat	R	--	--	--	--	--	--	
<i>Desmodium tortuosum</i> (Sw.) DC	Florida beggarweed	Nat	C	R3	U1	--	--	R	U	<2>
<i>Indigofera suffruticosa</i> Mill.	indigo	Nat	--	R	--	--	R	--	R	
<i>Leucaena leucocephala</i> (Lam.) deWit	<i>koa haole</i>	Nat	AA	AA	AA	AA	AA	AA	C	
<i>Macroptilium lathyroides</i> (L.) Urb.	---	Nat	--	R	R	--	--	--	--	<2>
<i>Pithecellobium dulce</i> (Roxb.) Benth.	<i>'opiuma</i>	Nat	--	--	--	--	U	R	--	
<i>Prosopis pallida</i> (Humb. & Bonpl. ex Willd.) Kunth	<i>kiawe</i>	Nat	--	--	--	R	U	C	--	
<i>Samanea saman</i> (Jacq.) Merr.	monkeypod, juv.	Nat	--	--	--	--	--	R	--	<3>
<i>indet. tree</i>	juv.	Nat	--	--	--	--	R	--	--	<3>
GOODINIACEAE										
<i>Scaevola sericea</i> Vahl	<i>naupaka kahakai</i>	Ind	--	R	--	--	--	--	--	
MALVACEAE										
<i>Abutilon incanum</i> (Link) Sweet	---	Ind	R	--	--	--	--	--	--	
<i>Sida fallax</i> Walp.	<i>'ilima</i>	Ind	R	--	U	--	--	R	R	
<i>Sida spinosa</i> L.	prickly sida	Nat	--	--	--	--	R	--	--	
MENISPERMACEAE										
<i>Cocculus trilobus</i> (Thunb.) DC	<i>huehue</i>	Ind	C	--	--	--	O	--	--	
MYOPORACEAE										
<i>Myoporum sandwicense</i> A. Gray	<i>naio</i>	Ind	U	--	--	--	--	--	--	
MYRTACEAE										
<i>Metrosideros polymorpha</i> Gaud.	<i>'ohi'a</i>	End	U	--	--	--	--	--	--	
NYCTAGINACEAE										
<i>Boerhavia coccinea</i> Mill.	false <i>alena</i>	Nat	--	--	--	--	--	R	--	
PASSIFLORACEAE										
<i>Passiflora foetida</i> L.	running pop	Nat	R	--	--	--	--	--	--	
<i>Passiflora</i> sp.	---	Nat	--	--	--	R	--	--	--	<3>

Table 1 (continued).

<i>Scientific name</i>	<i>Common name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Notes</i>
PHYTOLACACEAE										
<i>Rivina humilis</i> L.	coral berry	Nat	R	--	--	--	R	--	--	<3>
PIPERACEAE										
<i>Peperomia leptostachya</i> Hook & Arnott.	' <i>ala'ala wai nui</i>	Ind	--	--	R	--	--	--	--	
PORTULACACEAE										
<i>Portulaca pilosa</i> L.	---	Nat	R	--	--	--	--	R	R3	
<i>Talinum fruticosum</i> (L.) Juss.	---	Nat	O2	O	U1	O3	AA	O	U1	
PROTEACEAE										
<i>Grevillea robusta</i> A. Cunn. Ex R. Br.	silk oak	Nat	U	--	--	--	--	--	--	
RUBIACEAE										
<i>Morinda citrifolia</i> L.	<i>noni</i> , Indian mulberry	Pol	U	--	--	R	U	U	U	
<i>Psydrax odorata</i> (G. Forster) A.C. Sm. & S. Darwin	<i>alaha'e</i>	Ind	O	R	U	C	O	O	O	
SAPINDACEAE										
<i>Dodonaea viscosa</i> Jacq.	' <i>a'ali'i</i>	Ind	--	--	--	O	--	--	--	
SOLANACEAE										
<i>Solanum americanum</i> Mill.	<i>pōpolo</i>	Ind	R	--	--	--	--	--	--	
STERCULIACEAE										
<i>Waltheria indica</i> L.	' <i>uhaloa</i>	Ind	O	O1	C	--	U	U	O	
TURNERACEAE										
<i>Turnera ulmifolia</i> L.	yellow alder	Nat	--	R	--	--	--	--	--	
VERBINACEAE										
<i>Lantana camara</i> L.	lantana	Nat	R	--	--	--	R	O	--	
MONOCOTYLEDONES										
POACEAE (GRAMINEAE)										
<i>Cenchrus ciliaris</i> L.	buffelgrass	Nat	--	R	R	--	--	--	--	<2>

Table 1 (continued).

<i>Scientific name</i>	<i>Common name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Notes</i>
<i>Chloris barbata</i> (L.) Sw.	swollen fingergrass	Nat	--	--	--	R	--	--	--	<2>
<i>Digitaria ciliaris</i> (Retz.) Koeler	Henry's crabgrass	Nat	--	R	--	--	--	--	--	
<i>Melinis repens</i> (Willd.) Zizka	Natal redtop	Nat	R	R	O2	R2	--	R	U1	
POACEAE (GRAMINEAE)										
<i>Cenchrus ciliaris</i> L.	buffelgrass	Nat	--	R	R	--	--	--	--	<2>
<i>Chloris barbata</i> (L.) Sw.	swollen fingergrass	Nat	--	--	--	R	--	--	--	<2>
<i>Digitaria ciliaris</i> (Retz.) Koeler	Henry's crabgrass	Nat	--	R	--	--	--	--	--	
<i>Melinis repens</i> (Willd.) Zizka	Natal redtop	Nat	R	R	O2	R2	--	R	U1	
<i>Panicum maximum</i> Jacq.	Guinea grass	Nat	--	--	--	--	O	--	--	
<i>Pennisetum setaceum</i> (Forssk.) Chiov.	fountain grass	Nat	AA	AA	AA	AA	A	AA	AA	
<i>Setaria verticillata</i> (L.) P. Beauv.	bristly foxtail	Nat	--	--	R	--	--	--	R	
Total Species:			33	23	18	16	23	23	21	
Native (indigenous or endemic) Species:			12	5	4	2	5	4	6	
Percent of flora that is Native			36%	22%	22%	12%	22%	17%	29%	

Legend to Table 1

Status = distributional status	
End =	endemic; native to Hawaii and found naturally nowhere else.
Ind =	indigenous; native to Hawaii, but not unique to the Hawaiian Islands.
Nat =	naturalized, exotic, plant introduced to the Hawaiian Islands since the arrival of Cook Expedition in 1778, and well-established outside of cultivation.
Orn =	exotic, ornamental or cultivated; plant not naturalized (not well-established outside of cultivation).
Pol =	Polynesian introduction before 1778.
Abundance = occurrence ratings for plants by area A, B, C, D, E, F, and G on June 16, 2011.	
R - Rare -	only one or two plants seen.
U - Uncommon -	several to a dozen plants observed.
O - Occasional -	found regularly, but not abundant anywhere.
C - Common -	considered an important part of the vegetation and observed numerous times.
A - Abundant -	found in large numbers; may be locally dominant.
AA - Abundant -	abundant and dominant; defining species in the vegetation.
Notes:	
<1> A listed or sensitive species (federally listed as endangered or threatened, or a USFWS "Species of Concern") or by IUCN (2010)..	
<2> Typically seen mostly alongside roadways (ruderal verge plants).	
<3> Observed plant(s) lacked flowers or fruit; identification uncertain.	

Avian Surveys

A total of 377 individual birds of 19 species, representing 10 separate families, were recorded during the station counts. One other species, Mitred Parakeet (*Aratinga mitrata*) was recorded as an incidental observation while transiting between count stations on site “E” (Table 2). One species detected on Site “D”, Chicken (Red Junglefowl) [*Gallus gallus*] is a domesticated species that is not established in the wild on the Island of Hawai‘i. All 19 avian species recorded during the course of these surveys are considered to be alien to the Hawaiian Islands.

No avian species currently protected or proposed for protection under either the federal or State of Hawai‘i endangered species programs were detected during the course of this survey (DLNR, 1998; USFWS, 2005a, 2005b, 2011).

Avian diversity and densities were in keeping with the habitat present on the seven sites. Three species, African Silverbill (*Lonchura cantans*), Japanese White-eye (*Zosterops japonicus*), and Red Avadavat (*Amandava amandava*), accounted for slightly less than 53 percent of all birds recorded during the station counts.

Mammalian Survey

Five terrestrial mammalian species were detected during the course of these surveys. Which species and how they were detected on each of the seven sites is presented in table 3.

No mammalian species currently protected or proposed for protection under either the federal or State of Hawai‘i endangered species programs were detected during the course of this survey (DLNR, 1998; USFWS, 2005a, 2005b, 2011).

Table 2 – Avian Species Detected Within the Proposed Kona Judiciary Complex Sites

<i>Common name</i>	<i>Scientific name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Comb. RA</i>
PHASIANIDAE - Pheasants & Partridges										
Phasianinae - Pheasants & Allies										
Gray Francolin	<i>Francolinus pondicerianus</i>	A	1	-	-	-	-	-	-	0.07
Black Francolin	<i>Francolinus francolinus</i>	A	4	2	1	6	1	-	1	1.07
Red Junglefowl	<i>Gallus gallus</i>	D	-	-	-	1	-	-	-	0.07
COLUMBIFORMES										
COLUMBIDAE – Pigeons & Doves										
Spotted Dove	<i>Streptopelia chinensis</i>	A	-	-	-	-	-	1	1	0.14
Zebra Dove	<i>Geopelia striata</i>	A	-	1	1	2	-	4	3	1.00
PSITTACIFORMES										
PSITTACIDAE – Lories Parakeets, Macaws & Parrots										
Arinae – New World Parakeets, Macaws & Parrots										
Mitred Parakeet	<i>Aratinga mitrata</i>	A	-	-	-	-	-	-	-	I-9
PASSERIFORMES										
ZOSTEROPIDAE – White-eyes										
Japanese White-eye	<i>Zosterops japonicus</i>	A	12	8	2	10	8	22	6	4.86
STURNIDAE – Starlings										
Common Myna	<i>Acridotheres tristis</i>	A	-	5	6	6	1	10	2	2.14
EMBERIZIDAE – Emberizids										
Yellow-billed Cardinal	<i>Paroaria capitata</i>	A	-	-	5	-	-	2	-	0.50
CARDINALIDAE – Cardinals Saltators & Allies										
Northern Cardinal	<i>Cardinalis cardinalis</i>	A	4	1	1	1	4	5	-	1.14
FRINGILLIDAE – Fringilline and Carduline Finches & Allies										
House Finch	<i>Carpodacus mexicanus</i>	A	7	9	4	7	-	6	5	2.71
Yellow-fronted Canary	<i>Serinus mozambicus</i>	A	2	2	-	3	1	-	2	0.71

Table 2 (Continued ...)

<i>Common name</i>	<i>Scientific name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>	<i>Comb. RA</i>
PASSERIDAE – Old World Sparrows										
House Sparrow	<i>Passer domesticus</i>	A	-	3	2	11	-	-	7	1.64
ESTRILDIDAE – Estrildid Finches										
Lavender Waxbill	<i>Estrilda caerulescens</i>	A	7	-	-	-	-	-	-	0.50
Common Waxbill	<i>Estrilda astrild</i>	A	-	-	-	2	-	2	-	0.29
Red Avadavat	<i>Amandava amandava</i>	A	2	-	45	-	-	-	6	3.79
African Silverbill	<i>Lonchura cantans</i>	A	4	-	2	57	2	-	13	5.57
Nutmeg Mannikin	<i>Lonchura punctulata</i>	A	2	-	-	-	-	-	-	0.14
Java Sparrow	<i>Padda oryzivora</i>	A	-	-	-	3	-	3	2	0.57

Key to Table 2.

- | | |
|----|--|
| D | Domesticated species – not considered to be established in the wild on the Island of Hawai'i |
| A | Alien – Introduced to the Hawaiian Islands by humans |
| RA | Relative Abundance - Number of birds detected divided by the number of count stations (14) |
| I- | Incidental observation, followed by the number of individuals recorded |

Table 3 – Terrestrial Mammalian Species Detected Within the Proposed Kona Judiciary Complex Sites

<i>Common name</i>	<i>Scientific name</i>	<i>Status</i>	<i>S-A</i>	<i>S-B</i>	<i>S-C</i>	<i>S-D</i>	<i>S-E</i>	<i>S-F</i>	<i>S-G</i>
CARNIVORA- Flesh Eaters									
Canidae - Wolves, Jackals & Allies									
Domestic dog	<i>Canis f. familiaris</i>	A	S, T	S	S	S, T	-	A, S	S
Viverridae - Civets & Allies									
Small Indian mongoose	<i>Herpestes a. auropunctatus</i>	A	S, T	-	V, S	S	-	S, T	S
Felidae - Cats									
House cat	<i>Felis catus</i>	A	-	-	V, S	S	-	-	V, S,
ATRIODACTYLA - EVEN-TOED UNGULATES									
Suicidae - Old World Swine									
Pig	<i>Sus s. scrofa</i>	A	-	-	-	-	-	S, T	-
Bovidae- Hollow-Horned Ruminants									
Domestic goat	<i>Capra h. hircus</i>	A	S, T	-	-	-	S	-	-

Key to Table 3.

- A Alien – Introduced to the Hawaiian Islands by humans
- S- Site followed by identifier i.e., A, B C, etc.
- V Visual – an animal that was recorded visually
- T Tracks – a species that was identified by the presence of tracks of that species
- S Scat – a species that identified by the presence of scat of that species

Discussion

Botanical Resources

The percentage of native plants in the area is generally high for lowlands in the Hawaiian Islands. However, this percentage varies among the seven Candidate Sites from 12 to 36% (Table 2) and is a reasonable measure of the comparative sensitivity of each site with respect to the flora present. Of course, greater priority for conservation would need to be given to sites harboring rare or listed species, despite the species “diversity” ranking.

Avian Resources

The findings of the avian surveys are consistent with the location of the sites, and the habitat present on them. From an avian perspective there is nothing to differentiate the sites from each other. Stated another way, the habitat present on the seven Candidate Sites is from an avian perspective, interchangeable. All 19 avian species recorded during the course of these surveys are alien to the Hawaiian Islands. The findings of these surveys are also consistent with the results of a number of avian surveys conducted on lands immediately adjacent to, or close to all seven sites (David, 1995, 2000a, 2000b, 2001, 2003, 2004, 2005, 2006a, 2006b, 2007, 2009)

Although no seabirds were detected during this survey, it is probable that both the endangered Hawaiian Petrel (*Pterodroma sandwichensis*), and the threatened endemic subspecies of the Newell’s Shearwater (*Puffinus auricularis newelli*), over-fly the project area in small numbers between April and the middle of December each year. Both species have been recorded flying to and from their nesting colonies over the greater Kona area (Day et al., 2003; David 2011). Both of these pelagic seabird species nest high in the mountains in burrows excavated under thick vegetation, especially *uluhe* (*Dicranopteris* sp.) fern. There is no suitable nesting habitat for either of these seabird species on, or close to any of the seven Candidate Sites.

The primary cause of mortality in the two aforementioned seabird species is thought to be predation by alien mammalian species at the nesting colonies (USFWS 1983; Simons and Hodges 1998; Ainley et al., 2001). Collision with man-made structures is considered to be the second most significant cause of mortality of these seabird species in Hawai’i. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can become disoriented by exterior lighting. When disoriented, seabirds often collide with manmade structures, and if they are not killed outright, the dazed or injured birds are easy targets of opportunity for feral mammals (Hadley 1961; Telfer 1979; Sincock 1981; Reed et al., 1985; Telfer et al., 1987; Cooper and Day, 1998; Podolsky et al. 1998; Ainley et al., 2001; Hue et al., 2001; Day et al 2003).

Additionally, we did not record any migratory shorebird species on any of the sites, this is not surprising as these Arctic breeders are present in Hawai’i between late July and the end of April each year. Thus the survey window fell outside the normal period when one would

expect to find these species in the islands. It is guaranteed that at least one of these migratory shorebird species; Pacific-Golden Plover (*Pluvialis fulva*) use resources within the greater project area on a seasonal basis. Following clearing and build-out of whichever site is selected, plover will stake winter territories within planted areas within the Judiciary Complex. Plover are ubiquitous in the Hawaiian Islands in the late fall, winter and early spring months.

Mammalian Resources

The findings of the mammalian survey are consistent with the location of the seven Candidate Sites and the habitat currently present on them. The findings of these surveys is also consistent with the results of a number of mammalian surveys conducted on lands immediately adjacent to, or close to all seven sites (David, 1995, 2000a, 2000b, 2001, 2003, 2004, 2005, 2006a, 2006b, 2007, 2009). From an alien terrestrial mammalian perspective there is nothing to differentiate the sites from each other. Stated another way, the habitat present on the seven sites is from an alien mammalian perspective, interchangeable. All of the terrestrial mammalian species recorded during the course of these surveys are alien to the Hawaiian Islands.

Although no rodents were detected during the course of this survey, it is likely that the four established alien *muridae* found on Hawai'i, roof rat (*Rattus r. rattus*), Norway rat (*Rattus norvegicus*), European house mouse (*Mus musculus domesticus*) and possibly Polynesian rats (*Rattus exulans hawaiiensis*) use various resources found within some or all of the seven Candidate Sites on a seasonal basis. All of these introduced rodents are deleterious to native ecosystems and the native faunal species dependant on them.

No Hawaiian hoary bats were detected during the course of this survey. Hawaiian hoary bats are widely distributed along the Kona coast and are present in most areas that still have tree and dense shrubs, (USFWS, 1998; Bonaccorso *et al.*, 2005, 2007; 2011; David, 2011). It is probable that this species forages for insects over one or more of the sites on a seasonal basis. There is no suitable roosting habitat for this foliage roosting bat on any site with the possible exception of site "F", Makalalapua, where there are fairly dense stands of *kiawe* (*Prosopis pallida*) trees.

Potential Impacts to Protected Species

Botanical

One plant "species of concern" (USFWS, 2010, 2011) was observed during the survey: *ko'oko'olau* (*Bidens micrantha*), seen only at Site A in our survey. In addition, *maiapilo* (*Capparis sandwichiana*), once a USFWS candidate species, is listed as "Vulnerable" by the International Union for Conservation of Nature and Natural Resources (IUCN; Brueggmann, M. M. & V. Caraway. 2003.). This plant, also known as a Hawaiian caper, was observed as uncommon to occasional at all of the sites except sites C and D.

Seabirds

The principal potential impact that construction and operation of the proposed Kona Judiciary Complex poses to protected seabirds is the increased threat that birds will be downed after becoming disoriented by lights associated with the project during the nesting season. The two main areas that outdoor lighting could pose a threat to these nocturnally flying seabirds is if, 1) during construction it is deemed expedient, or necessary to conduct nighttime construction activities, 2) following build-out, the potential operation of streetlights and security lighting during the seabird nesting season. The potential risk to nocturnally flying seabirds is the same at all seven candidate sites. No one is better or worse than another in this regard.

Hawaiian hoary bat

The principal potential impact that the development of the Kona Judiciary Complex poses to bats is during the clearing and grubbing phases of construction as vegetation is removed. The removal of vegetation within the project site may temporarily displace individual bats, which may use the vegetation as a roosting location. As bats use multiple roosts within their home territories, the potential disturbance resulting from the removal of the vegetation is likely to be minimal. During the pupping season female carrying their pups may be less able to rapidly vacate a roost site as the vegetation is cleared, additionally adult female bats sometimes leave their pups in the roost tree while they themselves forage, very small pups may be unable to flee a tree that is being felled. Potential adverse effects from such disturbance can be avoided or minimized by not clearing woody vegetation taller than 4.6 meters (15-feet), between June 15 and September 15, the period in which bats are potentially at risk from vegetation clearing.

Only site "F", Makalalapua has any vegetation on it that could potentially be used by bats in which to roost. There is no risk of disturbing roosting bats on the other six sites, as there is no suitable woody vegetation on any of those in which bats could potentially roost.

Recommendations

If nighttime construction activity or equipment maintenance is proposed during the construction phases of the project, all associated lights should be shielded, and when large flood/work lights are used, they should be placed on poles that are high enough to allow the lights to be pointed directly at the ground.

Following build-out it is recommended that any streetlights or facility security lighting that may be required for public safety reasons be shielded (Reed et al. 1985, Telfer et al. 1987). This minimization measure would serve the dual purpose of minimizing the threat of disorientation and downing of Hawaiian Petrels and Newell's Shearwaters, while at the same time complying with the Hawai'i County Code § 14 – 50 *et seq.* which requires the shielding of exterior lights so as to lower the ambient glare caused by unshielded lighting to the astronomical observatories located on Mauna Kea.

If site "F", Makalalapua is selected it is recommended that to minimize potential impacts to roosting Hawaiian hoary bats, woody vegetation taller than 4.6 meters (15-feet) high not be cleared between June 15 and September 15 on that site.

It is recommended that, where appropriate and practicable, native plant species be used in landscaping efforts. Not only is this ecologically prudent, but also if the appropriate plants are used, it will also likely save maintenance and water costs over the long term.

Critical Habitat

There is no federally delineated Critical Habitat present on or adjacent to these properties. Thus the development and operation of the Kona Judiciary Complex on any of the seven sites currently under consideration will not result in impacts to federally designated Critical Habitat. There is no equivalent statute under State law.

Biological Comparison and Ranking of the Sites

In Table 4 we have presented a matrix of native biological resources present on each site.

Table 4- Native Biological Resources Comparison of the Sites							
Biological Resources	Sites						
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>
There are commonly occurring native plants on the site	✓	✓	✓	✓	✓	✓	✓
There are rare native plants on the site	✓	✓	—	—	✓	✓	✓
There are endangered plants on the site	—	—	—	—	—	—	—
There are rare native birds on the site	—	—	—	—	—	—	—
There are endangered birds on the site	—	—	—	—	—	—	—
Threatened and endangered birds overfly the site	✓	✓	✓	✓	✓	✓	✓
There is suitable roosting habitat for endangered bats on the site	—	—	—	—	—	✓	—

Key to table 4

Symbol	Definition
✓	Indicates that the Biological Resources described are present on the specific site
—	Indicates that the Biological Resources described are not present on the specific site

In Table 5 we have ranked the sites from a native botanical perspective from the least sensitive to the most sensitive. Such a ranking is subjective at best, and in this case reflects the presence and density of rare native plants on each site as compared to the other sites.

Table 5 – Ranking of the Sites From a Native Botanical Perspective

Least Sensitive	Site D
	Site C
	Site E
	Site F
	Site B
	Site G
Most Sensitive	Site A

From a native avian perspective, the sites are essentially indistinguishable from each other, as discussed in avian resources discussion on page 22. From a native terrestrial mammalian perspective all sites are essentially benign, with the potential exception of site “F” where there are trees, which may be suitable for roosting by this endangered species. Minimization measures to avoid tree clearing during the bat pupping season would eliminate any threats to that species if this site were selected.

Glossary

Alien – Introduced to Hawai‘i by humans

Endangered – Listed and protected under the Endangered Species Act of 1973, as amended (ESA) as an endangered species

Indigenous – Native to the Hawaiian Islands, but also found elsewhere naturally

Makai – Down-slope, towards the ocean

Mauka – Upslope, towards the mountains

Muridae – Rodents, including rats, mice and voles, one of the most diverse family of mammals

Naturalized – A plant or animal that has become established in an area that it is not indigenous to

Nocturnal – Night-time, after dark.

‘Ōpe‘ape‘a – Endemic endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*)

Pelagic – An animal that spends its life at sea – in this case seabirds that only return to land to nest and rear their young

Ruderal – Disturbed, rocky, rubbishy areas, such as old agricultural fields and rock piles

Sign – Biological term referring tracks, scat, rubbing, odor, marks, nests, and other signs created by animals by which their presence may be detected

Threatened – Listed and protected under the ESA as a threatened species

DLNR – Department of Land and Natural resources

DOFAW – Division of Forestry and Wildlife

ESA – Endangered Species Act of 1973, as amended

TMK – Tax Map Key

USFWS – United State Fish & Wildlife Service

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APPENDIX H

**Archaeological Literature Review and Field Inspection for Seven
Locations Under Consideration for the Kona Judiciary Complex
Project: Honokōhau, Kaloko, Keahuolū, and Kealakehe Ahupuaʻa,
North Kona District, Hawaiʻi Island
TMK: [3]-7-3-009:025; [3]-7-4-008:005;
[3]-7-4-020:003, 004, 007, 010; [3]-7-4-021:008, 023.
(Cultural Surveys Hawaiʻi, Inc., June 2011)**

DRAFT

Archaeological Literature Review and Field Inspection for Seven Locations Under Consideration for the

**Kona Judiciary Complex Project,
Honokōhau, Kaloko, Keahuolū, and Kealahke Ahupua'a,
North Kona District, Hawai'i Island
TMK [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 004, 007,
010; 7-4-021:008, 023**

Prepared for
Group 70 International

Prepared by
Sarah Wilkinson, B.A.,
Auli'i Mitchell, B.A.,
and
Hallett H. Hammatt, Ph.D.

Cultural Surveys Hawai'i, Inc.
Kailua, Hawai'i
(Job Code: KALOKO 5)

June 2011

O'ahu Office
P.O. Box 1114
Kailua, Hawai'i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950

Maui Office
1993 Main St.
Wailuku, Hawai'i 96793
Ph: (808) 242-9882
Fax: (808) 244-1994
www.culturalsurveys.com

Management Summary

Reference	Archaeological Literature Review and Field Inspection for Seven Locations Under Consideration for the Kona Judiciary Complex Project, Honokōhau, Kaloko, Keahuolū, and Kealahke Ahupua'a, North Kona District, Hawai'i Island TMK [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 004, 007, 010; 7-4-021:008, 023 (Wilkinson et al. 2011)
Date	June 2011
Project Number (s) Investigation Permit Number	Cultural Surveys Hawai'i (CSH) Job Code: KALOKO 5 CSH performed the fieldwork under state archaeological permit number 11-17, issued by State of Hawai'i Department of Land and Natural Resources / State Historic Preservation Division (DLNR / SHPD).
Project Location	The project area is comprised of seven non-continuous sites in North Kona on the Island of Hawai'i, which lie within Kaloko, Honokōhau, Kealahke and Keahuolū Ahupua'a. The limits of the project area range from 70 to 450 feet in elevation. The Candidate Sites are very generally bounded by Queen Ka'ahumanu Highway to the west, residential developments to the east and north, and Kailua's "Old Industrial Area" to the south.
Land Jurisdiction Reviewing Agencies	County of Hawai'i, State of Hawai'i, private State Historic Preservation Division / Department of Land and Natural Resources (SHPD/DLNR)
Project Description	The State of Hawai'i DAGS, on behalf of the State of Hawai'i Judiciary ("Judiciary"), is proposing to build a new Judiciary Complex in Kona for the West Hawai'i service area of the Third Judicial Circuit ("Third Circuit") which comprises the entire County/Island of Hawai'i. West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. It is in recognition of the inadequacy of the current facilities in West Hawai'i that DAGS has commissioned a Site Selection Study and Environment Impact Statement (EIS). A preliminary list of fourteen (14) Potential Sites was compiled and evaluated for their suitability for developing the Kona Judiciary Complex in November 2010. The evaluation was based on meeting a set of minimum criteria for developing a judiciary facility. The site selection effort was geographically focused in the Kona region, emphasizing the proximity to the area's population center, Kona International Airport, existing Judiciary facilities to be replaced, and related government agencies and private attorney offices. From the larger pool of Potential Sites, seven (7) of the Candidate Sites were identified which best meet the minimum screening criteria. The seven Candidate Sites include (with the land owner following in

	<p>parenthesis):</p> <p>Site A: Kaloko Makai (SCD-TSA Kaloko Makai LLC); TMK 7-3-009:025</p> <p>Site B: Kealahke 1 (DLNR/County of Hawai'i); TMK 7-4-20:007</p> <p>Site C: Civic Center (DHHL); TMK 7-4-20:003</p> <p>Site D: Lanihau/DHHL; TMK 7-4-008:005, 7-4-021:008</p> <p>Site E: La'i 'Opua (DHHL); TMK 7-4-21:023</p> <p>Site F: Makalapua Center (QLT); TMK 7-4-20:010</p> <p>Site G: Kealahke 2 (DLNR/County of Hawai'i); TMK 7-4-20:004, 007</p> <p>At the request of Group 70 International, Cultural Surveys Hawai'i (CSH) has conducted this Literature Review and Field Check for inclusion in the project's EIS, which will facilitate in the recommendation of the final Kona Judiciary Complex site.</p>
Project Acreage	<p>The acreage for each Candidate Site is listed as total TMK acreage below:</p> <p>Site A: Kaloko Makai: 360.1</p> <p>Site B: Kealahke 1: 193.5</p> <p>Site C: Civic Center: 7.6</p> <p>Site D: Lanihau/DHHL: 330.9</p> <p>Site E: La'i 'Opua: 26.4</p> <p>Site F: Makalapua Center: 216.2</p> <p>Site G: Kealahke 2: 229.3</p> <p>Thus, the grand total project acreage is approximately 1,364 acres.</p>
Area of Potential Effect (APE) and Study Area Acreage	<p>The Study Area Acreage for each Candidate Site is not necessarily the same as the total TMK acreage listed above. Sites under consideration in excess of ten (10) acres in size were generally restricted to the most likely ten acres. The study acreage for each Candidate Site is listed below:</p> <p>Site A: Kaloko Makai: 10</p> <p>Site B: Kealahke 1: 10</p> <p>Site C: Civic Center: 7.6</p> <p>Site D: Lanihau/DHHL: 12.1</p> <p>Site E: La'i 'Opua: 10</p> <p>Site F: Makalapua Center: 10</p> <p>Site G: Kealahke 2: 10</p> <p>Thus, the grand total Study Area Acreage is 69.7 acres.</p>
Historic Preservation Regulatory Context and Document Purpose	<p>The State environmental review process is being administered to fulfill the requirements under Hawai'i Revised Statutes (HRS) §343, and Hawai'i Administrative Rules (HAR), §11-200. The Kona Judiciary Complex involves the use of State funds and therefore is subject to an approved Final EIS. The environmental review process was initiated (with the publication of an EISPN) in November 2010. The Environmental Impact Statement is being conducted to evaluate the six</p>

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island
 TMK: (3) 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

ii

	<p>(6) Candidate Sites in terms of environmental impacts and mitigation measures. A recommendation for the Kona Judiciary Complex site will be made based on the environmental impact studies.</p> <p>At the request of Group 70 International, Cultural Surveys Hawai'i (CSH) has conducted this Literature Review and Field Inspection for inclusion in the project's EIS, which will facilitate in the recommendation of the final Kona Judiciary Complex site. This study was completed for use as a planning document. The proposed project is subject to Hawai'i State environmental and historic preservation review legislation [Hawai'i Revised Statutes (HRS) Chapter 343 and HRS 6E-8/Hawai'i Administrative Rules (HAR) Chapter 13-275, respectively]. While this investigation does not fulfill the requirements of an archaeological inventory survey investigation (per HAR Chapter 13-276), it serves as a document to facilitate the proposed project's planning and supports historic preservation review compliance by assessing if there are any archaeological concerns within the study area and to develop data on the general nature, density and distribution of archaeological resources.</p>
Fieldwork Effort	<p>Sarah Wilkinson, B.A. and Olivier Bautista, B.A. performed the fieldwork on June 13 and June 14, 2011, under the general supervision of Hallett H. Hammatt, Ph.D. (principal investigator). The field work consisted of a pedestrian survey of each of the Candidate Sites, which focused on locating previously-recorded sites and developing an understanding of further archaeologically sensitive areas.</p>
Results Summary	<p>During the pedestrian inspection, several previously-recorded sites were relocated. Sites recorded using GPS technology during studies conducted more recently, such as those recorded by CSH in Kaloko Makai, were generally easy to relocate. In contrast, many of the sites from older studies within the project area were not always found at the points depicted on their respective maps; this is likely due to the more rudimentary locational technologies employed two decades ago. The inaccuracy of these maps explains in part why a number of known sites could not currently be relocated within the Candidate Sites, though generally low ground visibility was also a factor. A summary of findings related to the previously-recorded sites anticipated in the current project area is presented in Table 10.</p> <p>Several features were observed throughout the project area that do not appear to correspond with previously-recorded sites. These include modified outcrops, <i>pāhoehoe</i> and 'a'a excavations, possible trails, a lava tube opening, a bulldozed concentration of water worn stones and artifacts, and a potentially historic fence line.</p> <p>The lands surrounding the Candidate Sites have been subjected to significant development in modern times. While the majority of the project area remains undisturbed, this development has encroached on some areas. Evidence of bulldozing was observed within all but Sites</p>

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island
 TMK: (3) 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

iii

Recommendations	<p>D and E. Among the Candidate Sites that have been impacted, the extent of disturbance was variable.</p> <p>A more detailed account of the results of the current inspection specific to each Candidate Site is given in Section 7.1.</p> <p>The results of the current fieldwork serve to underscore the problematic nature of data from the older studies that comprise the bulk of the project area lands. Only sites identified during current studies or those at well-known landmarks were found at the specific areas predicted by the background research. It was not uncommon for sites identified during older studies to lie a hundred or more meters from their locations depicted on respective maps. Revisiting these sites for the purpose of documentation using modern locational technology would benefit the archaeological record and future studies in and around the area. Furthermore, some of the sites documented in and around the project area have been recommended for data recovery or preservation.</p> <p>The observation of additional potential historic properties within the project area emphasizes the limitations of survey work in this region. Jumbled, uneven terrain often covered in grasses and invasive plants makes identification of features difficult, even with the close pedestrian transects typically employed during inventory surveys. It is clear that, despite the coverage of the project area lands under previous studies, there remains a significant potential for the presence of additional archaeologically significant features, including subsurface features in lava tubes.</p> <p>Therefore, additional inventory survey is recommended for all of the Candidate Sites except for the La'i 'Opua project site. Archaeological monitoring is recommended for construction-related ground disturbance at any of the Candidate Sites, in order to mitigate the potential for subsurface historic properties. Recommendations specific to each Candidate Site are found in Section 8.2.</p>
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Table of Contents

Management Summary	1
Section 1 Introduction	1
1.1 Project Background	1
1.2 Document Purpose	1
1.3 Scope of Work	3
1.4 Organization of Report	3
Section 2 Methods	4
2.1 Document Review	4
2.2 Field Methods	4
2.3 Site Significance	4
Section 3 Kaloko Ahupua'a: Candidate Site A	6
3.1 Introduction to the Kaloko Makai Candidate Site (Site A)	6
3.2 Environmental Setting	6
3.2.1 Natural Environment	6
3.2.2 Built Environment	10
3.3 Background Research	10
3.3.1 Traditional and Historical Background	10
3.3.2 Previous Archaeological Research	22
3.3.3 Background Summary	39
3.4 Project Area Predictive Model	42
Section 4 Honokōhau Ahupua'a: Candidate Site D	43
4.1 Introduction to the Lanihau/DHHL (Site D) Candidate Site	43
4.2 Environmental Setting	43
4.2.1 Natural Environment	43
4.2.2 Built Environment	43
4.3 Background Research	46
4.3.1 Traditional and Historical Background	46
4.3.2 Previous Archaeological Research	54
4.3.3 Background Summary	70
4.4 Project Area Predictive Model	70
Section 5 Kealahke Ahupua'a: Candidate Site B, Site C, Site D, Site E and Site G	72
5.1 Introduction to the Kealahke 1 (Site B), Civic Center (Site C), Lanihau/DHHL (Site D), La'i 'Opua (Site E) and Kealahke 2 (Site G) Candidate Sites	72
5.2 Environmental Setting	72
5.2.1 Natural Environment	72
5.2.2 Built Environment	72
5.3 Background Research	75
5.3.1 Traditional and Historical Background	75
5.3.2 Previous Archaeological Research	78
5.3.3 Background Summary	91
5.4 Project Area Predictive Model	91

Section 6 Keahuolu Ahupua'a: Candidate Site E and Site F..... 93

6.1 Introduction to the Makalapua Center (Site F) Candidate Site.....	93
6.2 Environmental Setting.....	93
6.2.1 Natural Environment.....	93
6.2.2 Built Environment.....	93
6.3 Background Research.....	95
6.3.1 Traditional and Historical Background.....	95
6.3.2 Previous Archaeological Research.....	97
6.3.3 Background Summary.....	113
6.4 Project Area Predictive Model.....	113

Section 7 Results of Fieldwork..... 115

7.1 Findings Within the Candidate Sites.....	115
7.1.1 Candidate Site A (Kaloko Makai).....	115
7.1.2 Candidate Site B (Kealahou 1).....	119
7.1.3 Candidate Site C (Civic Center).....	127
7.1.4 Candidate Site D (Lanihau).....	132
7.1.5 Candidate Site E (La'i Opua).....	135
7.1.6 Candidate Site F (Makalapua).....	138
7.1.7 Candidate Site G (Kealahou 2).....	144
7.2 Results for Previously-Recorded Sites Anticipated in the Project Area.....	150

Section 8 Summary and Recommendations 153

8.1 Summary.....	153
8.2 Recommendations.....	154
8.2.1 Candidate Site A (Kaloko Makai).....	154
8.2.2 Candidate Site B (Kealahou 1).....	155
8.2.3 Candidate Site C (Civic Center).....	155
8.2.4 Candidate Site D (Lanihau).....	155
8.2.5 Candidate Site E (La'i Opua).....	156
8.2.6 Candidate Site F (Makalapua).....	156
8.2.7 Candidate Site G (Kealahou 2).....	157

Section 9 References Cited 158**Appendix A Site Descriptions 1**

9.1 Kaloko Site Descriptions.....	A-1
9.1.1 State Site # 50-10-27-26291 (from Bell et al 2008b).....	A-1
9.1.2 State Site # 50-10-27-26292 (from Bell et al 2008b).....	A-8
9.1.3 State Site # 50-10-27-26302 (from Bell et al 2008b).....	A-12
9.1.4 State Site # 50-10-27-26303 (from Bell et al 2008b).....	A-14
9.1.5 State Site # 50-10-27-26307 (from Bell et al 2008b).....	A-18
9.1.6 State Site # 50-10-27-26308 (from Bell et al 2008b).....	A-24
9.2 Honokohau Site Descriptions.....	A-28
9.2.1 State Site 50-10-27-13023 (from Donham 1990c).....	A-28
9.2.2 State Site 50-10-27-18148 (from Robins et al. 2000).....	A-28
9.3 Kealahou Site Descriptions.....	A-31
9.3.1 Site 50-10-28-5011 (from Clark et al. 2010).....	A-31
9.3.2 Site 50-10-28-13178 (from Donham 1990b).....	A-32

9.3.3 Site 50-10-28-13179 (from Donham 1990b).....	A-32
9.3.4 Site 50-10-28-13180 (from Donham 1990b).....	A-33
9.3.5 Site 50-10-28-13188 (from Donham 1990b).....	A-34
9.3.6 Site 50-10-28-13189 (from Donham 1990b).....	A-37
9.3.7 Site 50-10-28-13194 (from Donham 1990b).....	A-38
9.3.8 Site 50-10-28-13215 (from Donham 1990b).....	A-39
9.3.9 Site 50-10-28-16008 (from Burgett and Rosendahl 1992).....	A-39
9.3.10 Site 50-10-28-16009 (from Burgett and Rosendahl 1992).....	A-39
9.3.11 Site 50-10-28-27855 (from Clark et al. 2010).....	A-39
9.4 Keahuolu Site Descriptions.....	A-43
9.4.1 Site 50-10-28-5011.....	A-43
9.4.2 Site 50-10-28-13305 (from Donham 1990a).....	A-43
9.4.3 Site 50-10-28-13306 (from Donham 1990a).....	A-44
9.4.4 Site 50-10-28-13308 (from Donham 1990a).....	A-44
9.4.5 Site 50-10-28-13322 (from Donham 1990a).....	A-45
9.4.6 Site 50-10-28-13323 (from Donham 1990a).....	A-45
9.4.7 Site 50-10-28-13489 (from Donham 1990a).....	A-46

List of Figures

Figure 1. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, showing the locations of the seven Candidate Sites which comprise the project area, note that the Laniihau/DHHL site straddles Honokōhau and Kealakehe Ahupua'a, and the La'i 'Ōpua site straddles Kealakehe and Keahuolu Ahupua'a.	2
Figure 2. Tax Map Key (TMK) Plat 7-3-09, showing the location of Candidate Site A in Kaloko Ahupua'a.	7
Figure 3. Aerial photo (Google Earth 2011) showing the location of Candidate Site A; note the relation of the project site to Hina Lani Street (the two-lane road shown), and to the historic jeep road which runs through the southern portion of the project site.	8
Figure 4. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, overlain with soil survey data (Sato et al. 1973), showing the soils types within the various Candidate Sites.	9
Figure 5. Population estimates for Hawai'i Island in 1853 by Coulter (1931); each symbol represents 50 people; indicating several hundred people settled in North Kona.	15
Figure 6. Portions of Emerson's RM 1449 (1888) and RM 1512 (1889) showing the road from Kohanaiki Homesteads north of Candidate Site A.	17
Figure 7. Portion of Registered Map 1280 by J. S. Emerson showing the approximate locations of the project sites.	18
Figure 8. Portion of 1924 U.S. Geological Survey topographic map, Keāhole Point and Kailua quadrangles, showing the approximate locations of the project sites.	20
Figure 9. Portion of 1959 U.S. Geological Survey map, Keāhole Point and Kailua quadrangles, showing the location of Candidate Site A in relation to features discussed in the text.	21
Figure 10. Portion of 1978 U.S. Geological Survey Orthophoto, Keāhole Point and Kailua Quads, showing the location of Candidate Site A; note the Queen Ka'ahumanu Highway extending north above the north arrow, and the jeep road running through Site A towards the highway.	23
Figure 11. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, showing the locations of previous archaeological studies in and around Candidate Site A.	32
Figure 12. Map from Bell et al. (2008b:46) overlain with Candidate Site A, showing the previously-identified archaeological properties located within and adjacent to the project site.	38
Figure 13. Tax Map Key (TMK) Plat [3] 7-4-08, showing the location of Candidate Site D on the boundary of Kealakehe and Honokōhau Ahupua'a.	44
Figure 14. Aerial photo (Google Earth 2011) showing the locations of Candidate Site D (within Honokōhau and Kealakehe Ahupua'a), Sites B, C and G (within Kealakehe Ahupua'a), and Site E (within Kealakehe and Keahuolu Ahupua'a).	45
Figure 15. Honokōhau II Ahupua'a, showing sites, features and place names, based on Boundary Commission documents; note the lack of sites or features at and near the project area (source: Robins et al. 2000).	49

Figure 16. Portion of 1959 U.S. Geological Survey map, Keāhole Point and Kailua Quads, showing the location of Candidate Sites B, C, D, E and G; note the historic trails and signs of historic/modern animal husbandry.	52
Figure 17. Portion of 1978 U.S. Geological Survey Orthophoto, Keāhole Point and Kailua Quads, showing the state of land development around Candidate Sites B, C, D, E and G by the late 1970s.	53
Figure 18. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, showing the locations of previous archaeological studies in and around Candidate Sites B, C, D, E, and G in Honokōhau and Kealakehe Ahupua'a.	61
Figure 19. Portion of map from Donham (1990c:12) overlain with Candidate Sites C, D and G, showing Site 13023 located just within the Honokōhau portion of Candidate Site D (the locations of sites should be understood as only approximate).	68
Figure 20. Portion of map from Robins et al. (2000:223) overlain with Candidate Sites C, D and G, showing Site 18418 located just within the Honokōhau portion of Site D (the locations of sites should be understood as only approximate).	69
Figure 21. Tax Map Key (TMK) Plat [3] 7-4-20, showing the locations of Candidate Sites B, C and G within Kealakehe Ahupua'a, and Candidate Site F (Makalapua Center) within neighboring Keahuolu Ahupua'a; see Section 6 below for information on Candidate Site F.	73
Figure 22. TMK [3] 7-4-21, showing the location of Candidate Site D within Honokōhau and Kealakehe Ahupua'a, and Candidate Site E within Kealakehe and Keahuolu Ahupua'a.	74
Figure 23. Aerial photo (Google Earth 2011) showing the location of Candidate Site E adjacent to Kealakehe High School.	76
Figure 24. Map from Clark et al. (2010:21) overlain with Candidate Site E, showing previously-identified sites located within (the locations of sites should be understood as only approximate); note the location of Site 13215 well to the east of the current project area.	87
Figure 25. Map from Donham (1990b:2) overlain with Candidate Sites B through G, showing previously-identified sites located within (the locations of sites should be understood as only approximate).	89
Figure 26. Map from Burgett and Rosendahl (1992) overlain with Candidate Sites B through G, showing previously-identified sites located within; note: the location of Kealakehe High School is shown north of its true position (the locations of sites should be understood as only approximate).	90
Figure 27. Aerial photo (Google Earth 2011) showing the location of Candidate Site F.	94
Figure 28. Portion of 1959 U.S. Geological Survey map, Keāhole Point and Kailua Quads, showing the location of Candidate Sites E and F; note the historic trails and signs of historic/modern animal husbandry.	98
Figure 29. Portion of 1978 U.S. Geological Survey Orthophoto, Keāhole Point and Kailua Quads, showing the state of land development around Candidate Sites E and F by the late 1970s.	99

Figure 30. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keahole Point and Kaihua Quadrangles, showing the locations of previous archaeological studies in and around Candidate Sites E and F within Keahuolu Ahupua'a.....	100
Figure 31. Map from Donham (1990a:16) overlain with Candidate Sites E and F, showing previously-identified sites located within (the locations of sites should be understood as only approximate).....	112
Figure 32. Photo of the dense vegetation surrounding sites 26291 and 26303 Candidate Site A, taken from the 'a'ā ridge; view to the west.....	116
Figure 33. Photo of site 26308 Feature B in Candidate Site A, littered with modern rubbish; view to the east.....	116
Figure 34. Photo of the bulldoze road running along the 'a'ā ridge in the southeastern quadrant of Candidate Site A; view to the north.....	117
Figure 35. Photo of site 26307 along the 'a'ā ridge in Candidate Site A; view to the north.....	117
Figure 36. Aerial photo (Google Earth 2011) showing the location of Candidate Site A in relation to the newly identified Cairn.....	118
Figure 37. Photo of the western boundary of Candidate Site B, showing the disturbance within the project site here and the construction staging area immediately makai; view to the southwest.....	120
Figure 38. Photo of the bulldoze road that bisects Candidate Site B, near its intersection with Kealahke Parkway; view to the northwest.....	120
Figure 39. Photo of the rough 'a'ā lava terrain comprising the relatively undisturbed southern portion of Candidate Site B; view to the southeast.....	121
Figure 40. Photo of the thick vegetation on the pāhoehoe flow comprising the northeast quadrant of Candidate Site B; view to the north.....	121
Figure 41. Photo showing native maiapilo growing on the pāhoehoe in the northeast quadrant of Candidate Site B; view to the southeast.....	122
Figure 42. Photo of the ravine near the northern boundary of Candidate Site B; note the large basalt boulders that have been pushed into the ravine; view to the northeast.....	122
Figure 43. Photo of a section of the makai portion of site 13194 (Trail 1) in Candidate Site B; note the flat stepping stones in the top register of the photo and the round, white piece of coral to the right of the trail; view to the northeast.....	123
Figure 44. Photo of the makai-most identified section of Trail 1 in Candidate Site B (visible as compressed 'a'ā in the center of the photo); blue flag was found along this section; view to the east.....	123
Figure 45. Aerial photo (Google Earth 2011) showing the locations of newly-identified potential historic properties and features mentioned in the text within Candidates Sites B, C, D and G.....	124
Figure 46. Photo of Trail 2 in Candidate Site B, representing the Donham (1990b) northward bend of site 13194; note the original metal PHRI site tag on one of the pāhoehoe stepping stones in the bottom register and Kealahke Parkway in the background; view to the north.....	125
Figure 47. Photo of Trail 3 in Candidate Site B, visible as compressed, darkened 'a'ā heading up the center of the photo and crossing the bulldoze road; view to the northeast.....	126
Figure 48. Photo of the Bulldozed Concentration near the northern end of the bulldoze road in Candidate Site B; the archaeologist is holding what is likely a pre-form ulu maika	

artifact, while more waterworn stones and pieces of coral are present in a concentration at his feet; view to the northwest.....	126
Figure 49. Close-up photo of the ulu maika pre-form found in the Bulldozed Concentration that may represent a severely impacted hisotric property; note the other water worn stones and pieces of coral present below.....	127
Figure 50. Photo of the quarry bounding Candidate Site C to the north; view to the north.....	128
Figure 51. Photo of the new Civic Center complex bounding Candidate Site C to the east, taken from Kealahke Parkway; view to the north.....	128
Figure 52. Photo of a ma'u plant located along the boundary of Candidate Site C and the Civic Center parking lot; view to the west.....	129
Figure 53. Photo of the bulldozed southeast portion of Candidate Site C; view to the west.....	129
Figure 54. Photo of a small pocket of 'a'ā within the southwestern portion of Candidate Site C that is completely surrounded by pāhoehoe; view to the north.....	130
Figure 55. Photo of Modified Outcrop 1 in Candidate Site C; note the new Civic Center complex in the background; view to the east.....	130
Figure 56. Photo showing the density of vegetation within Candidate Site C; view to the southeast.....	131
Figure 57. Photo showing a shallow lava tube opening on the edge of a depression in Candidate Site C; note a portion of the Civic Center parking garage in the top left corner; view to the north.....	131
Figure 58. Photo showing the dense vegetation within Candidate Site D; view to the east.....	133
Figure 59. Photo of wall site 13179 running through Candidate Site D; note the housing development in the background; view to the southeast.....	133
Figure 60. Photo of a gateway along site 13179 within Candidate Site D; view to the north.....	134
Figure 61. Photo of Modified Outcrop 2 in Candidate Site D; view to the west.....	134
Figure 62. Photo of the previously-unrecorded Lava Tube identified in Candidate Site D; view to the northwest.....	135
Figure 63. Photo of wall site 5011 makai of Candidate Site E and the Ane Keohokalole Highway (presently under construction), visible in the center of the photo; view to the west.....	136
Figure 64. Photo of site 5011 extending east through Candidate Site E through the center of the photo; view to the east.....	136
Figure 65. Photo showing an overview of Candidate Site E and its dense vegetation, with Kealahke High School in the background; view to the north.....	137
Figure 66. Photo of site 27855 along the northern boundary of Candidate Site E, now overgrown but showing signs of clearing during documentation by Clark et al. (2010); view to the southeast.....	137
Figure 67. Photo showing one of the bulldozed areas along the western boundary of Candidate Site F; view to the north.....	139
Figure 68. Photo of a modern squatters' camp located at the south end of trail site 13308, note the modern rock constructions; view to the south.....	139
Figure 69. Photo of a section of trail site 13308 in Candidate Site F, visible as compressed 'a'ā lined with cobbles running up the center of the photo, taken from the squatters' camp; note the modern trail branching to the left and the modern mound marking the intersection; view to the northwest.....	140

Figure 70. Photo showing the modern trail branching off of site 13308 near the squatters' camp and the modern mound in the foreground on the left; view to the west	140
Figure 71. Aerial photo (Google Earth 2011) showing the locations of the features mentioned in the text within Candidate Site F	141
Figure 72. Photo of trail site 13323, visible as compressed 'a'ā running up the center of the photo; view to the northwest	142
Figure 73. Photo showing a potential location for site 13306; note the low ground visibility here; view to the west	143
Figure 74. Photo showing <i>Pūhoehoe</i> Excavation 1; view to the east	143
Figure 75. Photo of bulldozed area along the northern boundary of Candidate Site G, with Kealakehe Parkway and the new Civic Center in the background; view to the north	145
Figure 76. Photo of Trail 4 in Candidate Site G, visible as compressed 'a'ā running from the bottom left corner up through the center of the photo; note Kealakehe High School in the background; view to the east	145
Figure 77. Photo of Trail 5 taken from its <i>makai</i> end and visible as compressed 'a'ā meandering from the bottom left corner up through the center of the photo; note the Civic Center in the background; view to the north	146
Figure 78. Photo of the 'a'ā mound securing the western end of the potentially historic fence line (Fence) in Candidate Site G; note the use of a wooden post; view to the east	147
Figure 79. Photo showing the potentially historic fence line (Fence) in Candidate Site G, showing the utilization of metal stakes and weathered wooden posts; view to the east	147
Figure 80. Photo showing the <i>makai</i> end of wall site 13180 within Candidate Site G, with the Civic Center complex in the background; view to the north	148
Figure 81. Photo of the 'A'ā Excavation Complex in Candidate Site G, showing the archaeologist taking a datum between two of the pits; view to the southwest	148
Figure 82. Photo showing one of the pits at the 'A'ā Excavation Complex in Candidate Site G; note the <i>koa</i> <i>hiale</i> growing from the pit, and the overturned cobbles indicating human modification; view to the southwest	149
Figure 83. Site -26291, plan view of surface (Sink 1-4)	149
Figure 84. Site -26291, Feature A, plan view	150
Figure 85. Site -26291, Feature B, plan view	150
Figure 86. Site -26291, Feature A interior, <i>kukui</i> scatter in foreground, view to south	150
Figure 87. Site -26291, Feature B, showing informal terrace adjacent to archway, view to west	150
Figure 88. Site -26291, Feature C, showing view to east	150
Figure 89. Site -26292, plan view	150
Figure 90. Site -26292, overview of shelter overhang	150
Figure 91. Site -26292, excavation plan view	150
Figure 92. Site -26292, paved surface prior to excavation	150
Figure 93. Site -26292, paved surface after excavation	150
Figure 94. Site -26302, Feature A in background, Feature B in foreground	150
Figure 95. Site -26302, plan view	150
Figure 96. Site -26303, Feature B, showing back of the cave beyond the 'a'ā flow, view to southeast	150
Figure 97. Site -26303, plan view	150
Figure 98. Site -26303, Feature B plan view	150

Figure 99. Site -26307, plan view	19
Figure 100. Site -26307, overview of Feature A terrace showing north/south running wall, view to east	20
Figure 101. Site -26307, overview of Feature B, showing bench and wall bisecting the bench, view to west	21
Figure 102. Site -26307, Feature C, showing pit and the west constructed wall, view to west	22
Figure 103. Site -26307, overview of Feature D, view to northeast	23
Figure 104. Site -26308, Feature A plan view	25
Figure 105. Site -26308, Feature B plan view	26
Figure 106. Site -26308, Feature A overview, showing constructed wall in foreground, entrance, and second constructed wall in background, view to east	27
Figure 107. Site -26308, Feature B overview, showing site tag in background, view to west	27
Figure 108. Plan map of Site 18148 Features A and B (from Robins et al. 2000)	30
Figure 109. Photo of Site 5011, north edge of wall; view to the south (from Clark et al. 2010)	31
Figure 110. Plan map of Site 13188 Feature A (from Donham 1990b)	35
Figure 111. Plan map of Site 13188 Features B and C (from Donham 1990b)	36
Figure 112. Plan map of Site 27855 (from Clark et al. 2010)	41
Figure 113. Photo of Site 27855, northwest modification; view to the northwest (from Clark et al. 2010)	42
Figure 114. Photo of Site 27855; centrally located soil area; view to the southwest (from Clark et al. 2010)	42
Figure 115. Photo of Site 27855; northeast modification; view to the northeast (from Clark et al. 2010)	43

List of Tables

Table 1. Previous Archaeological Studies Within Kaloko Ahupua'a (projects in Candidate Site A are in bold)	24
Table 2. Historic Properties Previously Identified within the Candidate Site A	39
Table 3. Previous Archaeological Studies Within Honokōhau Ahupua'a (projects in the Honokōhau portion of Candidate Site D are in bold)	55
Table 4. Historic Properties Previously Identified within the Honokōhau Portion of Candidate Site D	67
Table 5. Previous Archaeological Studies Within Kealakehe Ahupua'a (projects in the Kealakehe Candidate Sites are in bold)	79
Table 6. Historic Properties Previously Identified Within the Kealakehe Candidate Site Lands	88
Table 7. Summary of Previous Subsurface Testing Within the Kealakehe Candidate Site Lands	88
Table 8. Previous Archaeological Studies Within Keahuoli Ahupua'a (projects in the Keahuoli Candidate Sites are in bold)	101
Table 9. Historic Properties Previously Identified Within the Keahuoli Candidate Site Lands	111
Table 10. Summary of Field Results for Sites Expected to be Encountered Within the Project Area	150

Section 1 Introduction

1.1 Project Background

The State of Hawai'i Department of Accounting and General Services (DAGS), on behalf of the State of Hawai'i Judiciary ("Judiciary"), is proposing to build a new Judiciary Complex in Kona for the West Hawai'i service area of the Third Judicial Circuit ("Third Circuit") which comprises the entire County/Island of Hawai'i. The West Hawai'i service area is a growing region with inadequate facilities to perform Judiciary functions. It is in recognition of the inadequacy of the current facilities in West Hawai'i that DAGS has commissioned a Site Selection Study and Environmental Impact Assessment (EIS).

A preliminary list of fourteen (14) Potential Sites was compiled and evaluated for their suitability for developing the Kona Judiciary Complex in November 2010. The evaluation was based on meeting a set of minimum criteria for developing a judiciary facility. The site selection effort was geographically focused in the Kona region, emphasizing the proximity to the area's population center, Kona International Airport, existing Judiciary facilities to be replaced, and related government agencies and private attorney offices.

From the larger pool of Potential Sites, seven (7) of the Candidate Sites were identified which best meet the minimum screening criteria. The seven Candidate Sites include (with the land owner following in parenthesis): Site A, Kaloko Makai (SCD-TSA Kaloko Makai LLC); Site B, Kealahou 1 (DLNR/County of Hawai'i); Site C, Civic Center (Department of Hawaiian Homelands [DHHL]); Site D, Lanihau/DHHL; Site E, La'i 'Opua (DHHL); Site F, Makalapua Center (Queen Lili'uokalani Trust [QLT]); and Site G, Kealahou 2 (DLNR/County of Hawai'i). These sites are shown in Figure 1. Minimally, land disturbing activities would include grubbing, grading, and excavations for subsurface utilities and/or structural footings.

The State environmental review process is being administered to fulfill the requirements under Hawai'i Revised Statutes (HRS) §343, and Hawai'i Administrative Rules (HAR), §11-200. The Kona Judiciary Complex involves the use of State funds and therefore is subject to an approved Final EIS. The environmental review process was initiated (with the publication of an EISPN) in November 2010. The Environmental Impact Statement is being conducted to evaluate the seven (7) Candidate Sites in terms of environmental impacts and mitigation measures. A recommendation for the Kona Judiciary Complex site will be made based on the environmental impact studies.

1.2 Document Purpose

At the request of Group 70 International, Cultural Surveys Hawai'i (CSH) has conducted this Literature Review and Field Inspection for inclusion in the project's EIS, which will facilitate the recommendation of the final Kona Judiciary Complex site. This study was completed for use as a planning document. The proposed project is subject to Hawai'i State environmental and historic preservation review legislation [Hawai'i Revised Statutes (HRS) Chapter 343 and HRS 6E-8/Hawai'i Administrative Rules (HAR) Chapter 13-275, respectively]. While this investigation does not fulfill the requirements of an archaeological inventory survey investigation (per HAR Chapter 13-276), it serves as a document to facilitate the proposed

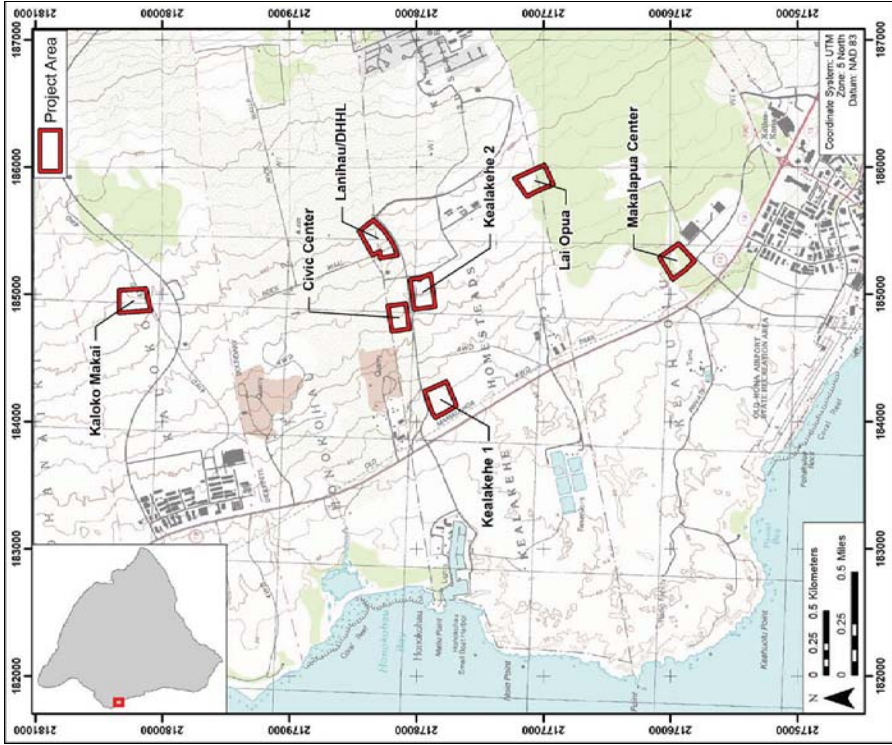


Figure 1. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, showing the locations of the seven Candidate Sites which comprise the project area; note that the Lanihau/DHHL site straddles Honokōhau and Kealahou Ahupua'a, and the La'i 'Opua site straddles Kealahou and Keāhole Ahupua'a

project's planning and supports historic preservation review compliance by assessing if there are any archaeological concerns within the study area and to develop data on the general nature, density and distribution of archaeological resources.

1.3 Scope of Work

The scope of work was to include:

- 1. Historical research to include study of archival sources, historic maps, Land Commission Awards and previous archaeological reports to construct a history of land use and to determine if archaeological sites have been recorded on or near the Candidate Sites.
- 2. Limited field inspection of the project area to identify any surface archaeological features and to investigate and assess the potential for impact to such sites. This assessment will identify any sensitive areas that may require further investigation or mitigation before the project proceeds.
- 3. Preparation of a report to include the results of the historical research and the limited fieldwork with an assessment of archaeological potential based on that research, with recommendations for further archaeological work, if appropriate. It will also provide mitigation recommendations if there are archaeologically sensitive areas that need to be taken into consideration.

1.4 Organization of Report

In an attempt to present the background research for this report in a coherent and digestible manner, each *ahupua'a* (traditional land division) included in the present project has been assigned a unique section. These sections provide an introduction to the Candidate Site(s) located within, the environmental setting, the traditional and historical background, the previous archaeological research, and a predictive model summarizing the potential for historic properties and other cultural resources within each project site. The sections are organized geographically from north to south: Kaloko first, then Honokōhau, Kealahou, and Keaholu, respectively.

It is important to note that, while the seven Candidate Sites for this project fall within four different *ahupua'a*, these *ahupua'a* are contiguous and the project sites fall within or just outside of the Kekaha region of North Kona. In addition, the Candidate Sites are all located roughly within the same "Intermediate" or "*kula*" land use zone, between approximately 70 and 400 ft amsl. Thus, while each *ahupua'a* is discussed separately here for the sake of coherence, the general histories of the region and zones in which all of the Candidate Sites are located serves to provide a backdrop for the project as a whole. A comprehensive summary is included in Section 8.

Section 2 Methods

2.1 Document Review

Historic and archival research was obtained from the University of Hawai'i at Mānoa's Hamilton Library, the State Historic Preservation Division Library, the Hawai'i State Archives, the State Land Survey Division, and the Archives of the Bishop Museum. Previous archaeological reports for the area were reviewed, as were historic maps and primary and secondary historical sources. Information on Land Commission Awards was accessed through Waipaho 'Aina Corporation's Māhele Data Base (www.waipaho.com).

This research provided the environmental, cultural, historic, and archaeological background for the project area. The sources studied were used to formulate a predictive model regarding the expected types and locations of historic properties in the project area.

2.2 Field Methods

The fieldwork component of the archaeological literature review and field inspection was completed on June 13 and June 14, 2011 by CSH archaeologists Sarah Wilkinson, B.A. and Olivier Bautista, B.A., under the general supervision of Hallett H. Hammatt, Ph.D. (principal investigator). The fieldwork was carried out under archaeological permit number 11-17 issued by the Hawai'i State Historic Preservation Division/Department of Land and Natural Resources (SHPD/DLNR), per Hawai'i Administrative Rules (HAR) Chapter 13-282. A limited pedestrian inspection was conducted at each individual Candidate Site; full 100% coverage of the project area was not included in the project's scope of work. The archaeologists were typically spaced ten to 15 meters apart during the pedestrian inspection, though at times the spacing was much greater in order to traverse larger areas of the Candidate Sites. The inspection focused on covering enough ground to obtain an adequate understanding of the landscape/terrain, areas of prior impact, potential archaeologically sensitive areas and/or features, and the locations of previously-recorded sites in relation to the current project area.

2.3 Site Significance

Historic Properties are typically evaluated for significance according to the broad criteria established for the National and State Registers. The five criteria are:

- A Associated with events that have made an important contribution to the broad patterns of our history;
- B Associated with the lives of persons important in our past;
- C Embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic value;
- D Have yielded, or is likely to yield information important for research on prehistory or history;
- E Have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still

carried out, at the property, or due to associations with traditional beliefs, events or oral history accounts – these associations being important to the group’s history and cultural identity.

In a number of cases the present study discusses sites that have been previously formally evaluated for site significance according to these standard criteria (see Table 2, Table 4, Table 6 and Table 9). Where the sites have been formally evaluated for significance the significance evaluation is presented. In some cases the sites previously described have not been formally evaluated for significance and none is attempted here. No detailed descriptions or significance evaluations are presented for newly identified sites encountered in the course of the field checks.

Section 3 Kaloko Ahupua’a: Candidate Site A

3.1 Introduction to the Kaloko Makai Candidate Site (Site A)

The northernmost Candidate Site for the Kona Judiciary Project, or the Koloko Makai Site, is located within Kaloko Ahupua’a, at TMK [3] 7-3-009:025. The location of this site can be seen on Figure 1 (above), and Figure 2 and Figure 3 (below). The following sections describe the environmental setting, traditional and historical background, and previous archaeological research of Koloko Ahupua’a. A predictive model is included, which summarizes the potential for cultural and historical remains at this project site.

3.2 Environmental Setting

3.2.1 Natural Environment

Candidate Site A comprises approximately 224.4 acres in the ahupua’a of Kaloko. These lands are located on the leeward coast of Hawai’i Island within the district of North Kona on the lower west slope of Hualālai Volcano. The western boundary of the project area is 1.8 kilometers (km) mauka of Queen Ka’ahumanu Highway, and Hina Lani Street lies approximately 0.3 km to the south. Elevation within this project site ranges from approximately 400 ft. a.m.s.l. at the western boundary to approximately 450 ft. a.m.s.l. along the eastern boundary.

Kona weather is typified by afternoon showers brought on by warm air which has been moved inland by light sea breezes. The humid air gradually condenses over higher altitudes throughout the day. At night the land cools resulting in breezes which send warm air back out to sea. Rainfall in the present project site averages 10 inches per year (Cordy 1981). There are no natural springs or perennial streams within this project site.

The land surface is comprised predominately of exposed ‘a‘ā (rough) and pāhoehoe (smooth) lava (Sato et al. 1973, Figure 4—the Kaloko Makai Site is the northernmost project site shown). An ‘a‘ā lava flow occurs along the southern portion of the project area, extending in a roughly mauka-makai (upland/seaward) direction the entire length of the project area. The surface of the ‘a‘ā lava ranges from roughly level expanses to rough fractured ridges.

Pāhoehoe lava covers the central and northern sections of the project area from mauka to makai. The surface is generally uneven and characterized by numerous tumuli and pressure ridges with depressions or undulations in the pāhoehoe having thin soil pockets. Collapsed portions of lava tubes also contribute to the uneven surface of the pāhoehoe flows.

Grasses dominate the project area vegetation, with predominately non-native fountain grass (*Pennisetum sectacum* or *sectacum*) and the less common native *pili* (*Heteropogon contortus*). Shrubs and trees present include: the native ‘ilima (*Sida fallax*) in scattered numbers, the non-native *klu* (*Acacia fornesiana*), lantana (*Lantana camara*), native *noni* (*Morinda citrifolia*), and a few *kiaue* (*Prosopis pallida*), and ‘āhi‘a (*Metrosideros polymorpha*) trees, along with an abundance of the non-native *koa haole* (*Leucaena glauca*).

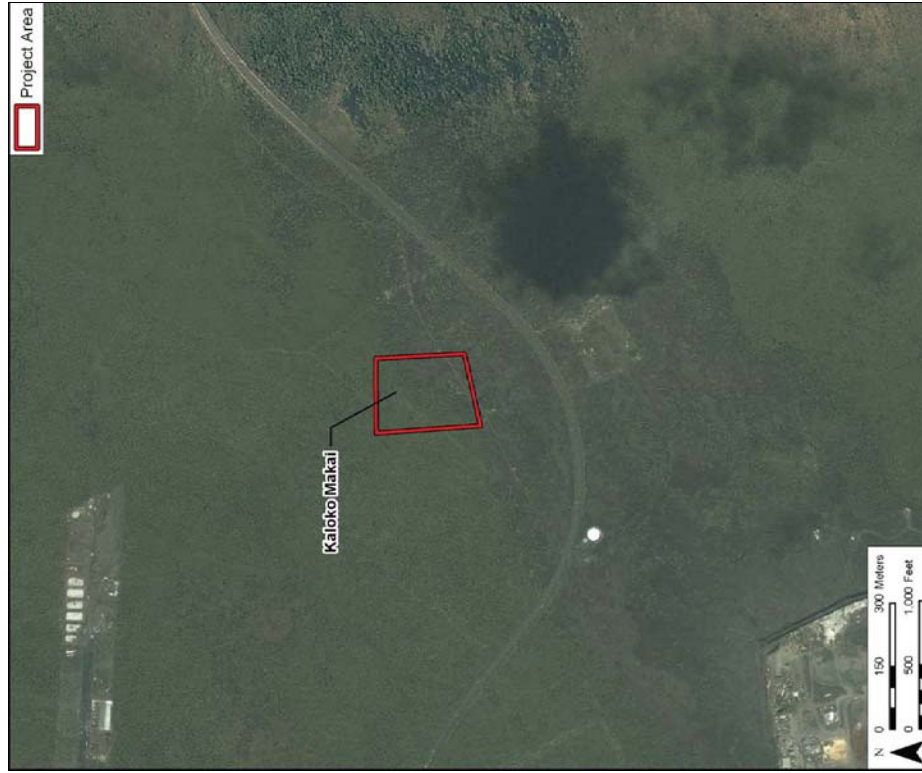


Figure 3. Aerial photo (Google Earth 2011) showing the location of Candidate Site A; note the relation of the project site to Hina Lani Street (the two-lane road shown), and to the historic jeep road which runs through the southern portion of the project site

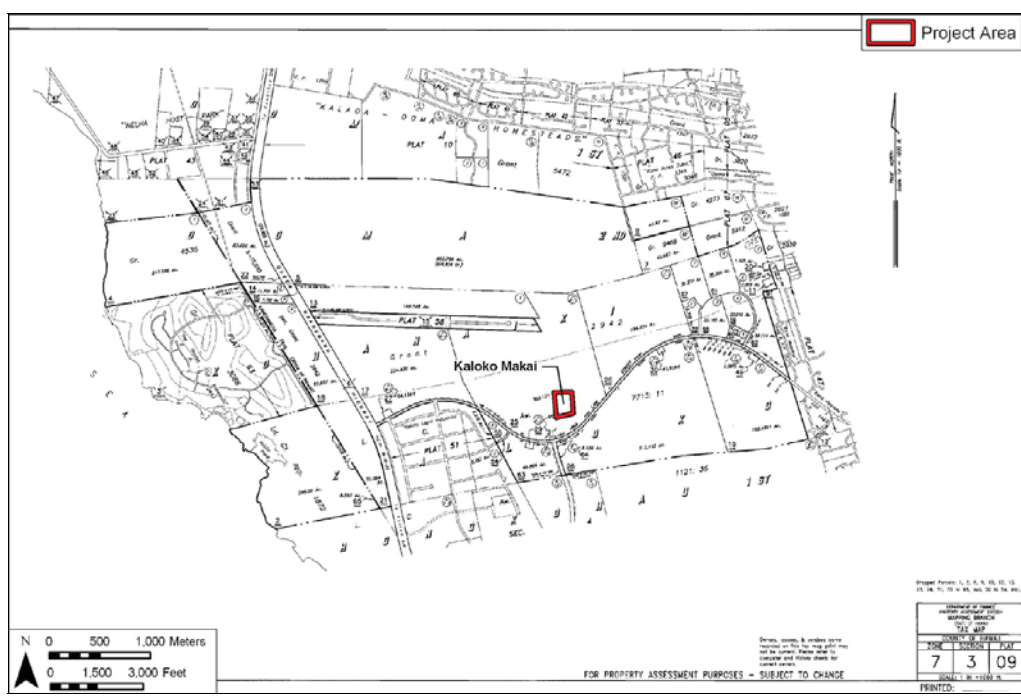


Figure 2. Tax Map Key (TMK) Plat 7-3-09, showing the location of Candidate Site A in Kaloko Ahupua'a

3.2.2 Built Environment

Though much of the land around the project area remains rural, the built environment is distinct in the area surrounding the parcel. South of the project area is a large industrial area often referred to as "Kaloko Industrial" or "New Industrial" (in reference to an older industrial area near the old Kona airport). This area features numerous large warehouses, light industrial and commercial occupying industrial style buildings (Home Depot and Costco, among others).

Hina Lani Street, a major *mauka-makai* connector road, runs past the southern end of Candidate Site A (see Figure 3). A water tank and new housing development are located *makai* and south of Site A off of Hina Lani Street. Bulldozer roads and activity are present in the project site and some may be related to the construction of Hina Lani Street. Isolated push piles, intermittent bulldozing and short roads are concentrated within the vicinity of Hina Lani Street. A jeep road present since mid-century runs more or less *mauka-makai* just north of Hina Lani Street, and is visible on modern U.S. Geological Survey topographic maps (see Figure 1), and on an aerial view (see Figure 3) crossing the southeastern corner of the project site. A bulldozer road, also visible on the aerial view (see Figure 3), extends from Hina Lani Street, past the eastern boundary of Candidate Site A to the end of Huliko'a Drive, a modern road located north of the project site. There is also industrial development along Huliko'a Drive.

The project lands themselves are generally undeveloped, and appear not to have been dramatically impacted by modern activity other than the fairly extensive bulldozing. Some modern cattle ranching has apparently taken place intermittently within the project area, with remnant infrastructure present throughout the general area; the historic *ahupua'a* Kohanaiki-Kaloko *ahupua'a* wall is also a good indication that historic animal husbandry occurred in the area. Modern trash and occasional transient camps were found near some historic properties, but generally this type of modern disturbance is concentrated near Hina Lani Street.

3.3 Background Research

3.3.1 Traditional and Historical Background

3.3.1.1 Mythological and Traditional Accounts

The *ahupua'a* of Kaloko lies at the southern end of Kekaha, the portion of North Kona extending from Honokōhau to 'Anaeho'omalu. The character of Kekaha, as it had been established in the Hawaiian consciousness, is represented in a traditional saying recorded by Mary Kawena Pukui and in a brief description by John Papa 'Ūi. The saying, "*Kekaha wai 'ole na Kona*", is defined by Pukui as "waterless Kekaha of the Kona district" and explicated by her as "Kekaha in Kona, Hawai'i, is known for its scarcity of water but is dearly loved by its inhabitants" (Pukui 1983:184). 'Ūi describes

...a cold wind from Kekaha, the Hoolua. Because of the calm of that land, people often slept outside of [sic] the tapa drying sites at night. It is said to be a land that grows cold with a dew-laden breeze, but perhaps not so cold as in Hilo when the Alahoua blows [Ūi 1959:122].

These passages suggest that Kekaha was firmly identified with its austere physical environment. A legend told in Maguire (1966) reveals the importance of water resources in this general area (see also Wolforth et al. 2005:8-9). The story takes place at the Cave of Mākālei,

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

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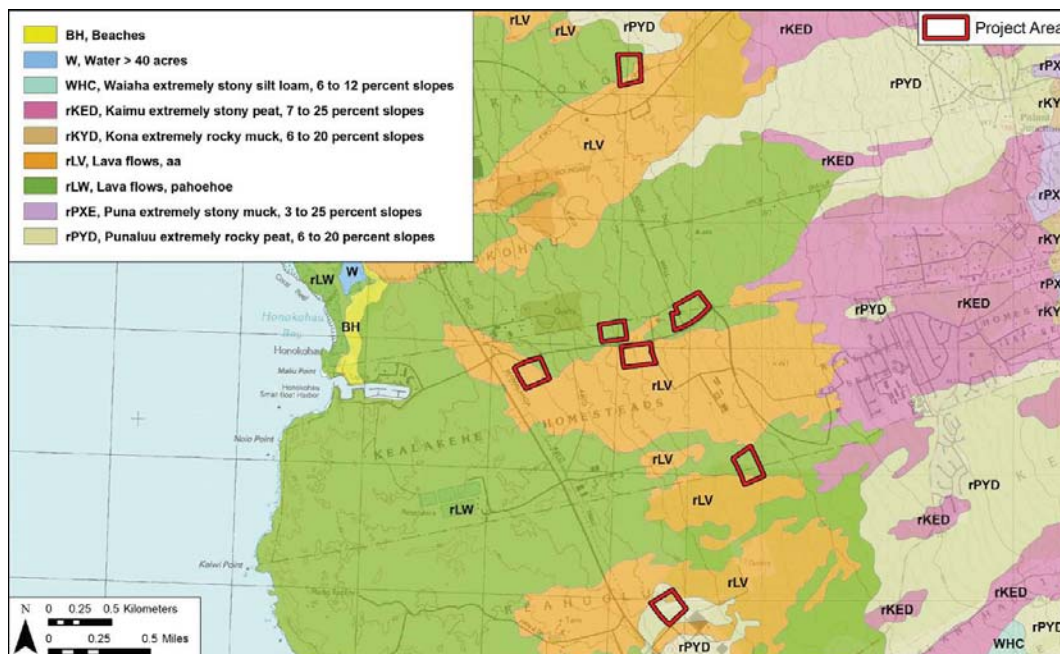


Figure 4. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, overlain with soil survey data (Sato et al. 1973), showing the soils types within the various Candidate Sites

which is located outside of the current project site near *'Akahipu u* (a nearby mountain). The story focuses on a man named Ko'amokumokuhe'eia, who moved to this area and was told by the current residents that water was very scarce. Water, he was told, could be obtained in "celebrated" caves, but these caves were *kapu* (forbidden), and if caught, trespassers would be killed by the owner of the cave. However, Ko'amokumokuhe'eia discovered a very small cave entrance that no else knew about. The cave had water dripping from its roof (Maguire 1966:30). Ko'amokumokuhe'eia and his father used carved *'ōhi'a* and *wilwili* (*Erythrina sandwicensis*) trees to capture the dripping water, and his family was thus able to survive during dry spells. This legend clearly demonstrates the importance of water as a difficult to procure resource, as well as highlighting the importance of water collection caves.

John Ka'elemakule Sr., a Kekaha native wrote newspaper articles between 1928 and 1930 that provide details about life and customs in the last half of the 19th century. Kepa Maly (2003:41-42) translated these serial accounts that appeared in *Ka Hoku o Hawaii* written. The two following excerpts provide additional details related to water collection.

There were not many water holes, and the water that accumulated from rain dried up quickly. Also there would be weeks in which no rain fell... The water which the people who lived in the uplands of Kekaha drank, was found in caves. There are many caves from which the people of the uplands got water... [*Ka Hoku o Hawaii*, September 17, 1929:3].

...The *kūpuna* [elders] had very strict *kapu* (restrictions) on these water caves. A woman who had her menstrual cycle could not enter the caves. The ancient people kept this as a sacred *kapu* from past generations. If a woman did not know that her time was coming and she entered the water cave, the water would die, that is, it would dry up. The water would stop dripping. This was a sign that the *kapu* of Kāne-of-the-water-of-life (Kaneikawaiola) had been desecrated. Through this, we learn that the ancient people of Kekaha believed that Kāne was the one who made the water drip from within the earth, even the water that entered the sea from the caves. This is what the ancient people of Kekaha *wai 'ole* believed, and there were people who were *kia'i* (guardians) who watched over and cleaned the caves, the house of Kāne... [*Ka Hoku o Hawaii*, September 24, 1929:3].

Describing the apportioning of land by the *ali'i* (royalty) before the ascendancy of Kamehameha, the pioneer nineteenth-century Hawaiian historian Samuel M. Kamakau records this information about the lands of Kekaha:

Waimea was given to the Pa'ao kahuna class in perpetuity and was held by them up to the time of Kamehameha III when titles had to be obtained. But there was one land title held by the kahuna class for many years and that was Puuēpa in Kohala. In the same way the land of Kekaha was held by the kahuna class of Ka-uahi and Nahulu [Kamakau 1961:231].

Kamakau further records that during the 1770s, "Kekaha and the lands of that section" were held by descendants of the Nahulu line, the Ka-me'e-ia-moku and Ka-manawa, the twin half brothers of Ke'e-au-moku, the Hawai'i island chief (Kamakau 1961:310).

Kamakau mentions Kaloko in an episode that suggests that *ahupua'a*'s significance within the pre-Contact Kekaha landscape. Kamakau recounts an extraordinary day's reconnaissance of the west coast of Hawai'i Island by the spy Ka-uhī-o-ka-lani, sent to the island by Kamehameha, chief of Maui. Having reached Kawaihae by canoe at night, Ka-uhī-o-ka-lani "ran about that same evening [reaching as far south as Ka'awaloa] and returned before the canoes were dismantled..." Ka-uhī-o-ka-lani, recounting his journey and the landmarks he had observed, relates: "I went on to the long stretch of sand, to the small bay with a point on that side and one on this side. There are large inland ponds." He is told that the "sandy stretch is 'Ohiki, and the walled-in ponds are Kaloko and Honokōhau" (Kamakau 1961:56). This event unfolds during the time of the sixteenth-century Hawai'i Island *ali'i* Lono-i-ka-makahiki, suggesting that by the 1500s Kaloko and its fishpond were well-known features in the Kekaha landscape.

Intensive archaeological investigation during recent decades has clarified the picture of pre-Contact Hawaiian life within Kekaha and the *ahupua'a* under study. While exact population figures for Kaloko were not possible, it is suggested that the "community seems to have gradually grown in size but could never have been larger than 118 and most likely was about 60-100 in size" (Cordy et al. 1993:45). The general pattern of land use and settlement suggested for Kaloko may also have existed within the similar environment of neighboring Honokōhau, Kealakehe, Keahuolu.

A detailed study of Kaloko by Cordy et al. (1991) for the National Parks Service has developed a model of pre-Contact settlement throughout the *ahupua'a*. The following is a summary of this model provided by the National Parks Service (2001):

Permanent settlements in the leeward portions of Hawai'i Island began by the A.D. 900s to 1000s, and possibly earlier. These would have occurred near favorable water sources, Kaloko bay probably having been one of the most sheltered and inviting large inlets along the Kona Coast. Coastal habitations had expanded by the 1200s, utilizing inland fields as well as sea resources for subsistence. The Kekaha lands north of Kaloko and extending to Kohala are thought to have undergone initial permanent settlement beginning in the 1400s, with subsequent occupation of the coast north and south over the next few centuries.

Sometime during the period of 1580 to 1600, Laeenukaumanamana, the *kahuna-nui* of the ruling chief, Liloa, acquired the Kekaha region. It is thought that the construction of fishponds at Kaloko and Honokahau began during this time, with Kaloko Fishpond dating from at least the 1400s to 1500s. During the 1600s to 1700s, as the Kona Coast population grew with the establishment of the royal residence of 'Umi-a-Liloa at Kona and the consequent increased demand for food production, Kaloko also increased to probably almost 200 residents. It continually supported a higher population than other Kekaha areas because of its fishpond and extensive inland field system [National Parks Service 2001].

Into the last decades of the 18th century, following western contact, Kaloko—as an element of the larger Kekaha area—remained under the control of Ka-me'e-ia-moku, who resided to the north at Ka'ūpūlehu (Kamakau 1961:147).

3.3.1.2 Early Historic Period

By the first decades of the 19th century, the inhabitants of Kaloko would have long experienced the social pressures and consequences of western contact. "As early as 1788, Hawaiians began enlisting as seamen on the foreign ships that stopped at island ports, and their number increased rapidly with the growth of whaling in the Pacific" (Schmitt 1973:16). As harbor facilities were developed at Kailua and Kealahou during the early 1800s, these burgeoning ports became centers of a population drawn from increasingly isolated (economically and socially) areas like Kaloko. Newly-introduced diseases cut the population severely.

Kaloko is recorded by Kamakau as the site where Kamehameha's bones were cached after his death in 1819:

Kamehameha had...entrusted his bones to Ulu-mahelhei Hoa-pili with instructions to put them in a place which would never be pointed out to anyone. At midnight, therefore, when black darkness had fallen and no one was likely to be on the road and the rough lava plains of Pu'ukaloa lay hushed, Hoa-pili sent his man, Ho'olulu, to bring the container of wicker work in which the bones of Kamehameha were kept to Kaloko in Kekaha...The next morning Hoa-pili and Ke-opu-lani took canoe to Kaloko where Hoa-pili met the man who had charge of the secret cave and together they placed the bones there [Kamakau 1961:215].

Kamakau's account, if accurate, suggests that Kaloko's population, toward the end of the 19th century's second decade, had diminished to such an extent that the *ahupua'a* could provide the necessary isolation and secrecy for the burial.

Missionary censuses of the 1830s chart the diminishing population of Kekaha and North Kona. In 1834, the total population of Kekaha is recorded as 1,244, comprising 21% of the total North Kona population of 5,957 (Schmitt 1973:31). The North Kona figure represents a population loss of 692 since the previous census of 1831 (during which no figure specific to Kekaha was noted), which recorded 6,649 persons in the district (Schmitt 1973:9). One factor inducing the diminishing population of Kona, inter-island migration, was specifically noted by missionaries in 1832: "We have been sensible for some time that the number of inhabitants in this island is on the decrease. There is an almost constant moving of the people to the leeward islands, especially since the removal of the governor (Kuakini) to Oahu. Some leave by order of the chiefs, and others go on their own responsibility" (cited in Schmitt 1973:16).

3.3.1.3 The Māhele

In 1845, the Board of Commissioners to Quiet Land Titles, also called the Land Commission, was established "for the investigation and final ascertainment or rejection of all claims of private individuals, whether natives or foreigners, to any landed property" (Chinen 1958:8). This led to the Māhele of 1848, the division of lands between the King of Hawai'i, the *ali'i*, and the *maka'āinana* (common people), which introduced the concept of private property into the Hawaiian society. Previous to the Māhele, all land belonged to the *akua* (gods), held in trust for them by the paramount chief, and managed by subordinate chiefs.

Under the Māhele, Kamehameha III divided the land into four divisions: certain lands to be reserved for himself and the royal house were known as Crown Lands; lands set aside to generate

revenue for the government were known as Government Lands; lands claimed by *ali'i* and their *konohiki* (supervisors) were called Konohiki Lands; and habitation and agricultural plots claimed by the common people were called *kuleana* (Chinen 1958:8-15). Land Commission Awards (LCAs) for *kuleana* parcels were awarded to commoners and others who could prove residency on and use of the parcels they claimed. In theory, this "setting aside" of hundreds of thousands of acres as potential *kuleana* parcels ultimately led to about 10,000 claimants obtaining approximately 30,000 acres, while 252 chiefs, for example, divided up about a million acres. Many or most Hawaiians were simply disenfranchised by these acts.

Records generated during the 1840s for Land Commission Awards (LCAs) conferred at mid-century document the disposition of population and land use within Kaloko *ahupua'a* that had evolved since western contact. At the Māhele of 1848, Kaloko was claimed by and awarded (LCA 7715) to Lot Kamehameha (who would become Kamehameha V). Subsequently, 18 *kuleana* claims, by commoners claiming to occupy and/or cultivate land parcels, were made in Kaloko. Twelve of these claims were awarded. All claims were for *mauka* lands, between 1200 and 1700 ft. elevation, adjacent to or just *makai* of the Government Road. Only testimony for Kahiona's LCA 9205/9237 claim (which was not awarded) mentions a fishpond; no site within the coastal area is claimed. Farmlands claimed are *māla*, *kīhāpai*, and *mo'o*, i.e. forms of dry land agriculture; actual crops identified in the award testimonies are taro and sweet potato. Only five of the total 18 claims mention residence on or use of the Kaloko lands dating to the time of Kamehameha I, the first decades of the nineteenth century; the remaining claims testify to residence/use beginning in the 1830s and 1840s.

Beginning in the 1850s, the first taxpayer rolls for Kaloko were documented: they indicate that within Kaloko 19, 21 and 23 taxpayers were recorded during the years 1857, 1859 and 1860, respectively. Just past the middle of the 19th century, the population of Kaloko had been drawn beyond the original subsistence-based economy into the western commercial paradigm.

Coulter's (1931) population density estimates for 1853 (Figure 5) show that a few hundred people lived in the vicinity of the present project site during the mid 1800's. Cordy notes about Kaloko: "The historical documents suggest that by the 1840s-1850s, the Coastal Zone had been abandoned as a residential area, except probably for a house used by the fishpond's caretaker.

This pattern would have been a stunning change from prehistoric and early historic times, when many coastal residences were present" (Cordy 1981:288). It is likely that the present project site was never a location of dense permanent settlement. This pattern likely also held for Honokōhau Ahupua'a to the south.

Oral history interviews (Maly and Maly 2003) also relate that in the mid 1800s only a few residences were on the coastal lands, in the uplands above 900 ft. elevation, and in the vicinity of Māmalahoa Highway (east of the project area sites). The land between 900 ft. and the coast was cattle, donkey, and goat pasture. *Mauka-makai* trails through *ahupua'a* including Kaloko and Honokōhau were utilized by upland families to access the coast to fish, and gather water during upland droughts.

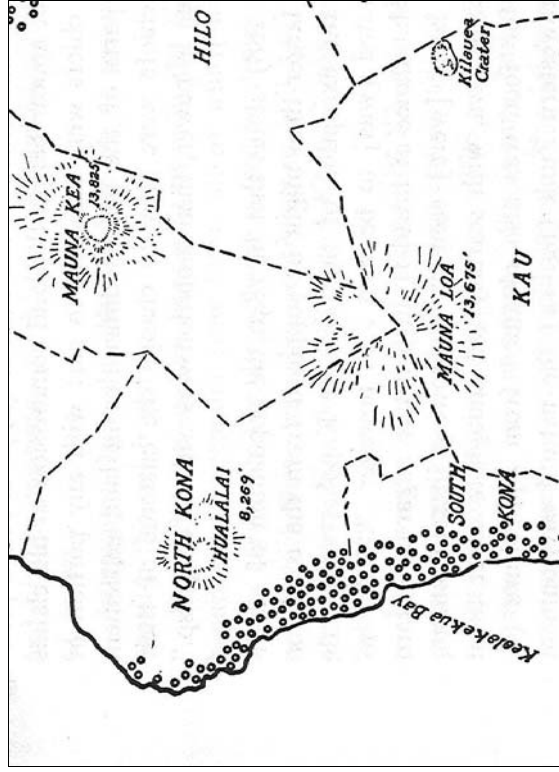


Figure 5. Population estimates for Hawai'i Island in 1853 by Coulter (1931); each symbol represents 50 people; indicating several hundred people settled in North Kona 3.3.1.4 Mid- to late -1800s

Kaloko is documented during the 1870s in testimonies by Hawaiians before the government's Boundary Commission. Testifying on August 12, 1873, Nahuina (who had earlier received LCA 10327 in Kaloko) describes himself as "born at Kaloko North Kona Hawaii at the time of Keikepupui, the building of the *heiau* at Kailua, and have always lived there" and states that the boundaries of Kaloko were shown to him by his father, the former *konohiki* of the *ahupua'a*. Identifying the mauka portions of the boundary, Nahuina notes bounds defined by vegetation and a wall (*ivi aina*), and recalls a former habitation site:

...From the *makai* side of Kaupulehu the boundary runs along said land, the *koa* being on Kaloko and the *mamani* and *pukeawe* [sic] on Kaupulehu to the corner of Lanihau 2nd Keahuolu and Honokohauui...Ohiawela, a *pali*, on the road through the woods is a point on the boundary. This place is above Honokohauui, thence turn *makai* to Kahua, a place in the fern where houses used to stand, from thence the boundary runs *makai* along an *ivi aina* to Kapokalani, at the Government road. Thence *makai* still following the *ivi aina* to Kikii an *ili aina*, thence to Kaohe, a grove of trees thence to *aa*...

Nahuina adds that Kaloko has "ancient fishing rights extending out to sea." Testifying on the same date, Hoohia, who "moved to Honokohauiki when quite small and reside[s] there now", adds details that suggest the *mauka* Kaloko-Honokohau boundary was defined by different vegetation that also reflected former traditional gathering rights: "Honokohauui ends at Ohiawela, a *pali*. Kaloko takes the *koa*, and Honokohauui, the *ohia*...The *olona* grows on Honokohauui and Kealakehe and the *koa* on Kaloko."

During the 1880s, Kona lands including Kaloko were surveyed by J.S. Emerson for the Hawaiian government. A portion of his Registered Map (RM) 1449, Akapū'u Section, shows a trail north of the project area; the trail actually ran from the Kohanaiki Homesteads to the Kaloko fishpond. A composite of RM 1449 and RM 1512 (Figure 6) provides a view of both the country side and the detail in the area of the Kohanaiki Homesteads. Most visible are family claims in the Kohanaiki Homesteads and Kohanaiki Road running directly *makai* from the homesteads. The road ends abruptly on RM 1449, though it appears to come close to joining the prominent "Lower Government Road." Strangely the indication of the "Lower Government Road" also ends shortly into Kaloko.

In addition to RM 1449 and RM 1512, Emerson also produced RM 1280 (Figure 7) during this time period. Concurrently, Emerson's assistant, J. Perryman, produced sketches of the west slopes of Hualālai. Though other surveyors and historians have produced maps for the area, these maps are the most comprehensive known. RM 1280 is perhaps cited and reproduced with the most frequency. It is often dated to 1888, but in fact the map does not indicate the date, only the date the map was traced by another surveyor in 1952 for reproduction purposes. An independent attempt to verify its date during a past CSH study was unsuccessful, as the original map is now retired and not available from the State Survey office. Circumstantial evidence dating the map includes the sketches of J. Perryman dated to 1882, which match the features of this map well and a date range penciled on the back of the traced map on file: "1877-1903." RM 1449 and RM 1512, dating to 1888 and 1889 respectively, are essentially maps of the same series. RM 1449 is a broad overview map ranging from Kaloko to Kūki'o in the north, RM 1512 is a detail of the land grants around the government road.

The portion of RM 1280 below shows the location of the "Kaloko Cath. Church", and a road passing the current project site to the north, presumably corresponding to the trail shown in RM 1449 and RM 1512 (see Figure 6). As noted by Cordy (1991:418), Emerson's map includes the Kohanaiki Church and indicates "a set of about 16 stone house enclosures and a Protestant church, collectively called the Kohanaiki Homesteads" (just off of the section of the map shown here, to the north). Cordy suggests a "late 1880s age for the formation of the Kohanaiki Homesteads". Kelly (1971) notes that the Kohanaiki Homesteads would have drawn people as other areas of North Kona were abandoned. Government records of Kohanaiki grants show 18 parcels ranging in size from 0.73 acres to 25.45 acres awarded between 1895 and 1904.

Kaloko continued to be held by the *ali'i* throughout the remainder of the 19th century, passing, after the death of Lot Kamehameha, successively to Bernice Pauahi Bishop, Kalākaua and Kapi'olani.

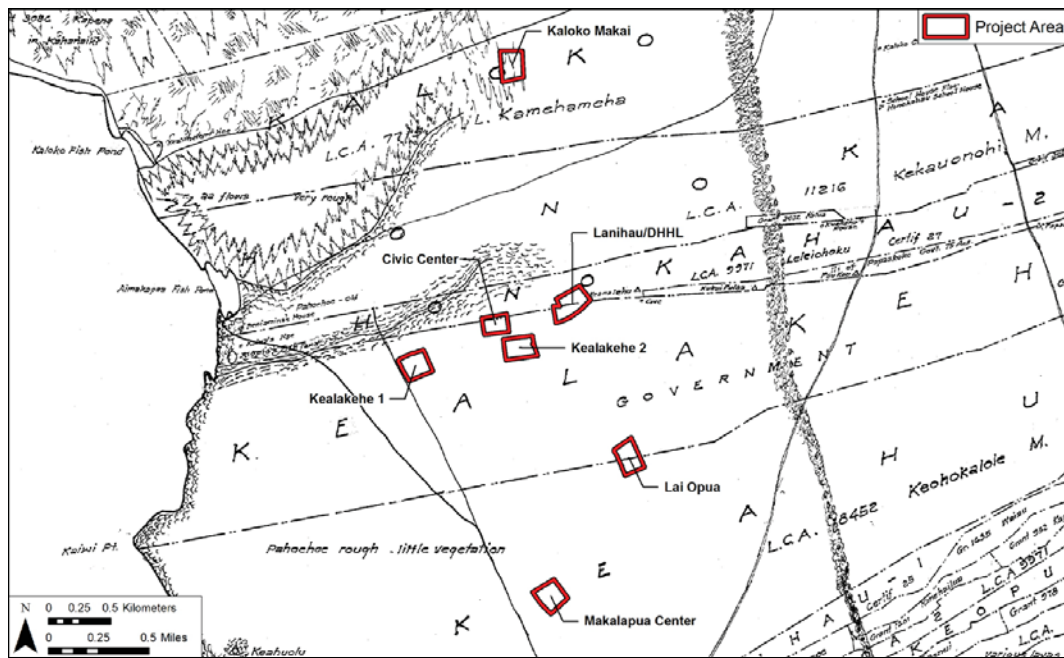


Figure 7. Portion of Registered Map 1280 by J. S. Emerson showing the approximate locations of the project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

18

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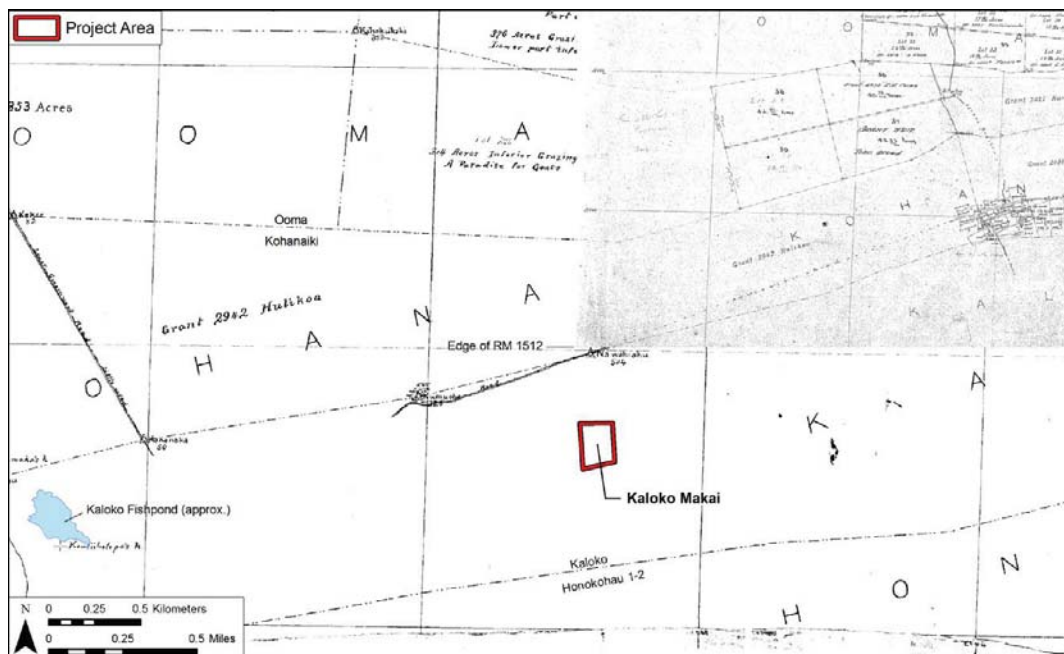


Figure 6. Portions of Emerson's RM 1449 (1888) and RM 1512 (1889) showing the road from Kohanaiki Homesteads north of Candidate Site A

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

17

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3.3.1.5 1900s

During the 20th century, major developments occurred within Kaloko Ahupua'a, with continuing commercial use of the fishpond and increasing animal husbandry. The neighboring Kohanaiki Homesteads were apparently in decline during the early part of the century (Maly and Maly 2003), and are mentioned only in passing in H.W. Kimey's 1913 visitor's guide, which notes that it is an "inland settlement without much interest".

Ranching, however, steadily increased. Once John Maguire purchased the former chiefly lands of Kaloko in 1906 after the deaths of Kalakaua and Kapiolani (Kelly 1971:29), the ahupua'a uplands were developed into the Huehue Ranch. Maly and Maly (2003) discuss the acquisition of these lands and the types of ranching that were common:

In 1899, John A. Maguire, founder of Huehue Ranch applied for a Patent Grant on... lots in 'O'oma 2nd, but he only secured Grant No. 4536.... Maguire's Huehue Ranch did secure General Lease No.'s 1001 and 590 for grazing purposes on the remaining government lands in the Kohanaiki and 'O'oma vicinity. Thus, by the turn of the century, Huehue Ranch, utilized both the upper forest lands and lower kula lands to the shore for ranching purposes. Oral history interviews with elder former ranch hands record that this use extended across the Kapena and Huliko'a grant lands of Kohanaiki, from the fee and leasehold lands of Kaloko and 'O'oma. Nineteenth century goat drives, gave way to formalized cattle drives and round ups on these lands [Maly and Maly 2003:78].

Until the construction of the Queen Ka'ahumanu Highway in the 1970s, access to the "kula kai (shoreward plains)" (Maly and Maly 2003:101) was limited to local residents. The 1924 U.S. Geological Survey map (Figure 8) shows "the road to the sea" connecting the Kohanaiki Homesteads with the Kaloko fishpond, passing north of Candidate Site A at the ahupua'a boundary between Kohanaiki and Kaloko. In the first half of the 20th century, the primary method of travel was "by foot or on horse or donkey, and those who traveled the land, were almost always native residents of Kalakoa, 'O'oma, Kohanaiki, Kaloko and Honokohau" (Maly and Maly 2003:99). Huehue Ranch bulldozed a jeep road to the shore around 1955 during the construction of the Kailua pier, and this was used primarily by the ranch employees for duties or for going fishing along the coast. The Huehue Ranch jeep road and other signs of animal husbandry activity can be seen on the 1959 U.S. Geological Survey map (Figure 9). This jeep road still exists within the Candidate Site A project area.

The Kaloko fishpond, leased from the Huehue Ranch, continued as a commercial fishing operation until the 1950s. During the 1970s, the pond was incorporated into the newly-established Kaloko-Honokohau National Historic Park.

A historic ahupua'a wall between Kaloko and Kohanaiki runs *manuka-makai* north of the project site. The easternmost portion of the wall has been bulldozed and a second portion was damaged by the bulldozer road running from Hina Lani Street to Huliko'a Road. Bulldozer activity has removed or otherwise impacted sites that had been previously identified by Kennedy (1983, 1984) in the area around Candidate Site A.

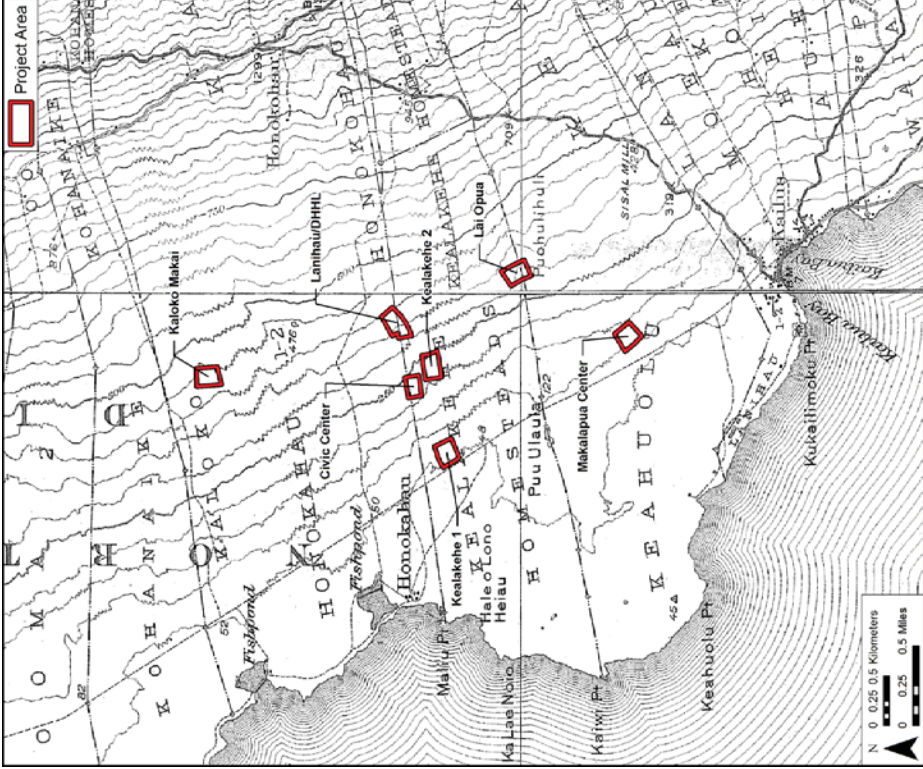


Figure 8. Portion of 1924 U.S. Geological Survey topographic map, Keahole Point and Kailua quadrangles, showing the approximate locations of the project sites

3.3.1.6 Modern Land Use

While Candidate Site A is largely undeveloped, surrounding areas have seen increasing modern use. A 1978 U.S. Geological Survey Orthophoto of the area (Figure 10) shows some key differences when compared to a modern aerial view (see Figure 3); most notably, Hina Lani Street and the Kaloko and Huliko Road industrial areas are not yet present. The modern Kaloko Industrial Area is just southwest of the project site, and includes large stores such as Home Depot and Costco. Huliko Road is now also heavily developed, primarily as an industrial area, beyond the northern border of Candidate Site A. Hina Lani Street runs along the southern border of the project area, and leads *mauka* to a residential area (Kona Heavens) before the Palani junction (at Māmalahoa Highway), as well as leading *makai* to the modern Queen Ka'ahumanu Highway. Across Hina Lani Street from Site A is a large water tank; below this tank about a quarter mile is the new low-income Kaloko Housing Project (not seen on Figure 3).

3.3.2 Previous Archaeological Research

3.3.2.1 Overview of Archaeological Studies Conducted within Kaloko Ahupua'a

This section provides a general overview of past archaeological studies in Kaloko Ahupua'a. Table 1 chronologically lists archaeological studies in this area with brief comments; studies most relevant to the current project are discussed in additional detail in the text and shown on Figure 11. The section following this discusses previous archaeological studies within the present project area in greater detail.

Previous archaeological surveys conducted within portions of Kaloko (and neighboring Kohanaiki) Ahupua'a began with the early coastal survey conducted by John Reinecke for the Bernice P. Bishop Museum in 1929-1930 (Reinecke 1930). This was a cursory survey in which approximate site locations and very brief site descriptions were recorded. John Reinecke (1930) recorded eight sites at the coast of Kohanaiki; the sites - minimally documented and mapped - included habitation sites and a *heiau*. No sites were recorded in Kaloko. The next survey was undertaken by Kenneth Emory and Lloyd Soehren in 1971 (Emory and Soehren 1971). This was also a coastal survey, and focused specifically upon the coast of Kaloko, Honokōhau, and Kealakehe. In 1970 and 1971, Robert Renger and students from the University of California at Santa Barbara conducted an intensive survey of Kaloko and Honokōhau between present day Queen Ka'ahumanu Highway and the coast (Cordy et al. 1991). This survey also included subsurface testing of selected sites. These three surveys identified a total of 94 sites within Kaloko between the coast and Queen Ka'ahumanu Highway as of 1971.

Additional archaeological work and historical research undertaken within or about Kaloko during the 1970s and 1980s include: an historical study by Marion Kelly (Kelly 1971); research relating to the establishment of the Kaloko-Honokōhau National Park (e.g. Honokōhau Study Advisory Commission 1974; National Park Service 1975); research stemming from the fieldwork conducted by Renger in 1970-71 (see the list presented in Cordy et al. 1991:2); and several reconnaissance-level studies (Ching 1980, Hammatt 1980, Soehren 1983).

During an inventory survey in 1986 that largely fell in Kohanaiki Ahupua'a to the north (Donham 1986), PHRI reported that "14 previously recorded sites were relocated and 91 sites were newly identified...Habitat sites represented over half of the identified site total, and included habitation complexes, habitation/ceremonial and/or habitation/burial complexes, and

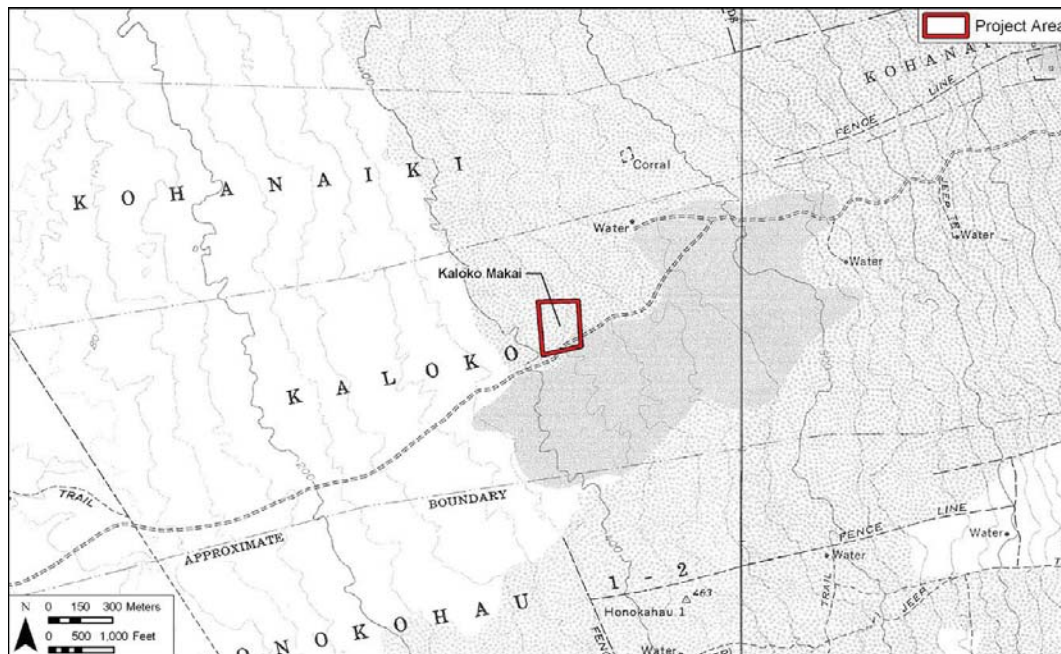


Figure 9. Portion of 1959 U.S. Geological Survey map, Keahole Point and Kailua quadrangles, showing the location of Candidate Site A in relation to features discussed in the text

Table 1. Previous Archaeological Studies Within Kaloko Ahupua'a (projects in Candidate Site A are in bold)

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
Reinecke 1930	Cursory survey	Coastal Survey	Briefly notes numerous sites	All sites <i>makai</i> of present project site
Emory & Soehren 1971	Cursory survey	Coastal Survey	Briefly notes numerous sites	All sites <i>makai</i> of present project site
Kelly 1971	Historical survey and background	Kaloko and Kuki'o <i>ahupua'a</i>	Background study	Good background study
Renger 1971	"Field Notes" of "Mauka excavations"	"Mauka excavations"	"Field Notes" describe several sites	No site location map thus hard to be sure where sites are
Soehren 1979	Letter Report Reconnaissance Survey	Kaloko Access Road Corridor (Hina-Lani Street)	No finds	Letter Report not actually seen
Soehren 1980a	Letter Report Reconnaissance Survey	Kaloko lowlands	No finds	Letter Report not actually seen
Soehren 1980b	Letter Report Reconnaissance Survey	Kaloko Access Road Corridor	Discusses 3 stepping stone trails, 2 ahu & a lava tube complex	Hina-Lani Street. Letter Report not actually seen
Ching 1980	Letter to Mr. Clifford H.F. Lum regarding an archaeological reconnaissance survey	TMK 7-3-09	-	Letter Report not actually seen
Hammatt (ARCH) 1980	Archaeological Reconnaissance	410 acre parcel	Identified 2 sites	<i>Mauka</i> of present project site
Barrera Jr. 1983	Archaeological Reconnaissance	TMK 7-3-9:19	No finds	No map

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

24

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

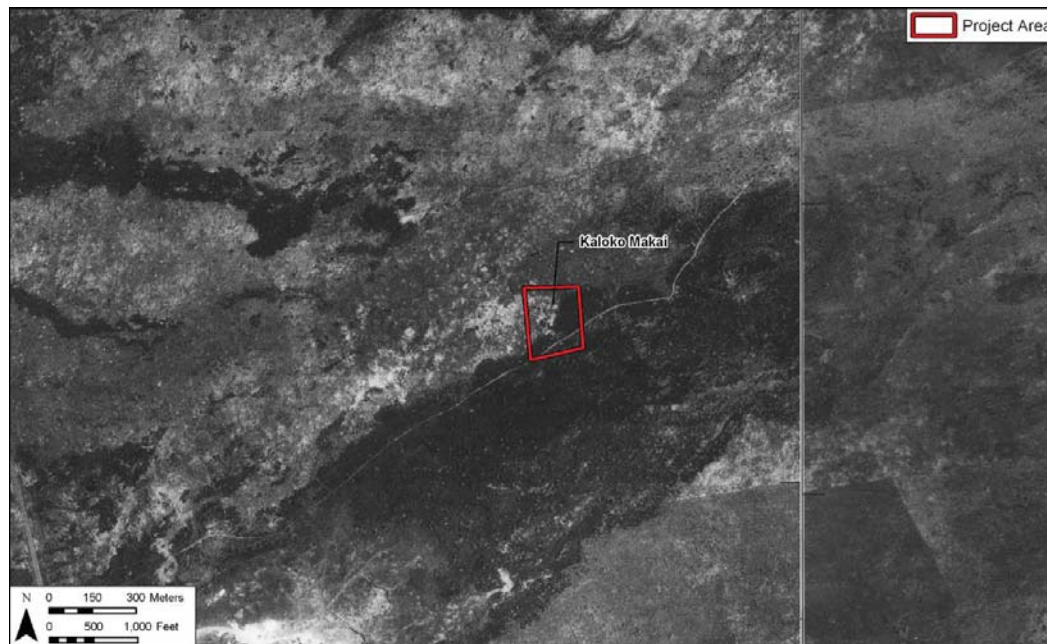


Figure 10. Portion of 1978 U.S. Geological Survey Orthophoto, Keahole Point and Kailua Quads, showing the location of Candidate Site A; note the Queen Ka'ahumanu Highway extending north above the north arrow, and the jeep road running through Site A towards the highway

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

23

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
Rosendahl & Walker 1991	Archaeological Field Inspection	Industrial crusher site, 2 adjacent 10 acre parcels	Identified a trail with two cairns	South of present project site
Barrera Jr. 1991	Archaeological Inventory Survey & Data Recovery Report	800 to 1100'	Identified 61 sites	<i>Mauka</i> of present project site
Cordy et al 1991	An Ahupua'a Study: The 1971 Archaeological Work at Kaloko	Kaloko-Honokōhau National Park	94 sites identified	<i>Makai</i> of of present project site
Kennedy 1991	Surface Reconnaissance	Long thin industrial development	No significant finds	<i>Makai</i> of present project site
O'Hare and Goodfellow 1992	Data Recovery	TKM:3-7-3-09:3; Donham 1986 project area	Detailed recording of 31 sites (224 features) previously recorded in the project area, and of seven sites newly recorded	<i>Makai</i> of present project site
Barrera Jr. 1993	Archaeological Inventory Survey	5.7 acres; 1450 to 1630' elevation	Identified 40 features of Kona Field System	<i>Mauka</i> of of present project site
Fager & Graves 1993	Archaeological Inventory Survey	Kaloko Industrial Park parcel	Identified 17 sites with 60 component features	<i>Makai</i> of present project site, south of Hina Lani Street
Fager & Rosendahl 1993	Interim Report Archaeological Inventory Survey	Kaloko Industrial Park parcel; 15+ acres	Identified 17 sites with 60 component features	<i>Makai</i> of present project site, south of Hina Lani Street
Henry & Graves 1993	Archaeological Inventory Survey	Transmission line project <i>mauka</i> side of Queen K Hwy.	Identified 8 sites <i>makai</i> of project area	<i>Makai</i> of present project site

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

26

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
Soehren 1983	Archaeological Reconnaissance Letter Report	-	-	Not seen
Kennedy 1983	Archaeological Reconnaissance	Within present project site	Identifies 27 sites	Within present project site
Kennedy 1984	Intensive Archaeological Survey	Within present project site	Results of investigations of 25 sites	Within present project site
Barrera Jr. 1985	Archaeological Survey	409 acres 700 to 1080' elevation	58 sites	<i>Mauka</i> of present project site
Donham 1986	Archaeological Reconnaissance Survey	470-acres <i>makai</i> of Queen K Hwy	105 sites	Kohana-iki developme-nt
Rosendahl & Haun 1987	Archaeological Reconnaissance Survey	3 1-acre parcels	Their project area mauka of present project area had one site	Water tanks along Hina Lani Street
Barrera Jr. 1988	Archaeological Excavations	YO Project Area	60 sites	Report not actually seen
Rosendahl 1989a	Letter Report Addendum to Archaeological Inventory Survey	Addl info re: site 13493 stepping stone trail by <i>makai</i> tank	Identified one pāhoehoe slab trail (site 13493)	Water tank <i>makai</i> of present project site
Rosendahl 1989b	Field Inspection	Kaloko Mauka Parcel # 1	Identified 4 sites	Report not actually seen
Rosendahl 1989c	Field Inspection	Kaloko Mauka Parcel # 2	No sites identified	Report not actually seen
Rosendahl & Walker 1990	Addendum to Archaeological Inventory Survey	Addl info re: site 13493 trail by <i>makai</i> tank	Addl info re: site 13493 trail by <i>makai</i> tank	Water tank <i>makai</i> of present project site

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

25

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
Clark & Rechtman 2002	Archaeological Inventory Survey	1200' to 1600' elevation	Identified 5 sites	<i>Mauka</i> of present project site
Haun & Henry 2002	Data Recovery Plan	Kaloko Industrial Park TMK: 7-3-51:60; 102-acre	Data Recovery Plan addresses 8 specific sites	Makai of present project site south of Hina Lani Street
Rechtman & Rivera 2002	Archaeological Assessment	3-7-3-26:4; 3,100'	No finds	Mauka of present project site
Cobb et al. 2003	Archaeological Assessment	TMK: 7-3-09:25, 26 & 28 at Kaloko and Kohanaiki (400 acres)	Briefly identifies 154 features	Descriptions quite brief; map hard to correlate with sites found in present survey
Haun 2003	Archaeological Assessment	400-Acre Portion of TMK 7-3-09:28 Kaloko	Identifies 8 sites (63 features) in present project area	Helicopter flight overhead led him to focus on open 'a'ā area. South of Hina Lani Street
Haun et al. 2003	Data Recovery Report	Kaloko Industrial Park TMK: 7-3-51:60; 102-acre	Data Recovery Report addresses 8 specific sites	Makai of present project site south of Hina Lani Street
Moore & Kennedy 2003	Archaeological Inventory Survey	Roadway Corridor, TMK 7-3-09:28 (por)	Identified 1 site (23973) 2 mounds	South of project site
Puette & Dye 2003	Archaeological Inventory Survey	22 acres 2100 to 2400' elevation	No finds	<i>Mauka</i> of present project site
Rechtman 2003	Archaeological Assessment	3-7-3-26:5; 3,100' elevation	No finds	<i>Mauka</i> of present project site
Elmore et al. 2004	Archaeological Inventory Survey	1400' elevation	Identified one historic site 24133	<i>Mauka</i> of present project site

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

28

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
O'Hare & Rosendahl 1993	Report on burials	On coast	Report on burials	Kohana-iki Resort project
Rosendahl 1993	Archaeological Field Inspection	Kaloko Mauka Parcel	4 sites discussed	Report not actually seen
Nees & Williams 1995	Archaeological Investigations	110 acres, 2100 to 2900' elevation	Identified enclosure, lava tube, terrace, wall, mounds	<i>Mauka</i> of present project site
Walsh & Hammatt 1995	Archaeological Inventory Survey	Queen K Hwy Right-of-Way	Identified 9 sites adjacent to <i>makai</i> side of Hwy in Kohanaiki & Kaloko	<i>Makai</i> of present project site
Colin et al. 1996	Archaeological Inventory Survey	224 acres <i>makai</i> of present project area	Identified 55 sites	Just <i>makai</i> of present project site
Rechtman 1998	Archaeological Field Inspection	2400-2500' elevation	No finds	<i>Mauka</i> of present project site
Rechtman & Henry 1999	Archaeological Inventory Survey	1450-1620' elevation	Identified 15 sites	<i>Mauka</i> of present project site
Wolforth 1999	Monitoring Report	HELCO Keāhole-Kailua Transmission line corridor	Describes one site 21258	Says Walsh & Hammatt previously id'd site as 19946 (on <i>makai</i> side of hwy)
Haun & Henry 2000	Archaeological Inventory Survey	Kaloko Industrial Park TMK: 7-3-51:60; 102-acre parcel	45 sites with 81 features	<i>Makai</i> of present project site south of Hina Lani Street
Rosendahl 2000	Archaeological Assessment	2435-2730' elevation	No finds	<i>Mauka</i> of present project site

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

27

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
Esh et al. 2008	Archaeological Inventory Survey	363+ acres at TMK: [3] 7-3-09: 028	41 sites were documented, all newly recorded. Most sites were of pre-Contact traditional Hawaiian origin, though some were historic. The types of sites observed in these project areas included complexes, walls, trails, lava tubes, mounds, enclosures, platforms and modified outcrops. Burials present	Along the south side of Hina Lani Street
Yucha and McDermott 2008a	Literature Review and Field Inspection	Kaloko and Honokohau Ahupua'a. TMK: portions of [3]-7-3-09:025, 028	Numerous pre-Contact sites observed.	Portion of the Ane Keohokālole Highway (Henry Street Extension), south of present project site
Yucha and McDermott 2008b	Archaeological Inventory Survey	TMK: [3] 7-3-009: 025, 028, 999 (por.) and 7-4-008: 005 and 047 (por.)	33 historic properties were identified, comprising 179 features. Twenty of the sites were identified during previous AIS investigations (Esh et al. 2008; Robins et al. 2000). All but three of the sites were considered to be pre-Contact. Site types included mounds, modified outcrops, pavements, enclosures, platforms, terraces, lava blisters, lava tubes, modified depressions, alignments, cleared areas, walls, cairns, trails, petroglyphs/ pecking, a <i>papamū</i> [stone on which the checker-like game, <i>kōnane</i> , was played], a rockshelter, and a cattle trough	South of present project site

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

30

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (site nos. prefixed by 50-10-27-)	Comments
Shideler and Hammatt 2005	Archaeological Field Inspection and Literature Review	1,200+ Acres in Kaloko and Kohanaiki	Numerous pre-Contact sites observed, including: habitations, agricultural features, petroglyphs, boundary walls, and burials	Included present project site
Wolforth et al. 2005	Archaeological Inventory Survey	TMK: [3] 7-3-09: 032	A total of 89 sites were identified, consisting of burials, perm. habitation, temp. habitations, religious sites, trails, boundary walls, and agricultural sites	<i>Mauka</i> of present project site
Bell et al. 2008a	Archaeological Inventory Survey	224+ acres at TMK: [3] 7-3-09: 017. Same project area as Colin et al. 1996	A total of 59 historic properties were identified within the project area; 53 were previously identified and six were newly recorded, and were of pre-Contact traditional Hawaiian origin Cairns, simple agricultural features, recurrent and temporary habitation sites, trails, enclosures, walls, and a quarry were documented	<i>Makai</i> of present project site
Bell et al. 2008b	Archaeological Inventory Survey	360+ acres at TMK: [3] 7-3-09: 025. Includes lands previously surveyed by Kennedy 1983, 1984 and Cobb et al. 2003.	121 historic properties documented, of which only two were known with certainty to be previously recorded. Most sites were of pre-Contact traditional Hawaiian origin, though some were historic. Site types included complexes, walls, trails, lava tubes, mounds, enclosures, platforms and modified outcrops. Burials present	Includes present project area

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

29

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

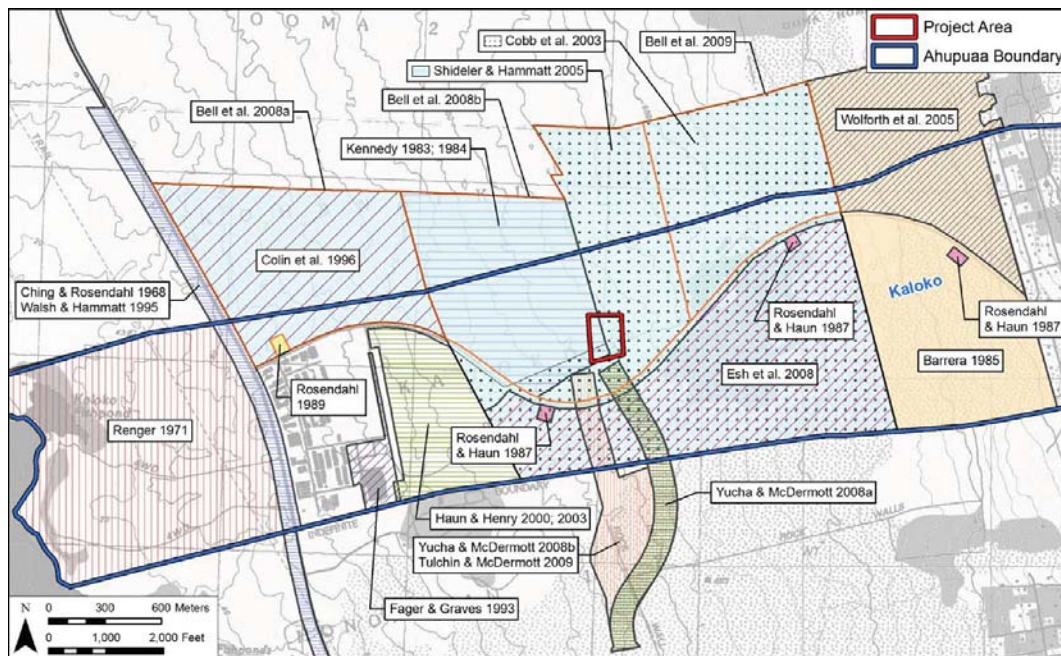


Figure 11. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, showing the locations of previous archaeological studies in and around Candidate Site A

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

32

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Findings (site nos. prefixed by 50-10-27-)	Comments
Bell et al. 2009	Archaeological Inventory Survey	194+ acres at TMK: [3] 7-3-09: 026	120 sites documented, of which 114 were newly recorded. Site ages and types similar to those discussed for Esh et al. 2008 above	<i>Mauka</i> of the present project site
Tulchin and McDermott 2009	Addendum Archaeological Inventory Survey	TMK: [3] 7-3-009: 025, 028, 999 (por.) and 7-4-008: 005 and 047 (por.)	Revisited a previously-recorded historic cattle wall (SIHP #50-10-27/28-18115) located within the project APE that not included in the aforementioned inventory survey report (Yucha & McDermott 2008)	South of present project site

temporary habitation sites" (Donham 1986:7-8). In 1991, PHRI performed data recovery of the 1986 project area (O'Hare and Goodfellow 1992); this work included: "detailed recording of (a) 31 sites (224 features) previously recorded in the project area, and (b) seven sites newly recorded during the Phase II work" (O'Hare and Goodfellow 1992:ii). Summarizing Kohanaiki settlement pattern within the zones represented by the project area, the report notes:

The data recovery work indicates that permanent habitation sites between Puhili and Wawahiwa Points are concentrated in the coastal zone, near the shoreline. In the coastal area south of Wawahiwa Point permanent habitation sites were near the shoreline and further inland. Temporary habitation sites were present in all areas of the coastal zone and in the barren rockland zones. The radiocarbon date ranges indicate that sites in the northern coastal zone might have been inhabited as early as AD 1020. Sites in the southern coastal zone may have been inhabited as early as AD 1370, and sites in the barren rockland zones may have been inhabited as early as AD 1180. In the barren rockland zones, use of the sites was terminated before the historic period, and in the coastal zone most of the sites were not used in the historic period (O'Hare and Goodfellow 1992:ii).

Given the proximity of Kohanaiki, a similar settlement pattern can be inferred for Kaloko.

In 1985, Barrera (1985; see Figure 11) surveyed approximately 409 acres within Kaloko and Kohanaiki; the 409-acre parcel is located between Māmalahoa Highway and Queen Ka'ahumanu Highway, *mauka* of the present Candidate Site. Four sites were recorded in Kaloko, including an enclosure, a lava tube cave, a wall and a platform (possible burial). Fifty-five sites were recorded within Kohanaiki and include mounds, platforms, habitation complexes, walls, and terraces. A portion of the study area included the historic-period Kohanaiki Homestead. Barrera's site #59 comprises constructions associated with the homestead and is described as a "series of Habitation areas enclosed by large stone walls." No estimate is given of the ages of the other fifty-eight sites.

In 1987, Paul H. Rosendahl Inc. accomplished an archaeological reconnaissance survey of three one-acre parcels for proposed water tank sites in Kaloko (TMK: 7-3-09:Por.1,17) (Rosendahl and Haun 1987; see Figure 11), along the south side of the then "main access road between Queen Ka'ahumanu Highway and Kona Heavens Subdivision" (i.e. the present Hina Lani Street). The parcels were located at 350 ft. above mean sea level (A.M.S.L.), 630 ft. A.M.S.L., and 910 ft. A.M.S.L. Only one site (state site 50-10-28-10887), an historic wall interpreted as a boundary or cattle wall, was recorded within the *mauka*-most parcel. Subsequently, in 1989, an additional water tank site parcel (TMK: 3-7-3-10:Por.17), measuring 360 ft. north/south and east/west - was subject of an archaeological inventory survey (Rosendahl 1989). The parcel bordered the north side of the then "proposed Kamanu Street extension in the Kaloko Light Industrial Park" at the south boundary along Hina Lani Street. One site was recorded and designated state site 50-10-27-13493:

a steppingstone trail segment measuring 7.5 m (24.6 ft.) long (E-W) by 0.6-0.7 m wide (1.97-2.30 ft.) (N-S)...located on a section of aa lava...The segment consists of approximately six flat and roughly round pahoehoe slab steppingstones set on worn aa gravel. The steppingstones measure c. 0.4 m (1.31 ft.) in diameter by 0.1 m (0.33 ft.) thick. The trail is oriented c. 159 degrees Az. (magnetic). No portable

remains were present in association with the trail. The trail appears to be prehistoric, and appears to have been used as a secondary transportation route [Rosendahl 1989:i].

In 1991, Archaeological Consultants of Hawaii (Kennedy 1991; not shown on Figure 11) performed a reconnaissance survey of a narrow corridor measuring 500 ft. north/south by 7260 ft. *mauka-makai* (TMK: 7-3-09:15) in Kohanaiki, extending *mauka* from Queen Ka'ahumanu Highway, located adjacent to the northern boundary of the present study area. No sites or features were observed; seven caves "were examined to term and were determined to be devoid of cultural materials" (Kennedy 1991:C-1).

In 1991, William Barrera produced an archaeological inventory survey and data recovery report (not shown on Figure 11) of an extensive area just inland (*mauka*/east) of the present study area in which he identified 61 sites. These sites were rather clumped in the east central portion of his project area.

In 1988, Cordy et al. (1991) began preparing a study of Kaloko Ahupua'a for the new Kaloko-Honokōhau National Park. The study was based on Renger's 1971 fieldwork conducted for planned development of coastal Kaloko for Huehue Ranch. The fieldwork "included survey work in the intermediate and upland zones of Kaloko, which located additional sites, extensive excavation in the coastal area, and some excavation in the intermediate and upland sites" (Cordy et al. 1991:2). Renger identified, and in some cases re-identified, 94 sites that included 59 sites in the Coastal Zone, 30 sites in the Middle Zone, and five *mauka-makai* trails that crossed both zones and continued heading inland. As only "summary papers" had been previously written, the monograph published in 1991 includes the 1971 fieldwork data and resultant analyses, and additional fieldwork conducted by Cordy and Hitchcock in the 1970s and 1980s (Cordy et al. 1991:2, 44).

Rosendahl and Walker (1991; not shown on Figure 11) carried out an Archaeological Field Inspection for proposed Kaloko Industrial crusher sites just south of Hina Lani Street at an elevation of approximately 450 ft. amsl. A trail and two associated cairns were identified.

In 1993, Paul H. Rosendahl Inc. conducted an inventory survey (Fager and Graves 1993; see Figure 11) of an approximately 15-acre parcel adjacent to, and *mauka* of, the Kaloko Industrial Park, which includes a road corridor extending from the main project area to Kamanu Street. The survey recorded 17 sites incorporating 60 component features. The sites were judged

...in poor to good condition and comprised the following formal types: terraces, modified outcrops, mounds, walls, caves, pahoehoe excavations, cairns, filled cracks, enclosures, and a trail. The formal types comprised the following functional types: animal husbandry, temporary habitation, agriculture, marker, quarry, and transportation [Fager and Graves 1993:ii].

In 1995, Cultural Surveys Hawai'i conducted an archaeological inventory survey with limited subsurface testing within a narrow strip of land, averaging 300 ft. wide, along Queen Ka'ahumanu Highway between Palani Road and the Keāhole Airport entrance road (Walsh and Hammatt 1995; see Figure 11). Three sites were identified, but they were located in Kohanaiki to the north. The sites consisted of two trails and a set of three cairns.

In recent years a number of studies have been undertaken in the Kaloko Mauka lands (east and upslope from the present project area) including studies by Barrera Jr. 1993, Nees & Williams 1995, Rechtman 1998, Rechtman and Henry 1999, Rosendahl 2000, Clark & Rechtman 2002, Rechtman and Rivera 2002, Puette & Dye 2003, Rechtman 2003, and Elmore et al. 2004.

A series of studies (Haun & Henry 2000, 2002, Haun et al. 2003; see Figure 11) were carried out on a 102-acre Kaloko Industrial Park parcel south of Hina Lani Street. Of note are the fairly dense and widely distributed site concentration and also extensive areas of both 'a'ā flow and bulldozing. Data recovery occurred at eight temporary habitation sites (Haun et al. 2003). Charcoal samples from five of the eight sites were submitted for radiocarbon analysis (with the remaining three already dated during the inventory survey phase). Three of the sites (SIHP – 21999, -22016, -22018) were potentially utilized by the mid-1400s. SIHP -22023 was determined to have multiple occupations spanning between A.D. 1500 and 1700. SIHP -22014 and -22017 were occupied during the late pre-Contact period into the early post-Contact period. Observed artifact and midden assemblages as well as structural modifications indicated a variety of activities conducted at the temporary habitation features. Activities determined to have been practiced at the data recovery sites included animal husbandry, water collection, fire construction, food preparation and consumption, and stone and bone tool manufacture.

In 2005 Wolforth et al. (see Figure 11) conducted an archaeological inventory survey of the northern portion of the Kaloko Heights Project (TMK [3] 7-3-009:032), located *mauka* of the current project site in a portion of the Barrera 1985 study area. A total of 89 sites were identified, consisting of burials, permanent habitations, temporary habitations, religious sites, trails, boundary walls, and agricultural sites. A historic wall was recorded that runs along the *ahupua'a* boundary between Kaloko and Kohanaka.

CSH completed an archaeological field inspection in 2005 of a 1200+ acre project area in Kaloko and Kohanaka (TMK 7-3-009:017, 025, 026, and 028). Numerous pre-Contact sites were observed, including habitations, agricultural features, petroglyphs, boundary walls, and burials (Shideler & Hammatt 2005; see Figure 11). These lands would be revisited by CSH between 2007 and 2008 for archaeological inventory survey. Three of the parcels, TMK 7-3-009:017, 26 and 028, fall outside of but adjacent to the Candidate Site A project lands (see subsequent paragraphs). However, Candidate Site A is situated on a portion of TMK 7-3-009:025; this specific study will be discussed in Section 3.3.2.2. below.

The archaeological inventory survey of the 224+ acre project area at TMK 7-3-009:017 (Bell et al. 2008a; see Figure 11) was located *makai* of Candidate Site A. A total of 59 historic properties were identified within the project area; 53 of the historic properties were previously identified and six were newly recorded during the inventory survey investigation. CSH had previously conducted an archaeological inventory survey (Colin et al. 1996) in the same project area in 1996 with limited subsurface testing for Kimura International; the project was terminated during the review process. Fifty-five (55) sites were identified in 1996. All identified sites were of pre-Contact traditional Hawaiian origin and included the following site types: cairn, simple agricultural features, recurrent and temporary habitation sites, trails, enclosures, walls, and a quarry. During the 2007 inventory survey two sites (Site -20706 & -20741) identified by Colin et al. were determined to be outside of the project area, likely due to the lack of GPS technology during the 1996 survey.

Concurrently, CSH surveyed 363+ acres at TMK 7-3-009:028, along the south side of Hina Lani Street (Esh et al. 2008; see Figure 11), and 194+ acres at TMK 7-3-009:026, *mauka* of the Candidate Site A lands (Bell et al. 2009; see Figure 11). Between these two parcels, a total of 161 sites were documented, including 6 previously identified sites and 155 newly recorded sites. While the vast majority of these sites were of pre-Contact traditional Hawaiian origin, a handful were determined to be historic. The types of sites observed in these project areas included complexes, walls, trails, lava tubes, mounds, enclosures, platforms and modified outcrops. Functional analysis yielded a wide range of uses, from agriculture and water collection to temporary and permanent habitation to burial. Charcoal samples taken from test excavations at five sites reflected land use falling between 1465 AD and 1954 AD.

In 2008, CSH conducted a Field Inspection, Archaeological Inventory Survey, and Addendum Survey (Yucha and McDermott 2008a and 2008b, Tulchin and McDermott 2009, respectively; see Figure 11) for the 108.8-acre northern-most portion of the proposed Ane Keohokālole Highway (Henry Street extension) in Kaloko and Honokōhau. The study area was situated between 300 and 440 ft amsl. A total of 33 historic properties were identified within the survey area, with a total of 179 features. Twenty of the historic properties were identified during previous AIS investigations (Esh et al. 2008; Robins et al. 2000), and comprised a total of 100 features, 70 of which were identified during the AIS investigation. Thirteen additional historic properties composed of 79 features were identified during the inventory survey investigation. All but three of the sites were considered to be pre-Contact. Site types included (in order of highest to lowest occurrence): mounds, modified outcrops, pavements, enclosures, platforms, terraces, lava blisters, lava tubes, modified depressions, alignments, cleared areas, walls, cairns, trails, petroglyphs/pecking, a *papaumu* [stone on which the checker-like game, *kōhane*, was played], a rockshelter, and a cattle trough.

3.3.2.2 Archaeological Studies Conducted Within the Present Project Area

The following is a summary of previous archaeological studies conducted within the current project site, discussed in chronological order (see Table 1, bold entries).

3.3.2.2.1 Kennedy 1983, 1984

In 1983 Joseph Kennedy conducted a reconnaissance and subsequent intensive survey (1984; see Figure 11) of a parcel overlapping the *makai* portion of Candidate Site A. The 1983 reconnaissance located and briefly described twenty-seven sites. These sites included 17 lava tubes, three cairns, two walls, two platforms, an enclosure, a modified outcrop, and a trail. The 1984 intensive survey identified:

45 separate cave openings and approximately 200 chambers in these caves. In addition there were 4 walls recorded, 5 enclosures, 13 platforms, 9 cairn, 2 trails and 2 sets of petroglyphs. Out of the 79 separate features on the property, 30 were judged to be worthy of re-investigation ... the remaining 49 sites that were not reinvestigated were comprised almost exclusively of relatively shallow caves with little or no evidence of cultural remains or associated modifications [Kennedy 1984:18].

Many (but not all) of the sites identified in 1984 are described and some of these sites were mapped. Excavations were carried out in three caves (Sites 11, 22 and 49 in the Kennedy 1984

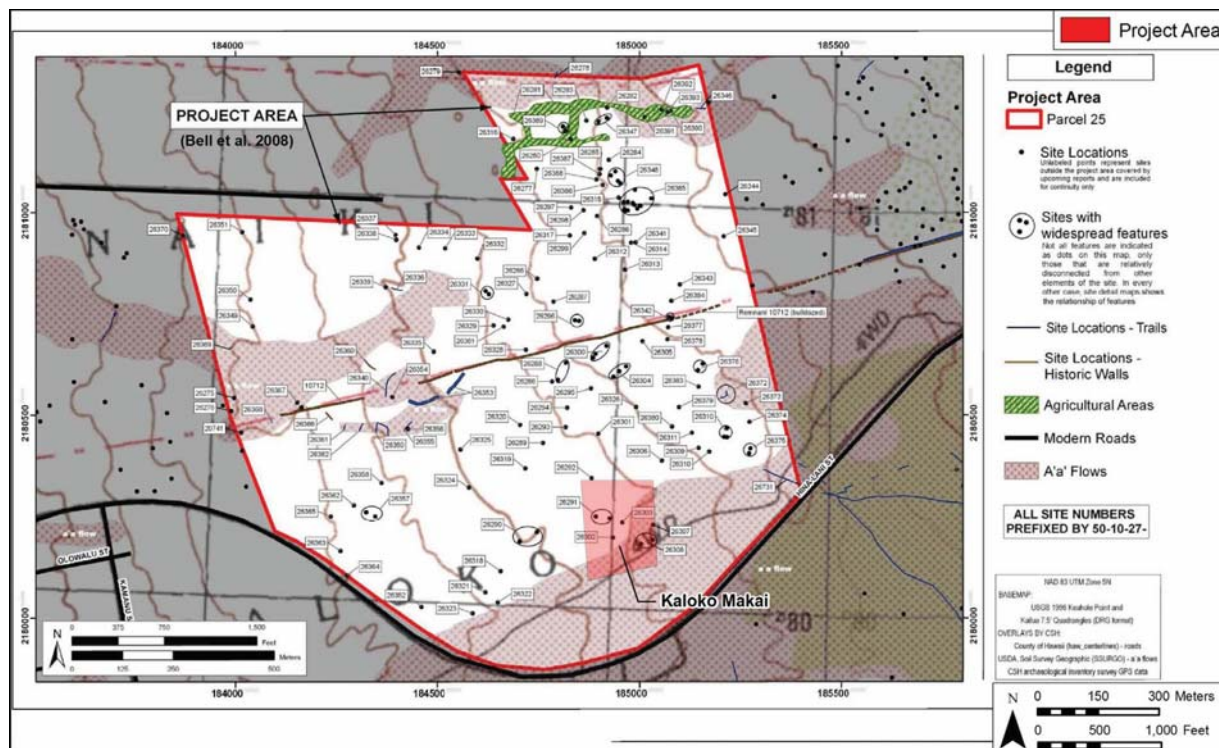


Figure 12. Map from Bell et al. (2008b:46) overlain with Candidate Site A, showing the previously-identified archaeological properties located within and adjacent to the project site

numbering system. None of the sites recorded during this survey are located within the Candidate Site A lands.

3.3.2.2.2 Cobb et al. 2003

In 2003, Archaeological Consultants of the Pacific, Inc. (Cobb et al. 2003; see Figure 11) conducted an archaeological assessment of TMK (3) 7-3-009; 025, 026, and 028. One hundred fifty-four (154) features were identified and included "caves, walls, mounds, platforms, enclosures, trails, cairn, "C"-shaped structures, possible *heiau*, terraces, alignments and modified outcrops" (Cobb et al. 2003:1). Each feature was identified with a number prefaced with "TF"; and descriptions included feature type, a brief description, possible function and a preliminary significance evaluation. The report map does not show the location of particular sites found during the survey but has colored points for sites indicating "High Concern, Potential High Concern, and Minimal Concern" (Cobb et al. 2003:5). The mauka portion of Candidate Site A lies within the Cobb 2003 survey area. Several site tags from the 2003 survey were found in sites recorded during the Bell et al. 2008b study (see below). None of the sites recorded during this assessment are located within the Candidate Site A lands.

3.3.2.2.3 Bell et al. 2008b

All 360+ acres comprising TMK 7-3-009-025, in which Candidate A is located, was surveyed by CSH in 2007-2008 as part of a greater Kaloko-Kohanika study area which included adjacent TMKs :017, 026 and 028 (Bell et al. 2008b; see Figure 11). A total of 121 historic properties were identified within the project area. All of the sites were recommended for either data recovery or preservation. Making correlations with site identifications made by Kennedy (1984) was highly problematic and was generally not possible with any certainty. Two of the historic properties were clearly previously identified and 119 are regarded as effectively newly recorded as part of the current inventory survey investigation.

The variety of site types observed in the TMK 7-3-009:025 project area are similar to those present in TMKs 7-3-009:026 and 7-3-009:028, described above. Temporary habitation sites were the most common, though transportation, permanent habitation, marker, animal husbandry, agriculture, burial, indeterminate, quarry, water collection, and ceremonial sites were also documented. While the subsurface testing conducted at 15 features helped to improve the functional interpretation of those sites, it did not yield any charcoal in good context for dating. Five of the sites recorded during the 2007-2008 survey of TMK 7-3-009:025 fall within Candidate Site A. These include state sites 26291, 26302, 26303, 26307, and 26308. An additional site, Site 26292, lies just outside the current project site to the north, and may extend into the project site.

3.3.2.3 Archaeological Sites Present Within the Current Candidate Site Lands

The sites mentioned in the section above as being present within the current project site are shown on Figure 12, summarized in Table 2 and are presented in further detail in Appendix A.

The datum taken at Site 26292 places it just outside of Candidate Site A to the north (see Figure 12). However, as the field map of this site shows, the site datum was placed at the north end of the site, which continues to the south for at least an additional ten meters (see Appendix A, Section 9.1.2). Therefore, a portion of Site 26292 may fall within Candidate Site A. At the very least, it's close proximity warrants mention here, and inclusion of the full site description in

Appendix A. The site is a pre-Contact lava tube or blister that initially had been identified as a possible burial site. Testing disproved this interpretation, and the tube was reassessed as a temporary habitation site. The site was determined to be eligible to the historic register under Criterion D.

Table 2. Historic Properties Previously Identified within the Candidate Site A

SIHP No. 50-10-27-	Site Type	Function	Significance	Age	Last Recommended For
26291	Lava tube	Temporary Habitation/Quarry	D	Pre-Contact	Data Recovery
26292	Lava tube	Temporary Habitation	D	Pre-Contact	No Further Work
26302	Cairns (2)	Markers	D	Pre-Contact	No Further Work
26303	Lava tube	Temporary Habitation	D	Pre-Contact	Data Recovery
26307	Complex	Ceremonial	C, D, E	Pre-Contact	Preservation
26308	Enclosure	Temporary Habitation	D	Post-Contact	No Further Work

3.3.3 Background Summary

3.3.3.1 Settlement Pattern

Kaloko Ahupua'a is located within the Kekaha region of North Kona. The Kekaha region, or "Kekaha-Waiale, the desolate land without water" (Kelly 1973:74) refers to the barren lava fields extending north from Kailua-Kona to Anaocho'omalu (Kelly 1973:74).

As has been observed in Kaloko and other ahupua'a in Kekaha, this band of barren lava fields does not encompass the entire ahupua'a nor does it inhibit land usage from occurring along the coast and inland where rainfall is sufficient for intensive agriculture. Instead, Kekaha refers more accurately to portions or "zones" of the regions where lava flows encompass the lands which, according to elevation, sustain little rainfall. Correspondingly, the lands of Kekaha are suggested, based on ethnographies, ethno-histories and archaeological sources, to contain three general terrestrial zones that directly influenced land usage of prehistoric and historic populations. These three zones include: (1) Coastal; (2) Intermediate or Transitional and; (3) Upland. Based on the archaeological record of the present study area and previous archaeological research in Kaloko Ahupua'a (Cordy et al. 1991) a land usage summary of each zone is provided below.

3.3.3.1.1 Coastal Zone

The Coastal zone begins at sea level and extends to approximately 15 ft. a.m.s.l. The zone contains evidence of prehistoric and historic settlement in Kaloko.

Kaloko contained a permanent settlement concentrated along the coast. The settlement probably comprised "several local residential groups with constituent households. One

household headed each residential group" (Cordy et al. 1991:522). Radiocarbon dating for the coastal region within Kaloko Ahupua'a has produced dates ranging between A.D. 920 and A.D. 1430 (Cordy et al. 1991:465). Cordy concludes that one site (D13-3) on the Kaloko coast, with date ranges between A.D. 920-980 and A.D. 1005-1290, is one of the oldest permanent habitation sites known in leeward Hawaii (Cordy et al. 1991:473).

Although few absolute dates are known for the construction of fishponds, Cordy conjectures that the Kaloko and Honokōhau fishponds were constructed by at least the A.D. 1400-1500 period (Cordy et al. 1991:576).

3.3.3.1.2 Intermediate Zone

The Intermediate Zone extends from the mauka margin of the coastal zone (15 ft. a.m.s.l.) to approximately 400 ft. a.m.s.l. Candidate Site A is located along the mauka limits of this zone. Similar to other portions of Kekaha, the intermediate zone of Kaloko is characterized by low rainfall and uneroded lava terrain.

The Intermediate Zone of Kaloko contained a scattered distribution of habitations of different modes (i.e. temporary and recurrent) which were generally located within the vicinity of mauka-makai trails or in association with other functional site types like agricultural an lithic resource procurement.

The general lack of consistent rainfall and virtual absence of soil directly limits agricultural use within the Intermediate Zone. Nonetheless, small concentrations of mounds, modified outcrops (enclosing minimal soil areas), enclosures, and some pāhoehoe excavations evidence a degree of agricultural productivity. Lava tubes and blisters are abundant in this zone and contain temporary components, and post-habitation burial interments.

The Intermediate Zone is also characterized by an extensive network of mauka-makai trails. These trails facilitated inter-ahupua'a travel of residents between their coastal habitation and the Upland agricultural fields.

Within the Intermediate Zone permanent habitation may occur directly adjacent to the Coastal Zone and are associated with small scale agricultural activities.

3.3.3.1.3 Upland Zone

The Upland Zone of Kaloko begins at approximately 400 ft. a.m.s.l. and continues mauka. The Upland Zone is characterized by an increase in permanent habitation sites, in association with intensive non-irrigated (dry land) agricultural features. Gradually, the ascending natural landscape contains a greater soil base and due to an increase in elevation, the rainfall is more plentiful and consistent.

Intensive non-irrigated agriculture is characteristic of the Kona slopes and other regions of Hawai'i and Maui where irrigation, because of the lack of perennial waterways, is not possible. The "Kona Field System," generally defined by a grid-like patterning of stone constructed field boundaries, represents an interrelated network of intensive non-irrigated agriculture covering an estimated area of 139 km² (456,037 ft.²) between Kealahou Bay and Kailua Bay (Kirch 1985:225). Archaeological studies beyond the arbitrary northern boundary of the "Kona Field System", have documented evidence of intensive non-irrigated agriculture in the Kekaha region

within the Upland Zone between 400 to 1200 ft. a.m.s.l. (i.e., Cordy 1985; Hammatt et al. 1987; Walker and Rosendahl 1990; Robins et al. 1993).

Intensive non-irrigated agriculture is characterized by concentrated occurrences of similar feature types (i.e. field walls, modified 'a'ā lava, *pāhoehoe* excavations, and mound complexes). Variations in the methods of non-irrigated agriculture occur as a response to topographical and geological variation, and rainfall in the region. Radiocarbon dates taken from upland field shelters within the Kona Field System indicates that intensive agriculture began developing between ca. A.D. 1400 - 1600 and intensified with permanent upland settlements between ca. A.D. 1600 - 1779 (Schilt 1984).

3.3.3.2 Settlement Pattern Summary

Elevation is a critical factor in trying to understand the traditional background of the Kekaha region of North Kona. *Kānaka Maoli* (Native Hawaiians) in leeward Hawai'i developed ingenious methods of maximizing the availability of moisture to produce plant foods even in apparently barren landscapes. The settlement pattern described above reveals a variety of land uses across all zones, including the Intermediate Zone, during the prehistoric and early historic period. For example, Hawaiian gardeners in the Intermediate Zone created mulching mounds and stone piles that captured the heavy night dew for which the area is famous.

The original settlement of Kaloko was focused on the coast starting around 900 A.D. (Cordy et al. 1991). These earlier settlers were likely drawn to the coast by the presence of potable water found in the brackish ponds, the excellent fishing, and one of the most protected inlets on the Kona Coast (Cordy et al. 1991:575).

Radiocarbon dates from the Kekaha region may indicate that all three zones of Kaloko Ahupua'a were utilized to some degree or another as early as A.D. 1280 (Walker and Haun 1988). This period of time correlates with an apparent population increase and geographical expansion in the Hawaiian islands identified as the "Expansion Period" (Kirch 1985:303) or the middle of the "Pioneer Settlement" (Schilt 1984:276). Permanent settlement continued to be centered on the coast and agriculture developed upland as the endemic forest lands were gradually reduced by slash-and-burn methods.

Development of the intensive upland agricultural system probably occurred between ca. A.D. 1400 and 1650 (Schilt 1984:277) and focused along the more prime agricultural lands, at elevations where soil was abundant and rainfall sufficient for productive cultivation. During this period permanent settlement continued to be centered at the coast but also began to be developed in the upland localities of Kaloko, as the distance between the upland farms and original coastal settlement expanded. By the end of this period it is expected that most of the upland permanent habitations were occupied. This period is when the fishponds in Kaloko were likely constructed and a four class hierarchy: "ruler, high chiefs, local chiefs and commoners" was formed in Hawai'i (Cordy et al. 1991:575).

During early historic times (ca A.D. 1800-1840) following western contact, the Kaloko population undoubtedly declined rapidly due to disease, and a major shift in the traditional Hawaiian settlement pattern. The residents who survived disease likely shifted their residences to economic centers such as Kailua-Town, or in closer proximity to major roadways and localities of churches and schools established by the missionaries.

Following the Māhele (ca 1850's), the Kaloko shoreline was virtually abandoned "with the Kohanaiki Homesteads the new upland population focus in the Kaloko area" (Cordy et al. 1991:380). As a result, the vacant lands were subsequently acquired for cattle ranching. Throughout the 19th century, use of the lands around Candidate Site A would likely have been limited to travel along existing *mauka-makai* trails for ocean access by residents of the uplands.

Into the 21st century, major developments within Kaloko have occurred outside the project site, which has remained undeveloped. Activities of the Huehue Ranch (established early in the 20th century), including walls and fencing, may have impacted the project site. Such activities are evidenced by the wall along the Kaloko-Kohanaiki boundary (Site 40 as recorded by Kennedy 1984) and Wolforth et al. (2005) north of Candidate Site A; as Cordy (1991) notes, documentary evidence, including the absence of the wall in J.S. Emerson's 1888 notes and maps, suggests that the wall was constructed for the ranch in the early 1900s.

3.4 Project Area Predictive Model

The location of Candidate Site A at the boundary of the Intermediate Zone and Upland Zone places it outside the major areas of pre-Contact Hawaiian habitation and activity which would have focused at the coast. It is thus suggested that traditional Hawaiian sites likely to occur within the project area would include temporary or recurrent habitations; limited agricultural activity areas including *pāhoehoe* excavations and minimal soil enclosures; *mauka-makai* trails connecting coastal residences and upland agricultural areas, with branch trails extending to specific use areas within the project area; and burial sites utilizing features of the terrain, including lava tubes and cracks.

Historic sites potentially located within Candidate Site A would include infrastructure related to the Huehue Ranch.

Sites already documented within and directly adjacent to the Candidate Site A lands confirm the predictive model above. Sites 26291, 26292, and 26303 are lava tubes used for temporary habitation and securing lithic materials. Two cairns (Site 26302) functioned as markers, although it is not certain what they marked. An historic enclosure (Site 26308) was interpreted as modern reuse of a temporary habitation. Site 26307, located along the eastern end of Candidate Site A, comprises a complex that was interpreted to function ceremonially, based on the component features' construction and association (see Appendix A). This pre-contact site was recommended for preservation (Bell et al. 2008b:528). No confirmed burials have been previously recorded in the Candidate Site A lands.

Site 26292 may extend into the current project site. The southern limit of this site should be clear on the ground given its proximity to a recorded bulldozer road (see Appendix A, Section 9.1.2).

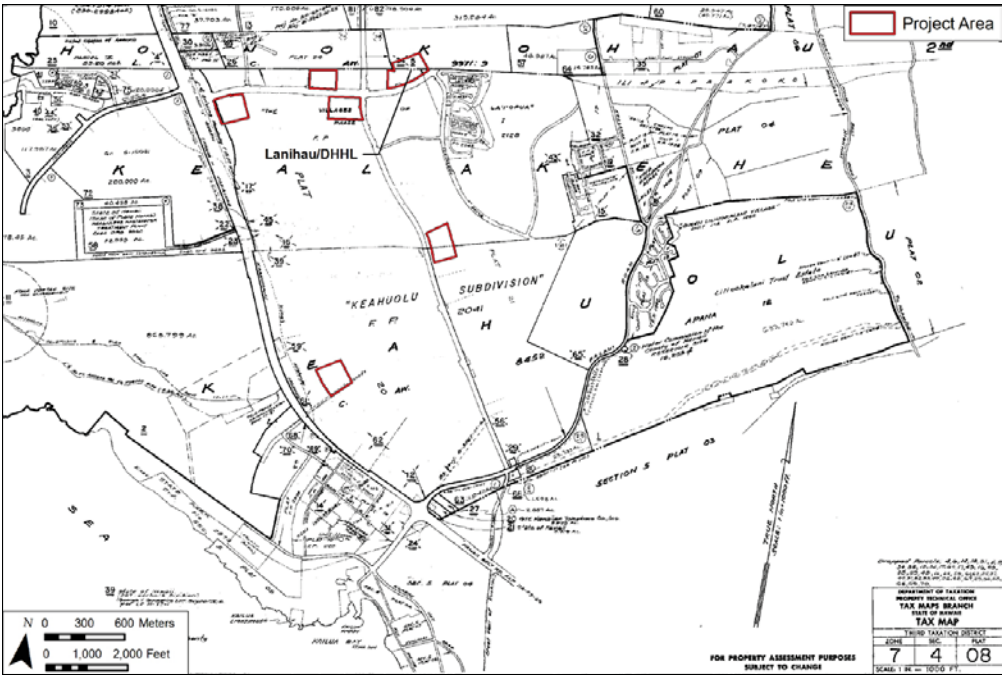


Figure 13. Tax Map Key (TMK) Plat [3] 7-4-08, showing the location of Candidate Site D on the boundary of Kealakehe and Honokōhau Ahupua'a

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

44

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Cultural Surveys Hawai'i Job Code: KALOKO 5	Honokōhau Ahupua'a: Candidate Site D
<div><div>Section 4 Honokōhau Ahupua'a: Candidate Site D</div><div><div>4.1 Introduction to the Lanihau/DHHL (Site D) Candidate Site</div><p>Candidate Site D, or the Lanihau/DHHL Site (TMK 7-4-008:005, 7-4-021:008), falls along the border of Honokōhau and Kealakehe Ahupua'a (see Figure 1, Figure 13 and Figure 14). This section outlines the environmental setting, traditional and historical background, and previous archaeological research of Honokōhau Ahupua'a; Kealakehe Ahupua'a will be discussed in Section 5 below. A predictive model summarizing the potential for cultural and historical remains within the Honokōhau portion of this project site is also included here.</p><div><div>4.2 Environmental Setting</div><div>4.2.1 Natural Environment</div><p>Candidate Site D is situated between approximately 325 and 405 ft amsl. Like Candidate Site A, described in Section 3.3.1.1 above, Site D is located within the North Kona region of Kekaha, which is known for its scarcity of water and austere physical environment.</p><p>Kona weather is typified by afternoon showers brought on by warm air which has been moved inland by light sea breezes. The humid air gradually condenses over higher altitudes throughout the day. At night the land cools resulting in breezes which send warm air back out to sea. Rainfall in the present project site averages between 10 and 30 inches per year (Cordy 1981; Armstrong 1973). There are no natural springs or perennial streams within this project site.</p><p>Candidate Site D lies entirely over <i>pāhoehoe</i> lava (see Figure 4). The surface is generally uneven and characterized by numerous tumuli and pressure ridges with depressions or undulations in the <i>pāhoehoe</i> having thin soil pockets. Collapsed portions of lava tubes also contribute to the uneven surface of the <i>pāhoehoe</i> flows.</p><p>The vegetation in this project site is dominated by grasses and <i>koa haole</i>. Christmasberry (<i>Schinus terebinthifolius</i>), <i>moni</i>, <i>kiawe</i> and <i>ariplant</i> (<i>Kalanchoe pinnata</i>) are also common. Native plants observed include scattered <i>ʻilima</i>.</p><div>4.2.2 Built Environment</div><p>A housing subdivision is located adjacent to the southeast corner of Site D, across Kealakehe Drive (Figure 14). Kealakehe High School is located approximately 0.25 mi (0.4 km) south of Site D along Ane Keohokalole Highway. Honokōhau industrial park is located <i>makaʻai</i>, adjacent to the highway, which includes The Honokōhau Industrial Park lies to the west, which includes an auto shop, the Hawai'i Island Humane Society, a police station, and the Kealakehe Transfer Station (see Figure 14).</p></div></div></div>	<div>Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island</div> <div>43</div> <div>TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023</div>

4.3 Background Research

4.3.1 Traditional and Historical Background

4.3.1.1 Mythological and Traditional Accounts

Honokōhau Ahupua'a is located in the area known as Kekaha (described above in Section 3.3.1.1) in North Kona, north of and somewhat removed from the larger traditional settlement centers of Kailua-Kona and Kealahou. Nineteenth century documents describe Honokōhau as consisting of two parts, Honokōhau I and II, also known as Honokōhau Nui and Honokōhau Iki, respectively.

Honokōhau Ahupua'a was once home to many *Kānaka Maoli* living a traditional subsistence lifestyle. Radiocarbon dates from archaeological excavations in the vicinity of the project area demonstrate Hawaiian occupation of this area by at least 1,000 years ago (cf. Cordy et al. 1991:465). In later pre-Contact times, for which we have the most reliable and abundant archaeological and documentary evidence, the largest settlement areas in this *ahupua'a* were located along the coast, in association with several large *loko* (fishponds), and upcountry—several hundred feet higher in elevation than the current project site, in the relatively cooler and misty uplands. For this main reason, the area in and around Candidate Site D is generally considered to be an "Intermediate Zone" between the more productive coastal fisheries area and the more productive upland gardening area. In general, more permanent habitations were located at the coast and above the present project site. However, this does not mean people did not live or intensively use this area; it simply means they did not generally erect permanent house sites and villages in the Intermediate Zone. This is an important distinction when assessing the cultural and natural resources of the current project site.

4.3.1.2 Early Historic Period

Kamakau (1961) includes Honokōhau in a litany of lands inquired about following the division of Hawai'i island *ahupua'a* among the *ali'i* after the death of Kalaniopu'u in 1782. Keoua Kuahu-'ula asks Kiwala'o:

"Are Ola'a and Kea'au ours?" The chief answered, "They have been given away; they are not ours." "How about Waiakea and Ponahawai?" "They have been given away; they are not ours." "The two Napu'u and the two Honokahau [sic] are ours?" "They have been given away; they are not ours" [Kamakau 1961:120].

These accounts suggest that Honokōhau I and II were at least conspicuous in the Hawaiians' apprehension, as represented by Kamakau, of their history. However, other early nineteenth century documentation, including censuses, missionary records, and reports of travelers, make no specific mention of either Honokōhau I or II. A more lively sense of the *ahupua'a* is generated in documentation produced during the second half of the century.

It can be inferred that the pattern of settlement during this period within Honokōhau Ahupua'a is similar to that described for neighboring Koloko Ahupua'a (see Section 3.3.1.2 above). The centralization of the population around new harbors to the south, inter-island migration, and the toll of newly introduced diseases would have caused a marked decline in population in Honokōhau.



Figure 14. Aerial photo (Google Earth 2011) showing the locations of Candidate Site D (within Honokōhau and Kealahou Ahupua'a), Sites B, C and G (within Kealahou Ahupua'a), and Site E (within Kealahou and Keahuolu Ahupua'a)

4.3.1.3 The Māhele

At the Great Māhele (1848), Honokōhau was given to two members of the reigning *ali'i*. Honokōhau I, comprising 2653 acres, was awarded (LCA 11216) to Mikahela Kekaunohi, great-granddaughter of Kekaulike (king of Maui); Honokōhau II (480 acres) was awarded as LCA 9971 to William Pitt Leletohoku, husband of Nahienaena (daughter of Kamehameha) and, later, of Princess Ruth Ke'elikōlani (see Figure 7).

Subsequent *tuleana* awards (1850s) within Honokōhau were given to eleven individuals. These awards, ranging in size from one to 5.75 acres, are all located between 800 and 1680 ft. a.m.s.l., well above Candidate Site D in the traditional Upland Zone. Only two of the testimonies recorded for these awards mention specific crops grown upon the awarded parcels. LCA 7870 to Kamohai records "2 taro *kīhapais* [cultivated fields] in Waipio ili of Honokōhauiki [Honokōhau II]" (Native Testimony vol.8:651, in Robins et al. 1993:12).

4.3.1.4 Mid- to late-1800s

Like Kaloko to the north, Honokōhau Ahupua'a saw many great changes during the 19th century. Ranching, in particular, established the region as a source of market resources (e.g., beef and dairy products) for Honolulu and beyond. Oral history interviews (Maly and Maly 2002) generally confirm the settlement pattern suggested by the *tuleana* awards, in that most of the inhabitants of Honokōhau now lived in the uplands above 900 ft. The land between 900 ft. and the coast was cattle, donkey, and goat pasture. *Mauika-makai* trails through Kohanaiki, Kaloko, Kalaoa, and Honokōhau were utilized by upland families to access the coast to fish, and gather water during upland droughts.

Despite these major changes, there was apparently still a significant population living in the area in the later 19th century, as indicated by the following extended testimony of J.W.H.I. Kihe, who was born at Honokōhau in 1854. Kihe talked about the area in 1870:

Now [1924] the majority of those people are all dead. Of those things remembered and thought of by the people who yet remain from that time in 1870; those who are here 53 years later, we cannot forget the many families who lived in the various (apana) land sections of Kekaha. From the lands of Honokōhau, Kaloko, Kohanaiki, the lands of Ooma, Kalaoa, Haleohiu, Makaula, Kau, Puukala-Ohiki, Awalua, the lands of Kaulana, Mahiula, Makalawena, Awakee, the lands of Kukio, Kaupulehu, Kiholo, Keawaiki, Kapalaoa, Puuanahulu, and Puuwaawaa. These many lands were filled with people in those days.

There were men, women, and children, the houses were filled with large families. Truly there were many people [in Kekaha]. I would travel around with the young men and women in those days, and we would stay together, travel together, eat together, and spend the nights in homes filled with aloha. The lands of Honokōhau were filled with people in those days, there were many women and children with whom I traveled with joy in the days of my youth. Those families are all gone, and the land is quiet. There are no people, only the rocks remain, and a few scattered trees growing, and only occasionally does one meet with a man today (1924). One man and his children are all that remain.

Kaloko was the same in those days, but now, it is a land without people. The men, the women, and the children are all gone, they have passed away. Only one man, J.W. Haau, remains. He is the only native child (keiki kupa) besides this author, who remains. Now the land is desolate, there are no people, the houses are quiet. Only the houses remain standing, places simply to be counted [Maly and Maly 2002:341-342].

Another native familiar with the area, J.P. Pu'uokupa, wrote a letter to the Hawaiian language newspaper *Ku Okoa* in 1875, reacting to (and disagreeing with) an earlier letter describing supposed famine-like conditions in the area:

...The people who live in the area around Kailua are not bothered by the famine. They all have food. There are sweet potatoes and taro. These are the foods of these lands. There are at this time, breadfruit bearing fruit at Honokōhau on the side of Kailua, and at Kaloko, Kohanaiki, Ooma and the Kalaoas where lives J.P. [the author]. All of these lands are cultivated. There is land on which coffee is cultivated, where taro and sweet potatoes are cultivated, and land livestock-raised. All of us living from Kailua to Kalaoa are not in a famine, there is nothing we lack for the well being of our bodies.

Mokuola (a poetic reference to a place of life and well-being) is seen clearly upon the ocean, like the featherless back of the ukeke (shore bird). So it is in the uplands where one may wander gathering what is needed, as far as Kiholo which opens like the mouth of a long house into the wind. It is there that the bow of the boats may safely land upon the shore. The livelihood of the people there is fishing and the raising of livestock. The people in the uplands of Napuu are farmers, and as is the custom of those people of the backlands, they all eat in the morning and then go to work. So it is with all of the native people of these lands, they are a people that are well off...

...As was said earlier, coffee is the plant of value on this land, and so, is the raising of livestock. From the payments for those products, the people are well off and they have built wooden houses. If you come here you shall see that it is true. Fish are also something which benefits the people. The people who make the *pai* ai on Maui bring it to Kona and trade it. Some people also trade their *poi* for the coffee of the natives here... [J.P. Puuokupa, in *Ku Okoa* November 27, 1875; translated by Maly, in Maly and Maly 2002:339].

Wall's 1916 Territory of Hawaii map of the *ahupua'a* of Honokōhau I (Registered Map No. 935; Figure 15), traced from "Mr. Greenwell's originals from Boundary Commission March 1882," does not show any specific landscape features directly within or immediately near the current project site; however, it does show several "ahu" used as survey markers, including one just to the north of Candidate Site D (which falls in Honokōhau II). Most of the features shown on this map are located further *mauka*, or to the east, of the present project lands; however, it does show a *heiau* (traditional place of worship) named Pōhakuhaiku along the boundary between Honokōhau I and II, approximately 500 feet inland of the shore, *makai* of the present project site.

4.3.1.5 1900s

Early twentieth century maps and photographs show a village along the coast of Honokōhau comprising frame houses, a chapel and schoolhouse. No records were uncovered documenting dates of construction for these structures. Apparently, by the 1920s the village had been abandoned.

The development of the more *maika* portions of Honokōhau I and II during the last quarter of the nineteenth century and throughout the twentieth century would focus on the activities of the Greenwell family. Henry Nicholas Greenwell, an Englishman, had arrived on Hawai'i island during the 1850s and soon began purchasing and leasing land. After starting out growing oranges, Greenwell would, during the years until his death in 1891, expand his commercial interests to coffee and sheep and cattle raising.

During the twentieth century, the Greenwell Ranch lands were divided into three units with the Honokōhau holdings becoming the Frank Greenwell Ranch, named for a son of H.N. Greenwell who had managed that section. A 1929 publication described the Frank Greenwell Ranch:

This... is also known as Honokohau Ranch and Hualalai Ranch. The total area is about 20,000 acres, one-half of which is suitable for grazing; it stretches from the sea to an elevation of 5400 feet. Four thousand acres of this area are fee simple, the remainder is leased land.

The herd on this ranch is approximately 1500 head. Between 300-350 cattle averaging three to four years of age with an average weight of 525 pounds are marked annually in Honolulu. In addition ninety head are annually slaughtered locally. The cattle for Honolulu are loaded at Napoopoo. The ranch is well fenced into fifteen paddocks by 20 miles of stone wall and 12 miles of wire fencing.

The ranch now carries 9 Hereford and 3 Shorthorn bulls. Cattle are bred from June to February. From November to April only about one-half of the paddocks are used, the others being too dry over these months. September is perhaps the wettest month in Kona. Only enough horses for use on the ranch are raised [Henke 1929: 26-27].

The Frank Greenwell Ranch subsequently became the Palani Ranch Company. According to information provided by the company, Palani Ranch in modern times has carried over 3000 head of Angus and Hereford cattle.

Mr. James Greenwell, grandson of H.N. Greenwell and son of Frank Greenwell, provided details of his family's life in Honokōhau (personal communication 9/14/97). Mr. Greenwell recalled that dairy cattle ranching at Honokōhau began in the 1870s at the time when the first Portuguese immigrants arrived in Hawai'i. H.N. Greenwell formed partnerships with Portuguese families in which the families would live on the land and turn out dairy products.

Mr. Greenwell remembered that his father Frank planted mango, citrus fruit, and avocado trees on portions of the ranch property and these trees were protected by individual surrounding walls.

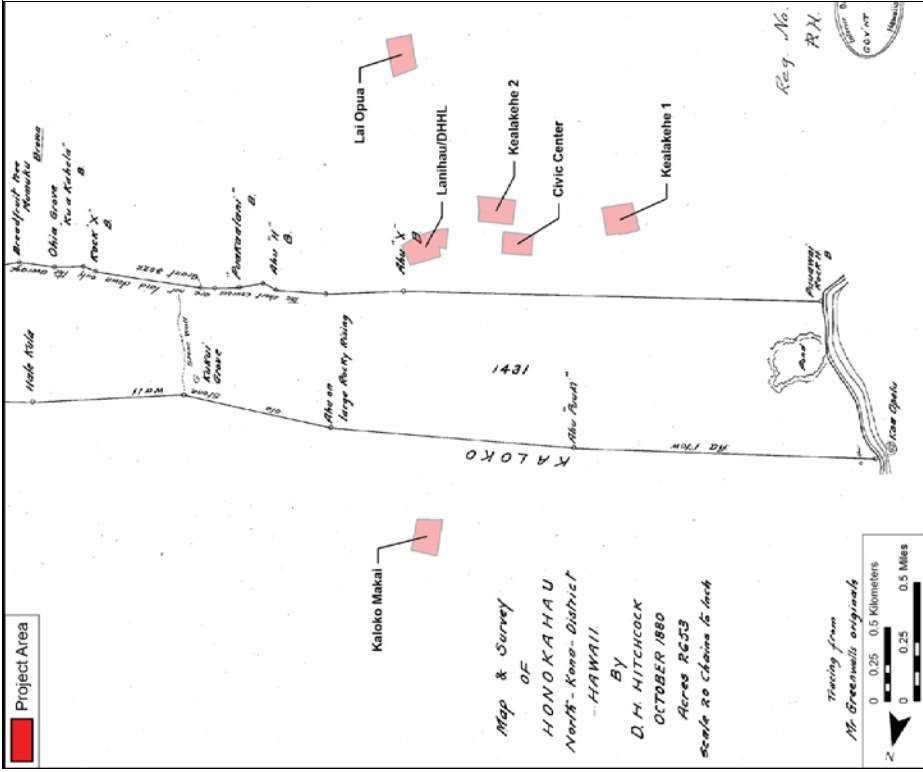


Figure 15. Honokōhau II Ahupua'a, showing sites, features and place names, based on Boundary Commission documents; note the lack of sites or features at and near the project area (source: Robins et al. 2000)

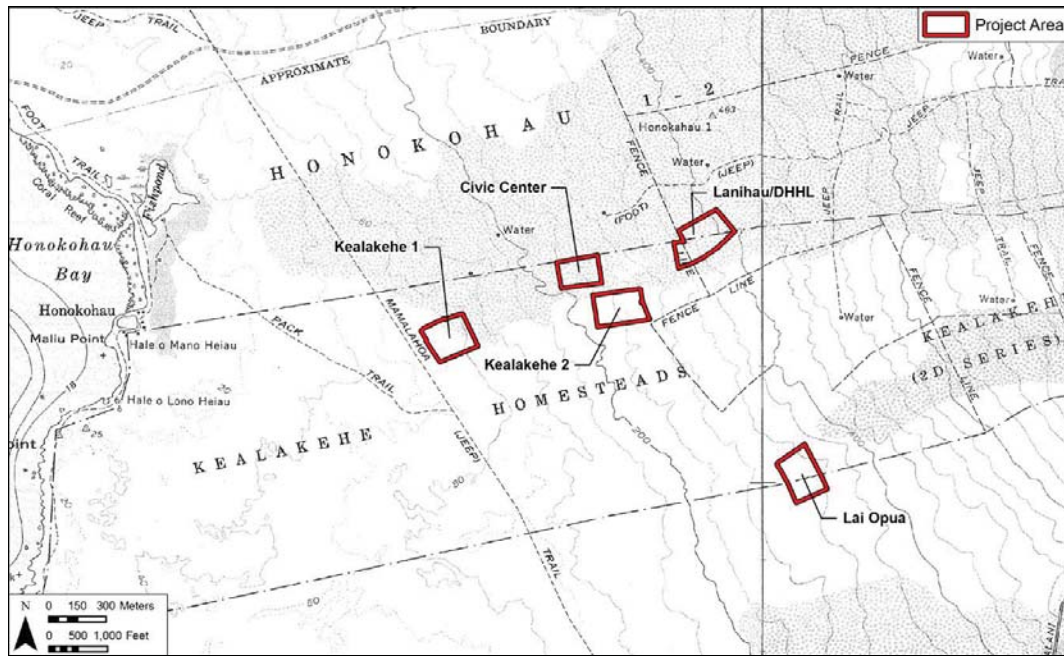


Figure 16. Portion of 1959 U.S. Geological Survey map, Keahole Point and Kailua Quads, showing the location of Candidate Sites B, C, D, E and G; note the historic trails and signs of historic/modern animal husbandry

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

52

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Mr. Greenwell noted that, sometime early in this century, a paddock of the ranch below Palani Road and to the east of the present project site was leased to the Kuni and Isemoto families for growing coffee. He recalled that these families would build protective walls around the trees. The families also attempted to grow avocados amidst the coffee plantings but this effort was unsuccessful. Later, the families gave up farming the land after a collapse of the coffee market.

Information provided by Maly and Maly (2002) suggests that the lands of Honokōhau *makai* of Candidate Site D may have been used by locals for small garden plots as late as the 1930s. The authors interviewed two sisters from Honokōhau born in the 1920s. The sisters' recollections are summarized, in part, by Maly and Maly (2002:13):

Perhaps of most importance to the lands *mauka* of the park [Kaloko-Honokōhau National Historic Park], while visiting Honokōhau and discussing the Greenwell project area (viewed from the Honokōhau end of Kananani Street), Agnes Puakalehua Harp, noted that in her youth, she had traveled with some of her elders—to an area which she estimated to be in alignment with elevations of the present day Kaloko Industrial Complex (though within Honokōhau)—to tend small dry land agricultural plots which were planted by families while living at the shore. Puakalehua (and later her sister Leimomi) described *'uala* (sweet potatoes) and other crops being planted in pockets of soil and mulched planting areas on the lava flats of the lower *kula* (flatlands).

The sisters believe that this limited cultivation activity occurred in an area above Ka'ahumanu Highway, and most likely (based on family land tenure), it was situated in Honokōhau Iki. Both sisters are clear that the activity in this lowland vicinity was limited in their time. The primary agricultural activities took place in the cooler uplands around the family home (in the 'ili of 'Elepaio). The occurrence of some form of lowland agricultural practices in the Honokōhau-Kealakehe-Keahulu vicinity is also confirmed in various native traditions (for example see the tradition of Pu'uokaloa; in Maly 2000).

Until the construction of the Queen Ka'ahumanu Highway in the 1970s, access to the *'kula* (shoreward plains) was limited to local residents (Maly and Maly 2003:101). As noted in Section 3.3.1.4 above, in the first half of the 20th century, the primary method of travel was "by foot or on horse or donkey, and those who traveled the land, were almost always native residents of Kalaoa, 'O'oma, Kohalaiki, Kaloko and Honokōhau" (Maly and Maly 2003:99). A 1959 U.S. Geological Survey map shows the various "jeep", "foot", and "pack" trails located throughout the area, including a *mauka-makai* jeep and foot trail just north of Candidate Site D (Figure 16). In addition, this map shows a (now historic) fence running through the western portion of Candidate Site D; this fence was presumably constructed by either the Greenwell or Palani Ranch. A USGS Orthophoto from 1978 depicts the beginnings of modern development of the area (Figure 17).

Major changes in Honokōhau during the second half of the twentieth century include the development of the Kaloko-Honokōhau National Park at the coast, of the Honokōhau Industrial Ranch, A USGS Orthophoto from 1978 depicts the beginnings of modern development of the area (Figure 17).

51

4.3.2 Previous Archaeological Research

4.3.2.1 Overview of Archaeological Studies Conducted within Honokōhau Ahupua'a

This section provides a general overview of past archaeological studies in Honokōhau Ahupua'a. Table 3 chronologically lists archaeological studies in this area with brief comments; studies most relevant to the current project are discussed in additional detail in the text. Figure 18 shows many of these study areas (as well as past studies in Kealakehe to the south). The section following this discusses previous archaeological studies within the present project area in greater detail.

The first archaeological research undertaken in Honokōhau I and II Ahupua'a focused on the coastal region. John F.G. Stokes of the B.P. Bishop Museum in 1906 surveyed *heiau* sites on the island of Hawai'i; Stokes followed a list of *heiau* prepared by Thomas G. Thrum. Stokes briefly recorded the Pu'uoina Heiau, described as being located at the coast in Honokōhau 2 Ahupua'a. Stokes' minimal entry for the *heiau* suggests that he did not personally inspect the *heiau* site.

In Reinecke's (1930) study of the Kona and Kohala coastline, he recorded nine sites (Reinecke sites 38 to 42) within Honokōhau I and II. These sites include the Pu'uoina Heiau originally identified by Stokes, various residential complexes and features, a portion of a *hōlua* (slide), petroglyphs, *papamā* and animal pens. The two fishponds Aiopio in Honokōhau II and Aimakapa in Honokōhau I and several modern burial sites are also mentioned in Reinecke's manuscript. Of particular significance is Reinecke's detailed description of Pu'uoina Heiau which he noted was utilized as a canoe platform at the time of his survey. A "broken house wall", which he had been told was a remnant of an old school house, was located along the coastline of Honokōhau I.

During the second half of the twentieth century archaeological investigations of Honokōhau were generated in response to increased development within the *ahupua'a*. Kenneth Emory directed an archaeological reconnaissance along the coast of Honokōhau I and II, Kealakehe and Kaloko *ahupua'a* (Emory and Soehren 1971). As a result of this work, a total of 33 sites were recorded specifically in Honokōhau I and II, most of which included those sites earlier identified by Reinecke; all sites were assigned Bishop Museum numbers. Emory and Soehren suggest that the Honokōhau coast, with its fishponds and easy access for canoes, was reserved specifically for the *ali'i*. This is evidenced, they believe, by the multitude of house sites, *hōlua*, and prominent *heiau*, and the fact that the lands of Honokōhau were given to *ali'i* during the Mahele.

In 1969, under the direction of Deborah Cluff (1971; see Figure 18), a subsequent archaeological survey of the Honokōhau coastal area was conducted at the request of the Lanikai Corporation. This work was accomplished to supplement the reconnaissance work of Emory and Soehren's survey, expand survey coverage and to provide significance evaluations and recommended treatments of the cultural resources. Cluff's survey focused specifically on Honokōhau I and II, extending from the coast to Queen Ka'ahumanu Highway. Cluff's study suggests that the portion of her project area located immediately at the coast and around the Aimakapa Fishpond contains the most significant cultural resources in the survey area. Cluff noted "The archaeological features contained within this area are ... elaborately constructed" ... "and suggest a greater permanency of occupation than those [other portions] (Cluff 1971: 13).

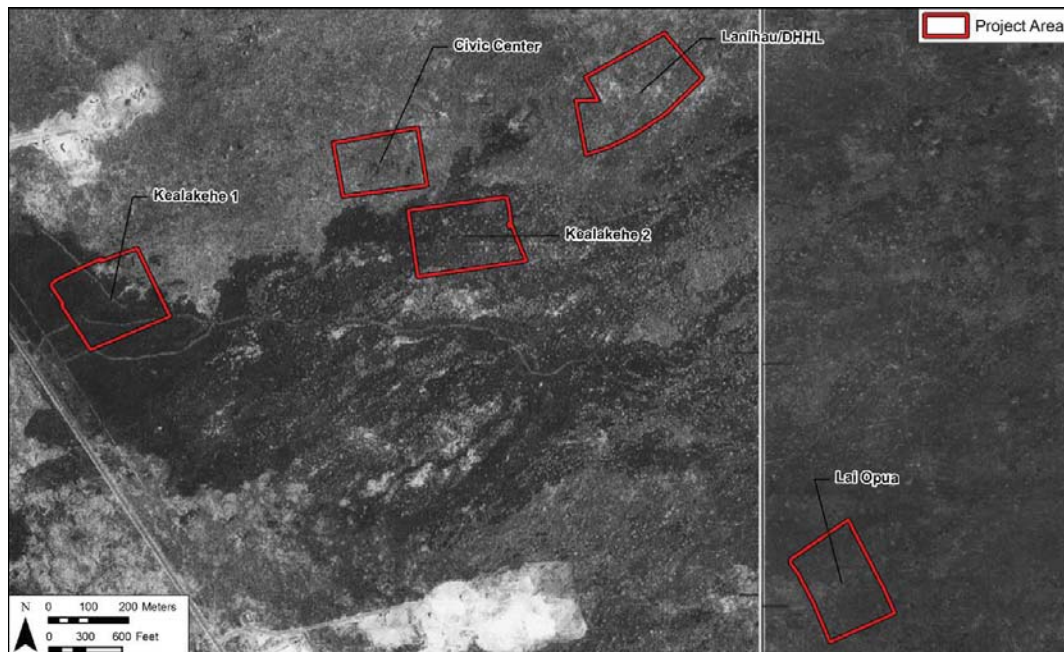


Figure 17. Portion of 1978 U.S. Geological Survey Orthophoto, Keahole Point and Kailua Quads, showing the state of land development around Candidate Sites B, C, D, E and G by the late 1970s

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-27-)	Comments
Soehren 1976	Reconnaissance Survey	Approximate-ly 100 acres of Honokōhau II between the Queen Ka'ahumanu Highway and an inland elevation of 350 ft. a.m.s.l. (TMK 7-4-08:26, 30 & 33)	Nineteen sites were identified in two designated parcels, including a foot trail (extending from Aimakapa Pond into Kealakehe), a portion of the Mamālāhoa Trail, a habitation platform and paved area, lava tube caves, and suspected burial platforms	Bounds and slightly overlaps the northwest corner of Candidate Site D
Donham 1990c	Archaeological Inventory Survey	89.5 acres in Honokōhau II, encompassing portion 26 (TMK 7-4-08) of Soehren's reconnaissance survey area; same project area as Jensen and Goodfellow 1993	A total of 60 sites were documented within the project area; eight (8) sites previously identified by Soehren were relocated. The site inventory was dominated by features (69% of the total 207 features) related to agriculture and by temporary habitation sites. Testing at possible burial sites did not reveal any burials. Radiocarbon analysis of five charcoal samples taken from the three cave site test excavations produced calendric dates extending into the modern era, ranging between 1630-1955 and 1650-1955	Bounds and slightly overlaps the northwest corner of Candidate Site D.

Table 3. Previous Archaeological Studies Within Honokōhau Ahupua'a (projects in the Honokōhau portion of Candidate Site D are in bold)

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-27-)	Comments
Reinecke 1930	Cursory Survey	Coastal Survey	Briefly notes numerous sites	All sites <i>makai</i> of present project site
Ching and Rosendahl 1968	Reconnaissance Survey	Queen Ka'ahumanu Highway corridor	Two sites were identified within the Honokōhau corridor, including a possible terrace, platform, and a foot trail	Same study area as Walsh and Hammatt 1995a and b; <i>makai</i> of present project site
Emory & Soehren 1971	Cursory Survey	Coastal Survey	Briefly notes numerous sites	All sites <i>makai</i> of present project site
Cluff 1971	Archaeological Survey	Coastal Honokōhau	Supplemented the reconnaissance work of Emory and Soehren (1971), expanding survey coverage and providing significance evaluations and recommendations for sites	All sites <i>makai</i> of present project site; study suggests that the sites located immediately at the coast and around the Aimakapa Fishpond contains the most significant cultural resources in the survey area
National Park Service 1975	Environmental Impact Statement (EIS)	Approximately 1300 acres of land and offshore water in Kaloko and Honokōhau, for conversion of the land into Kaloko and Honokōhau National Cultural Park	Outlined the cultural and ecological significance of the Honokōhau/Kaloko coastal region	The EIS presented plans for cultural interpretation, as well as an estimated impact of the cultural park on the land

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-27-)	Comments
Barr et al. 1994	Archaeological Inventory Survey	Proposed Kealakehe Parkway Extension, Alternatives 10 and 11 (TMK 7-4-08: Portion 3, 5, 17, 34). Same location as Borthwick et al. 1993	A total of 83 sites were located (some previously recorded), comprising a wide variety of site types. 60 sites were recommended for data recovery, 7 sites were to be preserved and no further work was warranted for the remaining 16 sites. During the study, 10 sites (including lava tubes and surface structures) were subjected to subsurface testing. Radiocarbon analysis from 5 sites provided date ranges within late prehistory and historic times, with one sample yielding a probable date range of 1439-1693 A.D.	These corridors extended in a roughly <i>mauka-makai</i> direction east of Candidate Site D (between 450 and 700 ft. a.m.s.l.) and into unsurveyed Honokōhau I land (Kelly Greenwell property). Another portion lies along Queen Ka'ahumanu Highway to the west in Kealakehe.
Walsh & Hammatt 1995, 1995a	Archaeological Inventory Survey, Archaeological Assessment	Queen K Hwy Right-of-Way	CSH observed eight previously-identified sites within the Honokōhau portion of the project area (2005a). The inventory survey (2005b) documented two new sites along the highway: <i>mauka-makai</i> trail sites - 19953 and -19954	<i>Makai</i> of present project site
Hammatt et al. 1999	Data Recovery for	Portions of SIHP #50-10-27-02 (Mamalāhoa Trail) and #50-10-27-19953 (an unnamed <i>mauka-makai</i> trail) located just <i>mauka</i> of the Queen Ka'ahumanu Highway	Trail construction at SIHP -02 (Mamalāhoa Trail) involved either the filling or removal of 'a'ā pebbles and cobbles relative to surface topography. Trail construction at SIHP -19953 involved placing 'a'ā slab boulders atop clinker 'a'ā with 'a'ā cobbles filling gaps, thus creating a stepping-stone trail across an otherwise difficult terrain.	<i>Makai</i> of present project site. The goal of the data recovery was to gather information from the portions of the two trails that would be destroyed by highway widening.

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

58

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-27-)	Comments
Borthwick et al. 1993	Reconnaissance Survey	Proposed Kealakehe Parkway Extension, Alternatives 6A and 8	New and previously identified sites were located and briefly described. In addition to those sites previously recorded in the study area, three probable <i>heiau</i> , habitation and historic homesteads, and discrete complexes of agricultural features were observed. Also inspected areas in the Queen Ka'ahumanu Hwy interchange with Kealakehe Parkway and a single road corridor along Palani Road. Few sites were located	Situated adjacent to the east side and <i>mauka</i> of the current project site. Another portion lies along Queen Ka'ahumanu Highway to the west in Kealakehe. Both alternative areas had been previously impacted by modern influences to some degree
Jensen and Goodfellow 1993	Data Recovery	Honokōhau Industrial Park; same project area as Soehren 1976 and Donham 1990c	Confirmed a pattern of recurrent/temporary use of small subsurface and surface habitation features, with subsistence focused on the exploitation of locally available marine resources and limited agriculture. Radiocarbon analysis indicated that the area was occupied from as early as A.D. 980 and continued uninterrupted into the early 20th century	Bounds and slightly overlaps the northwest corner of Candidate Site D
Robins et al. 1993	Archaeological Inventory Survey	Approximately 82-acre parcel of Honokōhau I (TMK 7-4-08: por.34) at an elevation of approximately 540 to 810 ft. a.m.s.l.	39 sites and complexes identified, including permanent and temporary residences, intensive dryland agricultural features, human burial, animal pens, an <i>ahupua'a</i> wall (between Honokōhau I and II), and structures related to cattle ranching	Situated <i>mauka</i> of Candidate Site D

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

57

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-27-)	Comments
Hammatt et al. 2001	Data Recovery	Approximately 13-acre parcel located in Honokōhau II; overlaps the Rechtman 2000 project area (TMK: 7-4-08: por. 34)	Data recovery was conducted at two permanent habitation sites (SIHP -18340, an enclosure and terrace and SIHP -18349, an enclosure). Excavations at SIHP -18340 yielded both pre- and post-contact artifacts	<i>Mauka</i> of Candidate Site D
Tuggle 2004	Data Recovery and related mitigation research	TMK 7-4-08:13 and 7-4-08:30; represents the <i>makai</i> portion of the Robins et al. 2000 survey area	Studied 69 of the 284 sites documented by Robins et al. (2000). Most of the data recovery sites were small habitation occupations, including surface structures and cave deposits; mostly the occupations of these sites were very brief. no evidence of permanent habitation or agriculture. One unrecorded site was found during the field investigations (site - 24057)	<i>Makai</i> of present project site
Yucha and McDermott 2008b	Archaeological Inventory Survey	Approximately 108.8-acre survey area; TMK: portions of [3] 7-3-009: 025, 028, 999 and [3] 7-4-008: 005 and 047	33 historic properties were identified, consisting of trails, terraces, walls, enclosures, mounds, and modified outcrops. Interpreted site functions included transportation, agriculture, habitation, animal husbandry, and burial. 30 of the sites were determined to be of precontact origin, two of post-contact origin, and one being associated with both pre- and post-contact land use.	North of present project site

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

60

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-27-)	Comments
Rechtman 2000	Data Recovery	SIHP -18326 and -18327; TMK: 7-4-08:064	Data recovery was conducted at two permanent habitation sites (SIHP -18326, platforms and terrace and SIHP -18327, a platform). Samples from both sites indicated that they were occupied by the mid-1400s. It was suggested that SIHP -18326 and -18327 composed a single permanent habitation complex, occupied for a relatively short duration (likely for a single generation)	Just <i>mauka</i> of Candidate Site D
Robins et al. 2000	Archaeological Inventory Survey with limited subsurface testing	In Honokōhau I and II between roughly the 40 foot and 1230 foot contours; TMK [3] 7-4-08: por 5, 13, 30, 36	284 sites were identified within the project area, and 169 sites were recommended for later data recovery. Included intensive dryland agricultural complexes, simple agricultural features and sites, temporary, recurrent and permanent habitation sites, a refuge cave, heiau, human burial, animal containment features, an <i>ahupua'a</i> wall and various boundary walls, petroglyphs and <i>papamū</i>, a network of trails, and <i>ahu</i>. Historic cattle ranching and Japanese homesteading (coffee cultivation) sites were also identified within the project area. Test excavations yielded pre-contact period dates, though many of the date ranges extended into modern times.	Overlaps the Honokōhau portion of Candidate Site D

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

59

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

The sites within this portion of her projects area ("Area 6") were recommended for preservation and/or "salvage work" or data recovery. Cluff also believes that the cultural resources reflect a good record of cultural change from prehistory into historic times.

Following the Emory and Soehren (1971) and Cluff (1971) studies of coastal Honokōhau, the National Park Service of the Department of the Interior prepared an Environmental Impact Statement (EIS) study for a proposal to convert approximately 1300 acres of land and offshore water area into a Kaloko and Honokōhau National Cultural Park (National Park Service 1975). This study outlined the cultural and ecological significance of the Honokōhau/Kaloko coastal region and presented plans for cultural interpretation, as well as an estimated impact of the cultural park on the land.

Archaeological studies of the inland portions of Honokōhau II, more relevant to the current study, began with the construction of the Queen Ka'ahumanu Highway. Francis Ching and Paul H. Rosendahl conducted a reconnaissance survey for the highway corridor (Ching and Rosendahl 1968; see Figure 18). Two sites were identified within the Honokōhau corridor, including a possible terrace, platform, and a foot trail. In 1995, CSH would conduct an archaeological assessment and inventory survey along this corridor as well (Walsh and Hammatt 2005a and 2005b, respectively; see Figure 18). During the assessment (2005a), CSH observed eight previously-identified sites within the Honokōhau portion of the project area. The inventory survey (2005b) documented two new sites along the highway: *mauka-makai* trail sites -19953 and -19954.

An inventory survey and test excavations were undertaken by Cultural Surveys Hawai'i (CSH) within an approximately 82-acre parcel of Honokōhau I (Robins et al. 1993; see Figure 18). The project area, referred to as "Project 82", is situated *mauka* of Candidate Site D between approximately 540 to 810 ft. a.m.s.l. The inventory survey identified 39 sites and complexes, including permanent and temporary residences, intensive dryland agricultural features, human burial, animal pens, an *ahupua'a* wall (between Honokōhau I and II), and structures related to cattle ranching (including "tree walls" built around trees to protect them from animal depredation). A concentration of permanent residences were identified at approximately 740 ft. a.m.s.l., representing the lowest elevation of permanent habitation in the project area, with intensive agriculture occurring as low as 550 ft. a.m.s.l. The Robins et al. report suggests that the project area was a transitional area located between a more concentrated inland settlement of the Upland Zone to the east and the lower margins of intensive dryland agriculture in Honokōhau II (Robins et al. 1993:107), which generally follows Cordy's (1991) settlement pattern. Two of the sites, a possible burial platform (Site 50-10-28-18329) and a permanent habitation complex (Site 50-10-28-18343), were subjected to subsurface testing. A radiocarbon date range of 1645-1950 was obtained from the habitation site (Site 18343) excavation, and a trade bead was collected from this site's surface. Of the 39 recorded sites in the Project 82 area, 23 were recommended for data recovery and two sites, a burial cave and the subsurface tested permanent habitation site (Site 18343), were recommended for preservation.

Concurrently, CSH conducted an archaeological inventory survey of 803 acres of Honokōhau to the north and west of the Project 82 study area (Robins et al. 2000; see Figure 18). This study is detailed in Section 4.3.2.2. below, as the Honokōhau portion of Candidate Site D lies within that past project area.

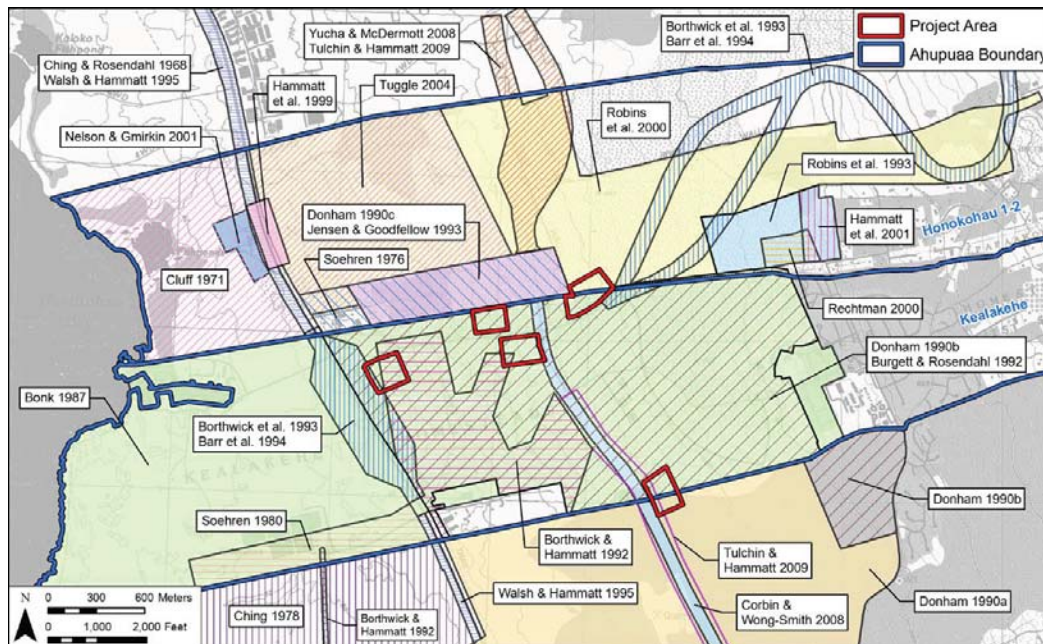


Figure 18. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keāhole Point and Kailua Quadrangles, showing the locations of previous archaeological studies in and around Candidate Sites B, C, D, E, and G in Honokōhau and Kealakehe Ahupua'a

In 1993, following completion of the Project 82 survey and the Honokohau 803-acre project field work, CSH conducted a reconnaissance (Borthwick et al. 1993; see Figure 18) and subsequent inventory survey of the proposed Kealahke Parkway Extension, Alternatives 10 and 11 (Barr et al. 1994; see Figure 18). The reconnaissance-level survey was designed as a planning phase of work to assist in the selection of two proposed road routes, the two routes (later designated alternatives 10 and 11) to be subjected to an inventory survey level of work. The reconnaissance survey covered two *mauka-makai* road alternatives (6A and 8) that lie adjacent to the east side of Candidate Site D and *mauka* to the northern ranch paddock of Honokōhau I (Kelly Greenwell property). As a prelude to the inventory survey, new and previously identified sites were located during the reconnaissance and briefly described. In addition to those sites previously recorded in the present study area, three probable *heiau*, habitation and historic homesteads, and discrete complexes of agricultural features were observed. The reconnaissance also inspected areas in the Queen Ka'ahumanu Highway interchange with Kealahke Parkway and a single road corridor along Palani Road west of the present study area. Both of these areas had been previously impacted by modern influences to some degree and few sites were located.

The Kealahke Parkway Extension inventory survey focused on two similarly-oriented road corridors (alternatives 10 and 11) (Barr et al. 1994). These corridors extended in a roughly *mauka-makai* direction east of Candidate Site D (between 450 and 700 ft. a.m.s.l.) and into unsurveyed Honokōhau I land (Kelly Greenwell property). Here the corridors converged and extended in a southeasterly direction back into the present study area (at approximately 950 ft. a.m.s.l.), and continued *mauka* beyond the east boundary of the present study area to Palani Road. The inventory survey also included the Queen Ka'ahumanu Highway interchange and a short corridor running along Palani Road, both of which were inspected during the reconnaissance work.

A total of 83 sites were located in the Kealahke Parkway Extension project area. Of these 83 sites, 47 sites were previously recorded during the Robins et al. (2000) field work completed in 1993, and three sites were recorded by PHRI in the Kealahke Planned Community project area (Burgett and Rosendahl 1992; see Figure 18). The remaining 13 sites were newly identified during the Barr et al. (1994) survey, the majority of which were located between roughly 550 to 1000 ft. a.m.s.l. in Honokōhau I (on Kelly Greenwell property). These sites include: intensive agricultural complexes; temporary, recurrent and permanent habitation sites; historic homesteads (and associated agriculture); animal pens; human burials; petroglyphs and *papamā*; a curbstone trail; and cart road. In concert with the future treatment of the sites previously identified in the *ahupua'a* of Honokōhau I and II (Robins 1993 and mitigation preliminarily established for sites in the Honokōhau 803-acre project), 60 sites were recommended for data recovery, seven sites were to be preserved and no further work was warranted for the remaining 16 sites. Ten sites (including lava tubes and surface structures) were subjected to subsurface testing; radiocarbon analysis of samples from five sites provided date ranges within late prehistory and historic times, with one sample, taken from a deep deposit in a lava tube, yielding a probable date range of 1439-1693 A.D. (Barr et al. 1994:249).

In 1999, CSH completed data recovery for portions of SIHP #50-10-27-02 (Mamalāhoa Trail) and #50-10-27-19953 (an unnamed *mauka-makai* trail) located just *mauka* of the Queen Ka'ahumanu Highway (Hammatt et al. 1999; see Figure 18). The goal of the data recovery was to gather information from the portions of the two trails that would be destroyed by highway

widening. The research focused on recording more information on the two trails, including archival quality photographs and test excavations to expose trail cross-sections to document trail construction techniques. Trail construction at SIHP -02 (Mamalāhoa Trail) involved either the filling or removal of 'a'a pebbles and cobbles relative to surface topography; low areas were filled and high areas involved removal. Trail construction at SIHP -19953 involved placing 'a'a slab boulders atop clinker 'a'a with 'a'a cobbles filling gaps, thus creating a stepping-stone trail across an otherwise difficult terrain.

In 2000, PHRI completed data recovery at SIHP -18326 and -18327 located just *mauka* of Candidate Site D (Rechman 2000:6; see Figure 18). Data recovery was conducted at two permanent habitation sites (SIHP -18326, platforms and terrace and SIHP -18327, a platform). A total of six radiocarbon dates were obtained from charcoal samples collected during excavation, three samples from each site. Samples from both sites indicated that they were occupied by the mid-1400s. Due to similar construction styles and the relative distance between individual features, it was suggested that SIHP -18326 and -18327 composed a single permanent habitation complex (Rechman 2000:23). Additionally the limited midden diversity and lack of a developed cultural deposit indicated that the sites were occupied for a relatively short duration, likely for a single generation (Rechman 2000:22).

In 1998, CSH completed data recovery for an approximately 13-acre parcel located in the *ahupua'a* of Honokōhau II (Hammatt et al. 2001; see Figure 18), *mauka* of Candidate Site D and overlapping the Rechman 2000 project area. Data recovery was conducted at two permanent habitation sites (SIHP -18340, an enclosure and terrace and SIHP -18349, an enclosure). Excavations at SIHP -18340 yielded both pre- and post-contact artifacts. Pre-contact artifacts included abraders, volcanic glass flakes, a hammerstone, a grindstone fragment, and a basalt adze. Post-contact artifacts included a 1782 Spanish reале, an 1858 Russian kopek, buttons, beads, and equestrian related materials. Distribution maps, utilizing point plotting of artifact proveniences, were created in order to identify specific activity areas within the excavated feature. Identified pre-contact activity areas consisted of a refuse area, a storage area, and a tool manufacture area. A post-contact writing area was also identified, based on a concentration of slate pencils.

Charcoal samples collected from SIHP -18340 yielded a radiocarbon date range of 1635 to 1950, reflecting the pre- to post-contact utilization of this site as indicated by the artifact assemblage collected during excavation. Excavations at SIHP -18349 yielded pre-contact artifacts including a broken *poi* pounder, a hammerstone, and volcanic glass flakes. Due to previous bulldozer disturbance at this site distribution maps were not generated as the original position of many of the documented artifacts were likely disturbed. Charcoal samples collected from SIHP -18349 yielded a radiocarbon date range of A.D. 1305 to 1645 and A.D. 1405 to 1650, reflecting the pre-contact indigenous Hawaiian utilization of this site as indicated by the artifact assemblage collected during excavation.

In 2008, CSH completed an archaeological inventory survey of an approximately 108.8-acre survey area north of Candidate Site D (Yucha and McDermott 2008; see Figure 18). A total of 33 historic properties were identified. Documented site types consisted of trails, terraces, walls, enclosures, mounds, and modified outcrops. Interpreted site functions included transportation, agriculture, habitation, animal husbandry, and burial. Of the 33 identified historic properties 30

were determined to be of precontact origin, two of post-contact origin, and one being associated with both pre- and post-contact land use.

4.3.2.2 Archaeological Studies Conducted Within the Present Project Area

The following is a summary of previous archaeological studies conducted within the current project site, discussed in chronological order (see Table 3, bold entries).

4.3.2.2.1 Soehren 1976, Donham 1990c and Jensen and Goodfellow 1993

In 1975 Lloyd J. Soehren (1976; see Figure 18) conducted a reconnaissance survey of Honokōhau II of approximately 100 acres between the Queen Ka'ahumanu Highway and an inland elevation of 350 ft. a.m.s.l. (TMK 7-4-08:26, 30 & 33), bounding and slightly overlapping the northwest corner of Candidate Site D. Nineteen sites were identified in two designated parcels, including a foot trail (extending from Aimakapa Pond into Kealakhehe), a portion of the Mamālāhoa Trail, a habitation platform and paved area, lava tube caves, and suspected burial platforms. Soehren tested five of the suspected burials, none of which yielded human remains. Interestingly, Soehren postulates that these suspected burial sites were of great antiquity and, therefore, the skeletal remains have disintegrated over time. The following year, Soehren conducted an additional reconnaissance in TMK 7-4-08: 30, 33. Soehren identified three sites including another portion of the Mamālāhoa Trail, a collapsed cairn, and a low stone wall.

PHRI conducted an archaeological inventory survey of 89.5 acres in Honokōhau II for the proposed Honokōhau Industrial Park, encompassing portion 26 (TMK 7-4-08) of Soehren's reconnaissance survey area (Donham 1990c; see Figure 18). A total of 60 sites were documented within the project area; eight (8) sites previously identified by Soehren were relocated. The site inventory was dominated by features (69% of the total 207 features) related to agriculture and by temporary habitation sites. A portion of a *mauka-makai* curbstone trail (Site 50-10-28-13006) was also identified in the eastern portion of the project. Excavations were conducted at four sites, including a possible burial mound and three cave shelters. No human burials were encountered as a result of the testing. Radiocarbon analysis of five charcoal samples taken from the three cave sites produced calendric dates extending into the modern era, ranging between 1630-1955 and 1650-1955. Other samples produced less definitive dates with alternate ranges.

During the Donham (1990c) study Site 13023, an agricultural complex, was recorded along the southeastern boundary of the project area, placing it just within the current project site. This site consisted of a terrace, "rock pile" and six discrete *pāhoehoe* excavations. No cultural remains were encountered at the site, and it was not mapped. Under a PHRI system of significance evaluation the site was rated an A ("Important for information content, further data collection necessary") (Donham 1990c:23-24). It was evaluated as having moderate research potential, but low interpretive and cultural value; detailed recording was recommended (Donham 1990c: "at end"1).

In 1993, PHRI completed data recovery for the Honokōhau Industrial Park (Jensen and Goodfellow 1993; see Figure 18). Jensen and Goodfellow's investigations confirmed that the study area "represented a pattern of recurrent/temporary use of small subsurface and surface habitation features, with subsistence focused on the exploitation of locally available marine resources and limited agriculture" (Jensen and Goodfellow 1993:40). Radiocarbon analysis indicated that the area was occupied from as early as A.D. 980 and continued uninterrupted into

the early 20th century. Artifacts observed during excavations consisted of bone fishhooks and awls, lithic debitage, and coral and basalt abraders. The artifact assemblage indicated that a broad range of pre-contact activities were conducted within the study areas, including: fishing gear manufacture, stone tool manufacture, food processing, and domestic activity. Ecofactual analysis of midden indicated that the primary source of resources was the ocean.

Site 13023 was included in the 1993 study. Four of its features, including the terrace, rock mound, and two of the *pāhoehoe* excavations, were subjected to data recovery. No significant finds or changes to the Donham (1990c) documentation were made, although [Donham 1990c] "[s]ite and feature forms were upgraded to inventory-level recording standards..." (Jensen and Goodfellow 1993:A-15).

4.3.2.2.2 Robins et al. 2000

In 1992, CSH completed an archaeological inventory survey with limited subsurface testing within an approximately 803-acre project site (TMK 7-4-08: por. 5, 13, 30, 60) in Honokōhau I and II *ahupua'a* between roughly the 40 foot and 1230 foot contours; the report was not finalized until 2000 (Robins et al. 2000; see Figure 18). 284 sites were identified within the project area, and 169 sites were recommended for later data recovery. Documented traditional Hawaiian sites, which contained a variety of formal site and feature types, included intensive dryland agricultural complexes, simple agricultural features and sites, temporary, recurrent and permanent habitation sites, a refuge cave, *heiau*, human burial, animal containment features, an *ahupua'a* wall and various boundary walls, petroglyphs and *papamāli*, a network of trails, and *āhiu*. Sites associated with historic cattle ranching and Japanese homesteading (coffee cultivation) were also identified within the project area.

Limited subsurface testing was conducted at 26 sites (32 features) during the course of the inventory survey. The representative features chosen for excavation included the following functional types: two agricultural work surfaces and a planting enclosure; four recurrent habitation sites; twelve permanent habitation features; one *heiau* and; eight possible burials. Site function was evaluated in terms on the presence or absence of cultural deposits, and the type of deposits if present.

All of the excavated sites except for two (Sites 18193 and 18199) yielded indigenous cultural materials (i.e., midden and artifacts) which was predominantly of marine shell midden. The denser cultural layers (abundant quantity of cultural materials and thick cultural layer) occurred at sites which were originally interpreted as permanent occupation structures (sites 18189, 18225; and 18283) and within the modified larger lava tube sites (sites 18116; 18185; and 18265). No historic artifacts were recovered from any of the excavations, suggesting that the tested sites are attributable to the prehistoric era (and/or early historic times).

Charcoal samples from five tested sites were submitted for radiocarbon analysis. All samples yielded calibrated date ranges within the pre-contact period, though many of the date ranges extended into modern times. In consideration that only indigenous cultural materials were found in association with all of the dated charcoal samples, the earlier date ranges during prehistoric times are the more likely time periods attributable to the sites or cultural layers associated with the charcoal samples.

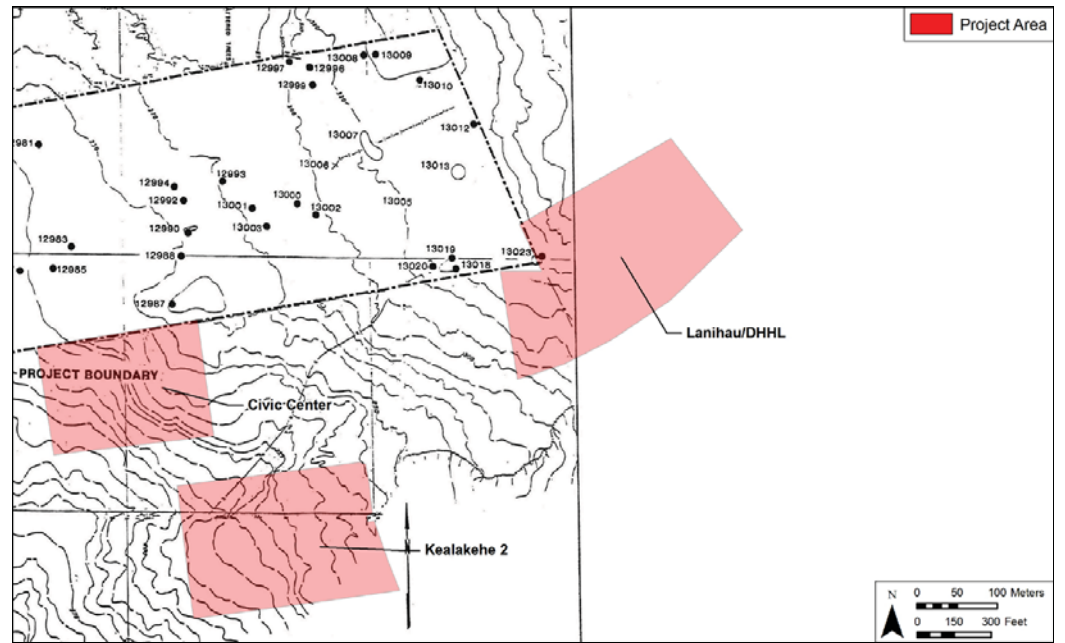


Figure 19. Portion of map from Donham (1990c:12) overlain with Candidate Sites C, D and G, showing Site 13023 located just within the Honokōhau portion of Candidate Site D (the locations of sites should be understood as only approximate)

Cultural Surveys Hawai'i Job Code: KALOKO 5

Honokōhau Ahupua'a: Candidate Site D

In 2004 International Archaeological Research Institute Inc. (IARI) conducted archaeological data recovery and related mitigation investigations for 69 of the 284 sites identified by Robins et al. (2000), all within the makai portion of the 2000 survey area (Tuggle 2004; see Figure 18). Most of the data recovery sites were small habitation occupations, including surface structures and cave deposits; mostly the occupations of these sites were very brief; there was no evidence of permanent habitation or agriculture. One unrecorded site was found during the field investigations: site -24057, a lava tube with cultural “debris” but no architecture or burials (Tuggle 2004:139).

Site 18148, recorded during the Robins et al. 2000 study, falls within the northwestern corner of Candidate Site D. This pre-contact site functioned as a recurrent habitation, and consisted of a lava blister, modified outcrop and c-shape enclosure. Data recovery was recommended for this site, which was determined to be eligible to the historic register under criterion D.

4.3.2.2.3 *Bonk 1987 and Donham 1990b*

Two other archaeological studies overlapping the present study site (Kealakehe portion) were located within Kealakehe Ahupua'a to the south of Honokōhau. See the description of the Bonk 1987 and Donham 1990b study in Section 5.3.2.1 below.

4.3.2.3 *Archaeological Sites Present Within the Current Candidate Site Lands*

The sites mentioned in the section above as being present within the Honokōhau portion of Candidate Site D (sites 13023, 13179, and 18148) are presented in further detail in Table 4 below, and are shown on Figure 19 and Figure 20. Full site descriptions, taken from the respective reports, are included in Appendix A.

Table 4. Historic Properties Previously Identified within the Honokōhau Portion of Candidate Site D

SIHP No. 50-10-27-	Site Type	Function	Significance	Age	Last Recommended For
13023	Complex	Agriculture	A	Pre-Contact/ Historic	Data Recovery
13179	Wall	Boundary/ Ranching	D	Indeterminate	Data Recovery
18148	Complex	Recurrent Habitation	D	Pre-Contact	Data Recovery

4.3.3 Background Summary

Honokōhau Ahupua'a is located in the Kēkaha region of North Kona. Following the Cordy et al. (1991) model of traditional land usage zones for this region (introduced in Section 3.3.3.1 above), Candidate Site D lies along the upper bounds of the Intermediate Zone. This zone was characterized by a scattered distribution of habitations of different modes (i.e. temporary and recurrent), generally located within the vicinity of *mauka-makai* trails or in association with other functional site types like agricultural and lithic resource procurement. The largest traditional settlement areas in this *ahupua'a* were located along the coast, in association with several large *loko* (fishponds), and upcountry—several hundred feet higher in elevation than the current project site, in the relatively cooler and misty uplands.

As noted above, during the decades following western contact, the populations of this *ahupua'a* would have declined significantly, reduced by disease and out-migration to developing commercial centers. As the western commercial model continued to displace the traditional subsistence economy, localities like the present project site would have been further marginalized and abandoned. In the late 19th century, the Greenwell family began the trend of cattle ranching in Honokōhau, which continued through much of the 20th century.

Into the 21st century, major developments within Honokōhau have occurred outside the project area, which has remained undeveloped.

4.4 Project Area Predictive Model

Three distinct bands of traditional prehistoric and early historic permanent habitation is indicated in both Honokōhau I and II: (1) along the coast; (2) around 500 ft. a.m.s.l. in Honokōhau I and; (3) around 900 ft. in Honokōhau II. In association with the inland settlements, a wide variation of traditional methods of intensive dryland agriculture was identified in both Honokōhau I and II between 500 ft. a.m.s.l. and the highest elevation surveyed (ca. 1100 ft. a.m.s.l.) in Honokōhau I. Temporary habitation appears to occur more frequently in the lower, drier lands between Queen Ka'ahumanu Highway and the present candidate site's west boundary in Honokōhau II (approximately 325 ft. a.m.s.l.). Associated with these short-term habitation sites are *mauka-makai* trails in each *ahupua'a*.

It is suggested that traditional Hawaiian sites likely to occur within the project area would include temporary or recurrent habitations; limited agricultural activity areas including *pāhoehoe* excavations and minimal soil enclosures; *mauka-makai* trails connecting coastal residences and upland agricultural areas, with branch trails extending to specific use areas within the project area lands; and burial sites utilizing features of the terrain, including lava tubes and cracks.

Historic sites likely to occur within the project area would include ranching-related infrastructure. Activities of the Greenwell Ranch and subsequent Palani Ranch may have impacted the current project site.

Sites already documented within the Honokōhau portion of Candidate Site D confirm the predictive model above. Site 13023, along the eastern edge of the current project site near the *ahupua'a* boundary, is an agricultural complex comprised of a terrace, rock mound and *pāhoehoe* excavations. "Further data collection" was recommended for this site (Donham 1990c:23). Site 18148 is a complex interpreted as a recurrent habitation (i.e., a temporary

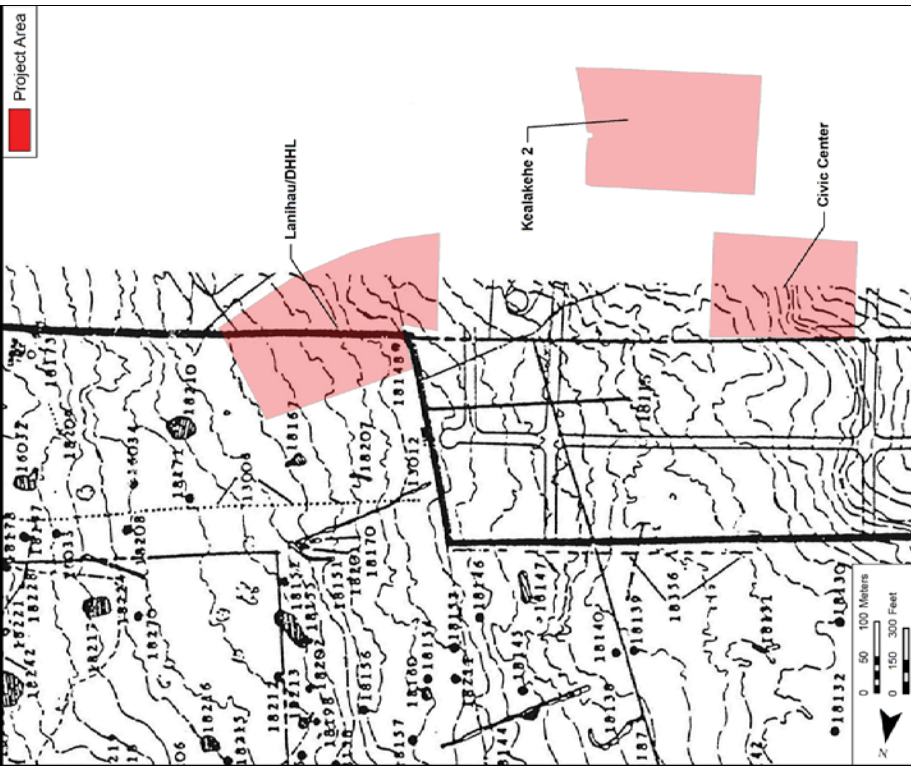


Figure 20. Portion of map from Robins et al. (2000:223) overlain with Candidate Sites C, D and G, showing Site 18418 located just within the Honokōhau portion of Site D (the locations of sites should be understood as only approximate)

habitation used repeatedly, such as during frequent *mauka-makai* travels or seasonally during planting seasons). This site was recommended for data recovery (Robins et al. 2000:136). Site 13179 is a wall likely constructed during the ranching era which was recommended for further data recovery (Donham 1990b:A3-4, 24). This site was identified during an inventory survey conducted in Kealahke to the south (see Section 5.3.2.2.2); though it extends well into Honokōhau, it was never mentioned in the Jensen and Goodfellow (1993) or Robins et al. (2000) studies. The wall is mentioned in passing in the Donham (1990c) report as running through Site 13023 (see Appendix A, Section 9.2.2), and is visible on Figure 14.

Section 5 Kealahke Ahupua'a: Candidate Site B, Site C, Site D, Site E and Site G

5.1 Introduction to the Kealahke 1 (Site B), Civic Center (Site C), Lanihau/DHHL (Site D), La'i 'Ōpua (Site E) and Kealahke 2 (Site G) Candidate Sites

Two of the six Candidate Sites for the Kona Judiciary Project lie wholly within Kealahke Ahupua'a; these include the Kealahke 1 (Site B—TMK 7-4-20:007), Civic Center (Site C—TMK 7-4-20:003), and Kealahke 2 (Site G—TMK 7-4-20:004, 007) Candidate Sites. Candidate Site D, or the Lanihau/DHHL Site (TMK 7-4-008:005, 7-4-021:008), straddles both Kealahke and Honokōhau Ahupua'a. Candidate Site E, or the La'i 'Ōpua Site (TMK 7-4-21:023), is situated on the border of Kealahke and Keaholu to the south (see Figure 1). These sites can be seen on Tax Map Keys 7-4-20 and 7-4-21 (Figure 21 and Figure 22). While the environmental setting, traditional and historical background, and previous archaeological research of Honokōhau Ahupua'a was detailed in Section 4 above, similar information is given for Kealahke Ahupua'a here; Keahuoli Ahupua'a will be discussed in Section 6 below. A predictive model summarizes the potential for cultural and historical remains for the project lands within Kealahke Ahupua'a.

5.2 Environmental Setting

5.2.1 Natural Environment

The project sites within Kealahke Ahupua'a range between approximately 70 and 405 feet ansl. As stated above, Kona weather is typified by afternoon showers brought on by warm air which has been moved inland by light sea breezes. The humid air gradually condenses over higher altitudes throughout the day. At night the land cools resulting in breezes which send warm air back out to sea. Rainfall in this general area averages 30 inches per year (Giambelluca et al. 1986). There are no natural springs or perennial streams within these project sites.

The land surface within Kealahke Ahupua'a is comprised predominately of exposed 'a'ā and pāhoehoe lava. The surface characteristics of these land types are described in Section 3.2.1 above. 'A'ā lava flows underlie most of the Site B lands, except for the northeast corner, which is situated on pāhoehoe lava (see Figure 4). Sites C and D lie entirely over pāhoehoe lava, as does the Kealahke portion of Site E (see Figure 4). Candidate Site G is situated entirely over 'a'ā lava (see Figure 4).

Non-native grasses and *koa haole* are the predominant plants within the Kealahke Candidate Sites. Other plants include non-native *lantana*, *kiawe*, succulents and Christmasberry, and scattered native *noni* (*Morinda citrifolia*), *'ilima* and *matapilo* (*Capparis sandwichiensis*).

5.2.2 Built Environment

All of the Candidate Sites within Kealahke are presently undeveloped. Candidate Site B is located approximately 0.1 mile (0.17 km) north of the Kealahke Parkway and Queen

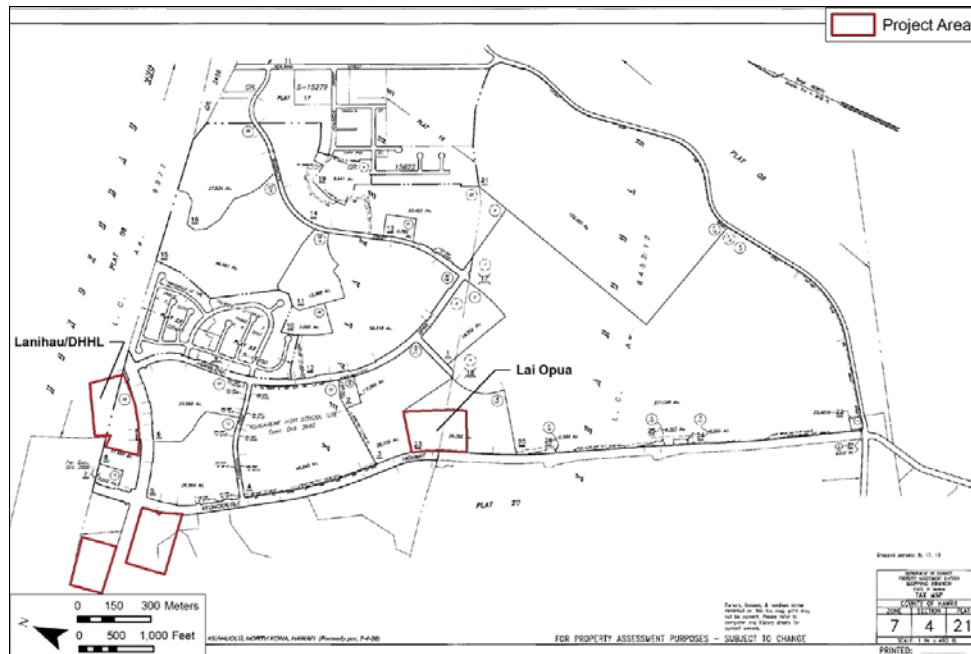


Figure 22. TMK [3] 7-4-21, showing the location of Candidate Site D within Honokōhau and Kealakehe Ahupua'a, and Candidate Site E within Kealakehe and Keahuolū Ahupua'a

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

74

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

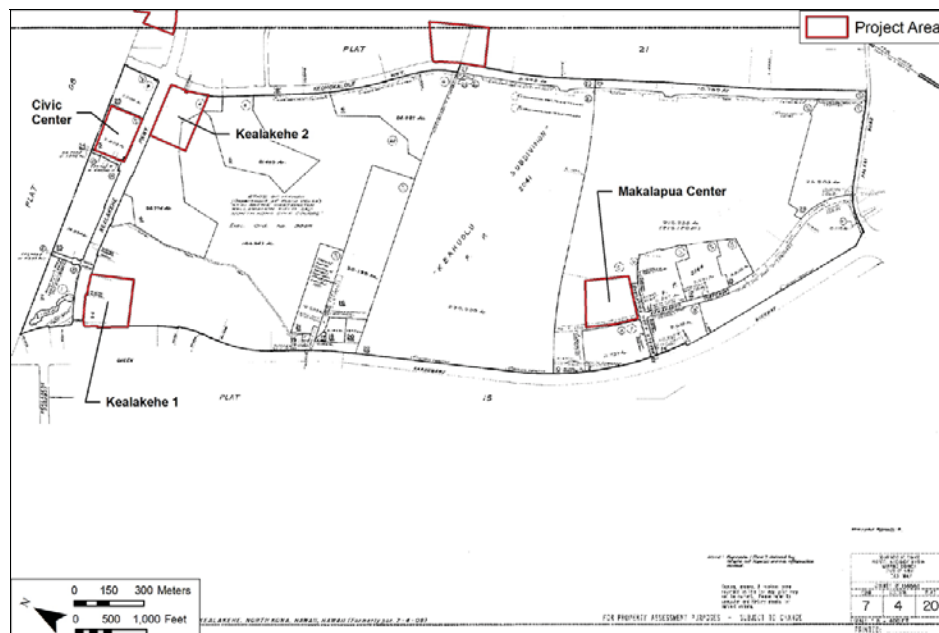


Figure 21. Tax Map Key (TMK) Plat [3] 7-4-20, showing the locations of Candidate Sites B, C and G within Kealakehe Ahupua'a, and Candidate Site F (Makalapua Center) within neighboring Keahuolū Ahupua'a; see Section 6 below for information on Candidate Site F)

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

73

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Ka'ahumanu Highway intersection, across from a small industrial complex including such businesses as European Auto Specialists of Hawaii and Soils Plus (see Figure 14). Candidate Site C lies approximately 0.3 mi (1.6 km) east of Site B along Kealakehe Parkway, and is bordered on the north by the quarry at the industrial complex (see Figure 14), and on the east by the new Civic Center, which doesn't appear on the aerial photo. A housing subdivision is located adjacent to the southeast corner of Site D, across Kealakehe Parkway (see Figure 14). Kealakehe High School is located approximately 0.25 mi (0.4 km) south of Site D along the extant portion of Ane Keohokālole Highway (see Figure 14). Candidate Site E lies in an undeveloped area southeast of Kealakehe High School and southwest of Keamalehu Drive, along a portion of Ane Keohokālole Highway currently under construction; an historic *ahupua'a* wall (Site 5011) has been previously recorded within the Candidate Site E lands, and may be visible on an aerial photograph (Figure 23). The Honokōhau Industrial Park lies to the west, which includes an auto shop, the Hawai'i Island Humane Society, a police station, and the Kealakehe Transfer Station (Figure 23).

5.3 Background Research

5.3.1 Traditional and Historical Background

5.3.1.1 Mythological and Traditional Accounts

Candidate Sites B and C are located wholly within the *ahupua'a* of Kealakehe. Candidate Sites D and E are located partially within this *ahupua'a*. Kealakehe Ahupua'a, and Keahuolu to the south, is located within a transitional area between two distinct ecological zones. Lands to the south, known as *Kona kai 'opua* (Kona of the distant horizon clouds above the ocean), between Kailua Bay and Keahou Bay, are generally recognized as the fertile agricultural district and population center of North Kona (Kirch 1985:166; Kelly 1983). The relatively dry *Kekaha-wai-'ole* (the waterless place) area of North Kona to the north and east is characterized by coastal fishponds and relatively barren lava hinterlands; see Section 3.3.1 above for a description of the Kekaha region.

There is a mound-hill at Kealakehe and Keahuolu that is associated with mists (Keahuolu has also been written as Ke'ohu'olu, which means "the refreshing mists" [Maly 1994:A-3]). The Legend of Ka-Miki, a series of stories about a supernatural hero who traveled around the Hawaiian Islands in the 13th century, describes this feature:

Ka-noeoe (The mist, foginess). The mound-hill called Pu'u-o-Kalaoa sits upon the plain of Kanoenoe which is associated with both Keahuolu and Kealakehe. The settling of mists upon Pu'u-o-Kalaoa was a sign of pending rains; thus the traditional farmers of this area would prepare their fields. This plain was referenced by Pili when he described to Ka-Miki the extent of the lands which Ka-Miki would over see upon marrying the sacred chiefess Paehala of Honokōhau. The inheritance lands included everything from the uplands of Hikuhia above Nāpu'u and the lands of the waterless Kekaha, which spanned from the rocky plain of Kanikū (Keahuolono) to the plain of Kanoenoe at Pu'ukalaoa [Ka Hōkū o Hawai'i 10/25/1917, as translated by Maly 1994:A-4].

Another legendary account discusses the hill called Pu'u-o-kalaoa:



Figure 23. Aerial photo (Google Earth 2011) showing the location of Candidate Site E adjacent to Kealakehe High School

Pu'u-o-kaloa is a mound-hill site in the lands of Keahuolu-Kealakehe, not far from the shore of Kaiwi and Hi-ia-kanoholae. During periods of dry weather (*Ka lā malo o*) when planted crops, from the grassy plains to the '*ama'ama'u* (fernforest zone), and even the ponds (*ki'o wai*) were dry, people would watch this hill for signs of coming rains. When the *lihai* (light dew mists) sat atop the hill of Pu'u-o-kaloa, rains were on the way. Planters of the districts agricultural fields watched for omens at Pu'uokaloa, and it was from keen observation and diligent work that people prospered on the land. If a native of the land was hungry and came asking for food, the person would be asked:

Ua ka ua i Pu'ukaloa, ihea 'oe?

When rains fell at Pu'ukaloa, where were you?

If the answer was...

I Kona nei no!

In Kona!

I Kohala nei no!

In Kohala! (The person would be given food to eat for they had been away, thus unable to accomplish the planting.) [Ka Hokū o Hawai'i 3/19/1914, as translated by Maly 1994:A-5]

These legendary accounts emphasize the importance of rainfall in this relatively dry region for farmers, who were cultivating sweet potatoes and other crops on the plains of Kealakehe and Keahuolu.

5.3.1.2 Early Historic Period

The general pattern of land use and settlement within North Kona during the early historic period, described in Section 3.3.1.1 above, also applied to Kealakehe. This period was characterized by the diminishing population of Kekaha and North Kona, due to disease, inter-island migration, and other such factors. The missionary William Ellis (1976:32), visited the Kona area in 1822 and noted deserted villages and abandoned fields "everywhere to be met with." Few historical records can be found about the early history of Kealakehe specifically.

5.3.1.3 Mid- to late-1800s

Through the Māhele of 1848, the entire *ahupua'a* of Kealakehe was held as Government Lands. Emerson, a 19th century government surveyor, described the inland portion of and Kealakehe and neighboring Keahuolu as "rough pahoehe, little vegetation," similar to descriptions of the dry and barren lands of Kekaha (Reg. Map 1280, see Figure 7). David Kalākau further described these *kūla* (plains used for dry land agriculture) lands as suitable for livestock grazing (Donham 1990a). No *kuleana* claims were awarded in the lower *kūla* zone of Kealakehe, and there is little historic information concerning traditional Hawaiian land use in the area. However, the archaeological record suggests that dry land agriculture in areas designated grazing land was once relatively intensive.

The upper *kūla* zone was historically the primary agricultural zone of Kealakehe (and Keahuolu) Ahupua'a. Eleven *kuleana* claims were made for this area, with documentation indicating that dry land crops were grown here. The most common crop described in the claims was taro, with coffee and potatoes also mentioned. During the Māhele, few of these *kuleana* awards were granted; instead, these lands were generally awarded to the *konohiki* (lower chiefs and landlords), who used the lands for livestock grazing (Kelly 1983:67).

As government lands, portions of Kealakehe Ahupua'a were subdivided as the Kealakehe Homesteads under the Homestead Act of 1884, for purchase by homesteaders for residential development.

5.3.1.4 1900s to Present

By 1900 the population of North Kona, marked by decades of decline throughout the 1800s, had begun to increase as people moved into the urban and suburban lands around Kailua-Kona. Following the Hawaiian Homes Commission Act in 1921, portions of Kealakehe were designated Hawaiian Homelands, "...for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities."

A sisal (*Agave sisilana*) mill was constructed in neighboring Keahuolu sometime during the late 1890s. Sisal was grown to make ropes and other fibers. The mill was located along the southern portion of the old Palani Road corridor at an elevation of approximately 130 m (430 ft.). Operating until 1924, the mill was surrounded by sisal fields that covered an area of up to 1000-acres in Keahuolu and Kealakehe Ahupua'a (Jensen 1990). An area of concentrated sisal growth was located along a section of the old Palani Road at an elevation of approximately 180 m (600-ft.), which was believed to be at too high an elevation to be associated with the mill itself, though it may have been related to sisal transport operations (Donham 1990b).

The 1959 U.S. Geological Survey map (see Figure 16) and 1978 U.S. Geological Survey orthophotograph (see Figure 17) of the region show a general lack of development in the vicinity of the Candidate Sites up to the last decades of the 20th century. During that time, development was concentrated around the coastal area of Kailua Bay, as well as in the upland areas. In recent years, further development has occurred, including the construction of residential subdivisions within Kealakehe Hawaiian Homelands, Kealakehe High School, and a complex consisting of some commercial properties, the Hawai'i Island Humane Society, a police station and the Kealakehe Transfer Station (the Honokōhau Industrial Park).

5.3.2 Previous Archaeological Research

5.3.2.1 Overview of Archaeological Studies Conducted within Kealakehe Ahupua'a

Early archaeological investigations (Table 5) in the *ahupua'a* of Keahuolu and Kealakehe were generally focused on coastal ceremonial and habitation sites. In 1906, Stokes (Stokes and Dye 1991) documented three *heiau* (Luapauwila Heiau, Kawaluna Heiau, and Palihioho Heiau) and one *ko'a*, or fishing shrine (Halepa'u Ko'a), along the coast of Kealakehe and Keahuolu. In 1930, John Reinecke conducted a survey of Hawaiian sites along the Kona coast. Reinecke noted the presence of numerous habitation platforms and petroglyphs (Reinecke 1930). Kenneth Emory (1970:37) indicated Reinecke's sites 10 to 24 are located in Keahuolu, consisting of "15

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Donham 1990b	Archaeological Inventory Survey	Kealakehe Planned Community Project Area, Lands of Kealakehe and Keahuolu	239 sites (1,810 features) were recorded. The most common features were rock mounds, modified lava blisters and outcrops, and <i>pāhoehoe</i> excavation features. Other features included small terraces, low platforms, enclosures, and rubble walls. Agricultural features accounted for 90% of all identified sites	Includes all present project sites
Borthwick and Hammatt 1992a	Archaeological Assessment	Proposed Kealakehe Sewer Force Main and Pumping Station, Kealakehe & Keahuolu TMK 7-5-04:67, 7-5-05:07, 7-4-08:02,	Documents ten previously identified sites and 4 new sites	Majority of survey (and finds) located in coastal Keahuolu
Borthwick and Hammatt 1992b	Archaeological Field Inspection and Interim Preservation Plan	Proposed Kealakehe Golf Center (TMK 7-1-8: por. 17); overlaps <i>makai</i> portions of Donham 1990b	Identifies 2 additional sites (15,537, a cave and 15,538, a terrace)	Overlaps portions of Candidate Sites B and G
Burgett and Rosendahl 1992	Addendum Archaeological Inventory Survey	<i>Mauka</i> of Queen Ka'ahumanu Hwy; corresponds with Donham 1990b study area	44 additional sites, comprised of 225 features, were identified within the study area surveyed by Donham (1990b). An additional 103 features were also identified at sites previously identified by Donham (1990b). The most common types consisted of modified outcrops, mounds, terraces, & 'a'ā excavations.	Includes all present project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

80

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Table 5. Previous Archaeological Studies Within Kealakehe Ahupua'a (projects in the Kealakehe Candidate Sites are in bold)

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Reinecke 1930	Cursory survey	Coastal Survey	Identified 7 sites: Sites 8 through 14, including house platforms, small complexes encompassing enclosures and platforms, petroglyphs, and a possible fishing <i>heiau</i>	<i>Makai</i> of present project sites
Sekido 1968	Archaeological Excavation Report (Anthro 371 UH Hilo paper)	Present <i>ahupua'a</i>	A Shelter Cave Kealakehe D11-1a	
Sinoto 1975b (a in Keahuolu)	Archaeological Reconnaissance Survey	Honokōhau Small-Boat Harbor	Documented no new sites but discussed 3 previously identified sites	<i>Makai</i> of present project sites
Soehren 1980	Letter Report on An Archaeological Reconnaissance Survey	Proposed Kailua Wastewater Treatment Site; TMK 7-4-08:por. 003	Documents trail site 50-10-27-7704	<i>Makai</i> of present project sites
Bonk 1987	Archaeological Walk-Through Survey	Lower Kealakehe	Noted sites in a 1,000-ft wide coastal strip and between 620' and 730' elevation	Includes all present project sites
Hammatt 1987	Archaeological Reconnaissance	15-Acre Parcel (TMK 7-4-17:30) at 700' elevation	Documents 18 sites including mounds, terraces, overhang shelters, agricultural complexes and cattle walls	<i>Mauka</i> of present project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

79

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Walsh and Hammatt 1995a, 1995 b	Archaeological Assessment, Inventory Survey	Queen K Hwy Right-of-Way	No finds in Kealakehe portion of study area	<i>Makai</i> of present project sites; adjacent to Candidate Site B
Corbin and Wong-Smith 2008	Archaeological Survey and Cultural Impact Assessment	Proposed Ane Keohokālole Highway Corridor, Kealakehe and Keahuolū	Nine previously identified cultural resources were located within the study area. No additional features were documented by Corbin and Wong Smith. SIHP #-5011 <i>ahupua'a</i> boundary wall was located within the portion of the study area adjacent to Candidate Site E. Some sites previously thought to be in the corridor (due to approximated location data) were not identified	Runs between the Kealakehe project sites and has a northern terminus at the Kealakehe/Hono-kōhau boundary
Tulchin and Hammatt 2009	Archaeological Inventory Survey	Approximately 2.3-km Long Portion of the Proposed Ane Keohokālole Highway Project in Kealakehe and Keahuolū; TMK: [3] 7-4-020:006 por. & 007 por. & 010 por. & 022 por.; [3] 7-4-021: 003 por. & 004 por. & 020 por.; represents a portion of the Corbin and Wong-Smith (2008) project area	Twelve (12) historic properties were documented (9 newly identified), all of traditional Hawaiian (probably pre-contact) origin, with the exception of SIHP #50-80-10-28-5011, a post-contact boundary wall. Observed site types consisted of caves and lava tubes, terraces, a trail, modified lava blisters, a <i>pāhoehoe</i> excavation, and a wall. Interpreted site functions included the following: burial, temporary habitation, agriculture, transportation, livestock/land division boundary, and marker	Located between/adjacent to Candidate Sites C, D, and E

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

82

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Borthwick et al. 1993	Reconnaissance Survey	Proposed Kealakehe Parkway Extension, Alternatives 6A and 8	New and previously identified sites were located and briefly described. In addition to those sites previously recorded in the study area, three probable <i>heiau</i> , habitation and historic homesteads, and discrete complexes of agricultural features were observed. Also inspected areas in the Queen Ka'ahumanu Hwy interchange with Kealakehe Parkway and a single road corridor along Palani Road. Few sites were located	Project area lies along Queen Ka'ahumanu Highway slightly overlapping Candidate Site A. Another section is situated adjacent to the east side and <i>mauka</i> Candidate Site D in Honokōhau. Both alternative areas had been previously impacted by modern influences to some degree
Barr et al. 1994	Archaeological Inventory Survey	Proposed Kealakehe Parkway Extension, Alternatives 10 and 11 (TMK 7-4-08: Portion 3, 5, 17, 34). Same location as Borthwick et al. 1993	A total of 83 sites were located (some previously recorded), comprising a wide variety of site types. 60 sites were recommended for data recovery, 7 sites were to be preserved and no further work was warranted for the remaining 16 sites. During the study, 10 sites (including lava tubes and surface structures) were subjected to subsurface testing. Radiocarbon analysis from 5 sites provided date ranges within late prehistory and historic times, with one sample yielding a probable date range of 1439-1693 A.D.	Same as above

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

81

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

platforms, three house sites, four pens, three brackish water pools, two shelters, one enclosure, a pāpanū and several petroglyphs. Emory (1970:37) also indicated Reinecke's sites 25 to 31 are located in Kealakehe, including the Kealakehe settlement ruins, consisting of "13 house platforms, 11 burials, two corrals, one pen, and two heiau, Heiau-o-Kāne and Heiau Maka'opio."

In 2008, PHRI completed an archaeological survey and cultural impact assessment for the proposed Ane Keohokalole Highway Corridor (Corbin and Wong-Smith 2008), which runs between the Kealakehe project sites and has a northern terminus at the Kealakehe/Honokōhau boundary; the corridor bounds Candidate Site E to the west (see Figure 18). Nine previously identified cultural resources were located within the study area. No additional features were documented by Corbin and Wong-Smith. Site 5011, an *ahupua'a* boundary wall, was located within the portion of the PHRI study area adjacent to Candidate Site E.

The following year, CSH completed an archaeological inventory survey along a 2.3 km portion of the Ane Keohokalole Highway Corridor straddling Kealakehe and Keahuolū (Tulchin and Hammatt 2009). The project corridor represents a portion of the Corbin and Smith-Wong (2008) project area, and the corridor bounds Candidate Site E to the west (see Figure 18). Twelve (12) historic properties were identified, all of traditional Hawaiian (probably pre-contact) origin, with the exception of historic Site 5011. Observed site types consisted of caves and lava tubes, terraces, a trail, modified lava blisters, a pāhoehoe excavation, and a wall. Interpreted site functions included the following: burial, temporary habitation, agriculture, transportation, livestock/land division boundary, and marker. Nine of the 12 sites were newly identified, with the remaining three, including Site 5011, having been previously identified during prior archaeological inventory surveys of the survey area by PHRI (Donham 1990a; Donham 1990b; Burgett & Rosendahl 1992; Corbin and Wong-Smith 2008). A recommendation of no further work was made for nine of the sites and features identified (including Site 5011). A Burial Treatment Plan was recommended for burials located at three separate sites.

5.3.2.2 Archaeological Studies Conducted Within the Present Project Area

The following is a summary of previous archaeological studies conducted within the current project sites, discussed in chronological order (see Table 5, bold entries).

5.3.2.2.1 Bonk 1987

During the 1980s, the University of Hawai'i conducted an Archaeological Walk-Through Survey of lower Kealakehe, including all of the Kealakehe project sites (Bonk 1987; see Figure 18). The study noted sites in a 1,000-ft wide coastal strip and between 620' and 730' elevation, with "only historic ranching features in the area between the coastal and upper elevation zones," (Bonk 1987:11, cited in Donham 1990b:7-8).

5.3.2.2.2 Donham 1990b

In 1990, PHRI completed an archaeological inventory survey for the Kealakehe Planned Community in lands of Kealakehe and Keahuolū (Donham 1990b; see Figure 18). The approximately 950-acre study area consisted of lands *mauka* of the Queen Ka'ahumanu Highway, including the Kealakehe portion of the current project area. A total of 82 cultural resources, including 840 features, were located within the study area. The most common feature types consisted of rock mounds and *pāhoehoe* excavation features. Other common features included modified outcrops, terraces, enclosures, and low mounded walls. The author noted the

Source	Nature of Study	Area of Study	Findings (all site nos. prefixed by 50-10-28-)	Comments
Clark et al. 2010	Archaeological Survey	La'i Ōpua Village 6 project area within Kealakehe and Keahuolū, TMKs 3-7-4-21:003 and 023. Portions of the project area overlap with Donham (1990a, 1990b) and Burgett and Rosendahl (1992) project areas. Project area totaled approximately 52.5 acres	Nine sites were recorded within the study parcels, seven within Kealakehe, one within Keahuolū, and one along the boundary between both ahupua'a (historic boundary wall Site -5011). Site -13207 is a pre-contact habitation/agricultural complex that was recommended for data recovery. Site -13215 is an historic core-filled wall segment. Site -27854 is a lava blister with a nearby cairn that appears to have been utilized as a resting/water storage place during pre-contact and historic times. Site -27855 is a modified outcrop that may have been utilized for pre-contact agricultural purposes. Two pre-contact stepping-stone trail segments (Sites -27856 and -27857), an historic/modern rock wall and fence line used for ranching purposes (Site -27858), and an historic/modern cairn that appears to mark a study parcel boundary (Site -27859) were also identified	Includes Candidate Site D lands

predominance of such features (representing 87.6 % of the feature total) indicates "relatively intensive use of the area for agricultural purposes" (Donham 1990b:ii).

A total of six of the sites identified by Donham (1990b) lie within the current Kealahkehe project sites. Site 5011 represents the historic Kealahkehe-Keahuolu boundary wall. Site 13179, 13180 and 13215 are also walls, of historic or indeterminate ages. Sites 13178, 13188 and 13189 are all presumed to have functioned agriculturally in pre-contact times, though a feature at Site 13178, a platform, was recommended for testing as it may contain a burial.

5.3.2.2.3 *Burgett and Rosendahl 1992*

In 1992, PHRI completed an addendum archaeological inventory survey for the Kealahkehe Planned Community in Kealahkehe (Burgett and Rosendahl 1992; see Figure 18), focusing on proposed new road alignments and the proposed Kealahkehe High School site. Forty-four additional cultural resources, comprised of 225 features, were identified within the study area previously surveyed by Donham (1990b). An additional 103 features were also identified at sites previously identified by Donham (1990b). The most common feature types consisted of modified outcrops, rock mounds, terraces, and 'a'a excavations.

Burgett and Rosendahl (1992) identified several sites in and immediately around Candidate Sites D and G. A portion of Site 13180, previously recorded by Donham (1990b), was located along the northern side of Candidate Site G. Sites 13179 and 13189, both previously recorded by Donham (1990b), and Sites 16008 and 16009 all fall along the southern boundary of Candidate Site D. The Burgett and Rosendahl (1992) report could not be located in the SHPD libraries at Kapolei or Hilo, so specific site information could not be obtained for all of the sites newly discovered during that study. However, some information referring to these sites was found in later reports (see Jensen et al. 1992, in particular).

In addition, numerous sites identified by Burgett and Rosendahl (1992) lie adjacent to the Kealahkehe project sites. In the area between Candidate Sites B, C and D (in the vicinity of Kealahkehe Parkway) is a cluster of sites including 13193 (previously identified by Donham [1990b]), Site 16001, 16002, 16003, 16013, 16014 and 16025. Also in the vicinity of Kealahkehe Parkway, between Candidate Sites D and G, the following sites were identified: Sites 16004, 16005, 16006 (modified outcrop), Site 16007, 16010, and Sites 13188 and 13190 previously recorded by Donham (1990b). Site 16024 was recorded just northwest of Candidate Site E.

Given the proximity of many of the above mentioned sites to the Kealahkehe Parkway, and Burgett and Rosendahl's (1992) consistent recommendations of "no further work", it is probable that the construction of the roadway obliterated any remains of these sites.

A subsequent phase of data recovery (O'Hare et al. 2007; not shown on Figure 18) revisited 73 of the sites recorded by Donham (1990b) and Burgett and Rosendahl (1992), comprising five representative "blocks" within the overall project area (some sites outside of these blocks were also studied). The data recovery work included 116 test units at 88 features. Feature A (platform) at Site 13178 was tested and found to contain cultural materials or burials (O'Hare et al. 2007:A-5). Excavations at Sites 16004, 16005, and 16006, located between Candidate Sites D and G, yielded no finds (O'Hare et al. 2007:A-74-76). Site 13179 was revisited for further surface data collection only (no excavation occurred at this site).

5.3.2.2.4 *Borthwick and Hammatt 1992*

Also in 1992, CSH conducted an archaeological field inspection and produced an Interim Preservation Plan for the Proposed Kealahkehe Golf Center within the greater Kealahkehe Planned Community (Borthwick and Hammatt 1992; see Figure 18). The purpose of the field inspection was to relocate and flag previously located sites (Donham 1990b) and locate and describe any newly discovered sites. Twelve sites were documented, of which two were newly identified (Borthwick and Hammatt 1992:1). The only sites identified during the inspection near the current candidate sites were trail Sites 00002 and 13194; these sites were previously recorded by Donham (1990b) and lie just outside of Candidate Site B to the west and south, respectively.

5.3.2.2.5 *Borthwick et al. 1993, Barr et al. 1994*

These studies are discussed in Section 4.3.2.1 above. The *makai* portion of these studies overlap Candidate Site A along its western length (see Figure 18). Trail Sites 00002 and 13194 were reidentified in this *makai* "interchange" area, adjacent to but not within Candidate Site B lands; these sites were previously recorded by Donham (1990b) and Borthwick and Hammatt (1992).

5.3.2.2.6 *Clark et al. 2010*

In January of 2010, Reichtman Consulting submitted a draft report for an Archaeological Survey conducted at TMKs 3-7-4-21-003 and 023 along the boundary of Kealahkehe and Keahuolu, overlapping the previous Donham (1990a and b) and Burgett and Rosendahl (1992) study areas just south of the present Kealahkehe High School campus (Clark et al. 2010; not shown on Figure 18). The study relocated three sites previously identified by Donham (1990b) (Sites 5011, 13207, and 13215), and documented six new sites (Sites 27854-27859), including a lava blister, modified outcrop, two trails, an historic rock wall, and an historic cairn. An approximated overlay of Candidate Site E on a map of the Clark et al. 2010 study area shows wall Site 5011 and newly recorded Site 27855 (modified outcrop) within the project site (Figure 24). This map shows Site 13215 approximately 100 meters east of the Candidate Site; however, the Donham (1990b) map overlain with the current project site shows Site 13125 being within the bounds of Candidate Site E. Clark et al. (2010:39) write that "the information collected from these sites [including Sites 5011, 13215 and 27855] during the previous and current studies is sufficient to document these historic properties such that there will be no adverse effects to these sites from the proposed development. Therefore, no further work is recommended."

5.3.2.3 Archaeological Sites Present Within the Current Candidate Site Lands

The sites mentioned in the section above as being present within the Kealahkehe Candidate Sites (Sites 5011, 13178, 13179, 13180, 13188, 13189, 13215, 16008, 16009, and 27855) are presented in further detail in Table 6 below, and can be seen on Figure 25, Figure 26, and Figure 24 above. Full site descriptions, taken from the respective reports, are included in Appendix A.

As discussed in Section 5.3.2.2.6 above, Site 13215 may or may not be located within Candidate Site E bounds. The map from Donham (1990b) shows that project site overlying Site 13215, but the map from Clark et al. (2010) shows the site over 100 meters to the east (see Figure 24 and Figure 25). The present field inspection should clarify the true location of Site 13215 relative to Candidate Site E.

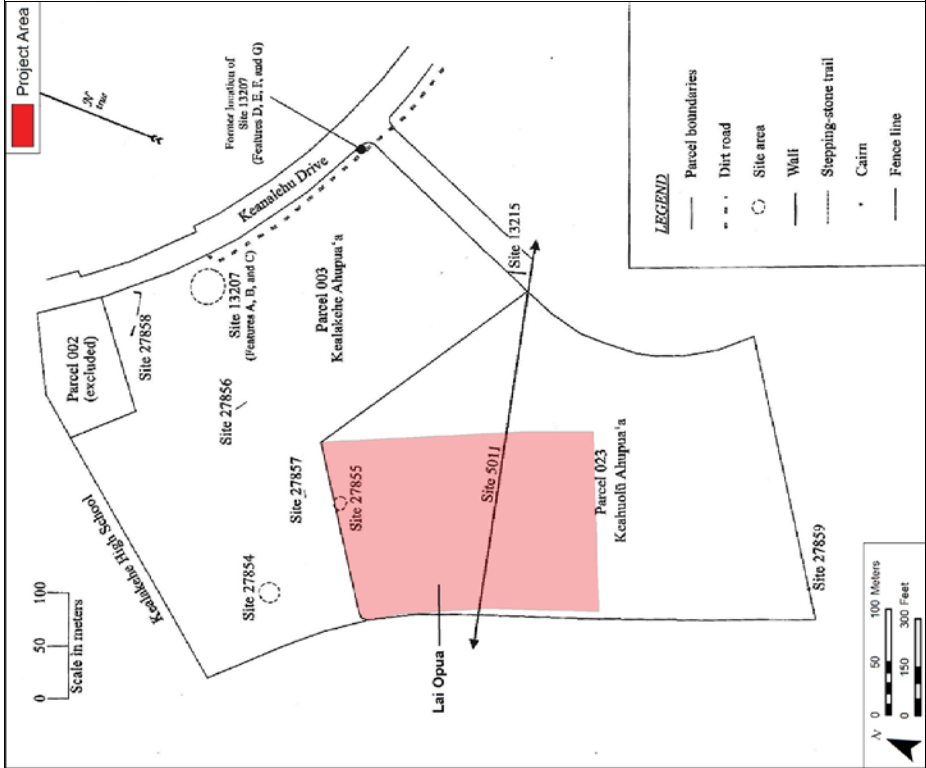


Figure 24. Map from Clark et al. (2010:21) overlain with Candidate Site E, showing previously-identified sites located within (the locations of sites should be understood as only approximate); note the location of Site 13215 well to the east of the current project area

Table 6. Historic Properties Previously Identified Within the Kealakehe Candidate Site Lands

SIHP No. 50-10-28-	Candidate Site	Site Type	Function	Significance	Age	Last Recommended For
5011	E	Wall	Boundary	D	Historic	No Further Work
13178	D	Complex	Agriculture/Possible Burial	D	Pre-Contact	No Further Work
13179	D	Wall	Boundary/Ranching	D	Indeterminate	Data Recovery
13180	G	Wall	Boundary/Ranching	D	Indeterminate	No Further Work
13188	D	Complex	Habitation	D	Pre-Contact	No Further Work
13189	D	Complex	Agriculture	D	Pre-Contact	No Further Work
13215	E	Wall	Boundary	D	Historic	No Further Work
16008	D	Unknown	Unknown	D	Unknown	No Further Work
16009	D	Complex	Agriculture	D	Unknown	No Further Work
27855	E	Modified Outcrop	Agriculture	D	Pre-Contact	No Further Work

Subsurface testing was conducted at two of the sites documented within the Candidate Site D lands. Site 13188 was tested during the initial inventory survey (Donham 1990b:A-10). Site 13178 was tested during the later phase of data recovery (O'Hare et al. 1994:52). Table 7 below summarizes the results of these tests.

Table 7. Summary of Previous Subsurface Testing Within the Kealakehe Candidate Site Lands

SIHP No. (50-10-27-)	Feature	Site Type	Function assessment before testing	Findings resulted in function change?
13178	A	Complex	Agriculture/Possible Burial	Yes; interpretation of function changed to interment
13188	A	Lava Tube	Habitation	No

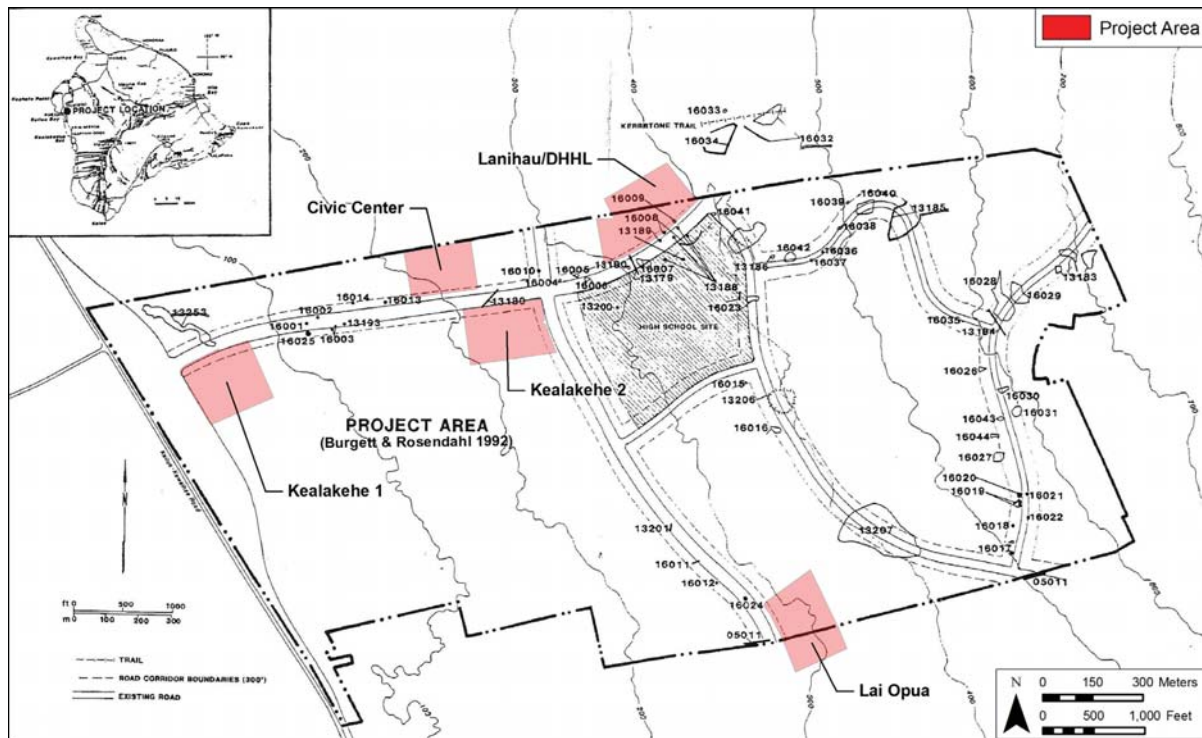


Figure 26. Map from Burgett and Rosendahl (1992) overlain with Candidate Sites B through G, showing previously-identified sites located within; note: the location of Kealahke High School is shown north of its true position (the locations of sites should be understood as only approximate)

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

90

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

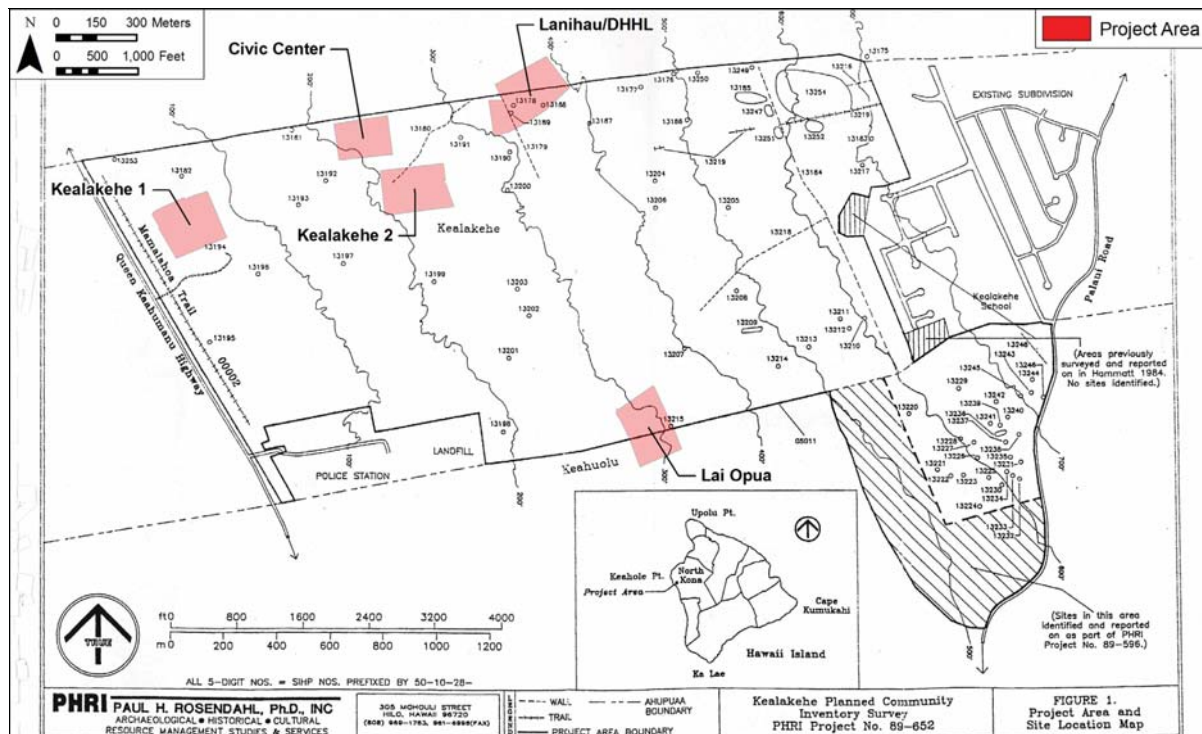


Figure 25. Map from Donham (1990b:2) overlain with Candidate Sites B through G, showing previously-identified sites located within (the locations of sites should be understood as only approximate)

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

89

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

5.3.3 Background Summary

Kealakehe Ahupua'a, and Keahuolu to the south, is located within a transitional area between the Kekaha region to the north and the more fertile lands around Kailua and Keauhou to the south. The Candidate Sites in Kealakehe lie within the lower portion of the *kula* zone, essentially corresponding to Cordy's (1991) Intermediate Zone (see Section 3.3.3.1). According to Schilt (1984), the *kula* zone in Kealakehe was probably not used for agriculture until about A.D. 1550-1650, although caves in the area could have been used for temporary habitation before this time. Sweet potatoes and other crops were grown in the *kula* zone.

Few historical records can be found about the early history of Kealakehe, which was held as Government Lands during the Māhele. Emerson's 19th century description of the area is similar to descriptions of the dry and barren lands of Kekaha. David Kalākaua further described the *kula* lands as suitable for livestock grazing. No *kuleana* claims were awarded in the lower *kula* zone of Kealakehe. Most *kuleana* claims in Kealakehe were located at much higher elevations than the current project area lands, where taro, coffee and potatoes were the primary crops. Most of the claims were not awarded, but kept by the *konohiki*, who used the lands for livestock grazing. The archaeological record suggests that dry land agriculture in areas designated grazing land was once relatively intensive

During the late 1800s and early 1900s, portions of Kealakehe were reorganized as the Kealakehe Homesteads and Hawaiian Homelands. A sisal mill in Keahuolu utilized a significant amount of acreage in Kealakehe during the early 20th century. Development of Kealakehe was generally sparse until the 1970s, when the Queen Ka'ahumanu Highway was constructed and access to these lands greatly increased.

5.4 Project Area Predictive Model

Permanent habitations constructed before the early post-contact period are not likely to be present in the Kealakehe project area lands. Typical Kona Field System features, including agricultural mounds, terraces, and walls, would be expected to be dominant in this area. Temporary habitation features associated with agricultural complexes, possibly dated to A.D. 1600-1778, may also be present in the Candidate Site lands. Due to the characterization of soil deposition in the area, significant subsurface deposits of cultural materials not associated with surface features are not expected. Any burials present within Candidate Sites B, C, D, E and G would most likely be located in lava tubes or formal platforms. Lava tubes may also contain pre- or post-contact modifications, including water collection or shelter features. Ranching features associated with post-contact use of the area may be present.

It is likely that the extant features in the *kula* area of Kealakehe (and Keahuolu) represent only a small portion of the pre-contact and early post-contact features that once dotted the landscape. As early as the 1980s, Schilt (1984) noted that extensive bulldozing in this portion of these *ahupua'a* had altered the landscape and destroyed many of the former features.

The previous archaeological studies within and immediately adjacent to the Candidate Sites within Kealakehe confirm this area to be marked by dry land agricultural features and scattered temporary habitation sites, likely associated with the agricultural use of the area in both pre- and

early post-Contact times. Indeed, previously recorded sites in the current project sites include walls, agricultural features, and habitation sites.

All of the sites listed in Table 5 above are considered historic properties significant under Criterion D for information they have yielded relative to past use of the current project area. Donham (1990b:24-28) suggested "No further work" at Site 13188 (after testing there) and Site 13215. "Further data collection" was recommended at Sites 5011, 13179, 13180, and 13189 (Donham 1990b:24-28); two years later Jensen et al. (1992:6) recommended no further work for two of these (sites 13180 and 13189), as well as sites 16008 and 16009, which were likely both agricultural features. Testing was recommended for Site 13178, to determine whether or not its platform contained a burial; later testing at this site failed to uncover a burial and the site was reassigned an indeterminate function (O'Hare et al. 1994:52, 92). Clark et al. (2010:39) determined that no further work was warranted at Sites 5011 or 27855.

Section 6 Keahuolu Ahupua'a: Candidate Site E and Site F

6.1 Introduction to the Makalapua Center (Site F) Candidate Site

One of the Candidate Sites for the Kona Judiciary Complex lies wholly within Keaholu Ahupua'a (Candidate Site F, TMK 7-4-20-010, see Figure 21). Candidate Site E, the La'i Opua Site (TMK 7-4-21-023) straddles both Kealahoe and Keahuolu Ahupua'a (see Figure 22) (see also Figure 1). While Kealahoe Ahupua'a was discussed in Section 5 above, the following sections describe the environmental setting, traditional and historical background, and previous archaeological research of Keaholu Ahupua'a. A predictive model is included, which summarizes the potential for cultural and historical remains in the project lands within Keahuolu.

6.2 Environmental Setting

6.2.1 Natural Environment

The project sites within Keahuolu Ahupua'a range between approximately 105 and 350 feet ansl. As stated above, Kona weather is typified by afternoon showers brought on by warm air which has been moved inland by light sea breezes. The humid air gradually condenses over higher altitudes throughout the day. At night the land cools resulting in breezes which send warm air back out to sea. Rainfall in this general area averages 30 inches per year (Giambelluca et al. 1986). There are no natural springs or perennial streams within these project sites.

The land surface within the makai portion of Keahuolu Ahupua'a consists predominately of exposed 'a'a and pahoehoe lava, although some areas of Punaluu series sediments are present. Candidate Site E is underlain by 'a'a and pahoehoe lava (see Figure 4); the surface characteristics of these land types are described in Section 3.2.1 above. Candidate Site F is situated almost entirely over an area of Punaluu extremely rocky peat, 6 to 20 percent slopes, though the northeast corner of this project site is comprised of 'a'a (see Figure 4).

According to Sato et al. (1973:48), the "Punaluu series consists of well-drained, thin organic soils over pahoehoe lava bedrock." Punaluu extremely rocky peat, 6 to 20 percent slopes, is present "low on the leeward side of Mauna Loa. Rock outcrops occupy 40 to 50 percent of the surface. The peat is rapidly permeable. The pahoehoe lava is very slowly permeable, although water moves rapidly through the cracks. Runoff is slow, and the erosion hazard is slight. Roots are matted over the pahoehoe lava. This soil is used for pasture" (Sato et al. 1973:48).

Non-native fountain grass, koa haole, and Christmasberry dominate the Keahuolu project area lands. Various succulents are present. Other shrubs and trees include non-native lantana and kiawe, and scattered native noni and 'ilima.

6.2.2 Built Environment

Candidate Sites E and F are located on undeveloped lands. The built environment of Candidate Site E is described in Section 5.2.2 above. Candidate Site F is immediately surrounded by undeveloped land to the west, north and east, and by Makala Blvd. and Makalapua Shopping Center to the south (Figure 27). Queen Ka'ahumanu Highway lies approximately 0.12 mi (0.2 km) to the west, and a quarry is located approximately 0.4 mi (0.6 km) to the east (Figure 27).

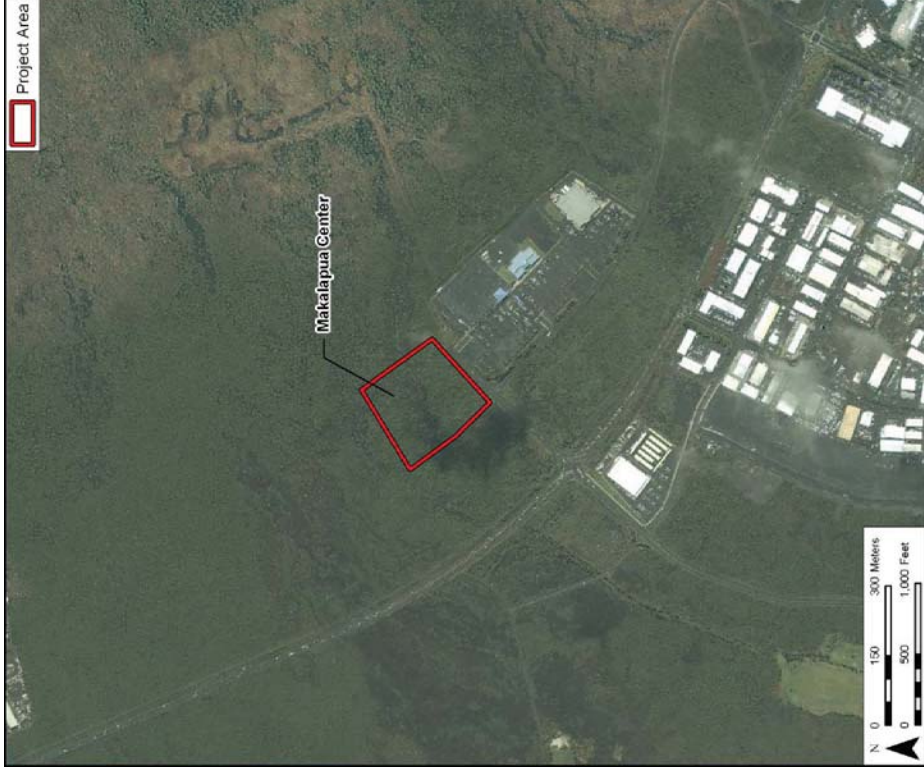


Figure 27. Aerial photo (Google Earth 2011) showing the location of Candidate Site F

6.3 Background Research

6.3.1 Traditional and Historical Background

6.3.1.1 Mythological and Traditional Accounts

Keahuoli Ahupua'a is located within a transitional area between two distinct ecological zones. As discussed in relation to Kealakehe Ahupua'a in Section 5.3.1.1 above, lands to the south of Keahuoli are generally recognized as the fertile agricultural district and population center of North Kona (Kirch 1985:166; Kelly 1983). The relatively dry area of North Kona to the northeast is characterized by coastal fishponds and relatively barren lava inlands.

The name of the *ahupua'a*, *Ke-ahu-o-lā*, has been translated in two ways. The first is as "the *ahu* [cairn or altar] of Lā" (Pukui et al 1974:101). There are no legendary accounts of a Hawaiian named Lā, but an *ahu* is a mound, often used as an altar, so the name could refer to "the altar of Lā." The name of the land has also been written as Ke'ohu'olu, which means "the refreshing mists" (Maly 1994:A-3).

The legendary accounts of the mound-hill at Keahuoli and Kealakehe, called Pu'u-o-Kalao (see Section 5.2.1.1 above), emphasize the importance of rainfall in this relatively dry region for farmers, who were cultivating sweet potatoes and other crops on the plains of Keahuoli. In pre-contact times, Hawaiians in Keahuoli would have lived primarily along the coast, and in a habitation belt about two miles inland (Kelly 1983:14). The cultivated lands in between were referred to as the *kula* zone by Schilt (1984), essentially corresponding to Cordy's Intermediate Zone (Cordy et al. 1991).

6.3.1.2 Early Historic Period

Few historical records can be found about the early history of Keahuoli. However, in 1869, the land was described thus by David Kalākaua:

This land is situated in the District of North Kona, bounded by the ahupua'a of Lanihau (in Kailua) belonging to Prince Lunalilo on the Ka'u side, and on the Kohala side, by Kealakehe, a government land and Honokohāniki belonging to Keelikolani. Keahuoli runs clear up to the mountains and includes a portion of nearly one half of Hualalai mountains. On the mountains the koa, kukui and ohia abounds in vast quantities. The upper land or inland is arable, and suitable for growing coffee, oranges, taro, potatoes bananas &c. Breadfruit trees grow wild as well as the Koli [kōfi, castor-oil plant] oil seed. The lower land is adopted for grazing cattle, sheep, goats, &c. The fishery is very extensive and a fine grove of coconut trees of about 200 to 300 grows on the beach. The flat land near the sea beach is composed chiefly of lava, but herbs and shrubbery grows on it and [it is] suitable for feed of sheep and goats. It is estimated at 15,000 to 20,000 acres or more [cited in Donham 1990a: B-5].

The population of Keahuoli was subject to the decline that characterized the region during this time.

6.3.1.3 Mid- to late-1800s

At the time of the Māhele of 1848, the entire *ahupua'a* of Keahuoli was awarded to Ane Keohokālole, who had held two walled households "from very ancient times" along the shore. Keohokālole was the granddaughter of Kame'eiamoku, an important chief that supported Kamehameha I, and the wife of John Kuakini, the governor of Oahu in the early 19th century. She was also the mother of the future King David Kalākaua, the future Queen Kamaka'eha Lydia Lili'uokalani, William Pitt Leleiohoku, and Miriam Likelike. Ane Keohokālole later sold portions of her 15,000-20,000-acre grant to the government and other parties, with the remainder being passed on to her heir, Lili'uokalani.

Emerson, a 19th century government surveyor, described the inland portion of Keahuoli (see R.M. 1280, Figure 7) as "rough pahoeohoe, little vegetation," similar to descriptions of the dry and barren lands of Kekaha. David Kalākaua further described these *kula* (plains used for dryland agriculture) lands as suitable for livestock grazing (Donham 1990a). No *kuleana* claims were awarded in the inland portion (lower *kula* zone) of Keahuoli, and there is little historic information concerning traditional Hawaiian land use in the area. However, the archaeological record suggests that dry land agriculture in areas designated grazing land was once relatively intensive.

The upper *kula* zone was historically the primary agricultural zone of Keahuoli Ahupua'a. As in neighboring Kealakehe, many *kuleana* claims were awarded for this area, with documentation indicating that dry land crops, including taro, coffee and potatoes, were grown here. During the Māhele, few of these *kuleana* awards were granted; instead, these lands were generally awarded to the *konohiki*, who used the lands for livestock grazing (Kelly 1983:67).

Emerson described the boundary between the inland and upland forested areas in this transitional region as "lava covered with scattering forest and dense masses of *ki* [ti; *Cordia* *terminalis*] roof" (Kelly 1983:58). Lands below the forest edge were described as "rocks covered with grass" (Kelly 1983:58). Emerson estimated the forest edge boundary to be at 200-230-m (650-750-ft.) elevation in Keahuoli.

6.3.1.4 1900s to Present

By the turn of the 20th century, the population of North Kona had begun to increase, as people moved into the urban and suburban lands around Kailua-Kona. Various industries began "testing the waters" throughout the region, including the sisal enterprise mentioned in Section 5.3.1.4 above. The mill was constructed in Keahuoli sometime during the late 1890s, along the southern portion of the old Palani Road corridor at an elevation of approximately 130 m (430 ft.), which placed it not far *mauka* of the Candidate Site E lands. Operating until 1924, the mill was surrounded by sisal fields that covered an area of up to 1000-acres in Keahuoli and Kealakehe Ahupua'a (Jensen 1990).

In 1909, Queen Lili'uokalani executed a Deed of Trust, which established the legal and financial foundation of an institution dedicated to the welfare of orphaned Hawaiian children. She amended her Deed of Trust in 1911 to include destitute children. It states, "all the property of the Trust Estate...shall be used by the Trustees for the benefit of orphan and other destitute children in the Hawaiian Islands, the preference given to Hawaiian children of pure or partaboriginal blood." The lands of Keahuoli are part of this Trust Estate. Until recent years, the

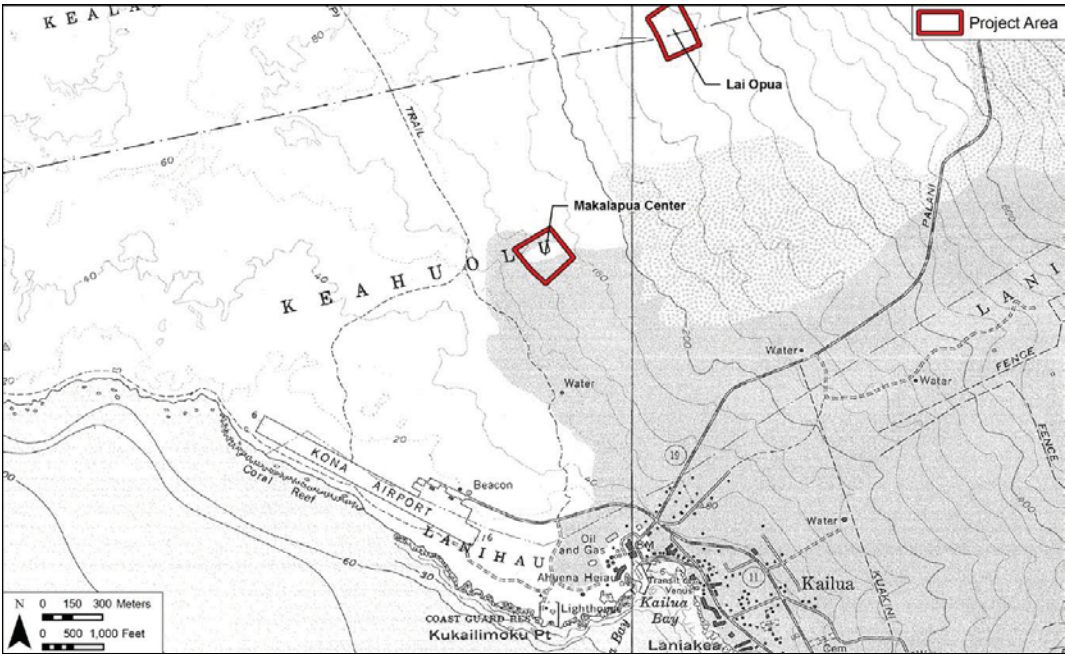


Figure 28. Portion of 1959 U.S. Geological Survey map, Keahole Point and Kailua Quads, showing the location of Candidate Sites E and F; note the historic trails and signs of historic/modern animal husbandry

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

98

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Keahuoli lands were in passive, agricultural uses. In the last 30+ years, the Queen Lili'uokalani Trust has been developing its Keahuoli lands to generate income to support its charitable purpose, including programs provided statewide through the Queen Lili'uokalani Children's Centers.

A portion of a 1959 U.S. Geological Survey map (Figure 28) shows the location of Candidate Site F in relation to Palani Road, animal husbandry features, and the concentration of development around Kailua Bay. Candidate Site E, further removed from Kailua Bay, was located in an area likely used solely as ranchlands during the first half of the 20th century (see Figure 16, Figure 28). An early phase of the small development *maka*i of Candidate Site E which includes the present Kealahou Transfer Station is visible in the 1978 U.S. Geological Survey orthophotograph (see Figure 17). Another portion of this orthophotograph (Figure 29) shows the extent of a rock quarry present just east of Candidate Site F, and a general lack of development in the vicinity. Efforts were undertaken to document our understanding that the rock quarry and access road were established in support of the construction of the Queen Ka'ahumanu Highway and are therefore less than fifty years old. We understand the landowner, Queen Lili'uokalani Trust, has no knowledge of the origin of the quarry and quarry access road (personal communication Cary Kondo, Belt Collins 6/18/09). However, contractor Hiram Rivera of EM Rivera and Sons said the quarry was originally opened up in the early 1970s by Yamada and Sons for the initial first short leg of the Queen Ka'ahumanu Highway (personal communication Cary Kondo, Belt Collins 6/18/09). We believe this adequately supports our understanding that the rock quarry and access road are less than fifty years old and do not constitute a historic site.

In the last twenty years, the Queen Lili'uokalani Trust has begun to develop the Keahuoli lands to generate revenue for their programs.

6.3.2 Previous Archaeological Research

6.3.2.1 Overview of Archaeological Studies Conducted within Keahuoli Ahupua'a

Previous archaeological studies conducted within the makai portion of Keahuoli Ahupua'a are shown on Figure 30 and presented in Table 8. The following is a summary of these archaeological studies.

Early archaeological investigations in the *ahupua'a* of Keahuoli were focused on coastal ceremonial and habitation sites. In 1906, Stokes documented two *heiau*, Kawaluna Heiau and Paliholo Heiau, and two *ko'a* (shrines), Halepa'u Ko'a and Maka'eo Ko'a, along the coast (Stokes and Dye 1991). There had been difficulty re-locating these sites in later studies as they may have been damaged or destroyed by the 1946 tsunami or during the 1948-1950 runway construction of the Old Kona Airport.

In 1930, John Reinecke conducted a survey of Hawaiian sites along the west Hawai'i coast, including Keahuoli. Reinecke noted the presence of numerous habitation platforms and petroglyphs (Reinecke 1930). Kenneth Emory (1970) indicates that Reinecke's sites 10 to 24 are located in the Keahuoli area, consisting of 15 platforms, three house sites, four pens, three brackish water pools, two shelters, one enclosure, a *papamui*, and several petroglyphs.

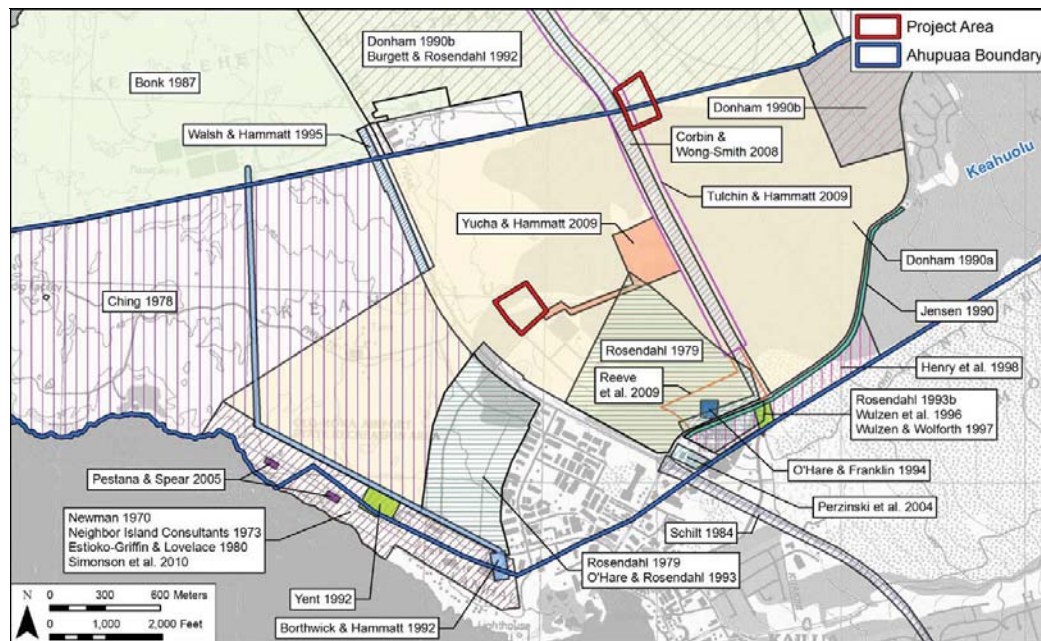


Figure 30. A portion of the 1996 U.S. Geological Survey 7.5' topographic map, Keahole Point and Kailua Quadrangles, showing the locations of previous archaeological studies in and around Candidate Sites E and F within Keahuolū Ahupua'a



Figure 29. Portion of 1978 U.S. Geological Survey Orthophoto, Keahole Point and Kailua Quads, showing the state of land development around Candidate Sites E and F by the late 1970s

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Estioko-Griffin & Lovelace 1980	Archaeological Reconnaissance Survey	Old Kona Airport	Identified 35 sites in current project area including house sites, petroglyphs, burials, and multiple lava shelters and sinkholes	<i>Makai</i> of present project sites
Soehren 1983	Archaeological Reconnaissance Survey	Ten-acre parcel near the Queen Lili'uokalani Village, between 240-300 m (800-1000 ft) a.m.s.l.	No sites were recorded	<i>Mauka</i> of present project sites
Schilt 1984	Archaeological Study	Kuakini Highway Realignment Project - 26 <i>ahupua'a</i> in Kona	134 sites were found in the road corridor; 2 sites, a cairn and a modified outcrop, were recorded in Keahuolū	<i>Makai</i> of present project sites
Donham 1990b	Archaeological Inventory Survey	Kealakehe Planned Community, Kealakehe and Keahuolū Ahupua'a	840 features were recorded; density and type of features were noted in three elevation intervals	<i>Mauka</i> and north of present project sites; the Kealakehe portion of Candidate Site E falls within this study area (see Section 5.3.2 above)
Donham 1990a	Archaeological Inventory Survey	QLT Lands, 1,100 acre parcel	239 sites, comprising 1,810 features were recorded. Distributional patterns similar to those found at the Kealakehe Planned Community area (Donham 1990b) were noted	Includes present project sites
Jensen 1990	Archaeological Inventory Survey	Palani Road Improvement Project	32 sites were recorded and 4 radiocarbon dates ranging from A.D. 1400-1640 to the present were determined	South of present project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

102

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Table 8. Previous Archaeological Studies Within Keahuolū Ahupua'a (projects in the Keahuolū Candidate Sites are in bold)

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Stokes 1906	Cursory survey	Coastal Survey	Identified 2 <i>heiau</i> and 2 <i>ko'a</i>	<i>Makai</i> of present project sites
Reinecke 1930	Cursory survey	Coastal Survey	Identified 7 sites: Sites 8 through 14, including house platforms, small complexes encompassing enclosures and platforms, petroglyphs, and a possible fishing <i>heiau</i>	<i>Makai</i> of present project sites
Emory 1970	Site Inventory	Ka'ū, Kona Districts and Anaeho'omalu	Named 4 sites, 2 <i>heiau</i> , 1 <i>ko'a</i> and a cluster of petroglyphs	<i>Makai</i> of present project sites
Newman 1970	Archaeological Field Inspection	<i>Makai</i> portion of Old Kona Airport	Observed several sites, assigning 3 sites State numbers	<i>Makai</i> of present project sites
Neighbor Island Consultants 1973	Archaeological Reconnaissance Survey	Old Kona Airport	Identified 19 sites including planting pits, housesites, burials, and petroglyphs	<i>Makai</i> of present project sites
Ching 1978	Archaeological Reconnaissance	987 parcel from the shore to Ka'ahumanu Hwy.	59 sites were recorded with 140 component features, (salt pans, rock shelters, and cairns)	<i>Makai</i> of present project sites
Rosendahl 1979	Archaeological Reconnaissance Survey	3 areas adjacent to Queen K Hwy and/or Palani Rd. Parcel 1 was later surveyed as the QLT 100-Acre KIS parcel (O'Hare & Rosendahl 1993); Parcel 2 is part of the 1,100 acre QLT AIS parcel (Donham 1990b and others), Parcel 3 covers the area south of Palani Road (Rosendahl 1993b and others)	13 features or feature complexes were recorded in the three parcels.	<i>Makai</i> and south of present project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

101

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Walsh & Hammatt 1995	Archaeological Inventory Survey	New Queen Ka'ahumanu Right-of-Way	A corridor along the Queen Ka'ahumanu Hwy. was surveyed from the <i>ahupua'a</i> of Kalaoa to the northern portion of Keahuolū; the only site recorded in Keahuolū was a portion of the Māmalahoa Trail (Site 00002)	<i>Makai</i> of present project sites
Henry et al. 1998	Archaeological Inventory Survey	Palani Road Corridor	35 sites were relocated or newly identified. Radiocarbon dates for 5 features were determined, which suggested an initial use of the area for agriculture in A.D. 1410 to 1665	South of present project sites
Corbin 2001	Data Recovery	QLT Lands Block C	At 2 sites first identified by Donham (1990b): 188 features were identified at the 2 sites and 16 test units were excavated. 3 radiocarbon dates of A.D. 1400-1640, A.D. 1490-1900, and A.D. 1660-1950 were determined for the sites	<i>Mauka</i> of present project sites
Tulchin & Hammatt 2002	Archaeological Assessment	Kealaka'a Street Realignment Project	3 sites, previously identified by Donham (1990a, b) were relocated	<i>Mauka</i> of present project sites
Perzinski et al. 2004	Archaeological Inventory Survey	Verizon Office Subdivision Project (TMK 3-7-4-8:20)	One habitation site (50-10-28-23,798) with 3 features a platform with an adjoining terrace and two modified outcrops	South of present project sites
Pestana and Spear 2005	Archaeological Assessment	Old Kona Airport	No historic properties were documented	<i>Makai</i> of present project sites
Corbin and Wong-Smith 2008	Archaeological Survey and Cultural Impact Assessment	Proposed Ane Keohokālole Highway Corridor, Kealakehe and Keahuolū	9 previously identified sites were located within the study area. No additional features were documented. SIHP # -5011 <i>ahupua'a</i> boundary wall was located within the portion of the study area adjacent to Candidate Site E. Some sites previously thought to be in the corridor (due to approximated location data) were not identified	Runs between the Keahuolū project sites; lies adjacent to the western side of Candidate Site E

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

104

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Smith & Yent 1990	Data Recovery	Old Kona Airport	Identified 4 new sites within the current project area, including walls, paving and filled crevices	<i>Makai</i> of present project sites
Yent 1992	Archaeological Field Inspection	Old Kona Airport	Identified 1 new site, a petroglyph	<i>Makai</i> of present project sites
Goodfellow and Walker 1993 / O'Hare & Franklin 1994	Archaeological Field Inspection and subsequent Data Recovery	QLT Lands Palani Road Turning Lane	17 sites were recorded during the field inspection. During data recovery 2 sites were tested. A human burial was found in one feature. 2 radiocarbon dates, both ranging from about A.D. 1410-1955, were determined for an agricultural terrace	South of present project sites
O'Hare & Rosendahl 1993a	Archaeological Inventory Survey	QLT 100-acre KIS parcel from shore to Queen Ka'ahumanu Hwy.; same study area as <i>makai</i> portion of Rosendahl 1979	Eighteen sites with 38 component features were recorded, including a section of the Māmalahoa Trail and one burial	<i>Makai</i> of present project sites
Rosendahl 1993a / Walker 1994 / Jensen & Head 1995	Archaeological Field Inspections (2) and a subsequent Inventory Survey	Keahuolū Reservoir Site	5 sites with 31 component features were recorded in two parcels in elevations from 509-524 m a.m.s.l. The majority of the sites were determined to be agricultural features associated with the Kona Field System	<i>Mauka</i> of present project sites
Rosendahl 1993b / Wulzen et al. 1996 / Wulzen & Wolforth 1997	Archaeological Field Inspection, Inventory Survey, and Additional Subsurface Testing	Proposed Henry Street Extension, Keahuolū and Lanihau Ahupua'a	7 sites were identified; 4 were connected and were related to cattle ranching in the historic period. 1 tested temporary habitation platform at Site 50-10-28-19486 was dated to A.D. 1650-1955	South of present project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

103

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Yucha and Hammatt 2009	Archaeological Assessment	Proposed Ane Keohokālole Highway Project Base Yard and Base Yard Access Road, TMK: [3] 7-4-020:010 por. & 022 por.	No finds; survey area has undergone intensive land disturbance	<i>Mauka</i> of Candidate Site F; south of Candidate Site E
Clark et al. 2010	Archaeological Survey	La'i 'Ōpua Village 6 project area within Kealakehe and Keahuolū, TMKs 3-7-4-21:003 and 023. Portions of the project area overlap with Donham (1990a, 1990b) and Burgett and Rosendahl (1992) project areas. Project area totaled approximately 52.5 acres	Nine sites were recorded within the study parcels, seven within Kealakehe, one within Keahuolū, and one along the boundary between both ahupua'a (historic boundary wall Site -5011). Site -13207 is a pre-contact habitation/agricultural complex that was recommended for data recovery. Site -13215 is an historic core-filled wall segment. Site -27854 is a lava blister with a nearby cairn that appears to have been utilized as a resting/water storage place during pre-contact and historic times. Site -27855 is a modified outcrop that may have been utilized for pre-contact agricultural purposes. Two pre-contact stepping-stone trail segments (Sites -27856 and -27857), an historic/modern rock wall and fence line used for ranching purposes (Site -27858), and an historic/modern cairn that appears to mark a study parcel boundary (Site -27859) were also identified	Includes Candidate Site D lands
Simonson et al. 2010	Literature Review and Field Inspection	Old Kona Airport	Relocated / documented 32 sites	<i>Makai</i> of present project sites

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

106

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

Source	Nature of Study	Area of Study	Finds (all site nos. prefixed by 50-10-28-)	Comments
Reeve et al. 2009	Archaeological Inventory Survey; Reconnaissance Survey	6- acre survey area located just north of Palani Road and adjacent 25-acre Historic Preserve Area	A total of 23 historic properties were identified, with 16 of the historic properties located within the Ane Keohokālole Highway APE. Sites consisted of pre-contact terraces, platforms, walls, enclosures, mounds, and modified outcrops, related to agriculture and habitation. Radiocarbon analysis suggests settlement in the survey area from the mid AD 1500s to about AD 1800. Within the preserve area, a total of 30 cultural resources primarily related to habitation were identified, including stone walled enclosures, lava tubes, platforms, terraces, low stone walls, stone mounds and modified outcrops. Several possible burial and ceremonial sites were also documented	South of the present project sites
Tulchin and Hammatt 2009	Archaeological Inventory Survey	Approximately 2.3-km Long Portion of the Proposed Ane Keohokālole Highway Project in Kealakehe and Keahuolū; TMK: [3] 7-4-020:006 por. & 007 por. & 010 por. & 022 por.; [3] 7-4-021: 003 por. & 004 por. & 020 por.; represents a portion of the Corbin and Wong-Smith (2008) project area	Twelve (12) historic properties were documented (9 newly identified), all of traditional Hawaiian (probably pre-contact) origin, with the exception of SIHP #50-80-10-28-5011, a post-contact boundary wall. Observed site types consisted of caves and lava tubes, terraces, a trail, modified lava blisters, a <i>pāhoehoe</i> excavation, and a wall. Interpreted site functions included the following: burial, temporary habitation, agriculture, transportation, livestock/land division boundary, and marker	Runs between the Keahuolū project sites, slightly overlapping the western side of Candidate Site E

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

105

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

In 1970, T. Stell Newman conducted an archaeological inspection of the Old Kona Airport, located along the Keahuoli coastline (Newman 1970; see Figure 30). Newman assigned state site numbers to three historic properties: State Inventory of Historic Properties (SIHP) # 50-10-27-2000, a petroglyph concentration; SIHP # -2001, a *papamiti*; and SIHP # -2002, a rectangular habitation enclosure and two slab-lined crypts. Newman also noted the presence of numerous "bait cups" or holes ground into the existing lava surface, an in-use cemetery, and the potential presence of numerous burials corresponding to filled-in lava cracks observed throughout the area.

In 1973, Neighbor Island Consultants carried out a reconnaissance survey of the Old Kona Airport (Neighbor Island Consultants 1973; see Figure 30). 19 archaeological features were identified, including: house sites, bait mortars, planting pits, lava cave shelters, enclosures, petroglyphs, and a number of burial sites. No state site numbers were assigned.

In 1978, Archaeological Research Center Hawaii, Inc. (ARCH) conducted a large survey of coastal Keahuoli, extending from the shore *mauka* to Queen Ka'ahumanu Highway (Ching 1978; see Figure 30). 50 historic properties (SIHP # 50-10-27-6499 to -6548) with 140 component features were identified. Identified historic properties included: salt pans along the coast, cave shelters, platforms, enclosures, *ahu*, pavements, petroglyphs, wells, and planting areas. It was noted that the majority of the identified historic properties were located along the coast and were in poor condition due to disturbance from high surf and tsunamis, and thus have very little excavation potential. Deviating from this pattern are the cave shelters which were believed to have a higher excavation potential.

In 1980, State Parks archaeologists conducted a reconnaissance survey of the Old Kona Airport area (Estoko-Griffin and Lovelace 1980; see Figure 30). 3035 archaeological sites were identified. Identified sites varied in age (pre-contact, post-contact, and modern) and in form (enclosures, burials, lava shelter caves, bait mortars, walls, *ahu*, and petroglyphs). Limited subsurface testing revealed the presence of a cultural layer containing evidence of both pre- and post-Contact land use. Based on the results of the reconnaissance, an intensive survey including accurate locational information, site mapping and subsurface testing was recommended for the Old Kona Airport area.

In 1983, Lloyd Soehren conducted a reconnaissance survey of a ten-acre parcel near the Queen Lili'uokalani Village, *mauka* of the present candidate sites between 800-1000 ft a.m.s.l. (see Figure 30). No sites were recorded.

The following year, the Bishop Museum completed archaeological investigations for the Kuakini Highway Realignment Corridor, which extended for 3.1-miles southeast from the junction of Palani Road and Queen Ka'ahumanu Highway in Keahuoli, through 29 *ahupua'a* eventually terminating just *mauka* of the Kilohana subdivision in the *ahupua'a* of Hōlualoa (Schilt 1984; see Figure 30). A total of 134 historic properties, comprised of 455 features, were recorded. Two historic properties were located in Keahuoli Ahupua'a (D10-23, D10-24), a cairn and a modified outcrop. No cultural material was observed during subsurface testing of the cairn (D10-23).

As discussed in Section 5.3.2.2.1 above, in 1990 PHRI completed an archaeological inventory survey for the Kealahake Planned Community in lands of Kealahake and Keaholū (Donham

1990b; see Figure 30). The approximately 950-acre study area consisted of lands *mauka* of the Queen Ka'ahumanu Highway. A total of 82 cultural resources, including 840 features, were located within the study area. The most common feature types consisted of rock mounds and *pāhoehoe* excavation features. Other common features included modified outcrops, terraces, enclosures, and low mounded walls. The author noted the predominance of such features (representing 87.6 % of the feature total) indicates "relatively intensive use of the area for agricultural purposes" (Donham 1990b:ii). In the vicinity of the current survey area, Donham (1990b) identified *pāhoehoe* excavations, modified outcrops, rock mounds, cairns, trails, terraces, a paved area, and a ranch wall.

During the early 1990s, the Division of State Parks completed two studies at the Old Kona Airport. A data recovery project (Smith and Yent 1990) identified four new sites, including walls, paving and filled crevices. A field inspection (Yent 1992; see Figure 30) recorded one new site consisting of a petroglyph.

In 1993, PHRI completed an archaeological inventory survey of a 100-acre parcel located between the Old Kona Airport and Queen Ka'ahumanu Highway (O'Hare and Rosendahl 1993a—appears as "O'Hare and Rosendahl 1993" on Figure 30). This study area coincided with the *mauka* section of the Rosendahl 1979 study area (see Figure 30). Eighteen historic properties were identified, including a section of the Māmāloha Trail, one burial, modified outcrops, mounds, terraces, walls, *ahu*, filled depressions, *pāhoehoe* excavations, an enclosure, and a cave shelter. The documented historic properties have the following functions: agriculture, habitation, burial interment, transportation, quarry, and marker. No further work was recommended for 12 of the 18 historic properties, with data recovery recommended for 4 of the 18 historic properties. Additionally, the Māmāloha Trail was recommended for data recovery followed by preservation with interpretive development. and SIHP -18511, a burial, was recommended for preservation in place.

In 1994, PHRI completed an archaeological inventory survey of a 25-m by 20-m area bounded by Palani Road to the south and Midlevel Road to the west (O'Hare and Franklin 1994; see Figure 30). This area had undergone an earlier field inspection (Goodfellow and Walker 1993). Two historic properties were identified: SIHP #50-10-28-19762, an agricultural complex containing modified outcrops, terraces, and a mound; and SIHP # 50-10-28-19763, a burial mound. The burial observed at SIHP # -19763 was left in place and incorporated into an archaeological preserve.

Also during the 1990s, PHRI conducted three studies for the Keahuoli Reservoir Site, located *mauka* of the present project sites: two Field Inspections (Rosendahl 1993a and Walker 1994) and a subsequent Inventory Survey (Jensen & Head 1995). 5 sites with 31 component features were recorded in two parcels in elevations from 509-524 a.m.s.l. The majority of the sites were determined to be agricultural features associated with the Kona Field System.

PHRI conducted a Field Inspection, Archaeological Inventory Survey, and Additional Subsurface Testing (Rosendahl 1993b, Wulzen et al. 1996 and Wulzen & Wolforth 1997, respectively; see Figure 30) for the proposed Henry Street extension, located south of the present project sites along the Keahuoli and Lanihau Ahupua'a boundary. Seven sites were identified; four were connected and were related to cattle ranching in the historic period. One tested temporary habitation platform at Site 50-10-28-19486 was dated to A.D. 1650-1955.

In 1995, Cultural Surveys Hawai'i (CSH) conducted an archaeological inventory survey of a corridor along the Queen Ka'ahumanu Highway from Kalaea Ahupua'a at the north end to Keahuoli Ahupua'a at the south end (Walsh and Hammatt 1995; see Figure 30). Seventeen historic properties were located, with one, the Māmalahoa Trail (Site 00002), recorded in Keahuoli Ahupua'a.

In 1998, PHRI completed an archaeological inventory survey for the Palani Road Corridor (Henry et al. 1998), south of the present project sites along the southern border of Keahuoli; this project area overlapped a part of the mauka portion of the Rosendahl 1979 study area (see Figure 30). 35 sites were relocated or newly identified. Radiocarbon dates for five features were determined, which suggested an initial use of the area for agriculture in A.D. 1410 to 1665.

In 2003, CSH conducted an archaeological inventory survey of an approximately 3-acre area in support of the Verizon Hawai'i Kona Office Subdivision Project (Perzinski et al. 2004), south of the present project sites adjacent to the highway (see Figure 30). One historic property was identified: SIHP # 50-10-28-23798, a habitation/agricultural complex consisting of a platform with an adjoining terrace, and two modified outcrops. Subsurface testing revealed the presence of charcoal and unidentified fish bone. No further work was recommended for the site.

Further studies were conducted at the Old Kona Airport during the first decade of the 21st century. An assessment at two small parcels within the Old Airport, conducted by Scientific Consultant Services Inc. (Pestana and Spear 2005; see Figure 30), yielded no finds. In 2010, CSH completed a Literature Review and Field Inspection at the airport, attempting to relocate sites identified during earlier studies; 32 sites were documented.

As mentioned above in regard to the past archaeology of Kealahke, in 2008 PHRI completed an archaeological survey and cultural impact assessment for the proposed Ane Keohokālole Highway Corridor (Corbin and Wong-Smith 2008), which runs between the current project sites and has a northern terminus at the Kealahke/Honokōhau boundary. The project corridor bounds Candidate Site E to the west (see Figure 30). Nine previously identified cultural resources were located within the study area. No additional features were documented by Corbin and Wong Smith. As would be expected, Site 5011 (*ahupua'a* boundary wall) was located within the portion of the study area adjacent to Candidate Site E.

Also in 2009, CSH completed an archaeological assessment of an approximately 24-acre survey area that may be used as a contractor staging area (Yucha & Hammatt 2009). This survey area is visible as the disturbed area located just east of Candidate Site F and Makalapua Shopping Center (see Figure 27 and Figure 30). No historic properties were identified. The survey area consisted of an abandoned quarry and associated access road. Prior land disturbance associated with the quarry likely corresponds to the absence of historic properties within the survey area.

In 2009, Pacific Legacy completed an archaeological inventory survey of an approximately 6-acre survey area located just north of Palani Road, south of the present project sites (Reeve et al. 2009; see Figure 30). A total of 23 historic properties were identified, with 16 of the historic properties located within the Ane Keohokālole Highway APE. Documented site types consisted of terraces, platforms, walls, enclosures, mounds, and modified outcrops. Interpreted site functions included agriculture and habitation. All the identified historic properties were

determined to be of pre-contact origin. Radiocarbon analysis of collected samples provided dates which suggest that settlement in the survey area extended from the mid AD 1500s to about AD 1800 (Reeve et al. 2009a).

Pacific Legacy also conducted a reconnaissance survey of the adjacent 25-acre Historic Preserve Area (Reeve et al. 2009b; see Figure 30). A total of 30 cultural resources were identified. Documented site types consisted of stone walled enclosures, lava tubes, platforms, terraces, low stone walls, stone mounds and modified outcrops. The primary interpreted site function consisted of habitation; however, several possible burial and ceremonial sites were also documented.

6.3.2.2 Archaeological Studies Conducted Within the Present Project Area

The following is a summary of previous archaeological studies conducted within the current project sites, discussed in chronological order (see Table 8, bold entries).

6.3.2.2.1 Donham 1990a

In 1990, Paul H. Rosendahl, Ph.D., Inc. (PHRI) completed an archaeological inventory survey for the Queen Lili'uokalani Trust Property, which includes all of the land within and in the vicinity of the Keahuoli project sites (Donham 1990a; see Figure 30). The Donham 1990b study area bounded the Donham 1990a study area to the north and northeast. The approximately 1,100-acre study parcel was located on the east side of Queen Ka'ahumanu Highway and included all lands between Palani Road to the south and the Keahuoli / Kealahke boundary to the north. A total of 239 historic properties, including 1,810 features, were located within the study area. The most common features types consisted of rock mounds, modified lava blisters and outcrops, and pāhoehoe excavation features. Other common features included small terraces, low platforms, enclosures, and rubble walls. Agricultural features accounted for 90% of identified sites. Six of the sites recorded by Donham (1990a) appear to fall within the boundaries of the current project sites. These sites include: *pāhoehoe* excavations (Site 13305, 13306), pre-contact and/or early historic era trail segments (Sites 13308, 13322 and 13323) and an agricultural terrace situated along the northwest side of an outcrop (Site 13489).

In 2001, PHRI returned to two sites identified during the Donham 1990a study (Corbin 2001) to perform data recovery, both located south of Candidate Site F. A total of 188 features were identified at these two sites; 16 test units were excavated. Three radiocarbon dates of A.D. 1400-1640, A.D. 1490-1900, and A.D. 1660-1950 were determined for the sites.

6.3.2.2.2 Tulchin and Hammatt 2009

As discussed in Section 5.3.2.1 above, in 2009 CSH completed an archaeological inventory survey of an approximately 2.3-km long portion of the proposed Ane Keohokālole Highway Project (Tulchin and Hammatt 2009; see Figure 30). This project area, which crosses portions of Kealahke and Keahuoli, represents a section of the Corbin and Smith-Wong (2008) project area, and the corridor slightly overlaps Candidate Site E to the west (see Figure 30). Within the approximately 72-acre survey area a total of 12 historic properties were identified, 10 of which are located within the Ane Keohokālole Highway APE. Two burial sites located outside of the project area boundary, sites 13387 and 26836, were included in the overall undertaking APE in consideration of any indirect alterations to the character or use of the sites that may result from the project. Observed site types consisted of caves and lava tubes, terraces, a trail, modified lava

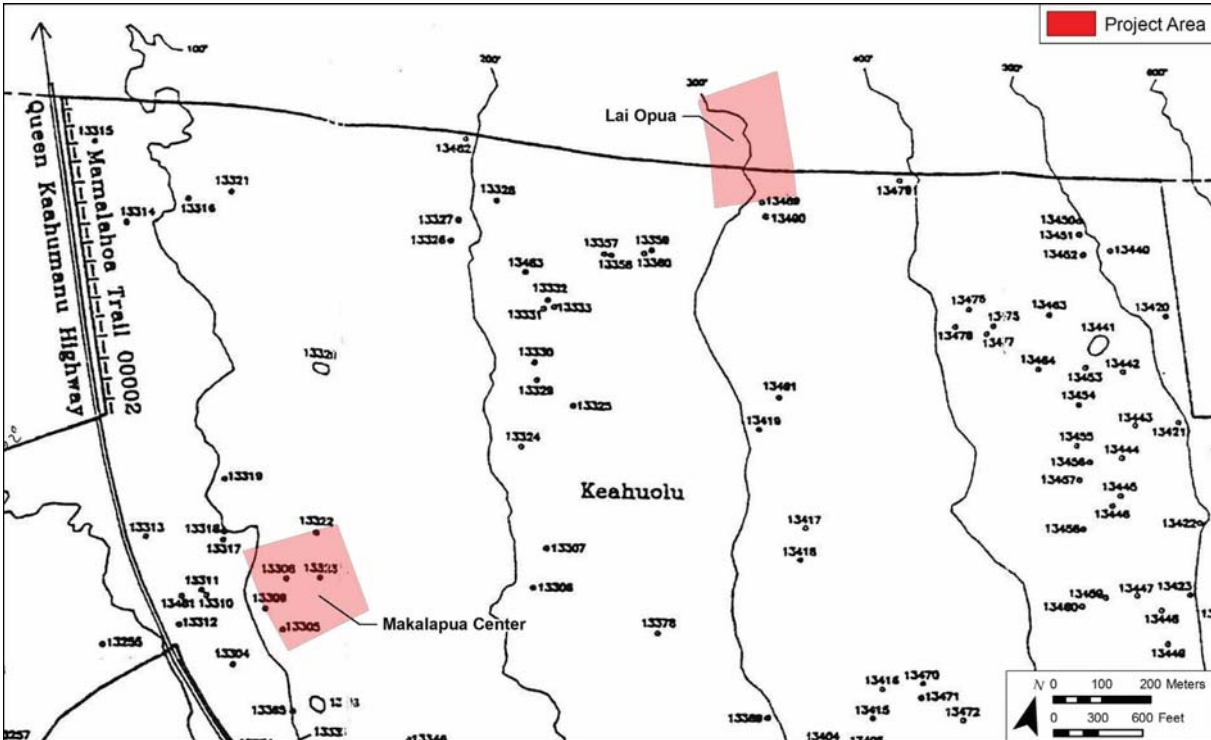


Figure 31. Map from Donham (1990a:16) overlain with Candidate Sites E and F, showing previously-identified sites located within (the locations of sites should be understood as only approximate)

Cultural Surveys Hawai'i Job Code: KALOKO 5

Keahuoli Ahupua'a: Candidate Site E and Site F

blisters, a *pāhoehoe* excavation, and a wall. Several sites identified by Corbin and Wong-Smith (2008) were expected to be found within the corridor, but could not be relocated. This is undoubtedly due to the fact that these sites were located only approximately on early survey maps. With the exception of Site 5011, none of the sites identified during this study lie within the current project sites.

6.3.2.3 Clark et al. 2010

As discussed in Section 5.3.2.2 above, in January of 2010 Reichtman Consulting submitted a draft report for an Archaeological Survey conducted at TMKs 3-7-4-21-003 and 023 along the boundary of Kealahoe and Keahuoli, overlapping the previous Donham (1990a and 1990b) and Burgett and Rosendahl (1992) study areas. The study relocated three previously identified sites (Sites -5011, -13207, and -13215), and documented six new sites (Sites -27854-27859), including a lava blister, modified outcrop, two trails, an historic rock wall, and an historic cairn (see Figure 24). Of these, only Site 5011 is located in the Keahuoli portion of Candidate Site E.

6.3.2.3 Archaeological Sites Present Within the Current Candidate Site Lands

The sites mentioned in the sections above as being present within Candidate Site F (Sites 13305, 13306, 13308, 13322, 13323) and the Keahuoli portion of Candidate Site E (Site 5011, 13489) are presented in further detail in Table 9 below, and are shown on Figure 31. Full site descriptions, taken from the respective reports, are included in Appendix A.

Table 9. Historic Properties Previously Identified Within the Keahuoli Candidate Site Lands

SIHP No. 50-10-28-	Candidate Site	Site Type	Function	Significance	Age	Last Recommended For
5011	E	Wall	Boundary	D	Historic	No Further Work
13305	F	Pāhoehoe Excavation	Quarry	D	Pre-Contact	No Further Work
13306	F	Complex of 12 Excavations	Agriculture	D	Pre-Contact	Data Recovery
13308	F	Trail	Transportation	D	Pre-Contact	Data Recovery
13322	F	Trail	Transportation	D	Pre-Contact / Early Historic	Data Recovery
13323	F	Trail	Transportation	D	Pre-Contact / Early Historic	Data Recovery
13489	E	Terrace	Agriculture	D	Pre-Contact	No Further Work

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

TMK: [3] 7-3-009-025; 7-4-008-005; 7-4-020-003, 007, 010; 7-4-021-008, 023

6.3.3 Background Summary

The current project area lies within the lower portion of the *kula* zone. According to Schlitt (1984), the *kula* zone in Keahuoli was probably not used for agriculture until about A.D. 1550-1650, although caves in the area could have been used for temporary habitation before this time. Permanent habitations would probably not be found in this area before the early post-contact period. Sweet potatoes and other crops were grown in the *kula* zone.

During the Māhele, Keahuoli Ahupua'a was awarded in its entirety to Ane Keohokālole, who later sold portions of her 15,000-20,000-acre grant to the government and other parties, with the remainder being passed on to her heir, Lili'uokalani. The pattern of *kuleana* claims in this *ahupua'a* follows that of Kealahke, in that most claims were made in the upper *kula* zone, where taro, coffee and potatoes were grown. Most of these claims were not awarded, and much of the *ahupua'a* became pasture.

A sisal mill was constructed in Keahuoli sometime during the late 1890s, and was surrounded by sisal fields that covered an area of up to 1000-acres in Keahuoli and neighboring Kealahke Ahupua'a.

In 1909, Queen Lili'uokalani executed a Deed of Trust, which established the legal and financial foundation of an institution dedicated to the welfare of orphaned Hawaiian children. The lands of Keahuoli are part of this Trust Estate. In the last twenty years, the Queen Lili'uokalani Trust has begun to develop the Keahuoli lands to generate revenue for their programs.

A modern quarry is located less than a mile east of Candidate Site F, and was originally opened up in the early 1970s by Yamada and Sons for the initial first short leg of the Queen Ka'ahumanu Highway.

6.4 Project Area Predictive Model

Permanent habitations constructed before the early post-contact period are not likely to be present in the Keahuoli project area lands. Typical Kona Field System features, including agricultural mounds, terraces, and walls, would be expected to be dominant in this area. Temporary habitation features associated with agricultural complexes, possibly dated to A.D. 1600-1778, may also be present in the Candidate Site lands. Due to the characterization of soil deposition in the area, significant subsurface deposits of cultural materials not associated with surface features are not expected. Any burials present within Candidate Sites E and F would most likely be located in lava tubes or formal platforms. Lava tubes may also contain pre- or post-contact modifications, including water collection or shelter features. Ranching features associated with post-contact use of the area may be present.

It is likely that the extant features in the *kula* area of Keahuoli (and Kealahke) represent only a small portion of the pre-contact and early post-contact features that once dotted the landscape. As early as the 1980s, Schlitt (1984) noted that extensive bulldozing in this portion of these *ahupua'a* had altered the landscape and destroyed many of the former features.

The previous archaeological studies within and immediately adjacent to the Candidate Sites within Keahuoli confirm this area to be marked by dry land agricultural features and scattered temporary habitation sites, likely associated with the agricultural use of the area in both pre- and early post-contact times. Indeed, previously recorded sites in the current project sites include a wall, agricultural features, trails and a quarry, dating from the pre-contact to early historic eras. Radiocarbon dates from data recovery conducted at sites located just south of Candidate Site F reinforce that this area was utilized throughout this range of time (Corbin 2001).

All of the sites listed in Table 9 above are considered historic properties significant under Criterion D for information they have yielded relative to past use of the current project area. Donham suggested "Further data collection" in the form of Data Recovery at Site 5011 (1990b:24-28) and Sites 13306, 13308, 13322, and 13323 (1990a:35-37). No further work was recommended for Sites 13305 or 13489, which consisted of a single *pāhoehoe* excavation and agricultural terrace, respectively. Subsequent to recent work at Site 5011, a recommendation of "No further work" was given (Clark et al. 2010:39).

Section 7 Results of Fieldwork

The current project fieldwork took place over two days in June 2011. A pedestrian inspection was conducted at each individual Candidate Site. These inspections focused on covering enough ground to obtain an adequate understanding of the landscape/terrain, areas of prior impact, potential archaeologically sensitive areas and/or features, and the locations of previously-recorded sites in relation to the current project area.

A detailed accounting of the results of the current inspection specific to each Candidate Site, including potential historic properties identified within, is presented in Section 7.1. An overview of the findings related to the previously-recorded sites anticipated within the project area is given in Section 7.2.

7.1 Findings Within the Candidate Sites

7.1.1 Candidate Site A (Kaloko Makai)

Kaloko Makai is dominated by an 'a'ā ridge that cuts across the southeastern half of the project site. Off of this ridge, vegetation on the *pāhoehoe* flats is fairly thick (Figure 32). For this reason, not much time was given during the inspection to relocating site 26302, which consists of two cairns. All of the other expected sites were relocated. Signs of impact on historic properties in Kaloko Makai were observed at site 26308, which is littered with modern rubbish and was probably used as a squatter's camp at one time (Figure 33); these impacts were recorded during the Bell (2008b) study. Similar impacts were observed at some of the openings along lava tube site 26291.

A modern bulldoze road, not mentioned in the 2008 study, runs along much of the length of the 'a'ā ridge, above site 26307 (Figure 34 and Figure 35). This bulldoze road may connect to the historic jeep trail that runs through the Candidate Site A to the northeast outside of the project site, though no connection was observed during the inspection. Additional road cuts have been made off of the jeep trail, though it is difficult to ascertain their age.

It was determined during the pedestrian inspection that site 26292 lies fully outside of (but directly adjacent to) the northern boundary of Candidate Site A. Just outside of this same corner of the project site but adjacent to the western boundary, a cairn consisting of less than 20 piled *pāhoehoe* cobbles and small boulders was observed, and does not appear to have been recorded during the Bell (2008b) study (Figure 36).



Figure 32. Photo of the dense vegetation surrounding sites 26291 and 26303 Candidate Site A, taken from the 'a'ā ridge, view to the west



Figure 33. Photo of site 26308 Feature B in Candidate Site A, littered with modern rubbish; view to the east



Figure 36. Aerial photo (Google Earth 2011) showing the location of Candidate Site A in relation to the newly identified Cairn



Figure 34. Photo of the bulldoze road running along the 'ā ridge in the southeastern quadrant of Candidate Site A; view to the north



Figure 35. Photo of site 26307 along the 'ā ridge in Candidate Site A; view to the north

7.1.2 Candidate Site B (Kealakehe I)

The Kealakehe 1 project site has been extensively impacted by modern development. Between the project site and the Queen Ka'ahumanu Highway is a sizeable construction staging area that includes a very large gravel stockpile (Figure 37). Numerous bulldoze paths have cut through portions of this site, including one road that roughly bisects it and abuts Kealakehe Parkway (Figure 38). The field crew observed vehicles traveling along this bulldoze road during the field inspection. The project site is predominately comprised of extremely rough 'ā'ā flow, though the northeastern quadrant is densely vegetated, undulating *pāhoehoe* (Figure 39 and Figure 40). *Malapilo* was observed along the *pāhoehoe* flows (Figure 41). A substantial ravine extending roughly north-south for 30 to 40 m was noted in the *pāhoehoe* flow along the northern boundary of the project site. The northern end of this ravine has been filled with basalt boulders, likely during the construction of Kealakehe Parkway (Figure 42).

Based on the project area overlay on the Donahm (1990b) site distribution map, no previously-recorded sites were expected within Candidate Site B, though a substantial trail (site 13194) was depicted over a hundred meters to the south (see Appendix A and Figure 25). The field crew was not expecting to locate this trail during the current inspection, but it was discovered within the northern half of the project site. The true location of this trail underscores the inaccuracy of the Donahm (1990b) map.

The 1990 documentation of site 13194 is somewhat problematic. The description provided by Donahm (1990b:A-14) of the portion of the trail west of the bulldoze road appears to be accurate; indeed, this section "consists of a cleared and packed path through the aa with spaced pāhoehoe slabs that are inset into the aa," (Figure 43). The description does not mention coral presently found along this section (see Figure 43), though the coral could have been placed there within the past two decades. Donahm's site description also mentions that site 13194 intersected the Māmalahoa Trail but was disturbed in that vicinity by bulldozing (presumably within the bounds of the current staging area). The description mentions the trail taking a sharp northward turn at the eastern edge of the 'ā'ā flow (Donahm 1990b:A-14). Before realizing that the trail corresponded with site 13194, the CSH field crew had identified what appears to be a continuation of the trail in a mauka direction across the *pāhoehoe* interface, though the trail was lost after a short distance (Figure 44). This section of trail extending from the staging area to the *pāhoehoe* east of the bulldoze road was recorded as Trail 1 (Figure 45), and no sharp turn to the north was observed. It appears that another party recently followed the trail along the route identified by the current inspection, including the section beyond the eastern edge of the 'ā'ā flow, as blue flagging tape was found along its length.

Two other trail segments were identified during the inspection. Trail 2 extends in a northeast-southwest directly for four to five meters over the interface of the *pāhoehoe* and 'ā'ā flows, and is marked by 15 to 20 *pāhoehoe* stepping stones (see Figure 45 and Figure 46). Along Trail 2, the original PHRI site tag for 13194 was located, meaning that this section of trail represented Donahm's northern leg mentioned in the site description. Trail 2 could not currently be followed over the *pāhoehoe* to the south and west, and may have been disturbed to the north by the construction of Kealakehe Parkway.

The third trail (Trail 3) consists of a compressed path through the 'ā'ā that is oriented in roughly the same fashion as Trail 2 (see Figure 45 and Figure 47). Though no intersections

among the three trails were identified, it is possible that Trail 3 once represented a northeast-oriented branch off of the primary *mauka-makai* trail (Trail 1), and that Trail 2 is a further extension of this branch.

Just north of the Trail 2 and Trail 3 segments along the bulldoze road bisecting Candidate Site B, a concentration of water worn basalt stones, small worn pieces of coral, and what may be an unfinished, or pre-form, *ulu maika* (stone used in an ancient Hawaiian game) (Bulldozed Concentration, see Figure 45, Figure 48 and Figure 49) were found pressed into the ground surface. No previously-recorded sites are known to be located in this vicinity. This concentration may represent an hisotric property missed during the Donham (1990b) survey.



Figure 37. Photo of the western boundary of Candidate Site B, showing the disturbance within the project site here and the construction staging area immediately *makai*; view to the southwest



Figure 38. Photo of the bulldoze road that bisects Candidate Site B, near its intersection with Kealakehe Parkway; view to the northwest



Figure 39. Photo of the rough 'ā lava terrain comprising the relatively undisturbed southern portion of Candidate Site B; view to the southeast



Figure 40. Photo of the thick vegetation on the pāhoehoe flow comprising the northeast quadrant of Candidate Site B; view to the north



Figure 41. Photo showing native maiapilo growing on the pāhoehoe in the northeast quadrant of Candidate Site B; view to the southeast



Figure 42. Photo of the ravine near the northern boundary of Candidate Site B; note the large basalt boulders that have been pushed into the ravine; view to the northeast

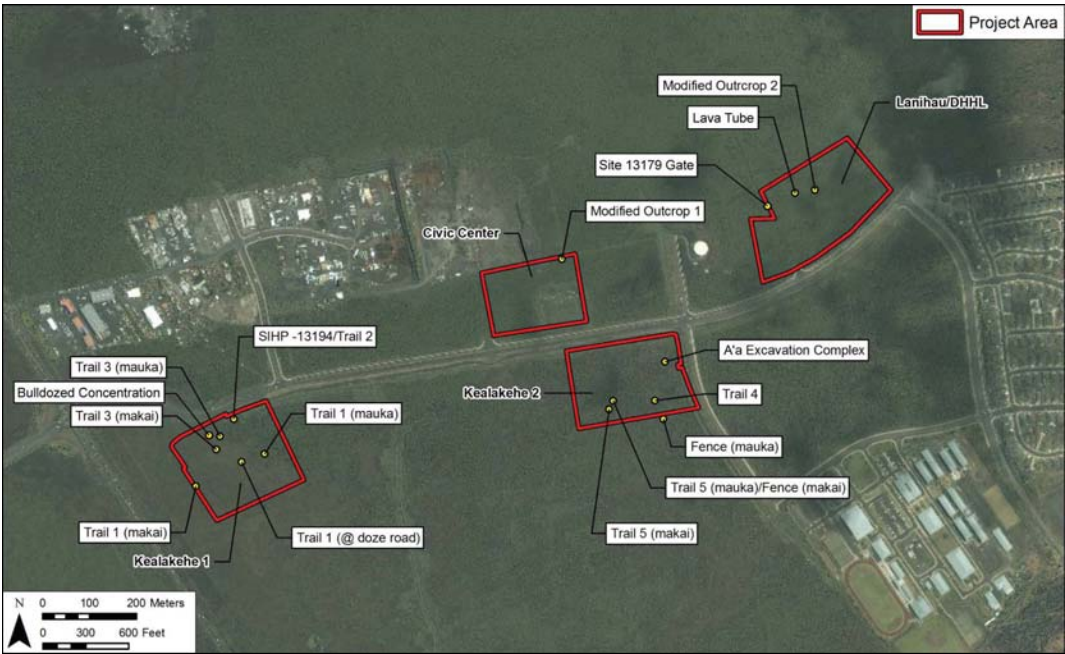


Figure 45. Aerial photo (Google Earth 2011) showing the locations of newly-identified potential historic properties and features mentioned in the text within Candidates Sites B, C, D and G

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023



Figure 43. Photo of a section of the mauka portion of site 13194 (Trail 1) in Candidate Site B; note the flat stepping stones in the top register of the photo and the round, white piece of coral to the right of the trail; view to the northeast



Figure 44. Photo of the mauka-most identified section of Trail 1 in Candidate Site B (visible as compressed 'a'a' in the center of the photo); blue flag was found along this section; view to the east

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023



Figure 46. Photo of Trail 2 in Candidate Site B, representing the Donham (1990b) northward bend of site 13194; note the original metal PHRI site tag on one of the *pāhoehoe* stepping stones in the bottom register and Kealakehe Parkway in the background; view to the north



Figure 47. Photo of Trail 3 in Candidate Site B, visible as compressed, darkened 'u'ā heading up the center of the photo and crossing the bulldoze road; view to the northeast



Figure 48. Photo of the Bulldozed Concentration near the northern end of the bulldoze road in Candidate Site B; the archaeologist is holding what is likely a pre-form *ulu maika* artifact, while more waterworn stones and pieces of coral are present in a concentration at his feet; view to the northwest



Figure 49. Close-up photo of the *ulu maika* pre-form found in the Bulldozed Concentration that may represent a severely impacted hisotric property; note the other water worn stones and pices of coral present below

7.1.3 Candidate Site C (Civic Center)

The Civic Center project site is bounded by a quarry on the north, the new Civic Center complex on the east, and Kealahoe Parkway on the south (Figure 50 and Figure 51). Several species of native plants have been planted along the Civic Center parking lot, at the eastern project site boundary, and include *koa* and *ma'o* (Hawaiian cotton, *Gossypium tomentosum*) among others (Figure 52). No previously-recorded sites were anticipated at this Candidate Site (see Figure 25 and Figure 26).

Extensive bulldozing was observed throughout the entire southeast quadrant of the Civic Center project site (Figure 53). The remainder (save one curious pocket of 'a'i in the southwest quadrant, Figure 54) consists of undulating, often crumbling *pāhoehoe* flows marked by numerous outcrops and depressions descending from a ridge situated near the center of the site. These outcrops, which provide an excellent view of the coastline, were inspected as thoroughly as possible for modifications. One modification was noted in the northeast corner of the project site, comprised of *pāhoehoe* cobbles and small boulders crudely stacked in a roughly NW-SE alignment atop an outcrop (Modified Outcrop 1, see Figure 45 and Figure 55). Off of the outcrops, the vegetation can be quite dense and ground visibility is low (Figure 56).

Similarly, depressions or sinks in the *pāhoehoe* are areas of concern, as they can indicate lava tube openings or other natural features that were commonly utilized in the past. Many of the depressions in this Candidate Site were inspected for such features, and while some shallow openings were observed, no substantial tube openings or human modifications were noted (Figure 57).



Figure 50. Photo of the quarry bounding Candidate Site C to the north; view to the north



Figure 51. Photo of the new Civic Center complex bounding Candidate Site C to the east, taken from Kealahoe Parkway; view to the north



Figure 52. Photo of a *ma'o* plant located along the boundary of Candidate Site C and the Civic Center parking lot; view to the west

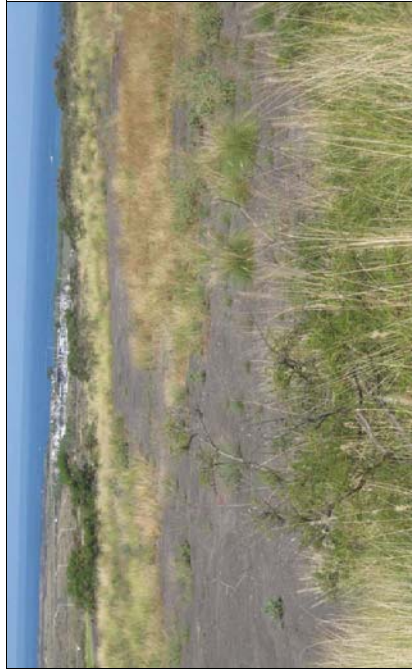


Figure 53. Photo of the bulldozed southeast portion of Candidate Site C; view to the west



Figure 54. Photo of a small pocket of 'a'a within the southwestern portion of Candidate Site C that is completely surrounded by *pāhoehoe*; view to the north



Figure 55. Photo of Modified Outcrop 1 in Candidate Site C; note the new Civic Center complex in the background; view to the east



Figure 56. Photo showing the density of vegetation within Candidate Site C; view to the southeast



Figure 57. Photo showing a shallow lava tube opening on the edge of a depression in Candidate Site C; note a portion of the Civic Center parking garage in the top left corner; view to the north

7.1.4 Candidate Site D (Lanihau)

As at the Civic Center project site, Lanihau is characterized by undulating *pāhoehoe* flows. *Koa haole* grows thickly in the depressions and along the length of the historic wall (site 13179) that runs up the west side of this Candidate Site (Figure 58 and Figure 59). This bi-faced, core-filled wall is in generally good condition, and one of the cattle gateways described by Donahm (1990b) was observed within the project area, though the aluminum gate itself has collapsed (Figure 60). The intersection of this wall with a potentially remnant section of wall site 13180 is expected outside of the project area to the north, though the current inspection did not confirm this.

The dense vegetation coupled with presumably inaccurate site distribution maps from Donham (1990b) and Robins et al. (2000) may explain why sites 13178, 13023 and 18148 could not be reidentified. A significant amount of time was spent looking for site 18148, which is reported as being located about 50 m from site 13179. The site distribution map from the Burgett and Rosendahl (1992) study depicts sites 13188, 13189, 16008 and 16009 directly along the proposed Kealahou Parkway road corridor (see Figure 26). If this map is even somewhat accurate, then these sites would have been obliterated by the construction of the road; little time was spent searching for these sites along the southern boundary of the project site.

One modified outcrop (Modified Outcrop 2) was identified in the northern portion of Candidate Site D. It was ruled out as belonging to one of the existing sites, thus representing a potentially new historic property. Modified Outcrop 2 consists of filled crack atop a *pāhoehoe* outcrop (see Figure 45 and Figure 61). A small lava tube opening was also identified that may contain human modifications (Lava Tube, see Figure 45 and Figure 62).



Figure 58. Photo showing the dense vegetation within Candidate Site D; view to the east



Figure 59. Photo of wall site 13179 running through Candidate Site D; note the housing development in the background; view to the southeast



Figure 60. Photo of a gateway along site 13179 within Candidate Site D; view to the north



Figure 61. Photo of Modified Outcrop 2 in Candidate Site D; view to the west



Figure 62. Photo of the previously-unrecorded Lava Tube identified in Candidate Site D; view to the northwest

7.1.5 Candidate Site E (La'i Ōpua)

The La'i Ōpua project site contains the well-documented historic wall comprising site 5011. This wall has been impacted by current construction along the Ane Keohokalole Highway, which borders Candidate Site E to the west (Figure 63 and Figure 64). Other than the destruction of the wall at the highway, it remains in good condition.

This project site is very densely vegetated (Figure 65), making inspection difficult. The ground surface is almost entirely comprised of jumbled, eroding *pāhoehoe* obscured by thick grasses, airplants and decomposing organic material. No new potential historic properties were identified. Site 27855, recorded recently by Rechtman Consulting (Clark et al. 2010), was presently relocated. Relocation of this site would have been difficult if not for the signs of recent clearing around it (Figure 66), despite the accuracy of the site location as depicted on map from the Clark et al. (2010) report.

It is the accuracy mentioned in regard to site 27855 that exhibits the *inaccuracy* of the Donham (1990b) site distribution map. The Donham (1990b) map depicts wall site 13215 falling along the eastern boundary of Candidate Site E (see Figure 25). However, the Clark et al. (2010) study identified the site approximately 150 m to the east of the Donham (1990b) projection (see Figure 24), placing it well outside of the current project area. Indeed, no sign of this wall was observed along the eastern boundary of the La'i Ōpua project site. The inaccuracy of the Donham (1990b) map likely explains the present inability to relocate site 13489 along the southern boundary as well. Site 13489 (a terrace) was not relocated during the Clark et al. (2010) survey either, or it would have been depicted on the map from that report (see Figure 24).



Figure 63. Photo of wall site 5011 *makai* of Candidate Site E and the Ane Keohokalole Highway (presently under construction), visible in the center of the photo; view to the west



Figure 64. Photo of site 5011 extending east through Candidate Site E through the center of the photo; view to the east



Figure 65. Photo showing an overview of Candidate Site E and its dense vegetation, with Kealakehe High School in the background; view to the north



Figure 66. Photo of site 27855 along the northern boundary of Candidate Site E, now overgrown but showing signs of clearing during documentation by Clark et al. (2010); view to the southeast

7.1.6 Candidate Site F (Makalapua)

The Makalapua project site includes fairly extensive areas of bulldozing along its eastern boundary (Figure 67), which may account for the present inability to relocate trail site 13322. This trail was located on an 'a'ā flow, as were the other trails previously-recorded in this Candidate Site. As the density of vegetation is lower on the more recent 'a'ā flows than on the older *pāhoehoe* flows in the area, inspection of these flows was easier and a relatively thorough search was conducted for this site.

Squatters have occupied these lands in recent times, as evidenced by the amount of rubbish scattered about and the presence of several campsites. It is of note that one quite substantial camp appears to lie at the southern end of trail site 13308, thus impacting the site by the modern addition of branch trails, mounds, and other markers along its length (Figure 68, Figure 69 and Figure 70). It is possible that rock material once associated with site 13308 has been displaced for the construction of these modern features. The site was found about 100 m north of its position depicted on the Donham (1990a) site distribution map (see Figure 31 and Figure 71). Similarly, trail site 13323 was found nearly 25 m east of its expected location (see Figure 31, Figure 71 and Figure 72), running roughly parallel to the *makai* edge of a bulldozer cut along the eastern project site boundary.

Sites 13305 and 13306 could not be relocated. These historic properties consist of *pāhoehoe* excavations likely obscured by areas of dense vegetation. It was noted during the inspection that trees favor growth inside of cracks and openings in the *pāhoehoe*; this pattern of growth makes observation of these types of features even more difficult. Furthermore, it could be inferred from the inaccurate positions of sites 13308 and 13323 on the Donham (1990a) map that these sites may be located some distance away from the areas specified thereon. An area within Candidate Site F likely to contain site 13306 was identified, but it is thickly overgrown with grasses and *koa haole* (Figure 73). A previously-unrecorded *pāhoehoe* excavation was identified in the northeast quadrant of Candidate Site F, at which the quarried rock material has been placed back into the pit (*Pāhoehoe* Excavation, see Figure 71 and Figure 74).



Figure 67. Photo showing one of the bulldozed areas along the western boundary of Candidate Site F; view to the north



Figure 68. Photo of a modern 'squatters' camp located at the south end of trail site 13308, note the modern rock constructions; view to the south



Figure 69. Photo of a section of trail site 13308 in Candidate Site F, visible as compressed 'a'ā lined with cobbles running up the center of the photo, taken from the squatters' camp; note the modern trail branching to the left and the modern mound marking the intersection; view to the northwest



Figure 70. Photo showing the modern trail branching off of site 13308 near the squatters' camp and the modern mound in the foreground on the left; view to the west



Figure 72. Photo of trail site 13323, visible as compressed 'a'ā running up the center of the photo; view to the northwest

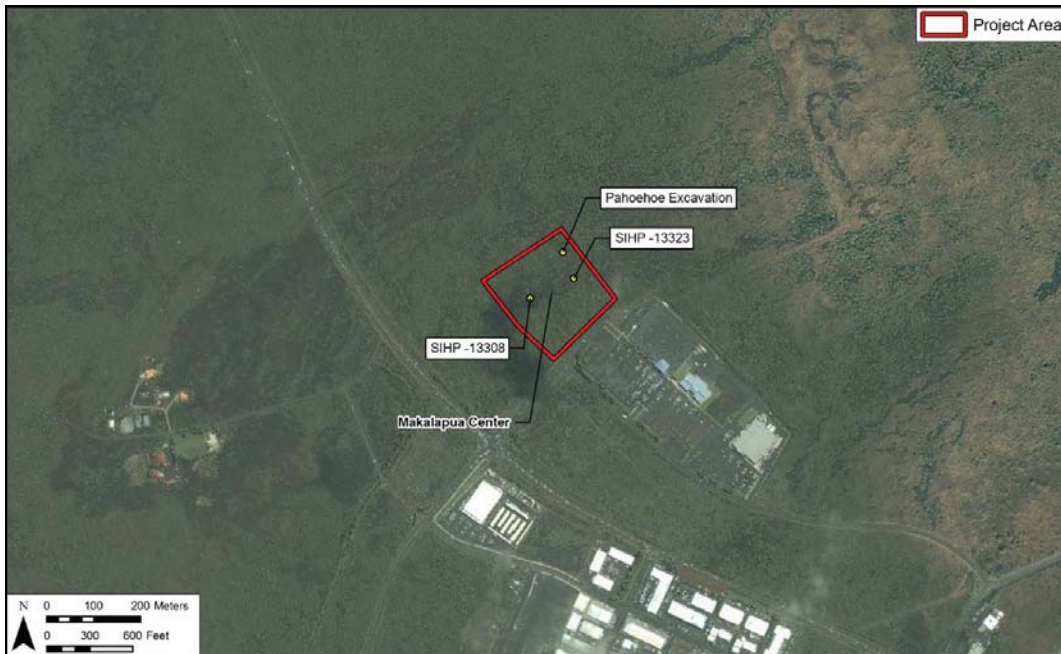


Figure 71. Aerial photo (Google Earth 2011) showing the locations of the features mentioned in the text within Candidate Site F



Figure 73. Photo showing a potential location for site 13306; note the low ground visibility here; view to the west



Figure 74. Photo showing *Pālochoe* Excavation 1; view to the east

7.1.7 Candidate Site G (Kealakehe 2)

The field inspection at the Kealakehe 2 project site focused on identifying trails, due to the known network of trails *maka* in Kealakehe 1 and community concern over such features (Angela Fa'anunu, personal communication June 13, 2011). The project site is almost entirely underlain by 'a'ā lava flows that are lightly vegetated, permitting relatively thorough coverage during the pedestrian inspection. Other than a bulldozed area along the northern project site boundary (Figure 75), little modern impact was observed within this Candidate Site.

Two potential sections of trail were identified within the Kealakehe 2 project site. Trail 4 consists of a narrow (less than 50 cm wide) path of compressed 'a'ā oriented roughly east-west near the eastern boundary of the project site (Figure 76). The potential trail is approximately 15 m long (the datum shown on Figure 45 was taken at the west end of the trail). Given its narrow width and the history of livestock grazing in this area (as well as the presence of wild ungulates), it could be interpreted as an animal trail. Many small, non-contiguous patches of compressed 'a'ā were noted throughout this Candidate Site, surely the result of the presence of livestock over many years. Trail 4 stood out in the field because of its defined length.

Another potential trail was observed in the southwest quadrant of Candidate Site F, and was documented as Trail 5 (see Figure 45 and Figure 77). This trail is up to a meter wide, and runs northeast-southwest for approximately 50 m. Like Trail 4, it consists of compressed, darkened 'a'ā. Along the southwest end, some 'a'ā cobbles may have been placed along the edges of the trail.

A likely historic wire fence line abuts Trail 5 near its midpoint. This end of the fence line has been secured with a sizeable mound of piled 'a'ā cobbles and boulders (Figure 78). The fence line, which runs roughly northwest-southeast, crosses out of the project area along the southern boundary and continues to the extant portion of Ane Keohokālole Highway (see Figure 45). The wire fencing is rusty, and rust stains are visible on the 'a'ā underneath it. While the fence line is predominately supported by rusting, metal vertical stakes, some very weathered wooden posts were also observed along its length, suggesting utilization of this fence over many years (see Figure 78 and Figure 79).

A section of Site 13180 was identified as expected in the northwest corner of the project site. The wall is oriented northeast-southwest, and consists of stacked 'a'ā cobbles and boulders. From its natural end in the project site, the wall runs approximately 30 m to the right-of-way along the south side of Kealakehe Parkway (Figure 80). While development has impacted the lands directly east of the new Civic Center, through which this wall would have continued to the northeast, there is a strong possibility that portions of the wall remain in the lands immediately west and north of Candidate Site D, where it is reported to intersect with wall Site 13179 (Donham 1990b).

In the northeastern quadrant of Kealakehe 2, a complex of two or three excavations were observed (see Figure 45 and Figure 81). These pits are situated on an 'a'ā flow that appears older than the surrounding flows, given its smoothed and faded appearance. These features, indicated by the presence of overturned rock material, average less than a meter across and currently support plant growth (Figure 82).



Figure 75. Photo of bulldozed area along the northern boundary of Candidate Site G, with Kealakehe Parkway and the new Civic Center in the background; view to the north



Figure 76. Photo of Trail 4 in Candidate Site G, visible as compressed 'a'a running from the bottom left corner up through the center of the photo; note Kealakehe High School in the background; view to the east



Figure 77. Photo of Trail 5 taken from its *makai* end and visible as compressed 'a'a meandering from the bottom left corner up through the center of the photo; note the Civic Center in the background; view to the north



Figure 78. Photo of the 'a'ā mound securing the western end of the potentially historic fenceline (Fence) in Candidate Site G; note the use of a wooden post; view to the east



Figure 79. Photo showing the potentially historic fenceline (Fence) in Candidate Site G, showing the utilization of metal stakes and weathered wooden posts; view to the east



Figure 80. Photo showing the makai end of wall site 13180 within Candidate Site G, with the Civic Center complex in the background; view to the north



Figure 81. Photo of the 'A'ā Excavation Complex in Candidate Site G, showing the archaeologist taking a datum between two of the pits; view to the southwest

7.2 Results for Previously-Recorded Sites Anticipated in the Project Area

Table 10 summarizes the information gathered for the historic properties expected to be located within the Candidate Sites based on the background research.

During the pedestrian inspection, several previously-recorded sites were relocated, including sites 5011, 13179, 13180, 13308, 13323, 26291, 26292, 26303, 26307, 26308, and 27855 (see Table 10). Sites recorded using GPS technology during studies conducted more recently, such as those recorded by CSH in Kaloko Makai, were generally easy to relocate. In contrast, many of the sites from older studies within the project area were not always found at the points depicted on respective maps; this is likely due to the more rudimentary locational technologies employed two decades ago. The inaccuracy of these older site distribution maps explains in part why a number of known sites could not currently be relocated within the Candidate Sites. The sites that could not be relocated include 13023, 13178, 13188, 13189, 13215, 13305, 13306, 13322, 13489, 16008, 16009, 18148, and 26302, representing 54 percent of the total expected sites (see Table 10). All but one of the sites not relocated (26302) were from the older Donham and Robins et al. studies. If sites 16008 and 16009 did exist at or near the locations depicted by Burgett and Rosendahl (1992), they were likely destroyed by the construction of Kealahou Parkway. Generally low ground visibility was also a factor in the inability to relocate some sites.

As discussed in Section 7.1.5, the case of site 13215 exemplifies the disparity of site location reporting from two decades ago to recent times. The inaccuracy of site locations on older distribution maps cannot be dismissed as a modern misplacement of the project area shape or overlay, as evidenced by the identification of sites 13308 and 13323 in Candidate Site F. Site 13308 was identified approximately 100 m north of its expected position, while 13323 was found nearly 25 m east of its location on the Donham (1990a) site distribution map (Figure 31). It is logical to conclude that simple misplacement of the project area overlay would result in a more consistent displacement.

Table 10. Summary of Field Results for Sites Expected to be Encountered Within the Project Area

SIHP No. 50-10-	Site Type	Candidate Site	Relocated During Inspection	Notes
28-5011	Wall	E	Yes	Found at location depicted on previous site distribution maps
27-13023	Complex	D	No	Failure to relocate site was due to density of vegetation and potential inaccuracy of site distribution map from Donham (1990c)
28-13178	Complex	D	No	Failure to relocate site was due to density of vegetation and potential inaccuracy of site distribution map from Donham (1990b)



Figure 82. Photo showing one of the pits at the 'A'ā Excavation Complex in Candidate Site G; note the *koa hiale* growing from the pit, and the overturned cobbles indicating human modification; view to the southwest

SIHP No. 50-10-	Site Type	Candidate Site	Relocated During Inspection	Notes
28-13179	Wall	D	Yes	Found at location depicted on site distribution map from Donham (1990b); it is unclear why this wall was not reported in the Donham (1990c) or Robins et al. (2000) reports; may connect to site 13180 wall just north of Candidate Site D
28-13180	Wall	G	Yes	A 30-40 meter long section of this wall was located during the inspection; a portion of this wall has been obliterated by the construction of Kealakehe Parkway and a parking/staging area to the north; sections of the wall still may exist, and may connect to site 13179 wall just north of Candidate Site D
28-13188	Complex	D	No	Site likely destroyed by construction of Kealakehe Parkway
28-13189	Complex	D	No	Site likely destroyed by construction of Kealakehe Parkway
28-13215	Wall	E	No	Site likely falls well outside of Candidate Site E to the east, as depicted on site distribution map from Clark et al. (2010); thus, the location depicted on the Donham (1990b) map is inaccurate
28-13305	Pāhoehoe Excavation	F	No	Failure to relocate site was due to density of vegetation and potential inaccuracy of site distribution map from Donham (1990a)
28-13306	Complex	F	No	General area of features identified, but dense vegetation and potential inaccuracy of site distribution map from Donham (1990a) made relocation problematic
28-13308	Trail	F	Yes	True location is nearly 100 m north of location depicted on site distribution map from Donham (1990a); site has been impacted by modern squatters
28-13322	Trail	F	No	Failure to relocate site was due to potential inaccuracy of site distribution map from Donham (1990a), and possibly to extensive bulldozing along the eastern side of Candidate Site F

SIHP No. 50-10-	Site Type	Candidate Site	Relocated During Inspection	Notes
28-13323	Trail	F	Yes	True location is nearly 25 m east of location depicted on site distribution map from Donham (1990a); site may have been impacted by bulldozing
28-13489	Terrace	E	No	Failure to relocate site was due to potential inaccuracy of site distribution map from Donham (1990a); otherwise, it is likely that the site would have been relocated by Clark et al. (2010)
28-16008	Unknown	D	No	Site likely destroyed by construction of Kealakehe Parkway
28-16009	Complex	D	No	Site likely destroyed by construction of Kealakehe Parkway
27-18148	Complex	D	No	Failure to relocate site was due to density of vegetation and potential inaccuracy of site distribution map from Robins et al. (2000)
27-26291	Lava tube	A	Yes	Found at location depicted on site distribution map from Bell et al. (2008b)
27-26292	Lava Tube	A	Yes	Lies completely outside of but directly adjacent to the northern boundary of Candidate Site A
27-26302	Cairn	A	No	General area of feature identified, but dense vegetation made relocation problematic
27-26303	Lava tube	A	Yes	Found at location depicted on site distribution map from Bell et al. (2008b)
27-26307	Complex	A	Yes	Found at location depicted on site distribution map from Bell et al. (2008b)
27-26308	Enclosure	A	Yes	Found at location depicted on site distribution map from Bell et al. (2008b)
28-27855	Modified Outcrop	E	Yes	Found at location depicted on site distribution map from Clark et al. (2010)

Section 8 Summary and Recommendations

8.1 Summary

The project area straddles two regions that were traditionally used for temporary habitation, agriculture and *mauka-makai* travel. Koloko and Honokōhau belonged to Kekaha, a dry area in North Kona known for its austere physical environment. Kealakehe and Keahuolu represented a transitional region between Kekaha and the more fertile and populated area surrounding Kailua and Keauhou to the south. The present Candidate Sites are situated between 70 and 450 ft amsl, placing them within the traditional Intermediate Zone of Kekaha and the *kūla* zone of Kealakehe and Keahuolu.

Organized agriculture within the Intermediate Zone of Kekaha may date as early as A.D. 1400, while the corresponding *kūla* zone was probably not used for agriculture until about A.D. 1550-1650. Sweet potatoes and other crops were grown in these zones, but would have been cultivated more densely further upland, where rainfall and soil were more abundant. These zones contained a scattered distribution of habitations of different modes (i.e. temporary and recurrent) which were generally located within the vicinity of *mauka-makai* trails or in association with other functional site types like agricultural and lithic resource procurement. Caves in the region were often used for temporary habitation, water collection, and burial.

Following western contact, the population of North Kona declined rapidly due to disease and a major shift in the traditional Hawaiian settlement pattern. The residents who survived disease likely moved their residences to economic centers such as Kailua-Town, or in closer proximity to major roadways and localities of churches and schools established by the missionaries. The Kohanaki and Kealakehe Homesteads comprised the only substantial populations in or around the project area lands during that time.

The remaining vacant lands were subsequently acquired for cattle ranching. Most *kālana* claims were located further upland where taro, coffee and potatoes grew more abundantly. Many of these claims were not awarded, and these lands were also incorporated into the area ranches. Therefore, throughout the 19th century, use of the lands around the Candidate Sites would likely have been limited to ranch-related activities and travel along existing *mauka-makai* trails for ocean access by residents of the uplands.

A sisal mill was constructed in Keahuolu sometime during the late 1890s, and was surrounded by sisal fields that covered an area of up to 1000-acres in Keahuolu and Kealakehe *āhupua'a*. Ranches developed jeep roads and built numerous walls and other related features throughout the area. Development around the Candidate Sites was generally sparse until the 1970s, when the Queen Ka'ahumanu Highway was constructed and access to these lands greatly increased. In the last twenty years, the Queen Lili'uokalani Trust has begun to develop the Keahuolu lands to generate revenue for their programs. The Kaloko Industrial Area, Makalapua Center, the Kealakehe Planned Community and the Honokōhau Harbor represent some of the recent major developments along the Queen Ka'ahumanu Highway.

The current field inspection served to develop an understanding of the landscape/terrain, areas of prior impact, potential archaeologically sensitive areas and/or features, and the locations of

previously-recorded sites in relation to the current project area. About half of the historic properties expected to be present within the Candidate Sites could not be relocated, due to inaccuracies in previous site distribution maps and typically low ground visibility.

Several features were observed throughout the project area that do not appear to correspond with previously-recorded sites. These include two modified outcrops, three or four *pāhoehoe* excavations, a few possible trails, an historic fence line, a bulldozed concentration of water worn stones and artifacts, and a lava tube. These types of features are common to the intermediate and *kūla* zones of North Kona, and are likely related to pre-contact agriculture, habitation and transportation, and historic ranching.

While the majority of the project area remains undisturbed, the substantial modern development of the area has encroached on some areas. Evidence of bulldozing was observed within all but Sites D and E. Among the Candidate Sites that have been impacted, the extent of disturbance was variable.

8.2 Recommendations

The results of the current fieldwork serve to underscore the problematic nature of data from the older studies that comprise the bulk of the project area lands. Only sites identified during current studies (such as the historic properties in Candidate Site A or site 27855 in Candidate Site E), or those at well-known landmarks (like the *āhupua'a* wall representing site 5011) were found at the specific areas predicted by the background research. It was not uncommon for sites identified during older studies (including the Robins et al. study, for which the fieldwork was conducted in 1992) to lie a hundred or more meters from their locations depicted on respective maps. Revisiting these sites for the purpose of documentation using modern locational technology would benefit the archaeological record and future studies in and around the area. Furthermore, some of the sites documented in and around the project area have been recommended for data recovery or preservation.

The observation of additional potential historic properties within the project area emphasizes the limitations of survey work in this region. Jumbled, uneven terrain often covered in grasses and invasive plants makes identification of features difficult, even with the close pedestrian transects typically employed during inventory surveys. It is clear that, despite the coverage of the project area lands under previous studies, there remains a significant potential for the presence of additional archaeologically significant features, including subsurface features in lava tubes. Recommendations specific to each Candidate Site follow.

8.2.1 Candidate Site A (Kaloko Makai)

While the Kaloko Makai project site has been recently surveyed, one newly-identified feature (Cairn) was observed adjacent to the northwestern boundary. The discovery of this modest feature underscores the potential for additional historic properties to be located within the Kaloko Makai project site. The Bell et al. (2008) project area was hundreds of acres in size; a much smaller project area would allow for a more focused survey that may serve to better identify all of the historic properties within. Site 26307 has been previously recommended for preservation, which may be problematic for the development of this site.

Furthermore, if Kaloko Makai is chosen as the final project site, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

8.2.2 Candidate Site B (Kealakehe 1)

The problematic nature of the Donham (1990b) inventory survey within the Kealakehe 1 project site was made clear during the current inspection. The case of site 13194 and the trail sections observed during the current inspection highlights the need for further study of these features (Donham [1990b:35] also recommended further study at site 13194). There is a strong potential for the presence of additional historic properties within the northeast quadrant of this project site where the vegetation is quite dense, and within the southern portion where the lava has not been impacted, although the discovery of the Bulldozed Concentration and Trail 3 emphasize that additional properties could be found anywhere within this project site. The Donham (1990b) study comprised nearly 1000 acres; as recommended for Candidate Site A above, a focused inventory survey of this project site would likely yield a more thorough accounting of the historic properties located within.

Furthermore, if Kealakehe 1 is chosen as the final project site, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

8.2.3 Candidate Site C (Civic Center)

The Civic Center project site was also part of the large Donham (1990b) study area. While Donham (1990b) did not identify any sites within the bounds of Candidate Site C, the documentation of the newly-identified Modified Outcrop 1 underscores the potential for further historic properties here. A focused inventory survey of this project site would yield a more thorough accounting of the historic properties located within, particularly within the densely vegetated depressions.

This Candidate Site is one of the most impacted project sites, as essentially the entire southeastern quadrant had been bulldozed. Furthermore, the project site is bounded on three sides by developments including a quarry, the new Civic Center, and Kealakehe Parkway. When one considers these facts in addition to the relative lack of known historic properties here, the Civic Center project site seems to be the best choice for the Judiciary Complex.

In addition to further inventory survey work, if the Civic Center project site is chosen for the Judiciary Complex, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

8.2.4 Candidate Site D (Lanihau)

The identification of Modified Outcrop 2 and the dense vegetation within the Lanihau project site underscore the potential for further historic properties to be located here. Inaccuracies in the Donham (1990b) and Robins et al. (2000) site distribution maps may account for the lack of

success in relocating sites 13023, 13178 and 18148, but only wall site 13179, which was currently identified, was previously recommended for further work.

Like Candidate Sites A, B and C, the Lanihau project site was originally surveyed under sizeable study areas (Donham 1990a and b, Robins et al. 2000). A focused inventory survey could result in improved locational data for the historic properties that could not be relocated during the present study, better our understanding of site 13179, and document new potential sites like Modified Outcrop 2.

Furthermore, if Lanihau is chosen as the final project site, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

8.2.5 Candidate Site E (La'i 'Ōpua)

While the La'i 'Ōpua project site was initially surveyed during the somewhat problematic Donham (1990a and b) studies, it has also been very recently covered in a significantly smaller, more focused inventory survey (Clark et al. 2010). During the Clark et al. (2010) study, a new historic property was identified (site 27855), but this modest site was recommended for no further work, as was the more substantial wall site 5011. No new potential historic properties were identified during the current inspection. Therefore, despite the dense vegetation throughout most of this site, further inventory survey is not necessary.

The terrace (site 13489) recorded by Donham (1990a) was not identified during the Clark et al. (2010) survey, meaning that this site probably lies at a distance from its location shown on the Donham (1990a) site distribution map. Wall site 13215 was relocated during the Clark et al. (2010) study over 100 m east of its location as depicted by Donham (1990b). The exclusion of these known historic properties from Candidate Site E lands essentially halves the total of historic properties anticipated here. This general lack of sites coupled with the prior recommendation of no further work for sites 5011 and 27855 makes La'i 'Ōpua a potentially good location for the Judiciary Complex.

However, if Candidate Site E is chosen as the final project site, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

8.2.6 Candidate Site F (Makalapua)

The Makalapua project site will require additional inventory survey work if chosen for the Judiciary Complex. This project site was part of the 1,100-acre Donham (1990a) study area. Three of the sites anticipated here could not be relocated (site 13322 may have been impacted by bulldozing). Furthermore, the two sites that were currently relocated were found substantial distances from their locations on the Donham (1990a) site distribution map. A new potential historic property (Pahoehoe Excavation 1) was also identified during the current inspection; this finding and the presence of dense vegetation on the *pāhoehoe* flows here underline the potential for further potential sites. A focused inventory survey could result in improved locational data for the historic properties that could not be relocated during the present study, better our

understanding of sites 13306, 13308, 13322, and 13323 (all previously recommended for data recovery) and document new potential sites like Pahoehe Excavation 1.

If Lanihau is chosen as the final project site, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

8.2.7 Candidate Site G (Kealakehe 2)

The Kealakehe 2 project site further exemplifies the limitations of the data gathered under the Donham (1990b) inventory survey. The current discovery of the 'A'ā Excavation Complex and the potential trails in this project site exhibit the potential for the presence of further historic properties here. In addition, during the 1990 study the likely-historic wire fence line currently identified was not recorded; admittedly, 20 years ago this feature may not have met the 50-year age requirement to be considered eligible as an historic property. A focused inventory survey of this project site would yield a more thorough accounting of the historic properties located within.

In addition to further inventory survey work, if the Kealakehe 2 project site is chosen for the Judiciary Complex, archaeological monitoring is highly recommended during any construction-related ground disturbance. A program of archaeological monitoring would help to mitigate the potential for subsurface historic properties within the project site.

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Appendix A Site Descriptions

9.1 Kaloko Site Descriptions

9.1.1 State Site #50-10-27-26291 (from Bell et al 2008b)

SHP #	50-10-27-26291
FUNCTION:	Shelter/Mining
SITE TYPE:	Lava Tube
TOTAL FEATURES:	3
DIMENSIONS:	80 m by 15 m (262.5 ft. by 49.2 ft.)
CONDITION:	Fair
AGE:	Pre-contact
ELEVATION:	425 ft a.m.s.l.

DESCRIPTION: Site -26291 is located in the southern half of TMK 25 on the undulating *pāhoehoe* flow just off the north edge of an 'a'a flow. The vegetation on the site and within the immediate vicinity consists of dense grasses and *koa haole*, sparse patches of *ilima*, and a few Christmas berry. There is a bulldozer road running north/south through the site and some bulldozer activity runs through one of the sinks; some modern trash is present.

This site consists of a series of four sink holes (Sink 1-4) and associated archways (Figure 83). Features A and B are within Sink 1. Sink 2 contains no prominent features although a *pāhoehoe* slab, approximately 1 m square (3.3 ft.) and 20 cm (0.66 ft.) thick, appears to have been placed on a leveled area of *pāhoehoe* rubble. This slab is located at the southern edge of Sink 2 and is near a bulldozer road that runs through the sink. A water worn stone, 30 cm (1 ft.) by 15 cm (0.5 ft.) and 15 cm thick (0.5 ft.), was found under a *pāhoehoe* arch between Sink 2 and Sink 3. Sink 3 contains Feature C, a small refuge cave with quarrying areas. The *pāhoehoe* within Sink 3 is fairly abrasive and could have been used as medium grade abraders.

Another archway, unobstructed at both the east and west ends, is between Sink 3 and Sink 4. Within this archway is a flat smooth shelf that is approximately 1.5 m (4.9 ft.) above the archway floor and extends along the northern wall of the archway. A few large *pāhoehoe* cobbles were placed on the shelf to form a small chamber running towards the northwest. There is also an area of soil deposit that contains a *kukui* scatter within the archway. This area is approximately 1.5 m (4.9 ft.) in diameter and the soil is 2 cm (0.8 inches) in depth. The archway appears to be a very comfortable habitation although the only evidence of habitation is the *kukui* scatter. The archway is fairly exposed and there is modern trash throughout the area, which may indicate the area's potential for looting.

Feature A is a lava tube (Figure 84 and Figure 86). Piled *pāhoehoe* cobbles are in the tube's entrance and obscure much of the entrance. These cobbles also limit the entrance to approximately 50 cm (1.6 ft.). The tube's interior is approximately 5 m (16.4 ft.) wide; the tube extends in a northwesterly direction for approximately 15 m (49.2 ft.) before ending. A dense concentration of *kukui* is immediately inside the tube's entrance. Approximately fifty percent of the *kukui* is rat-gnawed, and no more than twenty percent are opened; this is a possible *kukui* cache. The lava tube also contains an area of soil deposit, 2 m (6.6 ft.) in diameter with a maximum depth of 10 cm. Some bird bone and an infant pig mandible fragment are present

although no shell midden is present. The function of Feature A is a refuge cave that served as a shelter.

Feature B is a partially collapsed arch formed into a terrace (Figure 85 and Figure 87). The majority of the arch's west opening is closed off by fall. Along the eastern entrance beneath the arch is a small, sloping, *pāhoehoe* terrace approximately 30-40 cm (1-1.3 ft.) high. The terrace is along the northern side of the arch and slopes gradually from east to west. It extends approximately 1 m (3.3 ft.) south from the northern wall and is approximately 1.5 m (4.9 ft.) across, from east to west. Approximately 1 m (3.3 ft.) south of this terrace is a mounded area that is 2-3 m (6.7-9.8 ft.) in diameter. This mound slopes gradually from the southern edge of the east entrance towards the northern edge of the west side of the arch. The constructed height of the north end of the mound is 40 cm (1.3 ft.) and rises to 75 cm (2.5 ft.) at the southern end. An informally modified natural terrace is beneath the arch. Some cobbles and small boulders are stacked on top of the naturally flat *pāhoehoe* slab terrace, likely to level this area. Some midden is visible in the crevices of this modified natural terrace. The function of Feature B is an activity area related to quarrying based on the presence of the mounding of likely quarrying materials.

Feature C is a small refuge cave concealed by placed boulders and cobbles (Figure 88). The entrance is a narrow 1 m (3.3 ft.) slot that drops down approximately 2 m (6.6 ft.) into the tube. The tube opens to 2 m (6.6 ft.) in width and is 75 cm high. The tube extends approximately 5 m (16.4 ft.) at a bearing of 282, and narrows significantly at the west due to rubble. The only modification is the boulders piled at the cave's surface entrance, likely constructed to conceal the entrance. No modification is visible in the interior of the cave. Feature C's function is a refuge cave used as a shelter.

The small soil deposit in the archway between Sink 3 and Sink 4 and the soil deposit in Feature A indicate fair excavation potential.

The site's function is interpreted as a shelter and mining activity area. Features A and C, lava tubes whose entrances are extremely small and not readily visible from the surface, exhibit no modification or significant cultural materials. Features A and C appear to be refuge caves that served as shelters. Despite the Feature B modifications, there is minimal evidence at site 26291 for habitation utilization. The site contains very little midden.

The site's second function is mining (quarrying) based on the presence of large amounts of unnaturally broken cobbles and boulders across the site. Additionally, surface *pāhoehoe* has been quarried. Based on the site's proximity to a habitation site, 26303, that contains clear evidence of habitation, including midden and the presence of a water source, this site was a shelter and mining area.

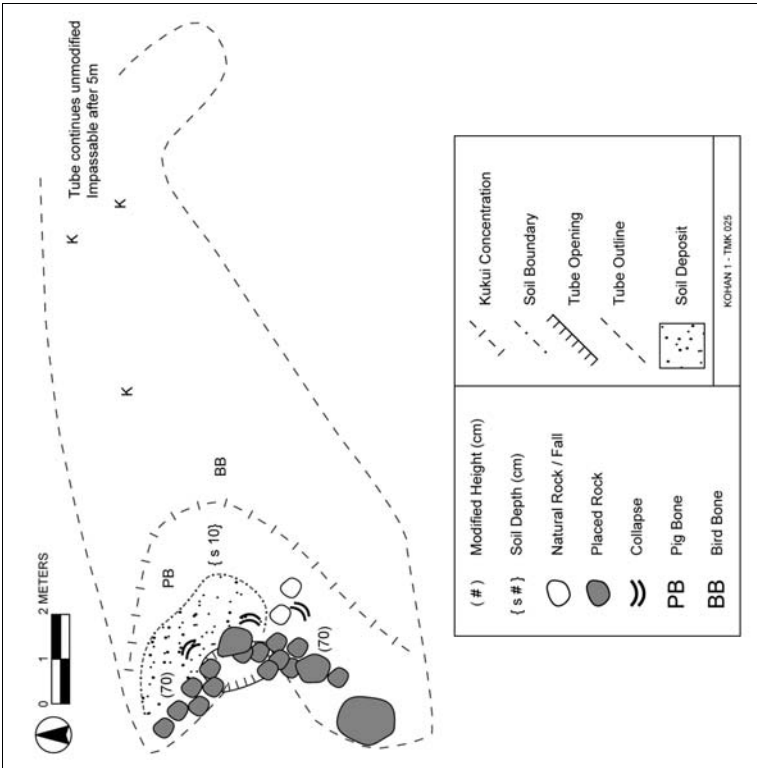


Figure 84. Site -26291, Feature A, plan view

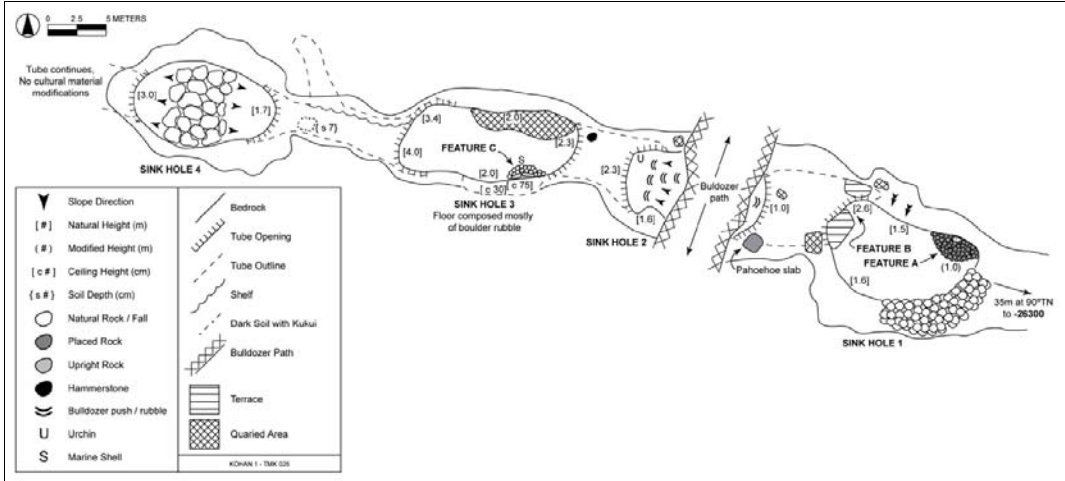


Figure 83. Site -26291, plan view of surface (Sink 1-4)

9.1.2 State Site # 50-10-27-26292 (from Bell et al 2008b)

SIHP # 50-10-27-26292
FUNCTION: Shelter
SITE TYPE: Lava tube
TOTAL FEATURES: No feature designations assigned
DIMENSIONS: 10 m by 1-2 m (32.8 ft. by 3.3-6.6 ft.)
CONDITION: Good
AGE: Pre-contact
ELEVATION: 430 ft a.m.s.l.
DESCRIPTION: Site -26292 (Figure 89) is a lava tube measuring 13 m (32.7 ft.) in length north/south by 1-2 m (3.3-6.6 ft.) width east/west with an average ceiling height of 80 cm (2.6 ft.) (Figure 90). A bulldozed road is approximately 10 m (32.8 ft.) from the overhang to the southwest and runs northwest/southeast. The largest portion of the tube is an overhang measuring 5 m (16.4 ft.) in length. The tube continues beyond the overhang to the south for approximately 4 m (13.1 ft.). No artifacts or middens were found in either the overhang or the tube, however, the overhang has approximately 50 *pāhoehoe* cobbles placed in the far (east) corners of the overhang that were likely from outside of the tube. Ceiling fall also appears to have been cleared from the center of the overhang. The north end of the tube appears to be blocked by several placed boulders. Several cracks have been filled in on the surface of this area of the tube. A paved level surface is also above the tube on the surface and measures 2 m by 1.5 m (6.6 ft. by 4.9 ft.). The paved surface is level and constructed of small cobbles.

The site's function is interpreted as shelter. This interpretation is based on the blocking of the tube's north end and the paved area above the tube. All entries, including cracks and holes, leading into the tube have been blocked to prohibit access. Burial function was initially determined to be a possibility, however, excavation results (see below) proved that a burial was not present. Function as a shelter is indicated by the overhang with its cleared center and placed boulders. The tube's south end does not appear to have been utilized, which is likely due to the tube's small size. Excavation potential of the site is fair due to the presence of several 4 cm (0.13 ft.) deep soil deposits in the overhang.

9.1.2.1 Testing Results

Excavation was conducted to determine whether the platform concealed a burial or the entrance to a lava tube (Figure 91). Stratum I was excavated to a maximum depth of 60 cmbs (1.9 ft.); it is composed primarily of small and medium *pāhoehoe* cobbles (Figure 92). A very small amount of sediment (10YR 3/2 silty loam), from vegetation falling between the cobbles, was present. Bedrock was encountered at 60 cmbs (1.9 ft.) and no cultural materials or subsurface features were found (Figure 93).



Figure 88. Site -26291 Feature C, showing view to east



Figure 92. Site -26292, paved surface prior to excavation



Figure 93. Site -26292, paved surface after excavation

9.1.3 State Site # 50-10-27-26302 (from Bell et al 2008b)

SIHP # 50-10-27-26302
FUNCTION: Marker
SITE TYPE: Cairn
TOTAL FEATURES: 2
DIMENSIONS: 7 m by 5 m (23 ft. by 16.4 ft.)
CONDITION: Poor
AGE: Pre-contact
ELEVATION: 430 ft a.m.s.l.
DESCRIPTION: Site -26302 consists of two small cairns (Features A and B) that are located at the northern edge of an 'a'a flow where it borders *pahoehoe* bedrock (Figure 94 and Figure 95). **Feature A** primarily consists of a stack of large cobbles/small boulders; it measures approximately 2 m by 2 m (6.6 ft. by 6.6 ft.) with a maximum height of 60 cm (2 ft.). **Feature B** is similarly constructed and measures 2 m by 1.5 m (6.6 ft. by 4.9 ft.) with a maximum height of 40 cm (1.3 ft.).
The site's function is interpreted as two markers. This interpretation is based on the fact that the mounds do not have the dimensions that are typically associated with a burial mound.



Figure 94. Site -26302, Feature A in background, Feature B in foreground

9.1.4 State Site # 50-10-27-26303 (from Bell et al 2008b)

SIHP # 50-10-27-26303
FUNCTION: Temporary Habitation
SITE TYPE: Lava tube
TOTAL FEATURES: 3
DIMENSIONS: 35 m by 20 m (115 ft. by 65.6 ft.)
CONDITION: Good
AGE: Pre-contact
ELEVATION: 435 ft a.m.s.l.
DESCRIPTION: Site -26303 consists of a temporary habitation cave approximately 8 m (26.2 ft.) wide and 1-2 m (3.3 ft. by 6.6 ft.) deep with two lava tube segments. Feature A extends to the west, Feature B extends to the east, and Feature C, a small tube, extends approximately 3 m (9.8 ft.) at 310 degrees (Figure 97).

Feature A is a lava tube; most of the first 22 m (72.2 ft.) of the tube is approximately 6 m (19.7 ft.) wide and 1.2 m (3.9 ft.) high (Figure 97). The tube extends from the entrance 19 m (62.3 ft.) at a 245 degree bearing then continues from that point at 305 degrees bearing. At the 25 m (82 ft.) mark there is a *kukui* but scatter. At approximately 6 m (19.7 ft.) from the entrance there is a constructed partition. At 4 m (13.1 ft.) a small boulder pile is along the northern wall of the tube. The tube is impassable at the 29 m (95.1 ft.) mark.

Feature B is a lava tube measuring 3 m by 1.25 m (9.8 ft. by 4.1 ft.) high (Figure 96 through Figure 98). The entrance is 11 m (36.1 ft.) east of the Feature A entrance. An approximately 3 m by 4 m (9.8 ft. by 13.1 ft.) area inside the entrance contains *kukui* and shell with midden-shell species including *Isochnomon* sp., *C. mauritiana*, urchin shell, *Theodoxus*, and *Cariosus*. Within the first 10 m (32.8 ft.) of the entrance, there is also a small jaw bone fragment, probably pig, and a small basalt manuport that is approximately 13 m (42.7 ft.) from the drip line.

At 9 m (29.5 ft.) the tube constricts significantly, then the tube opens up again; past the constriction water, marine shell, and *kukui* are present. From entrance the tube extends 21.2 m (70 ft.) at the 65 degree bearing from this point the tube curves at a bearing of 12 degrees and extended 17.5 m (57.4 ft.). At the 21.2 mark five *kukui* nuts were observed. Around the 20 m (65.6 ft.) point there is a 4 m (13.1 ft.) in diameter mound of 'a'ā with several crab claws on top. There appears to be construction consisting of stacked small boulders and cobbles along the northern and southern sides of the tube entrance. The entrance of this tube is 5 m wide by 1.2 m (16.4 ft. by 3.9 ft.) in height; the soil floor near the entrance is approximately 4 m by 3 m (13.1 ft. by 9.8 ft.) and shows evidence of occasional runoff in filling. Modern trash is located at the entrance. The site lies approximately 5 m (16.4 ft.) north of a northwest corner of a pronounced 'a'ā flow. A possible trail is up an 'a'ā flow east of Feature B.

Feature C is a small tube-entrance, approximately 1 m by 0.5 m (3.3 ft. by 1.6 ft.) high. It appears that some of the collapsed rubble has been slightly excavated from the tubes interior and stacked up along the tubes entrance. The tube extends approximately 2-3 m (6.6-9.8 ft.) from the entrance and narrows down to about 10-20 cm (0.33-0.66 ft.) in height and 40-50 cm (1.3-1.6 ft.) in width. The tube extends at a 310 degree bearing.

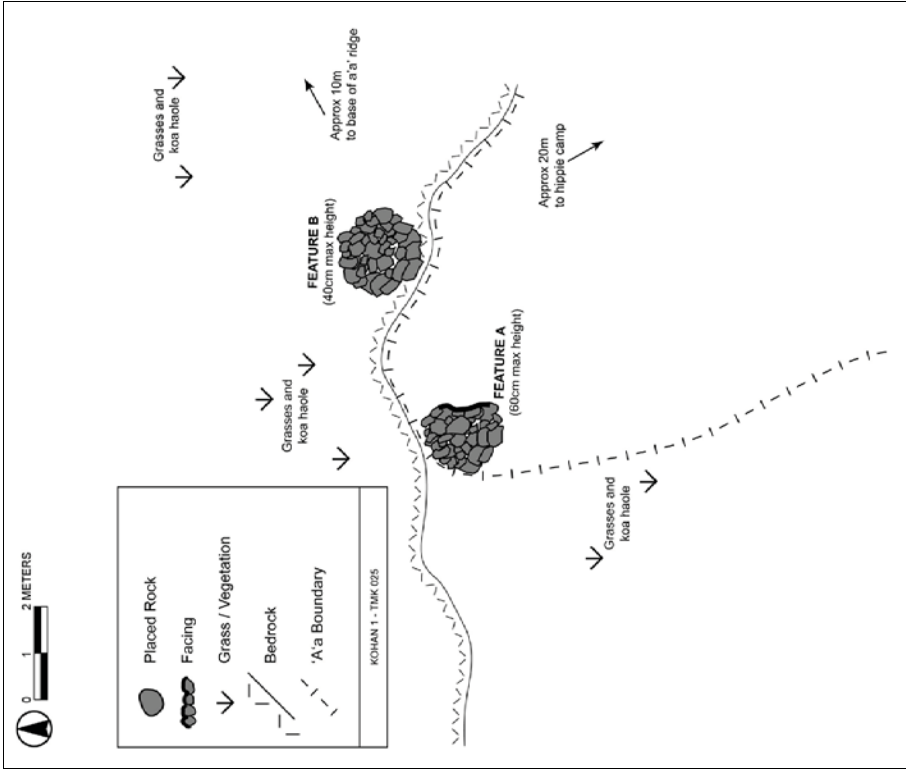


Figure 95. Site -26302, plan view

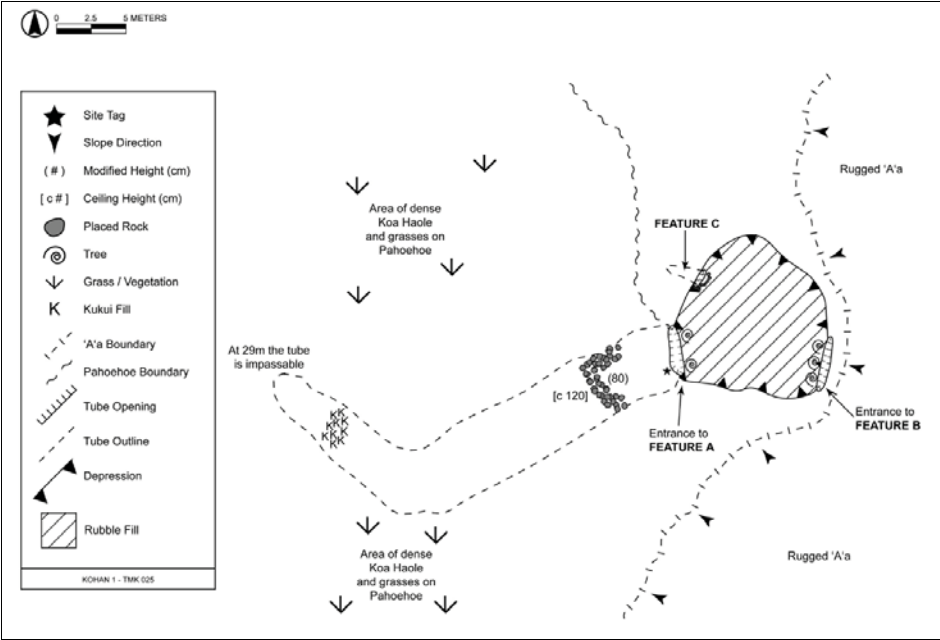


Figure 97. Site -26303, plan view

Cultural Surveys Hawai'i Job Code: KALOKO 5

Appendix A Site Descriptions

A possible trail is 64 degrees from the center of the collapse area/site beginning at the base of the 'a'a flow. The trail is composed of small loose 'a'a cobbles and lacks any larger cobbles and boulder. The trail ranges in width from approximately 40 cm (1.3 ft.) at the base to approximately 1 m (3.3 ft.) at the overhang. It is primarily discernable due to its red/darker coloration in comparison to the surrounding 'a'a.

The trail runs approximately 8 m (26.3 ft.) northeast up the 'a'a to a small natural overhang. The overhang could serve as both a small shelter and an outlook point from atop the overhang. The overhang is composed of a large chunk of 'a'a and is approximately 1 m (3.3 ft.) across and 60-70 cm (2-2.3 ft.) high. The overhang is approximately 2 m (6.6 ft.) below the top of the 'a'a flow. A small *koa haole* tree is directly in front of the overhang.

The site's function is interpreted as temporary habitation based on the extent of modification and the amount of midden present. The site's proximity to the possible trail also indicates temporary habitation.

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island

A-15

TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

9.1.5 State Site # 50-10-27-26307 (from Bell et al 2008b)

SIHP #	50-10-27-26307
FUNCTION:	Ceremonial
SITE TYPE:	Complex
TOTAL FEATURES:	4
DIMENSIONS:	7 m by 7 m (23 ft. by 23 ft.)
CONDITION:	Excellent
AGE:	Pre-contact
ELEVATION:	450 ft a.m.s.l.

DESCRIPTION: Site -26307 is a modified natural depression in an undulating 'a'a flow (Figure 99). The depression measures approximately 7 m east/west by 7 m north/south (23 ft. by 23 ft.). The depression center, a naturally relatively-level area, is not modified and is almost entirely filled with *koa haale* and Christmas berry. It was necessary to significantly cut back vegetation to expose features, especially Feature A. The site consists of four features (A-D), some intermediate stacked cobbles and small boulder walls, and a small cobbles and rubble paving immediately to the southwest of Feature B (as shown on Figure 99). These features are built upon the depression's slope, covering most of the eastern half. They are generally arranged with the natural topography in a crescent from the south side of the depression to the north.

There is a clear and level walkway that leads to and abuts Feature C, the excavated pit, and then extends to the northwest, skirting the edge of Feature B. The walkway ends at the northwest end of Feature B and evidence of its continuation to Feature A was not found. The walkway therefore may be a bi-product of the construction of Features B and C.

Feature A is a modified 'a'a slope into a depression from a low *pu'u* in the 'a'a (Figure 100). The slope and *pu'u* trend northwest/southeast. The modified area measures approximately 5 m (16.4 ft.) in this direction (length) by approximately 3 m (9.8 ft.) wide (northeast/southwest). The modified area consists of, from northwest to southeast, a cobbles paved area with no formal edge on three sides that measures 2 m (6.6 ft. - northeast/southwest). Directly (to the southeast) abutting this paved area are two 'a'a cobbles paved terraces. The larger terrace is separated from the northwest-most paved area by a formal, but small wall, constructed of medium to small 'a'a cobbles, two courses high. This wall is approximately 30 cm (0.98 ft.) higher than the paved area and 20 cm (0.66 ft.) above the paved surface of the larger terrace. This wall curves around the west corner of the larger terrace and becomes level with the terrace, one course high at the end of the terrace to the southwest. This larger terrace measures 2 m (6.6 ft.) north/south by 2 m (6.6 ft.) west/east. Along its width (north/south), the small terrace almost completely bisects the larger terrace (dividing it into half) by running 1.5 m (4.9 ft.) west and ending 0.5 m (1.6 ft.) from the low enclosing wall to the west. The small terrace forms a "shelf" about 25 cm (0.82 ft.) high off of the surrounding terrace. Feature A also contains a small (0.6 m by 0.6 m / 2 ft. by 2 ft.) cupboard with a small cobbles and rubble paved floor, immediately adjacent to (and to the east of) the northeast corner of the double terraced area. The cupboard was constructed by excavation of 'a'a cobbles to form an uncovered cupboard (or nook) approximately 60 cm (2 ft.) deep. The excavated cobbles appear to have been reused to enclose the northeast corner (back) of the cupboard; cobbles are stacked on the surrounding 'a'a.

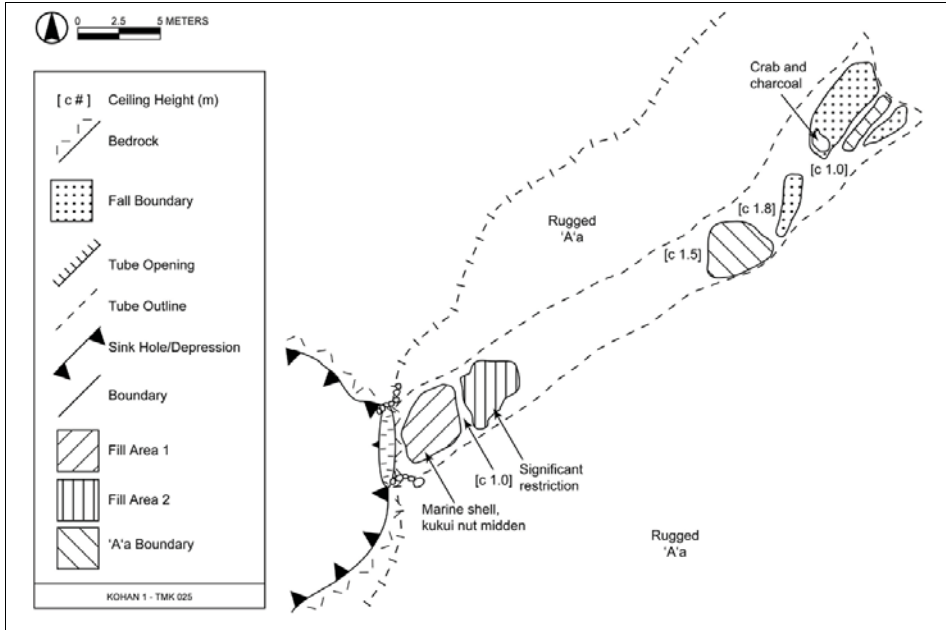


Figure 98. Site -26303, Feature B plan view



Figure 100. Site -26307, overview of Feature A terrace showing north/south running wall, view to east

Feature A's function is interpreted as ceremonial based on the size of the terraces; they are too small for habitation or agriculture. The cupboard and upper (smaller) terrace are highly visible and the level area appears ideal for ceremonial items. The terrace is also too small for a burial, and the construction type is not consistent with a burial function.

Feature B is a wall and faced terrace bisected by an 80 cm (2.6 ft.) high wall segment (Figure 101). The faced terrace is a maximum of 1 m (3.3 ft.) tall at its center and 50 cm (1.6 ft.) high at each end (southeast and northwest). The terrace wall was likely faced at one time, although currently only a one-meter portion of the northwest end remains, the remainder has collapsed. The total length of the curved terrace wall is approximately 4 m (13 ft.). The terrace retaining wall is constructed of large and medium 'a'a cobbles, between 3 and 6 courses high. The top of the terrace measures a maximum of 0.8 m (2.6 ft.) deep (back from the wall) and is paved with rubble. The top of the terrace is neatly bisected by an 80 cm (2.6 ft.) tall 'a'a small cobble, large cobble and small boulder wall, approximately 70 cm (2.3 ft.) wide. This wall may post date the terrace's construction due to variation in style, the formality of construction (the wall is not faced), and the similarity in height and shared retaining wall of the two bisected terrace areas (Figure 99). The wall extends to the northeast, approximately 2 m (6.6 ft), and ends.

Feature C is a 70 cm by 70 cm (2.3 ft by 2.3 ft) deep modified depression between two wing walls, 1.0 to 1.1 m (3.3 ft. to 3.6 ft.) high (Figure 102). The west wing wall is 2.3 m (7.6 ft.) long northeast/southwest by 1.0 m (3.3 ft.) high and 0.70 m (2.3 ft.)

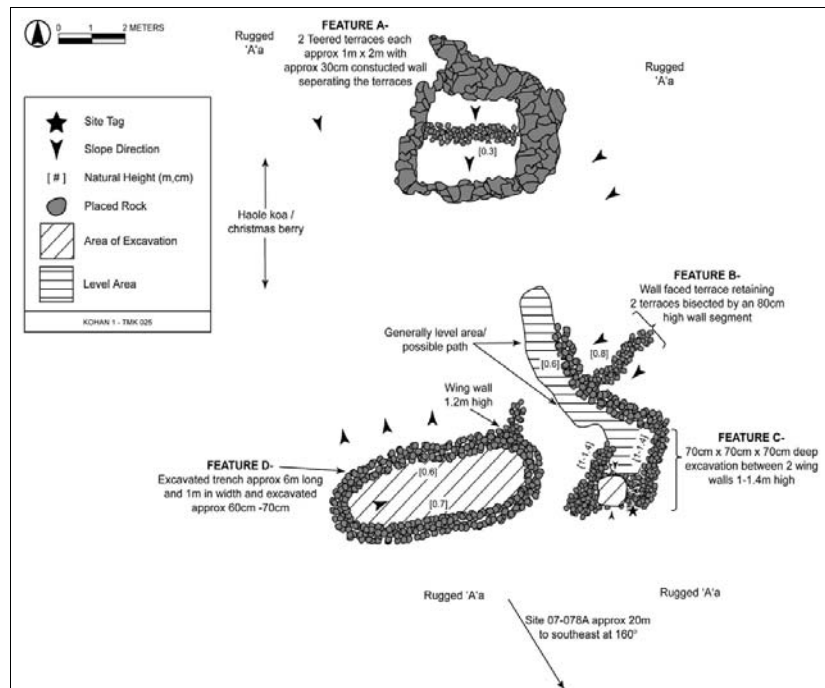


Figure 99. Site -26307, plan view

wide, constructed by piling 4-6 courses of circular basalt 'a'ā cobbles and boulders. The relatively flat path area just west of Feature B is adjacent to the northeast end of the wall to the northeast. The east wing wall is 2.2 m (7.2 ft.) long by 1.4 m (4.6 ft.) high by 1.0 m (3.3 ft.) wide, constructed by piling angular 'a'ā boulders and cobbles. The pathway to the west of Feature B leads to the modified depression. The south side of the depression appears to be a natural sloping 'a'ā flow. Feature C's function is interpreted as ceremonial storage for small items based on the secluded (between the walls) location of the modified depression.



Figure 101. Site -26307, overview of Feature B, showing bench and wall bisecting the bench, view to west

Feature D is a modified depression approximately 6 m (19.7 ft.) east/west in length and 1 m (3.3 ft.) north/south wide (Figure 103). The depression is modified to approximately 60-70 cm (2-2.3 ft.) in depth below the surrounding 'a'ā flow with 'a'ā rubble pilings on the north and south sides. The west end has a floor of relatively well sorted small 'a'ā boulders. The east end is not well sorted or cleared and consists of 'a'ā boulders ranging in size from small to large. A wing wall extends approximately 1.8 m (5.9 ft.) northeast from the northeast corner of the trench. This wing wall is constructed approximately 1.2 m (3.9 ft.) above the surrounding 'a'ā. Feature D's function is interpreted as storage, and based on its size, it may have been used for pole storage. Based on its association with the other three features, Feature D is also ceremonial.

The site's function is interpreted as ceremonial based on the features' construction and association. Features A and B appear to be relatively small shelves used for the placing of an offering. They are too small for temporary or permanent habitation activities including sitting. Additionally, the stones used for construction are too small to support the weight of an adult. Feature C's storage area is secluded and small, but formal, also suggesting ritual use of the site. Feature D's function is not as clear, however, based on its association with the other ceremonial features, it is also ceremonial function. None of the site's features are the style or construction type that usually contains a burial, or is a habitation. The features are all small and the 'a'ā appears to be young since it contains no soil, which precludes agricultural function.



Figure 102. Site -26307, Feature C, showing pit and the west constructed wall, view to west

9.1.6 State Site # 50-10-27-26308 (from Bell et al 2008b)

SIHP # 50-10-27-26308
SITE TYPE: Temporary Habitation Enclosure
TOTAL FEATURES: 2
DIMENSIONS: 11 m by 6 m (36.1 ft. by 19.7 ft.)
CONDITION: Good
AGE: Historic
ELEVATION: 445 ft a.m.s.l.

DESCRIPTION: Site -26308 is a temporary habitation consisting of two enclosures (Figure 104 and Figure 105). Within approximately 10 m (32.8 ft.) in all directions the vegetation is sparse and consists of an 'ōhi'a tree, morning glory, noni, koa haole.

Feature A is a walled enclosure within an 'a'ā flow (Figure 104 and Figure 106). The enclosure utilized a natural pu'u in the 'a'ā flow that has vertical sides approximately 2-3 m (6.6-9.8 ft.) high that form the north, south, and west sides of the enclosure. Stacked boulders and cobbles utilizing the natural bedrock outcrop is the extent of modification. The western wall is 30 m (98.4 ft.) long (north/south) and approximately 70 cm (2.3 ft.) high. The north/south wall is approximately 2.7 m (8.9 ft.) long and 1.1 m (3.61 ft.) high; the wall's east side declines. The south side of the eastern entrance is defined by a 3.3 m (10.8 ft.) long winged wall.

The eastern center of the interior of the enclosure contains a large 'ōhi'a. Kupu ferns and some scattered koa haole exist near the feature's perimeter, but the area near the feature is mostly barren.

This 'a'ā flow area has been highly disturbed and dozer activity is evident. A gravel road is located approximately 25 m (82 ft.) to the south of Feature A. This road extends from the main road (Hina Lani Street) through this 'a'ā flow. Plastic, paper, wire, and other refuse are within the site and surrounding area. Feature A demonstrates reuse of an older temporary habitation or an animal pen site, but the earliest age of this feature is unknown.

Feature B is a walled enclosure with a terrace-like feature at its west end (Figure 105 and Figure 107). The enclosure measures 12 m by 6 m (39.4 ft. by 19.7 ft.). A small tree is in the center of the feature and a large dead tree trunk makes up the southeast portion of the enclosure. A scatter of shells and coral, superficially similar to kua'ahu, is in the north center of the feature on a small constructed platform that is approximately 30-40 cm (0.98-1.4 ft.) above the surrounding pavement. This scatter includes approximately six pieces of branch coral, six water worn coral pebbles, 50 pieces of shell, and six water worn basalt pebbles. Based on the presence of beach glass, coloring on coral and shells, the fact that most if not all of the shells were collected as beach specimens, the lack of midden, and the majority of manuports are water worn shells, the scatter is modern. The shell and coral scatter is likely not more than 30 years old although it is a clear attempt to replicate a traditional Hawaiian sacred site. Trash is scattered throughout the enclosure and includes car stereo parts, plastic, a candle holder, and CDs. The terrace-like feature is likely modern construction since lawn furniture appears to be buried within the terrace. A highly mounded area/terrace is also along the enclosure's south wall that consists of small 'a'ā boulders with a buried purple velvet blanket. Non-human mammal bone was also observed on



Figure 103. Site -26307, overview of Feature D, view to northeast

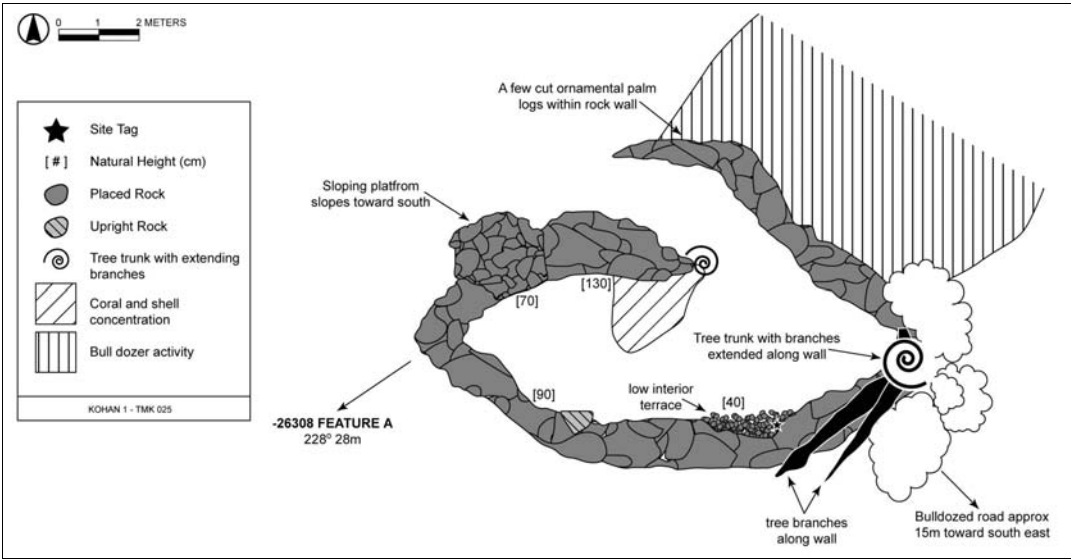


Figure 105. Site -26308, Feature B plan view

the floor of the enclosure near the coral and shell scatter. A plastic bag of *kīpe'e* shells (*Nerita polita*) is within a modern cache approximately 12 m (39.4 ft.) west of Feature B.

The site's function is interpreted as modern reuse of a temporary habitation. Aspects of the enclosure, such as the inclusion of a large upright in the south wall structures, suggest that Feature B is a historic property. The materials surrounding the feature are solely historic trash, and the imitation *kudhu* which is clearly a recent modification; it is a modern imitation of traditional Hawaiian culture. The terrace/mound-like structure contains more historic trash so that it appears to be bulldozer push. Given this function as likely modern, no further work is recommended. Given the extent of historic impact and the uncertainty as to whether it is a pre-contact feature at all this Feature B has no significance.

Feature A could have been a coral for mules or goats. Based on the type of construction and proximity to Feature B, Feature A appears to be in association with that habitation feature.

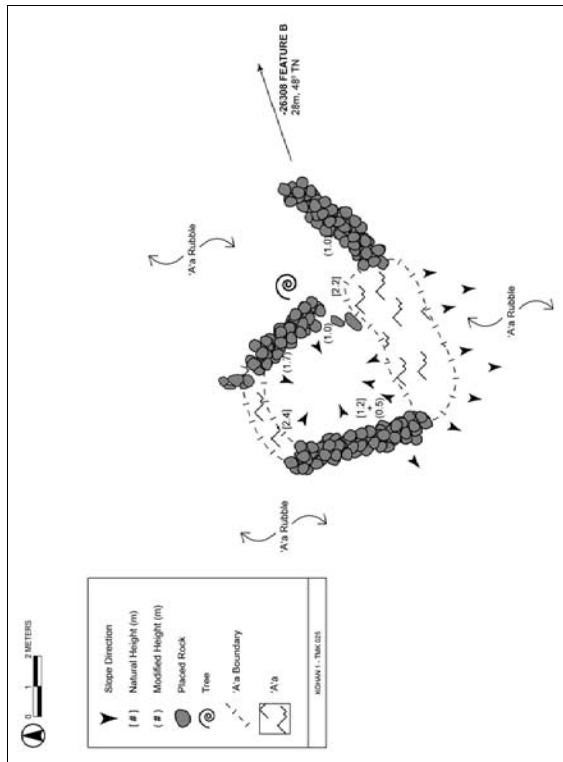


Figure 104. Site -26308, Feature A plan view



Figure 106. Site -26308, Feature A overview, showing constructed wall in foreground, entrance, and second constructed wall in background, view to east



Figure 107. Site -26308, Feature B overview, showing site tag in background, view to west

9.2 Honokōhau Site Descriptions

9.2.1 State Site 50-10-27-13023 (from Donham 1990c)

SIHP NO: 13023

PHRI TEMP. SITE NO: T-73

SITE TYPE: Complex (8 [Features])

ELEVATION: 348 ft AMSL

VEGETATION: Bunch grass, koa-haole, lichens, noni, kiawe

CONDITION: Poor

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric/Historic

FUNCTIONAL INTERPRETATION: Agriculture

APPROXIMATE SITE DIMENSIONS: 25.5 m by 25.0 m

DESCRIPTION: Located inland on a gently sloping pahoehoe flow. This complex is about 50 m southeast of the bifaced wall that cuts through the project area, and the wall on the northeast boundary of the project area runs across the complex. The complex consists of an agricultural terrace, six possible pahoehoe excavations and a rock pile made up of blocks of pahoehoe. The possible terrace is set in a bedrock depression, the floor of which is covered with 7-70 cm in diameter cobbles and boulders, making a somewhat uneven surface. No cultural remains were identified anywhere at the site during either the initial inventory survey work or during the data collection project. Site and feature forms were upgraded to inventory-level recording standards during the present data collection work.

[No field map of Site 13023 available.]

9.2.2 State Site 50-10-27-18148 (from Robins et al. 2000)

SHPD Site #: 50-10-27-18148

Site Type: Complex (for field map see [Robins et al. 2000] Volume III)

Function: Recurrent habitation

Features (#): 3

Dimension: 153.5m.2 (1,658.0 ft.)

Elevation: 355 ft. a.m.s.l.

Description: Site 18148 (Figure 108) is a complex located on a gentle, makai-trending slope of pahoehoe flow. The terrain contains numerous pockets of soil supporting sparse vegetation which includes *koa haole*, air plants, grass and a *noni* tree. The complex contains three features: a lava blister (Feature A), an enclosure (Feature B) and a modified outcrop (Feature C).

Feature A lava blister consists of three chambers designated the west, east and south chambers. The entrance to the lava blister is a sink of ceiling collapse. The overhang of the

9.3 Kealakehe Site Descriptions

9.3.1 Site 50-10-28-5011 (from Clark et al. 2010)

SIHP Site 5011

Site 5011 is a core-filled wall that runs along the boundary between Kealakehe and Keahuolu *ahupua'a* across Parcel 023 of the current project area (see Figure 24). The wall was recorded in its entirety by Donham (1990a), and sections of the wall immediately east and west of the current [Clark et al. 2010] project area have been more recently described by Ketner and Rechman (2008) and Tutchin and Hammatt (2009) respectively. Donham described Site 5011 as follows:

This wall follows the *ahupuaa* boundary between Kealakehe and Keahuolu. It consists of *aa* and *pahoehoe*, small to medium boulders and small to large cobbles. The wall is bifaced and core-filled. The wall is oriented an average of c. 220/40 degrees Az. And has a few bends in the eastern section. The east and west ends are currently defined by the boundaries of developed areas, and do not represent the original ends of the wall. (1990a:A-52)

A roughly 320-meter long section of Site 5011 runs across the current project area marking the boundary between Kealakehe and Keahuolu *ahupua'a*. This section of wall is bi-faced and core-filled, and is constructed of variously sized *pahoehoe* cobbles that are generally stacked five to eight cobbles high (Figure 109). The wall is relatively uniform in appearance across the entire project area with widths ranging from 0.7 meter to 0.9 meters and heights ranging from 1.1 meters to 1.3 meters. The wall is wider at its base than at its top. The section of Site 5011 that crosses the current project area is in a good state of repair with very little collapse and no breaks.

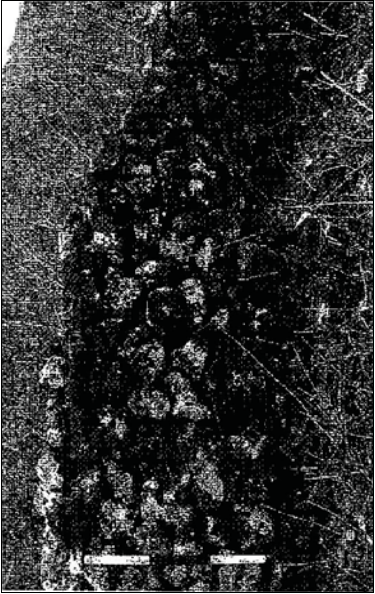


Figure 109. Photo of Site 5011, north edge of wall; view to the south (from Clark et al. 2010)

9.3.2 Site 50-10-28-13178 (from Donham 1990b)

SITE NO.: State: 13178 PHRI: T-4

SITE TYPE: Complex (3 Features)

TOPOGRAPHY: On a gently sloping *pahoehoe* flow; in area of exposed outcrops.

VEGETATION: Kiawe, fountain grass, *lantana* and succulents.

CONDITION: Good

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric

FUNCTIONAL INTERPRETATION: Agriculture-possible burial

DESCRIPTION: The overall site dimensions are c. 8.0 m by 8.0 m. The complex consists of a platform (Feature A) and two *pahoehoe* excavations (Feature B). No portable remains were noted.

FEATURE A: Platform

FUNCTION: Possible burial

DIMENSIONS: 2.05 m by 2.00 m by 0.40 m maximum height

DESCRIPTION: The platform consists of a ring-like perimeter of *pahoehoe* slabs and boulders that is filled with *pahoehoe* cobbles and *aa* clinkers. The perimeter is a single course high, and the surface of the platform is relatively level.

FEATURE B: *Pahoehoe* excavations (2)

FUNCTION: Agriculture

DIMENSIONS: 7.00 m by 4.00 m by 0.85 m maximum height

DESCRIPTION: Two cleared *pahoehoe* excavations spaced 2.5 m apart on a north-south axis comprise this feature. The northernmost excavation is 2.5 m west of Feature A. It is 2.75 m N-S and 2.0 m E-W, and consists of a cleared area along the west face of an excavated outcrop. Maximum depth of the excavation is 0.43 m. The southern excavation is a circular blister with an opening 1.75 mE-W by 2.0 m N-S and a maximum depth of 0.85 m. The southern perimeter of the excavation is open, and the cleared area inside is heavily vegetated.

[No field map of Site 13178 available.]

9.3.3 Site 50-10-28-13179 (from Donham 1990b)

SITE NO.: State: 13179 PHRI: T-5

SITE TYPE: Wall

TOPOGRAPHY: Located on a SW-facing, gradual slope; immediate surface topography is irregular and both *pāhoehoe* and *ʻaʻā* lava flows are present.

VEGETATION: Kiawe, *koa-haole*, fountain grass, air plants, impatiens.

CONDITION: Excellent

INTEGRITY: Possibly altered with modern modifications

PROBABLE AGE: Indeterminate

FUNCTIONAL INTERPRETATION: Land division/ ranching

DIMENSIONS: 244.00 m by 0.72 m by 1.56 m (approx.)

DESCRIPTION: This bifaced core-filled wall consists of *pāhoehoe* cobbles and small boulders with a core fill of cobbles and pebbles. The wall is oriented north-south and continues beyond the project area to the north. The overall length given here includes only that portion within the project area. At the northern boundary, this wall intersects with the Site 13180 wall. An aluminum cattle gate is mortared into the wall at this intersection.

[No field map of Site 13179 available.]

9.3.4 Site 50-10-28-13180 (from Donham 1990b)

SITE NO.: State: 13180 PHRI: T- 6,18

SITE TYPE: Wall

TOPOGRAPHY: Located on a SW-facing gentle slope with irregular surface topography of both *pāhoehoe* and *aa* lava flows.

VEGETATION: Kiawe, *koa-haole*, fountain grass, lantana, air plants, noni, ferns, and Christmas-berry

CONDITION: Excellent

INTEGRITY: Possibly altered

PROBABLE AGE: Indeterminate

FUNCTIONAL INTERPRETATION: Land division/ ranching

DIMENSIONS: 518.00 m by 0.58 m by 1.12 m (approx.)

DESCRIPTION: The wall is oriented on a NE-SW axis. The NE end of the wall is bifaced and made of small *pāhoehoe* boulders to large cobbles, with a core fill of *pāhoehoe* pebbles. The wall incorporates a natural *pāhoehoe* barrier along the northeastern portion.

The SW portion of the wall runs along an *aa* flow, and consists of *ʻaʻā*. It is built with *aa* cobbles and pebbles, with no size sorting between facing and fill stones.

No mortar was used to actually hold the wall together, only except where modern additions were found. It could not be determined if this was an old wall with modern alterations or if this is a later wall with these features built in.

The NE portion of the wall has a salt lick trough and a water trough built into the wall. The salt lick trough is inset into the *pāhoehoe* blocks with dimensions of 0.92 m by 0.48 m by 0.14 m deep. A canopy is created over the lick using 2" X 5 1/2" posts inset into the mortar (the wood is hand carved to make it fit into the post hole). The two braces and a cross board support the metal sheeting used for the roof. Braces are made with 2" X 3" pieces of lumber. The tin roofing is 1.3 wide by 2.46 m long. The water trough is made of concrete and is 2.60 m by 1.22 m by 0.58 m. Two metal bars stretch across the opening in the wall, over the water trough.

A gate is located at the intersection between the northeastern end of this wall and the Site 13179 wall. This is a modern aluminum cattle gate. Concrete is used to make the frame for the closing side of the gate.

[No field map of Site 130180 available.]

9.3.5 Site 50-10-28-13188 (from Donham 1990b)

SITE NO.: State: 13188 PHRI: T-14 (Figure 110 and Figure 111)

SITE TYPE: Complex (3 Features)

TOPOGRAPHY: In a partially collapsed lava tube and shallow ravine in *pāhoehoe*; general topography gently slopes to the southwest

VEGETATION: *Koa-haole*, fountain grass, Christmas-berry, air plant, vines and *kiawe*.

CONDITION: Good

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric

FUNCTIONAL INTERPRETATION: Habitation/ agriculture

DESCRIPTION: The overall site dimensions are c. 21.0 m E-W by 5.0 m N-S. The site consists of a cave (Feature A) and two terraces (Features Band C). Subsurface testing was conducted at Feature A, where midden, artifacts and soil deposits were found.

FEATURE A: Cave

FUNCTION: Habitation

DIMENSIONS: 17.00 m by 4.50 m by 1.00 m maximum ceiling height

DESCRIPTION: The cave consists of two interconnecting tube sections separated by a low ceiling and stacked rocks. The west tube is 9.7 m long by 2.0-3.0 m wide, and the east tube is 13.0 m long by 2.0-3.0 m wide. Both tubes have ceiling heights ranging from 0.40 to 1.0 m. Access to both sections of the cave is through a centrally located vertical opening in the tube ceiling. The entrance is 1.80 E-W by .70 N-S. Ceiling height at the entrance is 1.0 m. A series of *pāhoehoe* slabs is stacked below the opening in order to aid access to the cave. Portable remains including shell fragments, coral and soil deposits containing charcoal were observed on the cave floor prior to testing.

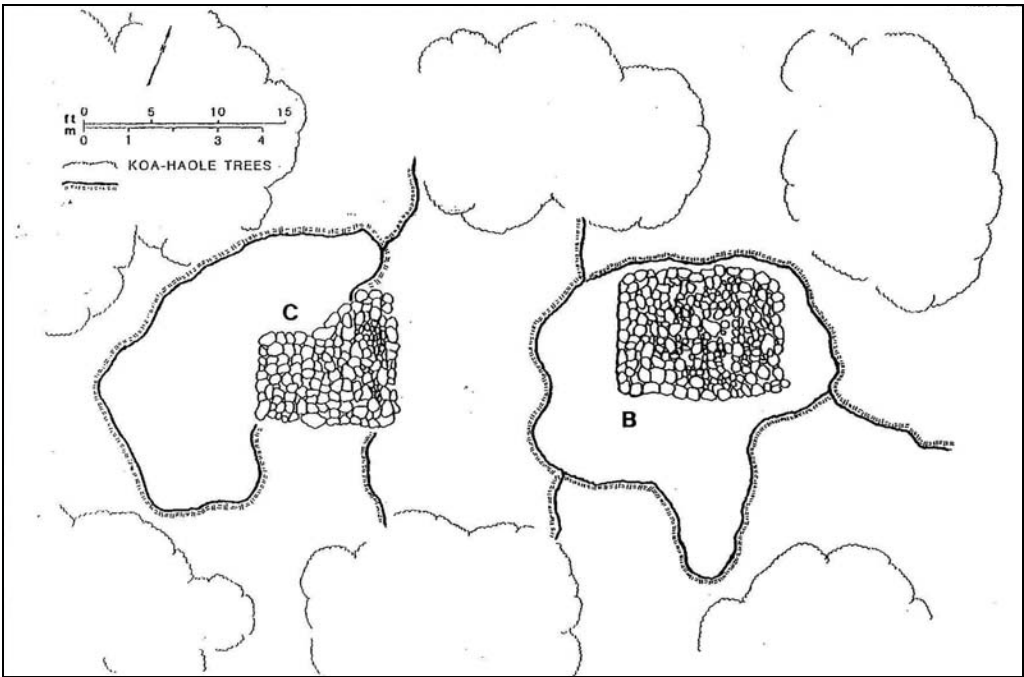


Figure 111. Plan map of Site 13188 Features B and C (from Donham 1990b)

Archaeological Literature Review and Field Check for the Kona Judiciary Complex Project, North Kona, Hawai'i Island
TMK: [3] 7-3-009:025; 7-4-008:005; 7-4-020:003, 007, 010; 7-4-021:008, 023

A-36

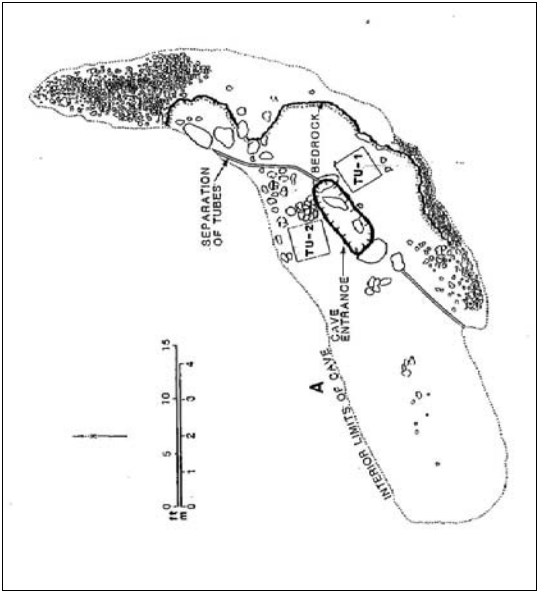


Figure 110. Plan map of Site 13188 Feature A (from Donham 1990b)

Two 1 by 1 m. test units were excavated in the cave, one in each of the chambers. The units were located on either side of the entrance, where soil and midden accumulation appeared to be thickest. Test Unit 1 was excavated in the eastern chamber. The deposit here was found to be 0.03 m thick and consisted of very loose, dark reddish-brown loam with lots of rootlets. Material recovered from screened soil includes nine volcanic glass flakes, burned and unburned kukui nut shell fragments, and a small amount of fragmented marine shell.

Test Unit 2 was excavated in the western chamber, 1.20 m away from Test Unit 1. The deposit here was found to be 0.08 m thick and was more compacted than the fill in Test Unit 1. A charcoal sample for dating was collected from Test Unit 2. This sample was submitted to Beta Analytic and was determined to be of modern age (BET A-34210).

FEATURE B: Terrace**FUNCTION: Agriculture**

DIMENSIONS: 3.50 m by 2.90 m by 0.60 m maximum height

DESCRIPTION: This rectangular terrace is located 20.0 m from the opening of Feature A at 50 degrees Az. It is situated in a pahoehoe depression along the lower slopes of a shallow ravine. The terrace consists of small to medium pahoehoe boulders and cobbles, with perimeter stones slightly larger than surface fill stones. The perimeter is raised on the east, south and west sides, and has faced walls on the west and south sides. Maximum height (0.60 m) is at the southwest corner; the east and west sides are 0.35 to 0.40 m high.

FEATURE C: Terrace**FUNCTION: Agriculture**

DIMENSIONS: 3.00 m by 3.00 m by 0.56 m maximum height

DESCRIPTION: This L-shaped terrace is located 5.0 m west of Feature B, in the same ravine setting. It consists of small to medium pahoehoe boulders, with slightly larger perimeter stones. The perimeter is raised on the east, south and west sides, but none of the sides is formally faced. Height varies from 0.20 to 0.56 m. A soil deposit which averages 0.05 m deep is present along the east side of the terrace.

9.3.6 Site 50-10-28-13189 (from Donham 1990b)

SITE NO.: State: 13189 PHRI: T-15

SITE TYPE: Complex (2 Features)

TOPOGRAPHY: On a gentle southwest facing pahoehoe slope.

VEGETATION: *Koa-haole*, fountain grass, air plant and alahale

CONDITION: Poor

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric

FUNCTIONAL INTERPRETATION: Agriculture

DESCRIPTION: The overall site dimensions are c. 15.0 m NW-SE by 10.0 m SW-NE. The site consists of two terraces and a *pāhoehoe* excavation. No portable remains or cultural deposits were observed.

FEATURE A: Terrace**FUNCTION: Agriculture**

DIMENSIONS: 7.20 m by 2.90 m by 0.45 m maximum height

DESCRIPTION: The terrace is adjacent to a pahoehoe excavation, which was apparently the source of building material. *Pāhoehoe* boulders and cobbles were used in the perimeter, and the surface is paved with smaller *pāhoehoe* pieces. Additional boulders are located to the southwest side of the terrace; these are currently scattered in no particular pattern.

FEATURE B: Terrace**FUNCTION: Agriculture**

DESCRIPTION: This terrace is located 2.5 m from Feature A. Measurements could not be obtained due to the presence of a large wasp nest on the feature. The perimeter consists of *pāhoehoe* boulders and cobbles and the surface is paved with pahoehoe cobbles and pebbles. The sides of this feature are formally aligned; however, no heights were obtained.

[No field map of Site 13189 available.]

9.3.7 Site 50-10-28-13194 (from Donham 1990b)

SITE NO.: State: 13194 PHRI: T-21

SITE TYPE: Steppingstone trail

TOPOGRAPHY: The trail runs along the edge and across a major aa flow; in an area of pahoehoe outcrops and bulldozer disturbance.

VEGETATION: Fountain grass, *koa-haole*, *ilima* and morning glory vines.

CONDITION: Poor-fair

INTEGRITY: Unaltered except by bulldozer paths which cut across the trail.

PROBABLE AGE: Prehistoric

FUNCTIONAL INTERPRETATION: Transportation

DIMENSIONS: 374.00 m by 0.25-0.50 m (approx.)

DESCRIPTION: The trail consists of a cleared and packed path through the aa with spaced pahoehoe slabs that are inset into the aa. Most of the slabs are a minimum of 0.20 m and a maximum of 0.35 min size. The rest of the slabs are small cobbles.

The western end of the trail is cut off by the Queen Ka'ahumanu Highway. Efforts to relocate it on the west side of the highway were unsuccessful. To the east of the highway, the Mamalahoa Trail appears to have crossed over this trail. To the east of the Mamalahoa Trail, it is broken by two different bulldozer paths over the aa. At the eastern end of the aa, the trail appears to make a sharp turn to the north. This turn may be an intersection between two trails; efforts to locate a continuation over the pahoehoe to the north and east were unsuccessful.

[No field map of Site 13215 available.]

9.3.8 Site 50-10-28-13215 (from Donham 1990b)

SITE NO.: State: 13215 PHRT: T-44

SITE TYPE: Wall

TOPOGRAPHY: Smooth to rough undulating pahoehoe flow with scattered aa pockets.

VEGETATION: Airplant, *koa-haole*, *kiaue*, *'ilima*, *noni* and fountain grass.

CONDITION: Fair

INTEGRITY: Unaltered

PROBABLE AGE: Historic

FUNCTIONAL INTERPRETATION: Ranching

DIMENSIONS: 18.00 m by 1.10 m by 1.00 m maximum height

DESCRIPTION: This relatively short wall section is double-faced and core-filled, and consists of pahoehoe cobbles and boulders; with some uprights incorporated into the faced sides. It is oriented NW-SE, and the southeastern end stops 9.00 m north of the Kealakehe/Keahuolu ahupuaa boundary wall (Site 13253). The sides of the wall are stacked and faced three to five courses high, at heights from 0.70 to 1.00 m. Portions of both sides of the wall have collapsed.

[No field map of Site 13215 available.]

9.3.9 Site 50-10-28-16008 (from Burgett and Rosendahl 1992)

Report not available.

9.3.10 Site 50-10-28-16009 (from Burgett and Rosendahl 1992)

Report not available.

9.3.11 Site 50-10-28-27855 (from Clark et al. 2010)

SHIP Site 27855

Site 27855 consists of a modified bedrock outcrop centrally located within the project area near the boundary between Parcels 003 and 023.. The site is situated within an area of southwest-sloping *pāhoehoe* bedrock that contains numerous raised outcrops, small ravines, and fractured bedrock surfaces. The modification consists of three linear cobble piles atop a pahoehoe bedrock outcrop. The cobble piles are located on the northeast, northwest, and southwest sides of the outcrop in an area measuring 10.5 meters (northeast-southwest) by 7 meters (northwest-southeast) (Figure 112). The modified areas surround an exposed, low-lying outcrop with scattered cobbles and a natural depression along the southeastern edge. The modification is extremely crude and opportunistic. The presence soil at the site suggests that its use was likely associated with Precontact agricultural pursuits in the area. The cobble piles may represent clearing mounds, containing cobbles cleared from adjacent soil areas along their

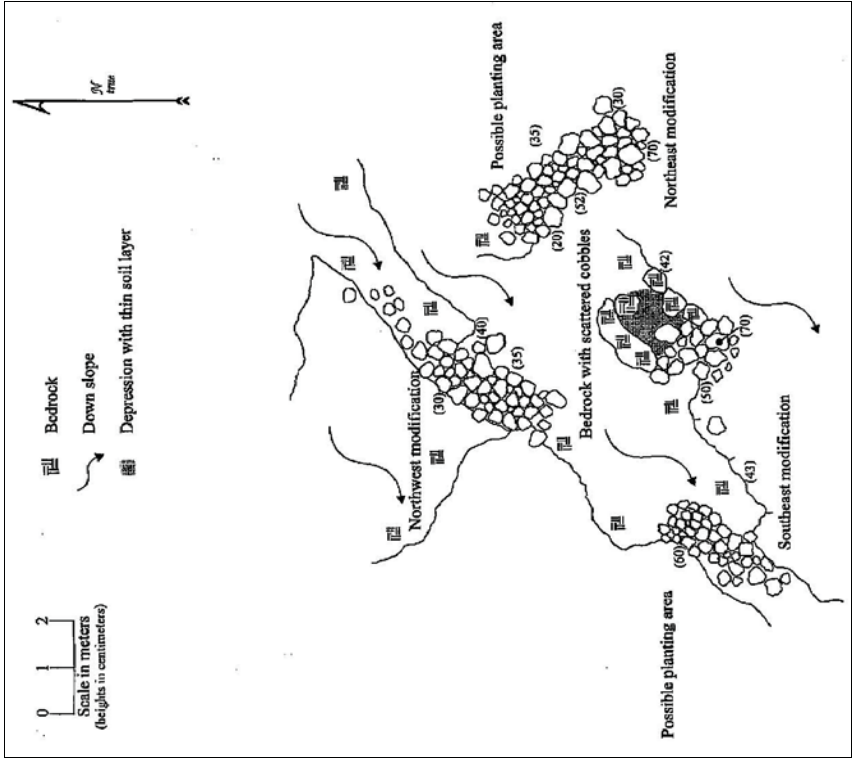


Figure 112. Plan map of Site 27855 (from Clark et al. 2010)



Figure 113. Photo of Site 27855, northwest modification; view to the northwest (from Clark et al. 2010)



Figure 114. Photo of Site 27855, centrally located soil area; view to the southwest (from Clark et al. 2010)

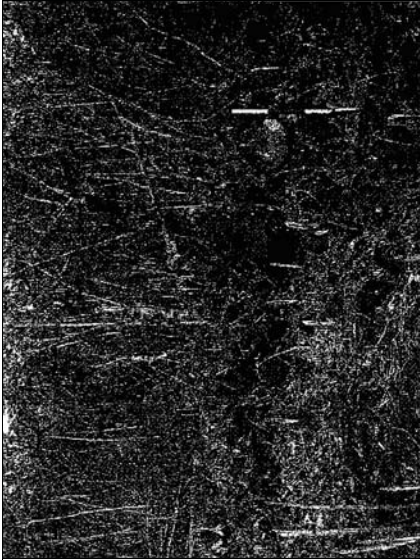


Figure 115. Photo of Site 27855, northeast modification; view to the northeast (from Clark et al. 2010)

9.4 Keahuolū Site Descriptions

9.4.1 Site 50-10-28-5011

(See section 9.3.1 above)

9.4.2 Site 50-10-28-13305 (from Donham 1990a)

- SITE NO.: State: 13305 PHRI: T-55
- SITE TYPE: Pahoehoe excavation
- TOPOGRAPHY: Smooth pahoehoe flow.
- VEGETATION: Sparse grass, one kiawe tree, small 'ilima bushes, and succulent plants.
- ELEVATION: c. 107 feet
- CONDITION: Good
- INTEGRITY: Unaltered
- PROBABLE AGE: Prehistoric
- FUNCTIONAL INTERPRETATION: Quarry
- DIMENSIONS: 0.63 m by 0.52 m by 0.53 m

DESCRIPTION: One small excavation into a pahoehoe blister. The associated quarried blocks are located 1.0 m to the northeast and are arranged in a rough alignment. Two faces are excavated; the mined pahoehoe layer is 0.15 m to 0.36 m thick. Depth of the excavation varies from 0.46 m to 0.53 m below surface. The interior is cleared of loose rubble and no soil is evident.

[No field map of Site 13305 available.]

9.4.3 Site 50-10-28-13306 (from Donham 1990a)

- SITE NO.: State: 13306 PHRI: T-57
- SITE TYPE: Complex (12 Features)
- TOPOGRAPHY: Pahoehoe finger flows.
- VEGETATION: Lantana, Christmas-berry, kiawe, and fountain grass.
- ELEVATION: c. 209 feet
- CONDITION: Good
- INTEGRITY: Unaltered
- PROBABLE AGE: Prehistoric
- FUNCTIONAL INTERPRETATION: Agriculture

DESCRIPTION: The site consists of 12 pahoehoe excavations, all of which are into blisters. Quarried stone is scattered haphazardly around and in the excavations. Overall site area is 55.0 mat 340 degrees Az. by 12.50 m.

[No field map of Site 13306 available.]

9.4.4 Site 50-10-28-13308 (from Donham 1990a)

- SITE NO.: State: 13308 PHRI: T -60
- SITE TYPE: Trail
- TOPOGRAPHY: The terrain consists of aa flow sloping NE to the SW.
- VEGETATION: Sparse Christmas-berry and kiawe trees.
- ELEVATION: c. 119 feet
- CONDITION: Poor-fair
- INTEGRITY: Unaltered
- PROBABLE AGE: Prehistoric
- FUNCTIONAL INTERPRETATION: Transportation
- DIMENSIONS: 49.80 m by 0.82 m

DESCRIPTION: This trail section was identifiable only where it crossed an aa flow. It is segmented with places along the measured length that could not be distinguished. Portions of the trail that are distinguishable are slightly indented from the surrounding aa and paved with packed aa clinkers. A few portions of the trail are bordered with aa cobbles. The trail is oriented north/south, roughly parallel to the shoreline.

[No field map of Site 13308 available.]

9.4.5 Site 50-10-28-13322 (from Donham 1990a)

SITE NO.: State: 13322 PHRI: T-75

SITE TYPE: Trail section

TOPOGRAPHY: A southwest sloping aa flow.

VEGETATION: Thick grass and koa-haole; succulents growing on portions of the trail.

ELEVATION: c. 129 feet

CONDITION: Good

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric/early historic

FUNCTIONAL INTERPRETATION: Transportation

DIMENSIONS: 7.30 m by 0.96 m

DESCRIPTION: A small foot trail oriented N-S across the aa flow. It consists of a cleared, packed linear area bordered by natural aa formations. AA cobbles border the sides of the trail in some places. The trail floor consists of small aa clinkers and occasional small aa cobbles.

The trail is distinguishable only where it crosses aa, and cannot be identified in the smooth pahoehoe to the east of the aa. The west end of the trail is at a ridge of mixed aa and pahoehoe. It is possible that this trail segment is part of the same trail as SIHP Site No. 13323.

[No field map of Site 13322 available.]

9.4.6 Site 50-10-28-13323 (from Donham 1990a)

SITE NO.: State: 13323 PHRI: T-76

SITE TYPE: Trail

TOPOGRAPHY: Very gently sloping aa field, fairly free of vegetation. The terrain slopes from the NE to the SW.

VEGETATION: Thick grass and large kiawe tree; Christmasberry and lantana on segment of trail.

ELEVATION: c. 134 feet

CONDITION: Fair-good

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric-early historic

FUNCTIONAL INTERPRETATION: Transportation

DIMENSIONS: 36.20 m by 1.01 m

DESCRIPTION: This trail section is oriented NW –SE across an aa flow. It consists of a cleared linear area bordered by natural 'a'a formations and 'a'a cobbles at various places along the trail borders. The trail floor is mostly covered with small clinker size aa that is packed and slightly worn smooth by foot traffic.

At c. 10.0-15.0 meters northeast of the trail there are four surface *pāhoehoe* slabs in an alignment, oriented parallel to the trail. The trail could not be followed beyond the 'a'a flow. Site 13322, located c. 95.00 m to the north, is probably a continuation of this trail.

[No field map of Site 13323 available.]

9.4.7 Site 50-10-28-13489 (from Donham 1990a)

SITE NO.: State: 13489 PHRI: T-145

SITE TYPE: Terrace

TOPOGRAPHY: Gently sloping pahoehoe

VEGETATION: Thick Christmas-berry, lantana, grasses

ELEVATION: c. 304 feet

CONDITION: Good

INTEGRITY: Unaltered

PROBABLE AGE: Prehistoric

FUNCTIONAL INTERPRETATION: Agriculture

DIMENSIONS: 1.75 m by 1.00 m by 0.50 m

DESCRIPTION: The terrace is situated on the northwest side of an outcrop.

[No field map of Site 13489 available.]

APPENDIX I
Kona Judiciary Complex Sustainable Design Strategies
(Group 70 International, Inc., July 2011)



Sustainable Design Strategies

The Kona Judiciary Complex has the potential to be a truly significant example of sustainable design for the State of Hawai'i.

The State of Hawai'i has taken measures toward being a leader in energy conservation and environmental sustainability and to change the way State executive agencies use energy and resources in operations and facilities. Act 96, SLH 2006 (HB #2175) requires all State of Hawai'i buildings 5,000 square feet (SF) or larger to certify as LEED Silver or the equivalent thereof in an alternative rating program. Furthermore, the State of Hawai'i Department of Accounting and General Services (DAGS) has adopted the State energy conservation code which sets minimum requirements for the design and construction of buildings to achieve the effective use of energy. The State also provides a number of programs such as energy performance contracting, commissioning guidelines, guidelines for schools, Lead By Example initiative and the Green Government Challenge program among others, aimed to help commercial and government buildings achieve the State's sustainability goals.

This narrative discusses the potential of the Kona Judiciary Complex to achieve sustainable design principles that meet State standards. The system used in this analysis is the Leadership in Energy & Environmental Design (LEED) Certification Green Building Rating System, administered by the United States Green Building Council (USGBC), version 2009 for New Construction and Major Renovation. While there are other sustainable building certification programs on the market, the predominant certification program used by other State of Hawai'i agencies, the design industry and construction industry is LEED. A cursory search of the USGBC database indicates there are 20 federal and state courthouse facilities in the United States that have been LEED certified.

The LEED certification program is based on earning credits and meeting prerequisites for various sustainable design characteristics. There are a total of 8 mandatory prerequisites and 110 potential points. Projects are awarded certification levels based on the total points earned; Certified (40 credits), Silver (50 credits), Gold (60 credits) and Platinum (80 credits).



Figure 1: LEED certification levels



Potential points are grouped into credits. Credits are assigned different amounts of points depending on the weight LEED places on the credit. Credits are distributed in five (5) major categories and two (2) bonus categories. The major categories are:

1. Sustainable Sites
2. Water Efficiency
3. Energy & Atmosphere
4. Materials & Resources
5. Indoor Environmental Quality

There are two (2) bonus categories called:

6. Innovation Credits
7. Regional Credits

Enclosed in this narrative is a preliminary LEED checklist developed for the Kona Judiciary Complex. We have evaluated each credit in three columns representing Yes (Y), Maybe (?), or No (N). By placing points in a column, we are not suggesting that these points are categorically Yes or No. Rather this checklist indicates the potential for the Kona Judiciary Complex to achieve (or not achieve) these points based on the building type, location, and experience designing LEED certified projects. The final LEED score will be determined by the site selected, the project goals, the design by the future architecture and engineering team and the implementation by the contractor.

The following is a discussion of the potential for the Kona Judiciary Complex to achieve points in each of the 5 major LEED categories.

Sustainable Sites

- Credit 1 Site Selection: This credit is awarded for development on sites which do not qualify as any of the following categories (1 point). Since it does not appear that any of our sites qualify in any of these categories, we would assume this point is attainable.
- a. Prime agriculture land,
 - b. previously undeveloped land whose elevation is lower than 5 feet above the 100-year flood elevation,
 - c. habitats for endangered species,
 - d. within 100 feet of any wetland,
 - e. previously undeveloped land that is within 50 feet of a water body, and
 - f. that prior to acquisition was public parkland.
- Credit 2 Development Density: This credit promotes development on previously developed sites and in communities with minimum density of 60,000 SF/acre. Or on a previously developed site within one half mile of a residential neighborhood with an average density of 10 units/acre and within one half mile of 10 basic community services. Since none of the Candidate Sites are previously developed, this credit is not achievable. (5 points)



- Credit 3 Brownfield Redevelopment: If the selected site is classified as a brownfield or documented as contaminated, then the project would be awarded a credit. Since none of the Candidate Sites meet this classification, this credit is not achievable. (1 point)
- Credit 4 Alternative Transportation: There are 12 points available under Alternative Transportation. Up to 6 points are available for having a rail station or bus stop(s) in close proximity to the site. One point is awarded for providing bicycle storage and shower/changing rooms. Up to three points are awarded for providing parking for low-emission and fuel-efficient vehicles. Up to two points can be achieved for providing parking capacity that meets but does not exceed minimum local zoning requirements. Some of these points are attainable for the Kona Judiciary Complex. (12 points)



Figure 2: Bicycle racks, shower, electric car

- Credit 5 Site Development: One point is awarded in this credit for limiting the site disturbance to 40 feet beyond the building perimeter and 10 feet beyond surface walkways, patios, parking and utilities. Another point is possible by limiting development so that open space exceeds the local zoning requirement by 25%. We would expect that for most if not all of the potential sites, that the state will want to provide new landscaping and maximize the development of the parking and building areas. As such, we would expect these points to be difficult to attain and we have shown them as “Maybes”. (2 points)
- Credit 6 Stormwater Design: One point is awarded for retaining stormwater on site and another point for reducing pollutants in stormwater exiting the site. Both of these points are achievable and should be considered when designing the Kona Judiciary Complex. (2 points)



Figure 3: Pervious pavement & stormwater retention ponds

- Credit 7 Heat Island Effect: This two-point credit is awarded for reducing the heat reflected from the site. One point is for reducing heat by shading site pavement with landscaping, using underground parking areas or using grasspave for parking areas. In our



experience, the heat island credit is very difficult to attain because of the quantity of shading required. We would expect this point to be unachievable. The other point is earned by using heat reflecting roofing with a high Solar Reflective Index (SRI) or green roof. This second point is easily achieved using one of the numerous heat reflecting roofing products on the market. (2 points)



Figure 4: Grasspave & green roof

Credit 8 Light Pollution Reduction: This credit is awarded for reducing and limiting exterior light illumination leaving the site. This can be achieved by using exterior light fixtures with cut off shielding. The Kona Judiciary project is likely to achieve this credit, as all outdoor lighting in the County of Hawai'i must be shielded pursuant to the requirements set forth in Chapter 14 of the Hawai'i County Code. (1 point)

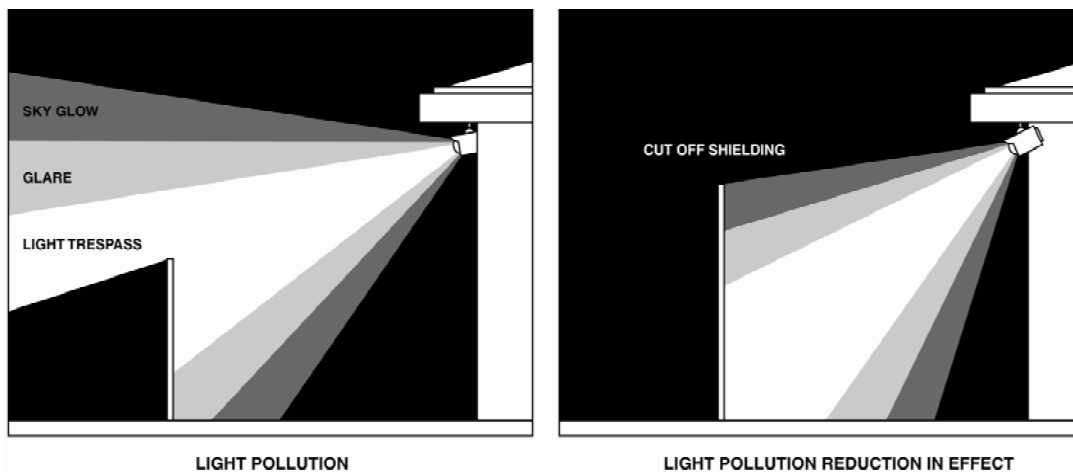


Figure 5: Light pollution & light pollution reduction through cut off shielding

Water Efficiency

Credit 1 Water Efficient Landscaping: Some or all of these points are achievable by using drought tolerant plants and/or irrigation controls. Many native Hawaiian plant species are drought tolerant and would be appropriate in meeting this credit. We have shown two points are attainable and two points are possible. (2-4 points)



Figure 6: Efficient irrigation system & native Hawaiian plants

- Credit 2 Innovative Wastewater Technologies: The State of Hawai'i Department of Health only considers the use of alternative wastewater treatment systems in rural areas, especially if these areas are not served by county wastewater systems. This credit is probably not attainable. (2 points)
- Credit 3 Water Use Reduction: There are many plumbing fixtures on the market which reduce water use including waterless urinals, pint urinals, dual flush toilets, ultra low-flush toilet and others. Reduction of water use should be easily obtainable for this project at some level. (2-4 points)



Figure 7: Shower head with water efficient aerator, low-flow toilet & re-circulation pumps

Energy and Atmosphere

- Credit 1 Optimize Energy Performance: This credit represents the single most important category of sustainable design; reducing energy consumption and carbon footprint. Consequently, USGBC awards the highest number of points in this credit and also scrutinizes the documentation for this credit. Optimizing energy efficiency requires the owner and design team to collaborate on space layout, envelope design and operational procedures. New construction projects provide a significant opportunity to deliver an energy efficient building and maximize points in this category. A 30% reduction (10 points) in energy use for the Kona Judiciary Complex is a realistic goal. (1-19 points)



Figure 8: Energy modeling & energy efficient lighting

Credit 2 On-site Renewable Energy: Photovoltaic, solar hot water and wind renewable energy systems have become prolific on the market. All three are appropriate for this project. However, the State of Hawai'i cannot utilize the tax credits for these systems; therefore, the financial pay back is not justifiable and often State of Hawai'i agencies choose not to implement these systems unless they can implement a power purchase agreement (PPA). Nevertheless, many State projects are implementing reversible energy by utilizing power purchase agreements (PPA), grants or choosing to include renewables regardless of financial concerns. (1-7 points)



Figure 9: Photovoltaic, solar hot water, and wind turbines

- Credit 3 Enhanced Commissioning: Enhanced commissioning provides a more robust third party commissioning of the mechanical and some electrical systems. This service is recommended, but it does cost more in consultant fees. (2 points)
- Credit 4 Enhanced Refrigerant Management: This credit is awarded for incorporating air conditioning refrigerant which does not deplete the ozone. The size of the building projected for the Kona Judiciary Complex should facilitate attaining this credit. There are many ozone friendly refrigerants available for air conditioning systems in larger buildings. (2 points)
- Credit 5 Measurement & Verification: This credit provides points for incorporating systems which measure the energy use of a building. These systems would be an additional cost to the project but are very useful in maintaining and operating a building. (3 points)



- Credit 6 Green Power: This credit is awarded for purchasing power from a renewable energy source or investing in the development of green power. Since Hawai'i does not have alternative renewable energy sources, this credit can only be achieved by investing in green power in other states. This is easy to do, but State of Hawai'i agencies are usually resistant about using tax payer money in this manner. (2 points)



Figure 10: Purchasing green power

Material & Resources

- Credit 1 Building Reuse: None of the Candidate Sites have existing buildings to be reused, as such, this credit cannot be attained. (2-4 points)
- Credit 2 Construction Waste Management: This credit encourages the diversion of construction waste materials from landfills. Alternative uses for construction waste include recyclers, building reuse organizations, non-profits, trade schools, etc. Some level of diversion is achievable for the construction of the Kona Judiciary Complex, but it requires planning and commitment from the contractor. (1-2 points)



Figure 11: Recycling construction waste & construction waste management plan

- Credit 3 Materials Reuse: This credit is achieved by reusing construction material from another site and avoiding the use of new materials. There are many potential sources for material reuse, but it requires some planning and resourcefulness from the design team and contractor. These points are considered "Maybes." (1-2 points)
- Credit 4 Recycled Content: A plethora of building products exist on the market to satisfy at least one point of this two-point credit. In almost every area of the market, recycled content has been incorporated to some extent. Both of these points are attainable. (1-2 points)



Figure 12: Recycled glass countertops, recycled concrete walls and reclaimed wood stairs

- Credit 5 Regional Materials: This credit is for using building products which are harvested from materials within a 500-mile radius from the site. Although most of Hawaii's building products are shipped from out of state, at least one point is attainable by using local aggregate, landscaping, and local woods. (1-2 points)
- Credit 6 Rapidly Renewable Materials: This credit is achieved by utilizing materials which are quickly renewable such as bamboo and linoleum tiles. Since there are limited applications for these materials, this credit is listed as a "Maybe." (1 point)



Figure 13: Rapidly renewable bamboo shelves & linoleum flooring

- Credit 7 Certified Wood: If a minimum of 50% of the wood on the project (including shoring and bracing) come from Forest Stewardship Council (FSC) certified forests, then this credit will be achieved. This credit is very doable with minimal added cost. (1 point)



Figure 14: Forest Stewardship Council certified wood



Indoor Environmental Quality

- Credit 1 Outdoor Air Delivery Monitoring: This credit is achieved by incorporating Carbon Dioxide (CO₂) monitoring devices in the building's air conditioning system. This is a small additional cost. This point is listed as a "Maybe." (1 point)
- Credit 2 Increased Ventilation: This credit is awarded when a building's air system is up-sized to increase the amount of air intake for a project. This is achievable for Kona Judiciary Complex with limited additional cost. (1 point)
- Credit 3 Construction IAQ Management Plan: There are 2 points available here which require sound construction approaches for installation of the heating, ventilation, and air conditioning (HVAC) system. These include sealing installed ductwork to keep vermin and insects out and also flushing out the HVAC system prior to occupancy. These practices are achievable. (2 points)
- Credit 4 Low-emitting Materials: There are a total of 4 points possible in this credit for the use of materials which incorporate low-volatile organic compounds (VOCs). These compounds are detrimental to the indoor environment and its occupants. Many building products comply with these requirements, these credits should be easy to achieve. (4 points)



Figure 15: Low-VOC paints

- Credit 5 Indoor Chemical and Pollutant Source Control: This credit is focused on controlling pollutants from entering occupied spaces. In an office building, this typically means providing entry mats at all major entry doors and separate exhaust systems for copy rooms. These goals are anticipated to be met for the Kona Judiciary Complex. (1 point)
- Credit 6 Controllability of Systems: This credit is achieved by giving occupants a wider range of controls for their lighting and thermal comfort. The lighting portion usually means desk lamps which is fairly easy to achieve. The thermal portion usually means providing individual air conditioning controls which can be quite costly. As such, only the former is anticipated to be achievable. (2 points)
- Credit 7 Thermal Comfort: The design portion of this credit is typically a given for any project in Hawai'i because the Hawai'i energy code has more stringent requirements. The



verification point can be achieved by committing to survey the building occupants 6-12 months after occupancy. (2 points)

- Credit 8 Daylighting & Views: This credit is awarded for providing daylight and window views to a majority of the occupied spaces in the building. Many studies have been shown that daylighting and views improve work efficiency and reduce sickness. As such, these should be goals for this project. (2 points)

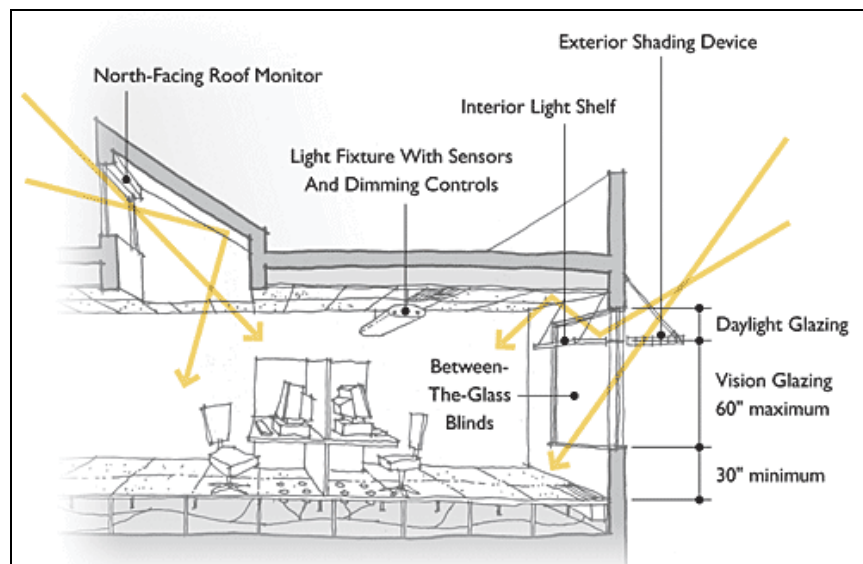


Figure 16: Daylighting strategies

Bonus Category: Innovation and Design Process

Innovation and Design: Innovation and Design credits encourage building design to achieve exemplary performance above the requirements set by the LEED Green Building Rating system and/or innovative performance in Green Building categories not specifically addressed by LEED. There are a total of six points available within this category.

- Credit 1 Innovation in Design (5 points) - Credits ID 1.1 through 1.5 focuses on exemplary performance and innovative design. Out of these five points, a maximum of three points may be earned if project achieves exemplary performance within any LEED credits. The remainder of points can be achieved through creative sustainable design.
- Credit 2 LEED Accredited Professional (1 point) To support and encourage design integration required by LEED, one point is awarded by having a LEED Accredited Professional oversee the entire LEED design, application, and certification process.

Bonus Category: Regional

Regional Priority credits encourage sustainable design ideas that address geographically specific environmental priorities. A project that earns a regional priority credit automatically earns one point in addition to any points awarded for that credit.



Based on Candidate Site locations in Kona, Hawai'i, zip code 96740 was used to determine project eligibility for the following six regional priority credits. A maximum of four Regional Priority credits can be claimed. We have listed four (4) regional credits on the LEED spreadsheet which seem attainable. These can be changed with the other two (2) credits during design. (4 points)

1. Sustainable Sites, Credit 6.1 – storm water design – quantity control
2. Sustainable Sites, Credit 6.2 – storm water design – quality control
3. Water Efficiency, Credit 1 – no potable irrigation
4. Water Efficiency, Credit 3 – 35% reduction
5. Energy and Atmosphere, Credit 1, Option 1 - energy saving above 30%
6. Energy and Atmosphere, Credit 2 – on-site renewable energy

The cost to achieve sustainable design is not excessive. National studies of sustainable designed buildings against non-sustainable designed buildings vary from 0%-2%*. Group 70 designed projects are generally seeing an additional construction cost of 2%-3% for sustainably designed buildings. Since 2005, many projects in Hawai'i have been LEED certified. As such, the design and construction community have mainstreamed LEED process and products into the industry which has resulted in lower construction costs. The following are keys to delivering a successful LEED certified project within budget:

1. Determine the sustainability goals for the project from the outset (recommend LEED Gold)
2. Incorporate a budget for sustainable design features (recommend 3%)
3. Select an architect and design team (especially civil, mechanical, electrical and plumbing), who have substantial experience delivering LEED certified projects.
4. Select a general contractor with substantial experience building LEED certified projects.

In conclusion, it seems apparent that this project can easily achieve LEED Silver certification. Our evaluation has identified 50 potential credits which seem attainable and 49 "Maybe" credits which should also be considered. It is certainly possible that this project could reach a LEED Gold certification by capturing some of the "Maybe" credits. Platinum is also possible but requires firm commitment from the owner and a very skilled design team. The final outcome is always a product of the goals for this project, the selected site, the skill of the design team and implementation by the contractor.

We believe the Kona Judiciary Complex has the potential to be a model of sustainability for the community and an excellent example of a modern "green" judiciary complex for our state and the nation.

* LEED cost studies:

1) Greening America's Schools by Gregory Kats, 2006;

2) Costing Green: A Comprehensive Cost Database and Budgeting Methodology, Davis Langdon Adamson, 2004.



LEED 2009 for New Construction and Major Renovations

Project Checklist

Kona Judiciary Complex

Jun-11

Sustainable Sites				Possible Points: 26			
10	9	7	Y ? N				
Y	Y	Y	Y ? N				
				Prereq 1	Construction Activity Pollution Prevention		
1				Credit 1	Site Selection	1	
	5			Credit 2	Development Density and Community Connectivity	5	
		1		Credit 3	Brownfield Redevelopment	1	
	6			Credit 4.1	Alternative Transportation—Public Transportation Access	6	
	1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	
3				Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	
2				Credit 4.4	Alternative Transportation—Parking Capacity	2	
	1			Credit 5.1	Site Development—Protect or Restore Habitat	1	
	1			Credit 5.2	Site Development—Maximize Open Space	1	
1				Credit 6.1	Stormwater Design—Quantity Control	1	
1				Credit 6.2	Stormwater Design—Quality Control	1	
	1			Credit 7.1	Heat Island Effect—Non-roof	1	
1				Credit 7.2	Heat Island Effect—Roof	1	
1				Credit 8	Light Pollution Reduction	1	
4	6			Water Efficiency			
				Possible Points: 10			
Y	Y	Y	Y ? N				
2	2			Prereq 1	Water Use Reduction—20% Reduction		
		2		Credit 1	Water Efficient Landscaping	2 to 4	
	2			Credit 2	Innovative Wastewater Technologies	2	
2	2			Credit 3	Water Use Reduction	2 to 4	

Energy and Atmosphere				Possible Points: 35			
13	22						
Y	Y	Y	Y ? N				
				Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y	Y			Prereq 2	Minimum Energy Performance		
Y				Prereq 3	Fundamental Refrigerant Management		
10	9			Credit 1	Optimize Energy Performance	1 to 19	
1	6			Credit 2	On-Site Renewable Energy	1 to 7	
	2			Credit 3	Enhanced Commissioning	2	
2				Credit 4	Enhanced Refrigerant Management	2	
	3			Credit 5	Measurement and Verification	3	
	2			Credit 6	Green Power	2	
5	5	4		Materials and Resources			
				Possible Points: 14			
Y	Y	Y	Y ? N				
				Prereq 1	Storage and Collection of Recyclables		
	3			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	
	1			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	
1	1			Credit 2	Construction Waste Management	1 to 2	
	2			Credit 3	Materials Reuse	1 to 2	

Materials and Resources, Continued				Possible Points: 15			
Y	Y	Y	Y ? N				
2				Credit 4	Recycled Content	1 to 2	
1	1			Credit 5	Regional Materials	1 to 2	
	1			Credit 6	Rapidly Renewable Materials	1	
1				Credit 7	Certified Wood	1	
13	2			Indoor Environmental Quality			
				Possible Points: 15			
Y	Y	Y	Y ? N				
				Prereq 1	Minimum Indoor Air Quality Performance		
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control		
	1			Credit 1	Outdoor Air Delivery Monitoring	1	
1				Credit 2	Increased Ventilation	1	
1				Credit 3.1	Construction IAQ Management Plan—During Construction	1	
1				Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1	
1				Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	
1				Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	
1				Credit 4.3	Low-Emitting Materials—Flooring Systems	1	
1				Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
1				Credit 5	Indoor Chemical and Pollutant Source Control	1	
1				Credit 6.1	Controllability of Systems—Lighting	1	
	1			Credit 6.2	Controllability of Systems—Thermal Comfort	1	
1				Credit 7.1	Thermal Comfort—Design	1	
1				Credit 7.2	Thermal Comfort—Verification	1	
1				Credit 8.1	Daylight and Views—Daylight	1	
1				Credit 8.2	Daylight and Views—Views	1	
1	5			Innovation and Design Process			
				Possible Points: 6			
	1			Credit 1.1	Innovation in Design: Specific Title	1	
	1			Credit 1.2	Innovation in Design: Specific Title	1	
	1			Credit 1.3	Innovation in Design: Specific Title	1	
	1			Credit 1.4	Innovation in Design: Specific Title	1	
	1			Credit 1.5	Innovation in Design: Specific Title	1	
1				Credit 2	LEED Accredited Professional	1	
4				Regional Priority Credits			
				Possible Points: 4			
1				Credit 1.1	Regional Priority: SSC6.1 Stormwater Quantity	1	
1				Credit 1.2	Regional Priority: SSC6.2 Stormwater Quality	1	
1				Credit 1.3	Regional Priority: WEC3 Water use reduction 35%	1	
1				Credit 1.4	Regional Priority: EAC1: Energy Performance 30%	1	
50	49	11		Total			
				Possible Points: 110			

APPENDIX J
Kona Judiciary Complex Site Selection
EDR Radius Map Report with GeoCheck
(Environmental Data Resources Inc., May 2011)

Kona Judiciary Complex Site Selection
74-5044 Ane Keohokalole
Kailua Kona, HI 96740

Inquiry Number: 3062112.2s
May 09, 2011

The EDR Radius Map™ Report with GeoCheck®

440 Wheeling Farms Road
Malo, HI 96761
Toll Free: 800.352.0050
www.edrnet.com

EDR® Environmental Data Resources Inc

FORMBPK-SXS

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	118
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	A-17

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 was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

74-5044 ANE KEOHOKALO LE
KAILUA KONA, HI 96740

COORDINATES

Latitude (North): 19.673800 - 19.40' 25.7"
Longitude (West): 155.004300 - 156° 0' 15.5"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 814122.5
UTM Y (Meters): 2178021.5
Elevation: 261 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 19156-F1 KEAHOLE POINT, HI
Most Recent Revision: Not reported
East Map: 19155-F8 KAILUA, HI
Most Recent Revision: Not reported

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 search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information Listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

State- and tribal - equivalent CERCLIS

SHWS..... Sites List

State and tribal landfill and/or solid waste disposal site lists

SWFLF..... Permitted Landfills in the State of Hawaii

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Control Sites
INST CONTROL..... Sites with Institutional Controls

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Response Program Sites

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODL..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
CDL..... Clandestine Drug Lab Listing
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
PADS..... PCB Activity Database System
RADINFO..... Radiation Information Database
RAATS..... RCRA Administrative Action Tracking System
DRY CLEANERS..... Permitted Drycleaner Facility Listing
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
COAL ASH DOE..... Steam-Electric Plan Operation Data
PCB TRANSFORMER..... PCB Transformer Registration Database

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System 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.

A review of the CERCLIS list, as provided by EDR, and dated 02/25/2011 has revealed that there is 1 CERCLIS site within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
KAILUA-KONA LANDFILL	LAT 19 39 53 LONG 156 0	SSW 1/2 - 1 (0.997 mi.)	21	57

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/11/2011 has revealed that there are 6 RCRA-SQG sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSTCO WHOLESALE NO 140	73 5600 MAI'AU ST	NW 1 - 2 (1.257 mi.)	E26	62
BONDED MATERIALS COMPANY	73 5568 MAI'AU ST	NW 1 - 2 (1.286 mi.)	E33	67
THE SHERWIN-WILLIAMS STORE #82	73-5562 KAUHOLA ST	NW 1 - 2 (1.403 mi.)	H43	73
HOME DEPOT USA HD 1704	73 5598 OLOWALU ST	NW 1 - 2 (1.466 mi.)	J59	85
THE GLIDDEN COMPANY DBA CICI PA	74 5589 ALAPA ST	SSE 1 - 2 (1.885 mi.)	M71	97
ACE HARDWARE	745500 KAWI STREET	S 1 - 2 (1.956 mi.)	N94	113

EXECUTIVE SUMMARY

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/11/2011 has revealed that there are 4 RCRA-CESQG sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
KALOKO HONOKOHU NHP	73 4786 KANALANI ST	NW 1 - 2 (1.428 mi.)	I51	80
TARGET NO 2412	74 5455 MAKALA BLVD	S 1 - 2 (1.558 mi.)	K61	88
KONA QUALITY CLEANERS	74 5589 ALAPA ST	SSE 1 - 2 (1.878 mi.)	M67	94
MACYS WEST MAKALAPUA CENTER	74 5475 KAMAKAHEHA AVE	SSE 1 - 2 (1.940 mi.)	O84	105

Federal ERNS list

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2010 has revealed that there are 6 ERNS sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
74-429 KEALAKEHE PKWY	74-429 KEALAKEHE PKWY	WSW 1/2 - 1 (0.640 mi.)	A3	7
74-425 KEALAKEHE PARKWAY	74-425 KEALAKEHE PARKWAY	WSW 1/2 - 1 (0.653 mi.)	A5	8
74-380 KEALAKEHE PKWY	74-380 KEALAKEHE PKWY	WSW 1/2 - 1 (0.803 mi.)	I3	47
73-5600 MAKAU ST	73-5600 MAKAU ST	NW 1 - 2 (1.257 mi.)	E24	61
74-381 KEALA KE HE PARKWAY	74-381 KEALA KE HE PAR	WSW 1 - 2 (1.399 mi.)	G39	72
74-381 KEALA KE HE PARKWAY	74-381 KEALA KE HE PAR	WSW 1 - 2 (1.399 mi.)	G40	72

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Health's Active Leaking Underground Storage Tank Log Listing.

A review of the LUST list, as provided by EDR, and dated 03/08/2011 has revealed that there are 8 LUST sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOT - HIGHWAYS DIVISION	KALOKO (KONA) - HAWAII / B	ENE 1 - 2 (1.937 mi.)	83	105
Facility Status: Site Cleanup Completed (NFA)				

Lower Elevation	Address	Direction / Distance	Map ID	Page
KONA FUEL AND MARINE FUEL DOC	74-381 KEALAKEHE PKWY	WSW 1 - 2 (1.404 mi.)	G46	75
Facility Status: Site Cleanup Completed (NFA)				
HONSADOR LUMBER	73-5580 KAUMOLA ST	WNW 1 - 2 (1.444 mi.)	54	83
Facility Status: Site Cleanup Completed (NFA)				

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
KONA TRANSPORTATION CO., INC	74-5600 ALAPA ST	SSE 1 - 2 (1.887 mi.)	M72	98
Facility Status: Site Cleanup Completed (NFA)				
ROBERT'S HAWAII	74-5610 ALAPA ST	SSE 1 - 2 (1.893 mi.)	M75	100
Facility Status: Site Cleanup Completed (NFA)				
GRAY LINE HAWAII, LTD.	74-5487 KAIWI ST	S 1 - 2 (1.917 mi.)	N76	100
Facility Status: Site Cleanup Completed (NFA)				
KONA CENTRAL OFFICE	74-5547 PALANI RD	SSE 1 - 2 (1.951 mi.)	P89	110
Facility Status: Site Cleanup Completed (NFA)				
KAILUA FIRE STATION	74-5537 PALANI RD	SSE 1 - 2 (1.955 mi.)	P91	111
Facility Status: Site Cleanup Completed (NFA)				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health's Listing of Underground Storage Tanks.

A review of the UST list, as provided by EDR, and dated 03/08/2011 has revealed that there are 15 UST sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOT - HIGHWAYS DIVISION	KALOKO (KONA) - HAWAII / B	ENE 1 - 2 (1.937 mi.)	83	105
Lower Elevation	Address	Direction / Distance	Map ID	Page

KONA TRANSPORTATION	74-5039 A QUEEN KAAHUNA	WSW 1/2 - 1 (0.986 mi.)	20	57
KONA FUEL AND MARINE FUEL DOC	74-381 KEALAKEHE PKWY	WSW 1 - 2 (1.404 mi.)	G46	75
TESORO GAS EXPRESS #89 KALOKO	73-4796 KANALANI ST	NW 1 - 2 (1.405 mi.)	F48	78
HONSADOR LUMBER	73-5580 KAUMOLA ST	WNW 1 - 2 (1.444 mi.)	54	83
FIRST HAWAIIAN BANK VS HAIRIR	74-5599 ALAPA ST	SSE 1 - 2 (1.885 mi.)	M72	97
KONA TRANSPORTATION CO., INC	74-5600 ALAPA ST	SSE 1 - 2 (1.887 mi.)	M75	100
ROBERT'S HAWAII	74-5610 ALAPA ST	SSE 1 - 2 (1.893 mi.)	M76	100
GRAY LINE HAWAII, LTD.	74-5487 KAIWI ST	S 1 - 2 (1.917 mi.)	N76	102
TROJAN LUMBER CO., INC.	74-5488 KAIWI ST	S 1 - 2 (1.923 mi.)	N78	102
KONA CENTRAL OFFICE	74-5547 PALANI RD	SSE 1 - 2 (1.951 mi.)	P89	110
KAILUA FIRE STATION	74-5537 PALANI RD	SSE 1 - 2 (1.955 mi.)	P91	111
KONA INDUSTRIES, INC.	74-5463 A KAIWI ST	S 1 - 2 (1.961 mi.)	N86	115
HAWAII PLANNING MILL, LTD.	74-5524 KAIWI ST	S 1 - 2 (1.975 mi.)	Q86	116
KONA SUSAAN INC	74-5512 KAIWI ST	S 1 - 2 (1.992 mi.)	Q100	117

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

EXECUTIVE SUMMARY

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

A review of the SPILLS list, as provided by EDR, and dated 03/10/2010 has revealed that there are 6 SPILLS sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GRACE PACIFIC CORPORATION - KO	74-4927 QUEEN KAAHUMANU	WNW 1/2 - 1 (0.998 mi.)	22	60
BIG ISLAND SERVICE CENTER	73-4820 KANALANI ST	NW 1 - 2 (1.354 mi.)	F36	70
OCEAN FRONTING 74-381 KEALAKEH	74-381 KEALAKEHE PKWY	WSW 1 - 2 (1.404 mi.)	G45	75
RAGS, MERCEDES AND JAGS	74-5490 KAIWAI ST	S 1 - 2 (1.928 mi.)	N81	103
ACE HARDWARE - KONA	74-5500 KAIWAI ST	S 1 - 2 (1.956 mi.)	N92	112
ACE HARDWARE - KAILUA-KONA	74-5500 KAIWAI ST	S 1 - 2 (1.956 mi.)	N93	112

Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 03/11/2011 has revealed that there are 4 RCRA-NonGen sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMPUCLYCLE KONA	73-5580 MAIAU ST	NW 1 - 2 (1.275 mi.)	E29	65
INTERSTATE BATTERY SYSTEM OF H	73-497 HULIKOA DR	NNW 1 - 2 (1.803 mi.)	L63	92
ORCHID ISLE AUTO CENTER KONA	74 5598 LUWIA ST	SSE 1 - 2 (1.931 mi.)	M82	103
PAYLESS DRUG	74 5584 PALANI RD	SSE 1 - 2 (1.945 mi.)	O85	107

MINES: Mines Master Index File. The source of this database is the Dept. of Labor, Mine Safety and Health Administration.

A review of the MINES list, as provided by EDR, and dated 02/08/2011 has revealed that there are 4 MINES sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SOIL PLUS		W 1/4 - 1/2 (0.301 mi.)	1	7
C/S EARTHMOVING INC		W 1/2 - 1 (0.775 mi.)	B11	11
ISEMOTO CONTRACTING CO.		W 1/2 - 1 (0.778 mi.)	B12	47
ISEMOTO CONTRACTING COMPA		SSW 1/2 - 1 (0.887 mi.)	19	49

FTTS: 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) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

A review of the FTTS list, as provided by EDR, and dated 04/09/2009 has revealed that there is 1 FTTS site within approximately 2 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEALAKEHE ELEMENTARY SCHOOL	74-5118 KEALAKAA ST.	E 1 - 2 (1.444 mi.)	53	82

HIST FTTS: A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

A review of the HIST FTTS list, as provided by EDR, and dated 10/19/2006 has revealed that there is 1 HIST FTTS site within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEALAKEHE ELEMENTARY SCHOOL	74-5118 KEALAKAA ST.	E 1 - 2 (1.444 mi.)	53	82

ICIS: The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

A review of the ICIS list, as provided by EDR, and dated 01/07/2011 has revealed that there are 2 ICIS sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSTCO WHOLESALE NO 140	73-5600 MAIAU STREET	NW 1 - 2 (1.257 mi.)	E25	61
ROBERTS TOURS & TRANS. INC.	73-4800 KANALANI ST. KE	NW 1 - 2 (1.449 mi.)	I55	83

MLTS: The Material Licensing Tracking System is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and are subject to NRC licensing requirements.

A review of the MLTS list, as provided by EDR, and dated 03/18/2010 has revealed that there is 1 MLTS site within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SOUTH PACIFIC GEOTECHNICAL INC	73-5574 MAIAU STREET	NW 1 - 2 (1.281 mi.)	E32	67

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aeronautic Information Retrieval System (AIRS); FATES (FIFRA Federal Insecticide Fungicide Rodenticide Act) and TSCA Enforcement System; FTTS (FIFRA/TSCA Tracking System); CERCLIS; DCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all federal environmental statutes); Federal Underground Injection Control (FURIS); Federal Reporting Data System (FRUS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CIS); PAUS; RCRA-J (medical waste transporters/disposers); TRIS, and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 04/14/2010 has revealed that there are 51

EXECUTIVE SUMMARY

FINDS sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEALAKEHE HIGH SCHOOL	74-5000 PUOHULIHUI STR	SE 1/4 - 1/2 (0.361 mi.)	2	7
KEALAKEHE INTERMEDIATE SCHOOL	74-5062 ONIPAA STREET	E 1 - 2 (1.262 mi.)	28	64
KEALAKEHE ELEMENTARY SCHOOL	74-5118 KEALAKAA ST.	E 1 - 2 (1.444 mi.)	53	82
Lower Elevation	Address	Direction / Distance	Map ID	Page
MARINA OIL & FUEL, INC. (ICE H	74-425 KEALAKEHE PKWY	WSW 1/2 - 1 (0.652 mi.)	A4	7
QUEEN K CHEVRON	74-5035 QUEEN K HIGHWAY	WSW 1/2 - 1 (0.759 mi.)	B6	8
KAILUA VIEW NURSERY	74-5039 QUEEN KAAHUMANU W 1/2 - 1 (0.769 mi.)	B7	8	
PILIALOHA, INC. QUEEN K CHEVRO	74-5035 QUEEN KAAHUMANU W 1/2 - 1 (0.774 mi.)	B9	10	
EWA SIDE OF KEWALO BASIN & AHU	74-5035 QUEEN KAAHUMANU W 1/2 - 1 (0.774 mi.)	B10	10	
KAU HOSPITAL (ETHER DISPOSAL)	74-5221 QUEEN KAAHUMANU SSW 1/2 - 1 (0.808 mi.)	C14	47	
BREWER ENVIRONMENTAL INDUSTRIE	74-5223 QUEEN KAAHUMANU SSW 1/2 - 1 (0.811 mi.)	C16	48	
ALA WAI HARBOR, LEAKING TANK,	74-4925 QUEEN KAAHUMANU NW 1/2 - 1 (0.849 mi.)	D17	48	
KNIFE RIVER CORPORATION - WEST	74-4925 QUEEN KAAHUMANU NW 1/2 - 1 (0.849 mi.)	D18	49	
KAILUA-KONA LANDFILL	LAT 19 39 53 LONG 156 0	SSW 1/2 - 1 (0.997 mi.)	21	57
FERGUSON - WOLSELEY COMPANY	73-5570 LAWEHANA STREET	NW 1 - 2 (1.199 mi.)	23	60
COSTCO WHOLESALE NO 140	73-5600 MAIAU ST	NW 1 - 2 (1.257 mi.)	E26	62
COMPUCYCLE KONA	73-5580 MAIAU ST	NW 1 - 2 (1.275 mi.)	E30	66
GRACE PACIFIC CORPORATION - PU	73-5578 MAIAU ST	NW 1 - 2 (1.277 mi.)	E31	66
BONDED MATERIALS COMPANY	73-5568 MAIAU ST	NW 1 - 2 (1.286 mi.)	E33	67
POLYNESIAN ADVENTURE TOURS	73-4818 KANALANI STREET	NW 1 - 2 (1.354 mi.)	F35	70
BRAC BARBERS POINT, SANITARY L	BRAC BARBERS POINT	NW 1 - 2 (1.354 mi.)	F37	71
MARTY BREZEN SPECIAL EFFECT	KAWAHAIE	WSW 1 - 2 (1.399 mi.)	G38	71
HUALAUI VISTAS SUBDIVISION	73-5577 KAUHOLA STREET,	NW 1 - 2 (1.403 mi.)	H41	72
EARL BAKKEN	73-5619 KAUHOLA ST	NW 1 - 2 (1.403 mi.)	H44	75
KONA FUEL AND MARINE FUEL DOC	74-381 KEALAKEHE PKWY	WSW 1 - 2 (1.404 mi.)	G47	76
BARBERS POINT HARBOR SHEEN (LE	73-4796 KANALANI STREET	NW 1 - 2 (1.405 mi.)	F50	79
KALOKO HOKOKOHAU NHP	73-4786 KANALANI ST	NW 1 - 2 (1.426 mi.)	I52	82
ROBERTS TOURS & TRANS. INC.	73-4800 KANALANI ST	NW 1 - 2 (1.449 mi.)	I56	84
KALOKO PALMS (OLD INDUSTRIAL	73-4776 KANALANI STREET	NW 1 - 2 (1.455 mi.)	I57	84
HOMELIFE OF USA HD 1704	73-5588 OLOVALU ST	NW 1 - 2 (1.466 mi.)	J58	85
TARGET STORE NO 2412	74-5455 MKKALA BLVD	S 1 - 2 (1.558 mi.)	K62	91
GRACE COMMUNITY CHURCH ENTRY P	73-4174 HULIKOIA DR	NNW 1 - 2 (1.603 mi.)	L64	93
INTERSTATE BATTERY SYSTEM OF H	73-497 HULIKOIA DR	SSW 1 - 2 (1.878 mi.)	L65	93
KONA QUALITY CLEANERS	74-5569 ALAPA ST	SSE 1 - 2 (1.885 mi.)	M67	94
FIRST HAWAIIAN BANK VS HAIRIR,	74-5589 ALAPA ST	SSE 1 - 2 (1.885 mi.)	M68	96
THE GLIDDEN COMPANY DBA ICI PA	74-5600 ALAPA ST	SSE 1 - 2 (1.887 mi.)	M73	99
KONA TRANSPORTATION CO., INC	74-5610 ALAPA ST	SSE 1 - 2 (1.883 mi.)	M74	99
ROBERT'S HAWAII	74-5487 KAIWI ST	S 1 - 2 (1.917 mi.)	N77	101
GRAY LINE HAWAII, LTD.	74-5488 KAIWI ST	S 1 - 2 (1.923 mi.)	N79	102
TROJAN LUMBER CO., INC.		S 1 - 2 (1.928 mi.)	N80	102
PEARL HARBOR NAVAL BASE PIERS		SSE 1 - 2 (1.931 mi.)	M82	103
ORCHID ISLE AUTO CENTER KONA	74-5598 LUHIA ST	SSE 1 - 2 (1.940 mi.)	O84	105
MACYS WEST MAKALAPUA CENTER	74-5475 KAMAKAIEHA AVE	SSE 1 - 2 (1.940 mi.)	O84	105
PAYLESS DRUG	74-5584 PALANI RD	SSE 1 - 2 (1.945 mi.)	O85	107
BARBERS POINT HARBOR PIER 6	74-5533 LOLOKU STREET	SSE 1 - 2 (1.948 mi.)	O86	108
BMW OF HAWAII	74-5537 PALANI ROAD	SSE 1 - 2 (1.950 mi.)	87	109
KONA CENTRAL OFFICE	74-5547 PALANI RD	SSE 1 - 2 (1.951 mi.)	P88	109
CASTLE AND COOKE MANAGERS DRIV		SSE 1 - 2 (1.955 mi.)	P90	111
ACE HARDWARE	74-5500 KAIWI STREET	S 1 - 2 (1.956 mi.)	N94	113
KONA INDUSTRIES, INC.	74-5483 A KAIWI ST	S 1 - 2 (1.961 mi.)	N96	115
HAWAII PLANNING MILL, LTD.	74-5524 KAIWI ST	S 1 - 2 (1.975 mi.)	Q87	116
KONA SUISAN INC	74-5512 KAIWI ST	S 1 - 2 (1.982 mi.)	Q89	117

EXECUTIVE SUMMARY

UIC: A listing of underground Injection well locations.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KONA CHOCHO ESTATES & KONA MAC	HUA'ALA PL., KAILUA	E 1 - 2 (1.487 mi.)	60	88
Lower Elevation	Address	Direction / Distance	Map ID	Page
ANHEUSER-BUSCH SALES OF HAWAII	75-5563 KAUHOLA STREET,	NW 1 - 2 (1.344 mi.)	34	69
HONSADOR LUMBER LLC, KAUHOLA S	73-5580 KAUHOLA ST.	NW 1 - 2 (1.403 mi.)	H42	72

AIRS: A listing of permitted facilities in the state.

A review of the AIRS list, as provided by EDR, and dated 12/31/2010 has revealed that there is 1 AIRS site within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CREMATION SERVICES OF WEST HAW	73-4177 HULIKOIA DRIVE	NNW 1 - 2 (1.803 mi.)	L66	94

FINANCIAL ASSURANCE: A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

A review of the FINANCIAL ASSURANCE list, as provided by EDR, and dated 03/22/2011 has revealed that there are 7 FINANCIAL ASSURANCE sites within approximately 2 miles of the target property.

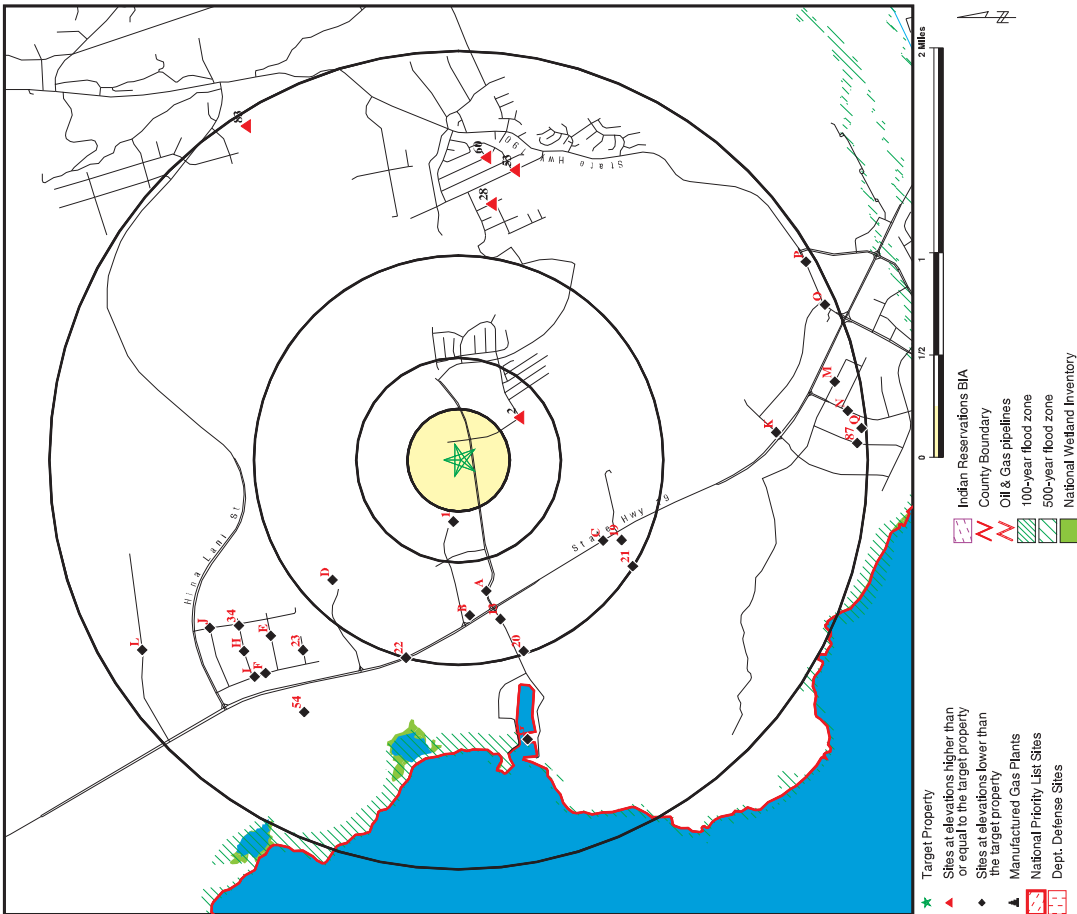
Lower Elevation	Address	Direction / Distance	Map ID	Page
QUEEN K TESORO	74-5035 QUEEN KAAHUMANU W 1/2 - 1 (0.774 mi.)	B8	9	
KAILUA-KONA POLICE STATION	74-5221 QUEEN KAAHUMANU SSW 1/2 - 1 (0.808 mi.)	C15	48	
COSTCO GASOLINE	73-5600 KANALANI ST	NW 1 - 2 (1.257 mi.)	E27	64
KONA FUEL AND MARINE FUEL DOC	74-381 KEALAKEHE PKWY	WSW 1 - 2 (1.404 mi.)	G47	76
TESORO GAS EXPRESS #489 KALOKO	73-4796 KANALANI ST	NW 1 - 2 (1.405 mi.)	F49	78
ROBERT'S HAWAII	74-5610 ALAPA ST	SSE 1 - 2 (1.883 mi.)	M75	100
KONA CENTRAL OFFICE	74-5547 PALANI RD	SSE 1 - 2 (1.951 mi.)	P88	109

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 38 records.

Site Name	Database(s)
KONA COFFEE VILLAS DWS	UIC
KONA COFFEE VILLAS CONDO	UIC
HOLUALOA ELEM. SCH.-REPLCMT. OF CA	UIC
INDUSTRIAL PARK SPS	UIC
SUNSET SHOPPING CENTER	UIC
KAHAKAI RESIDENTIAL DEVELOPMENT	UIC
KUKIO LAGOON	UIC
KONA BUSINESS PARK, PHASE II	UIC
PALAMANUI DEVELOPMENT PHASE I SEWA	UIC
KUAKINI SELF HELP STORAGE ACCESS R	UIC
HONOKOHAI INDUSTRIAL PARK-LOWER BO	UIC
OLD KONA LANDFILL	FINDS HWS,SPILLS
KEAHOU CENTRAL OFFICE	CERCLIS
QUEEN K TESORO	UST
ALLIED AGGREGATES CORPORATION	UST
KEALAKEHE WASTEWATER TREATMENT PLA	UST
KENT NAKAMARU	UST FINANCIAL ASSURANCE
KEAHOLE GENERATING STATION	RCRA-SQG
QUEEN K CHEVRON	RCRA-CESQG
OLD KONA LANDFILL	FINDS
HAWAII METAL RECYCLING DBA BIG ISL	FINDS
HALEKILI WELL SITE	FINDS
THE KONA COFFEE AND TEA CO. - LLC	FINDS
HELCO TRANSFORMER 3069 - NORTH KO	FINDS
KEALAKEHE WASTEWATER TREATMENT PLA	FINDS FINANCIAL ASSURANCE
KONA VIEW ESTATES, PHASE I	FINDS
PALANI WELL NO. 1 ACCESS ROAD AND	FINDS
NORTH KONA BASEYARD	FINDS
KONA TRANSPORTATION	FINDS
GASPRO - KONA	FINDS
THE KONA COFFEE & TEA COMPANY VISI	FINDS
KEALAKEHE WASTEWATER TREATMENT PLA	FINDS
HAWAII ELECTRIC LIGHT COMPANY, INC	AIRES
WEST HAWAII CONCRETE	AIRES
HAWAII ELECTRIC LIGHT COMPANY, INC	AIRES
KEAHOU CENTRAL OFFICE	FINANCIAL ASSURANCE
KONA TRANSPORTATION	FINANCIAL ASSURANCE
HERTZ RENT A CAR - KONA #2605-11	FINANCIAL ASSURANCE

OVERVIEW MAP - 3062112.2s



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Kona Judiciary Complex Site Selection
ADDRESS: 74-5044 Ane Keohokale
LAT/LONG: 19.6738 / 156.0043

CLIENT: Group 70 International, Inc.
CONTACT: Rachel Shaak
INQUIRY #: 3062112.2s
DATE: May 08, 2011 8:52 am

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
INDIAN UST		2,000	0	0	0	0	0	0
FEMA UST		2,000	0	0	0	0	0	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS		2,000	0	0	0	0	0	0
INST CONTROL		2,000	0	0	0	0	0	0
State and tribal voluntary cleanup sites								
INDIAN VCP		2,000	0	0	0	0	0	0
VCP		2,000	0	0	0	0	0	0
State and tribal Brownfields sites								
BROWNFIELDS		2,000	0	0	0	0	0	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		2,000	0	0	0	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		2,000	0	0	0	0	0	0
ODI		2,000	0	0	0	0	0	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		2,000	0	0	0	0	0	0
CDL		2,000	0	0	0	0	0	0
US HIST CDL		2,000	0	0	0	0	0	0
Local Land Records								
LIENS 2		2,000	0	0	0	0	0	0
LUCIS		2,000	0	0	0	0	0	0
Records of Emergency Release Reports								
HMIRS		2,000	0	0	0	0	0	0
SPILLS		2,000	0	0	0	1	5	6
Other Ascertainable Records								
RCRA-NonGen		2,000	0	0	0	0	4	4
DOT OPS		2,000	0	0	0	0	0	0
DOD		2,000	0	0	0	0	0	0
FUS		2,000	0	0	0	0	0	0
CONSENT		2,000	0	0	0	0	0	0
ROD		2,000	0	0	0	0	0	0
UMTRA		2,000	0	0	0	0	0	0
MINES		2,000	0	0	1	3	0	4
TRIS		2,000	0	0	0	0	0	0
TSCA		2,000	0	0	0	0	0	0

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
FTTS		2,000	0	0	0	0	1	1
HIST FTTS		2,000	0	0	0	0	1	1
SSTS		2,000	0	0	0	0	0	0
IGIS		2,000	0	0	0	0	2	2
PADS		2,000	0	0	0	0	0	0
MLTS		2,000	0	0	0	0	1	1
RADINFO		2,000	0	0	0	0	0	0
FINDS		2,000	0	0	1	10	40	51
RAATS		2,000	0	0	0	0	0	0
UIC		2,000	0	0	0	0	0	0
DRYCLEANERS		2,000	0	0	0	0	3	3
AIRS		2,000	0	0	0	0	1	1
INDIAN RESERV		2,000	0	0	0	0	0	0
SCRD DRYCLEANERS		2,000	0	0	0	0	0	0
COAL ASH EPA		2,000	0	0	0	0	0	0
FINANCIAL ASSURANCE		2,000	0	0	0	0	2	5
COAL ASH DOE		2,000	0	0	0	0	0	0
PCB TRANSFORMER		2,000	0	0	0	0	0	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		2,000	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID Direction Distance Elevation		MAP FINDINGS		Site	Database(s)		EDR ID Number EPA ID Number
1	West 1/4-1/2 0.301 mi. 1590 ft.	Relative: Lower	Actual: 185 ft.	SOIL PLUS	MINES	1012212632 N/A	1006841858
				HAWAII (County), HI			
				MINES:			
				Mine ID:			
				SIC code(s):			
				Entity name:			
				Company:			
				SOIL PLUS			
				State FIPS code:			
				County FIPS code:			
2	SE 1/4-1/2 0.361 mi. 1907 ft.	Relative: Higher	Actual: 284 ft.	KEALAKEHE HIGH SCHOOL	MINES	1008318021 N/A	1009330735 N/A
				74-5000 PUOHULIHULI STREET			
				KAILUA KONA, HI 96740			
				FINDS:			
				Registry ID:			
				Environmental Interest/Information System			
				NCES (National Center for Education Statistics) is the primary federal entity for collecting and analyzing data related to education in the United States and other nations and the institute of education sciences.			
				FINDS:			
				Registry ID:			
				Environmental Interest/Information System			
A3	WSW 1/2-1 0.640 mi. 3382 ft.	Relative: Lower	Actual: 62 ft.	74-429 KEALAKEHE PKWY	ERNS	200888865 N/A	1008919104 N/A
				74-429 KEALAKEHE PKWY			
				KAILUA-KONA, HI			
				Site 1 of 3 in cluster A			
				FINDS:			
				Click this hypertext link while viewing on your computer to access additional ERNS detail in the EDR Site Report.			
				Registry ID:			
				Environmental Interest/Information System			
				US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (CIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.			
				FINDS:			
B7	West 1/2-1 0.769 mi. 4059 ft.	Relative: Lower	Actual: 52 ft.	KAILUA VIEW NURSERY	ERNS	200888865 N/A	1008919104 N/A
				74-5039 QUEEN KA'AHUMANU HWY			
				KAILUA-KONA, HI 96740			
				Site 2 of 7 in cluster B			
				FINDS:			
				Registry ID:			
				Environmental Interest/Information System			
				US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (CIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.			
				FINDS:			
				Registry ID:			
A3	WSW 1/2-1 0.652 mi. 3443 ft.	Relative: Lower	Actual: 61 ft.	MARINA OIL & FUEL, INC. (ICE HOUSE)	ERNS	200888865 N/A	1006841858 N/A
				74-425 KEALAKEHE PKWY			
				KAILUA-KONA, HI 96740			
				Site 2 of 3 in cluster A			
				FINDS:			
				Registry ID:			
				Environmental Interest/Information System			
				US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (CIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.			
				FINDS:			
				Registry ID:			

Map ID Direction Distance Elevation		Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
<p>KAILUA VIEW NURSERY (Continued)</p> <p>PCS (Permit Compliance System) is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.</p>					
<p>B8 West 1/2-1 0.774 mi. 4085 ft.</p>			<p>1008919104</p>		
<p>Relative: Lower</p>			<p>FINANCIAL ASSURANCE</p>		
<p>Actual: 52 ft.</p>			<p>S108009273 N/A</p>		
<p>QUEEN K TESORO 74-5035 QUEEN KAAHUMANU HWY KAILUA-KONA, HI 96740</p>					
<p>Site 3 of 7 in cluster B</p>					
<p>HI FINANCIAL ASSURANCE:</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 1</p>					
<p>Tank Status Desc: Currently in Use</p>					
<p>FRTYPE: Other</p>					
<p>Expiration Date: Not reported</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 2</p>					
<p>Tank Status Desc: Currently in Use</p>					
<p>FRTYPE: Other</p>					
<p>Expiration Date: Not reported</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 3</p>					
<p>Tank Status Desc: Currently in Use</p>					
<p>FRTYPE: Other</p>					
<p>Expiration Date: Not reported</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 4</p>					
<p>Tank Status Desc: Currently In Use</p>					
<p>FRTYPE: Other</p>					
<p>Expiration Date: Not reported</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 1</p>					
<p>Tank Status Desc: Currently in Use</p>					
<p>FRTYPE: Insurance</p>					
<p>Expiration Date: 2/1/2011</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 2</p>					
<p>Tank Status Desc: Currently in Use</p>					
<p>FRTYPE: Insurance</p>					
<p>Expiration Date: 2/1/2011</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 3</p>					
<p>Tank Status Desc: Currently in Use</p>					
<p>FRTYPE: Insurance</p>					
<p>Expiration Date: 2/1/2011</p>					
<p>Alt Facility ID: 9-603022</p>					
<p>Tank Id: 4</p>					
<p>Tank Status Desc: Currently In Use</p>					

MAP FINDINGS		Site	Database(s)	EDR ID Number EPA ID Number
QUEEN K TESORO (Continued)				
FRTYPE: Insurance Expiration Date: 2/10/11				
		QUEEN K TESORO	S108008273	
<hr/>				
B9	West	PILALOHA, INC. QUEEN K CHEVRON	FINDS	1006843914
12-1	0.774 mi.	74-5035 QUEEN KAAHUMANU HWY		N/A
Distance	Elevation	KAILUA-KONA, HI 96740		
		Site 4 of 7 in cluster B		
Relative:	Lower	FINDS:		
Actual:	52 ft.	Registry ID: 110014055119		
		Environmental Interest/Information System		
		HI-UST (Hawaii - Underground Storage Tank) Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.		
<hr/>				
B10	West	EWA SIDE OF KEWALO BASIN & AHUI STREET	FINDS	1006820970
12-1	0.774 mi.	74-5035 QUEEN KAAHUMANU HWY		N/A
Distance	Elevation	KAILUA-KONA, HI 96740		
		Site 5 of 7 in cluster B		
Relative:	Lower	FINDS:		
Actual:	52 ft.	Registry ID: 110013790040		
		Environmental Interest/Information System		
		Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.		
		The HI-ECRS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations		

Map ID Direction Distance Elevation	MAP FINDINGS	MAP FINDINGS	Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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B11	West	0.775 mi.	4093 ft.	Relative: Lower	Actual: 52 ft.	CTS EARTHMOVING INC	HAWAII (County), HI	Site 6 of 7 in cluster B	MINES:	Mine ID: 5100045	SIC code(s): 14290 00000 00000 00000 00000	Entity name: CTS EARTHMOVING INC	Company: CTS EARTHMOVING INC	State FIPS code: 15	County FIPS code: 001	Status date: 20100212	Operation Class: non-Coal Mining	Number of shops: 0	Number of plants: 0	Latitude: 19 40 21	Longitude: 156 00 58	MINES	1011259611	N/A	CTS EARTHMOVING INC (Continued)	Mine Type: Surface	Mine Status: Intermittent	Status Date: 02/12/2010	Action Type: 104(a)	Date Abated: 11/22/2004	Citation/Order: Citation	Sig and Sub Designation: Y	Proposed Penalty: 203.00	Paid Penalty: 203.00	Assessment Status code: Closed	Assess. Case Status code: Proposed	Assessment Amount: 203.00	Year: 2004	County Name: Kailua-Kona, HI 96740	P.O. Box: Hawaii	Not reported	Violation Number: 6367295	Mine Name: CTS Earthmoving Inc	Date Issued: 11/22/2004	Mine Location: 74-5039 R Queen Kaahumanu Hwy	Address: CTS Earthmoving Inc	Operator: Not reported	Contractor ID: Christian D Twigg Smith	Controller Name: Crushed, Broken Stone NEC	Mined Material: Surface	Ownership Date: 05/14/2003	Mine Type: Intermittent	Mine Status: 104(a)	Status Date: 02/12/2010	Action Type: 104(a)	Date Abated: 11/23/2004	Citation/Order: Citation	Sig and Sub Designation: N	Proposed Penalty: 60.00	Paid Penalty: 60.00	Assessment Status code: Closed	Assess. Case Status code: Proposed	Assessment Amount: 60.00	Year: 2004	County Name: Kailua-Kona, HI 96740	P.O. Box: Hawaii	Not reported	Violation Number: 6367296	Mine Name: CTS Earthmoving Inc	Date Issued: 11/22/2004	Mine Location: 74-5039 R Queen Kaahumanu Hwy	Address: CTS Earthmoving Inc	Operator: Not reported	Contractor ID: Christian D Twigg Smith	Controller Name: Crushed, Broken Stone NEC	Mined Material: Surface	Ownership Date: 05/14/2003	Mine Type: Intermittent	Mine Status: 02/12/2010
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MAP FINDINGS

Map ID

Direction

Distance

Elevation

Site

Database(s)

EPA ID Number

EPA ID Number

EPA ID Number

1011259611

CTS EARTHMOVING INC (Continued)

Action Type: 104(a)

Date Abated: 04/25/2005

Citation/Order: Citation

Sig and Sub Designation: Y

Proposed Penalty: 268.00

Paid Penalty: 268.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 268.00

Year: 2004

County Name: Kailua-Kona, HI 96740

P.O. Box: Hawaii

Not reported

Violation Number: 6387297

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address Type: Mine/Location

Address: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 04/25/2005

Citation/Order: Citation

Sig and Sub Designation: N

Proposed Penalty: 60.00

Paid Penalty: 60.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 60.00

Year: 2004

County Name: Kailua-Kona, HI 96740

P.O. Box: Hawaii

Not reported

Violation Number: 6387298

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address Type: Mine/Location

Address: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 11/23/2004

Citation/Order: Citation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CTS EARTHMOVING INC (Continued)

1011259611

Sig and Sub Designation: Y
Proposed Penalty: 324.00
Paid Penalty: 324.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 324.00
Year: 2004

County Name: Kaliua-Kona, HI 96740
P.O. Box: Hawaii
Not reported

Violation Number: 6367299
Mine Name: CTS Earthmoving Inc
Date Issued: 11/22/2004
Address: MineLocation
Operator: 74-5039 R Queen Kaahumanu Hwy
Contractor ID: CTS Earthmoving Inc
Controller Name: Not reported
Mined Material: Christian D Twigg Smith
Ownership Date: Crushed, Broken Stone NEC
Mine Type: 05/14/2003
Mine Status: Surface
Status Date: Intermittent
Action Type: 02/12/2010
Date Abated: 104(a)
Citation/Order: 04/25/2005
Sig and Sub Designation: Y
Proposed Penalty: 268.00
Paid Penalty: 268.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 268.00
Year: 2004

County Name: Kaliua-Kona, HI 96740
P.O. Box: Hawaii
Not reported

Violation Number: 6367300
Mine Name: CTS Earthmoving Inc
Date Issued: 11/22/2004
Address: MineLocation
Operator: 74-5039 R Queen Kaahumanu Hwy
Contractor ID: CTS Earthmoving Inc
Controller Name: Not reported
Mined Material: Christian D Twigg Smith
Ownership Date: Crushed, Broken Stone NEC
Mine Type: 05/14/2003
Mine Status: Surface
Status Date: Intermittent
Action Type: 02/12/2010
Date Abated: 104(a)
Citation/Order: 11/23/2004
Sig and Sub Designation: N
Proposed Penalty: 60.00
Paid Penalty: 60.00

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	MAP FINDINGS	EDR ID Number EPA ID Number
Site	Site	Database(s)	Database(s)	Site	Database(s)

CTS EARTHMOVING INC (Continued)					
Assessment Status code:	Closed	1011259611		Year:	2004
Assess. Case Status code:	Proposed			County Name:	Kailua-Kona, HI 96740
Assessment Amount:	60.00			P.O. Box:	Not reported
Year:	2004			Violation Number:	6367303
County Name:	Kailua-Kona, HI 96740			Mine Name:	CTS Earthmoving Inc
P.O. Box:	Not reported			Date Issued:	11/22/2004
Violation Number:	6367301			Mine Location:	74-5039 R Queen Kaahumanu Hwy
Mine Name:	CTS Earthmoving Inc			Address Type:	CTS Earthmoving Inc
Date Issued:	11/22/2004			Operator:	Not reported
Mine Location:	74-5039 R Queen Kaahumanu Hwy			Contractor ID:	Christian D Twigg Smith
Address:	CTS Earthmoving Inc			Mined Material:	Crushed, Broken Stone NEC
Operator:	Not reported			Ownership Date:	05/14/2003
Contractor ID:	Christian D Twigg Smith			Mine Type:	Surface
Mined Material:	Crushed, Broken Stone NEC			Mine Status:	Intermittent
Ownership Date:	05/14/2003			Status Date:	02/12/2010
Mine Type:	Surface			Action Type:	104(a)
Mine Status:	Intermittent			Date Abated:	04/25/2005
Status Date:	02/12/2010			Citation/Order:	Citation
Action Type:	104(a)			Sig and Sub Designation:	Y
Date Abated:	11/23/2004			Proposed Penalty:	268.00
Citation/Order:	Citation			Paid Penalty:	268.00
Sig and Sub Designation:	N			Assessment Status code:	Closed
Proposed Penalty:	60.00			Assess. Case Status code:	Proposed
Paid Penalty:	60.00			Assessment Amount:	268.00
Assessment Status code:	Closed			Year:	2004
Assess. Case Status code:	Proposed			County Name:	Kailua-Kona, HI 96740
Assessment Amount:	60.00			P.O. Box:	Not reported
Year:	2004			Violation Number:	6367304
County Name:	Kailua-Kona, HI 96740			Mine Name:	CTS Earthmoving Inc
P.O. Box:	Not reported			Date Issued:	11/22/2004
Violation Number:	6367302			Mine Location:	74-5039 R Queen Kaahumanu Hwy
Mine Name:	CTS Earthmoving Inc			Address Type:	CTS Earthmoving Inc
Date Issued:	11/22/2004			Operator:	Not reported
Mine Location:	74-5039 R Queen Kaahumanu Hwy			Contractor ID:	Christian D Twigg Smith
Address:	CTS Earthmoving Inc			Mined Material:	Crushed, Broken Stone NEC
Operator:	Not reported			Ownership Date:	05/14/2003
Contractor ID:	Christian D Twigg Smith			Mine Type:	Surface
Mined Material:	Crushed, Broken Stone NEC			Mine Status:	Intermittent
Ownership Date:	05/14/2003			Status Date:	02/12/2010
Mine Type:	Surface			Action Type:	104(a)
Mine Status:	Intermittent			Date Abated:	11/24/2004
Status Date:	02/12/2010			Citation/Order:	Citation
Action Type:	104(a)			Sig and Sub Designation:	Y
Date Abated:	11/23/2004			Proposed Penalty:	324.00
Citation/Order:	Citation			Paid Penalty:	324.00
Sig and Sub Designation:	Y			Assessment Status code:	Closed
Proposed Penalty:	203.00			Assess. Case Status code:	Proposed
Paid Penalty:	203.00			Assessment Amount:	324.00
Assessment Status code:	Closed			Year:	2004
Assess. Case Status code:	Proposed			County Name:	Kailua-Kona, HI 96740
Assessment Amount:	203.00			P.O. Box:	Not reported

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)
Site				Site		

CTS EARTHMOVING INC (Continued)

P.O. Box: Not reported

Violation Number: 6367305

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address: MineLocation

Address Type: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 11/24/2004

Citation/Order: Citation

Sig and Sub Designation: N

Proposed Penalty: 60.00

Paid Penalty: 60.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 60.00

Year: 2004

County Name: Kailua-Kona, HI 96740

P.O. Box: Not reported

Violation Number: 6367306

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address: MineLocation

Address Type: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 11/23/2004

Citation/Order: Citation

Sig and Sub Designation: N

Proposed Penalty: 60.00

Paid Penalty: 60.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 60.00

Year: 2004

County Name: Kailua-Kona, HI 96740

P.O. Box: Not reported

Violation Number: 6367307

CTS EARTHMOVING INC (Continued)

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address: MineLocation

Address Type: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 11/24/2004

Citation/Order: Citation

Sig and Sub Designation: Y

Proposed Penalty: 324.00

Paid Penalty: 324.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 324.00

Year: 2004

County Name: Kailua-Kona, HI 96740

P.O. Box: Not reported

Violation Number: 6367308

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address: MineLocation

Address Type: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 11/23/2004

Citation/Order: Citation

Sig and Sub Designation: Y

Proposed Penalty: 203.00

Paid Penalty: 203.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 203.00

Year: 2004

County Name: Kailua-Kona, HI 96740

P.O. Box: Not reported

Violation Number: 6367309

Mine Name: CTS Earthmoving Inc

Date Issued: 11/22/2004

Address: MineLocation

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)

Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/23/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6367310
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/22/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/23/2004
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 324.00
 Paid Penalty: 324.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 324.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6367311
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/23/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported

CTS EARTHMOVING INC (Continued)

Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 03/01/2005
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6356423
 Mine Name: CTS Earthmoving Inc
 Date Issued: 02/25/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 02/26/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6356424
 Mine Name: CTS Earthmoving Inc
 Date Issued: 02/25/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)

Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 02/25/2004
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 124.00
 Paid Penalty: 124.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 124.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Hawaii
 Not reported
 Violation Number: 6356425
 Mine Name: CTS Earthmoving Inc
 Date Issued: 02/25/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 02/26/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Hawaii
 Not reported
 Violation Number: 6356426
 Mine Name: CTS Earthmoving Inc
 Date Issued: 02/25/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010

1011259611

CTS EARTHMOVING INC (Continued)

Action Type: 104(a)
 Date Abated: 02/26/2004
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 72.00
 Paid Penalty: 72.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 72.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Hawaii
 Not reported
 Violation Number: 6356427
 Mine Name: CTS Earthmoving Inc
 Date Issued: 02/25/2004
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 02/26/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Hawaii
 Not reported
 Violation Number: 6375230
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/02/2005
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/02/2005
 Citation/Order: Citation

1011259611

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	MAP FINDINGS	EDR ID Number EPA ID Number
Site	Site				

CTS EARTHMOVING INC. (Continued)

Sig and Sub Designation: N
 Proposed Penalty: 1,238.00
 Paid Penalty: 1,238.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 1,238.00
 Year: 2005
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375231
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/02/2005
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/02/2005
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 350.00
 Paid Penalty: 350.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 350.00
 Year: 2005
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375232
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/02/2005
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/02/2005
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 286.00
 Paid Penalty: 286.00

CTS EARTHMOVING INC. (Continued)

Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 286.00
 Year: 2005
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375233
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/02/2005
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/02/2005
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: Not reported
 Paid Penalty: Not reported
 Assessment Status code: Not reported
 Assess. Case Status code: Not reported
 Assessment Amount: Not reported
 Year: 2005
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375234
 Mine Name: CTS Earthmoving Inc
 Date Issued: 11/02/2005
 Address Type: MineLocation
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 11/02/2005
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 350.00
 Paid Penalty: 350.00
 Assessment Status code: Received
 Assess. Case Status code: Proposed
 Assessment Amount: 350.00

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)					1011259611
Year:	2005				
County Name:	Kaialua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6375235				
Mine Name:	CTS Earthmoving Inc				
Date Issued:	11/03/2005				
Address:	74-5039 R Queen Kaahumanu Hwy				
Operator:	CTS Earthmoving Inc				
Contractor ID:	Not reported				
Controller Name:	Christian D Twigg Smith				
Mined Material:	Crushed, Broken Stone NEC				
Ownership Date:	05/14/2003				
Mine Type:	Surface				
Mine Status:	Intermittent				
Status Date:	02/12/2010				
Action Type:	104(a)				
Date Abated:	12/02/2005				
Citation/Order:	Citation				
Sig and Sub Designation:	N				
Proposed Penalty:	191.00				
Paid Penalty:	191.00				
Assessment Status code:	Received				
Assess. Case Status code:	Proposed				
Assessment Amount:	191.00				
Year:	2005				
County Name:	Kaialua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6375236				
Mine Name:	CTS Earthmoving Inc				
Date Issued:	11/03/2005				
Address:	74-5039 R Queen Kaahumanu Hwy				
Operator:	CTS Earthmoving Inc				
Contractor ID:	Not reported				
Controller Name:	Christian D Twigg Smith				
Mined Material:	Crushed, Broken Stone NEC				
Ownership Date:	05/14/2003				
Mine Type:	Surface				
Mine Status:	Intermittent				
Status Date:	02/12/2010				
Action Type:	104(a)				
Date Abated:	12/06/2005				
Citation/Order:	Citation				
Sig and Sub Designation:	N				
Proposed Penalty:	191.00				
Paid Penalty:	53.00				
Assessment Status code:	Received				
Assess. Case Status code:	Proposed				
Assessment Amount:	191.00				
Year:	2005				
County Name:	Kaialua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6375303				

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)

Mine Name: CTS Earthmoving Inc
 Date Issued: 01/30/2006
 Address: Mine Location
 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(g)(1)
 Date Abated: 02/03/2006
 Citation/Order: Order
 Sig and Sub Designation: Y
 Proposed Penalty: 2,252.00
 Paid Penalty: 2,252.00
 Assessment Status code: Received
 Assess. Case Status code: Proposed
 Assessment Amount: 2,252.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375304
 Mine Name: CTS Earthmoving Inc
 Date Issued: 01/30/2006
 Address: Mine Location
 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 02/03/2006
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 838.00
 Paid Penalty: 838.00
 Assessment Status code: Received
 Assess. Case Status code: Proposed
 Assessment Amount: 838.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375051
 Mine Name: CTS Earthmoving Inc
 Date Issued: 04/25/2005
 Address: Mine Location
 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc

1011259611

CTS EARTHMOVING INC (Continued)

Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 04/27/2005
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 375.00
 Paid Penalty: 375.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 375.00
 Year: 2005
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375052
 Mine Name: CTS Earthmoving Inc
 Date Issued: 04/25/2005
 Address: Mine Location
 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 07/20/2005
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2005
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375053
 Mine Name: CTS Earthmoving Inc
 Date Issued: 04/25/2005
 Address: Mine Location
 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc

1011259611

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)				
Controler Name:	Christian D Twigg Smith	1011259611	Database(s)	1011259611
Mined Material:	Crushed, Broken Stone NEC			
Ownership Date:	05/14/2003			
Mine Type:	Surface			
Mine Status:	Intermittent			
Status Date:	02/12/2010			
Action Type:	104(a)			
Date Abated:	04/27/2005			
Citation/Order:	Citation			
Sig and Sub Designation:	N			
Proposed Penalty:	60.00			
Paid Penalty:	60.00			
Assessment Status code:	Closed			
Assess. Case Status code:	Proposed			
Assessment Amount:	60.00			
Year:	2005			
County Name:	Kailua-Kona, HI 96740			
P.O. Box:	Hawaii			
Not reported				
Violation Number:	6375054	1011259611	Database(s)	1011259611
Mine Name:	CTS Earthmoving Inc			
Date Issued:	04/25/2005			
Mine/Location				
Address Type:	74-5039 R Queen Kaahumanu Hwy			
Address:	CTS Earthmoving Inc			
Operator:	Not reported			
Contractor ID:	Christian D Twigg Smith			
Controler Name:	Crushed, Broken Stone NEC			
Mined Material:	Surface			
Ownership Date:	05/14/2003			
Mine Type:	Intermittent			
Mine Status:	02/12/2010			
Action Type:	104(a)			
Date Abated:	04/27/2005			
Citation/Order:	Citation			
Sig and Sub Designation:	N			
Proposed Penalty:	60.00			
Paid Penalty:	60.00			
Assessment Status code:	Closed			
Assess. Case Status code:	Proposed			
Assessment Amount:	60.00			
Year:	2005			
County Name:	Kailua-Kona, HI 96740			
P.O. Box:	Hawaii			
Not reported				
Violation Number:	6375055	1011259611	Database(s)	1011259611
Mine Name:	CTS Earthmoving Inc			
Date Issued:	04/25/2005			
Mine/Location				
Address Type:	74-5039 R Queen Kaahumanu Hwy			
Address:	CTS Earthmoving Inc			
Operator:	Not reported			
Contractor ID:	Christian D Twigg Smith			
Controler Name:	Crushed, Broken Stone NEC			
Mined Material:	Surface			
Ownership Date:	05/14/2003			
Mine Type:	Intermittent			
Mine Status:	02/12/2010			
Action Type:	104(a)			
Date Abated:	04/27/2005			
Citation/Order:	Citation			
Sig and Sub Designation:	N			
Proposed Penalty:	60.00			
Paid Penalty:	60.00			
Assessment Status code:	Closed			
Assess. Case Status code:	Proposed			
Assessment Amount:	60.00			
Year:	2005			
County Name:	Kailua-Kona, HI 96740			
P.O. Box:	Hawaii			
Not reported				
Violation Number:	6375057	1011259611	Database(s)	1011259611
Mine Name:	CTS Earthmoving Inc			
Date Issued:	04/25/2005			
Mine/Location				
Address Type:	74-5039 R Queen Kaahumanu Hwy			
Address:	CTS Earthmoving Inc			
Operator:	Not reported			
Contractor ID:	Christian D Twigg Smith			
Controler Name:	Crushed, Broken Stone NEC			
Mined Material:	Surface			
Ownership Date:	05/14/2003			
Mine Type:	Intermittent			
Mine Status:	02/12/2010			
Action Type:	104(a)			
Date Abated:	04/27/2005			
Citation/Order:	Citation			
Sig and Sub Designation:	N			
Proposed Penalty:	60.00			
Paid Penalty:	60.00			
Assessment Status code:	Closed			
Assess. Case Status code:	Proposed			
Assessment Amount:	60.00			
Year:	2005			
County Name:	Kailua-Kona, HI 96740			
P.O. Box:	Hawaii			
Not reported				

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)

1011259611

Action Type: 104(a)
Date Abated: 04/27/2005
Citation/Order: Citation
Sig and Sub Designation: Y
Proposed Penalty: 375.00
Paid Penalty: 375.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 375.00
Year: 2005
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported
Violation Number: 6375058
Mine Name: CTS Earthmoving Inc
Date Issued: 04/25/2005
Mine Location: 74-5039 R Queen Kaahumanu Hwy
Address Type: CTS Earthmoving Inc
Operator: Not reported
Contractor ID: Christian D Twigg Smith
Controller Name: Crushed, Broken Stone NEC
Mined Material: 05/14/2003
Ownership Date: Surface
Mine Type: Intermittent
Mine Status: 02/12/2010
Status Date: 104(a)
Action Type: 04/27/2005
Date Abated: Citation
Citation/Order: N
Sig and Sub Designation: N
Proposed Penalty: 60.00
Paid Penalty: 60.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 60.00
Year: 2005
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported
Violation Number: 6375059
Mine Name: CTS Earthmoving Inc
Date Issued: 04/25/2005
Mine Location: 74-5039 R Queen Kaahumanu Hwy
Address Type: CTS Earthmoving Inc
Operator: Not reported
Contractor ID: Christian D Twigg Smith
Controller Name: Crushed, Broken Stone NEC
Mined Material: 05/14/2003
Ownership Date: Surface
Mine Type: Intermittent
Mine Status: 02/12/2010
Status Date: 104(a)
Action Type: Not reported
Date Abated: Citation
Citation/Order: Citation

CTS EARTHMOVING INC (Continued)

1011259611

Sig and Sub Designation: N
Proposed Penalty: 1,566.00
Paid Penalty: 1,566.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 1,566.00
Year: 2005
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported
Violation Number: 6375060
Mine Name: CTS Earthmoving Inc
Date Issued: 04/27/2005
Mine Location: 74-5039 R Queen Kaahumanu Hwy
Address Type: CTS Earthmoving Inc
Operator: Not reported
Contractor ID: Christian D Twigg Smith
Controller Name: Crushed, Broken Stone NEC
Mined Material: 05/14/2003
Ownership Date: Surface
Mine Type: Intermittent
Mine Status: 02/12/2010
Status Date: 104(a)
Action Type: 05/09/2005
Date Abated: Citation
Citation/Order: N
Sig and Sub Designation: N
Proposed Penalty: 60.00
Paid Penalty: 60.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 60.00
Year: 2005
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported
Violation Number: 6375061
Mine Name: CTS Earthmoving Inc
Date Issued: 04/27/2005
Mine Location: 74-5039 R Queen Kaahumanu Hwy
Address Type: CTS Earthmoving Inc
Operator: Not reported
Contractor ID: Christian D Twigg Smith
Controller Name: Crushed, Broken Stone NEC
Mined Material: 05/14/2003
Ownership Date: Surface
Mine Type: Intermittent
Mine Status: 02/12/2010
Status Date: 104(a)
Action Type: 07/01/2005
Date Abated: Citation
Citation/Order: N
Sig and Sub Designation: N
Proposed Penalty: 60.00
Paid Penalty: 60.00

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	MAP FINDINGS	EDR ID Number EPA ID Number
Site				Site	

CTS EARTHMOVING INC (Continued)					
Assessment Status code:	Closed	1011259611		Year:	2007
Assess. Case Status code:	Proposed			County Name:	Kailua-Kona, HI 96740
Assessment Amount:	60.00			P.O. Box:	Not reported
Year:	2005			Violation Number:	6392720
County Name:	Kailua-Kona, HI 96740			Mine Name:	CTS Earthmoving Inc
P.O. Box:	Not reported			Date Issued:	03/15/2007
Violation Number:	6392718			Mine Location:	74-5039 R Queen Kaahumanu Hwy
Mine Name:	CTS Earthmoving Inc			Address Type:	CTS Earthmoving Inc
Date Issued:	03/15/2007			Operator:	Not reported
Mine Location:	74-5039 R Queen Kaahumanu Hwy			Contractor ID:	Christian D Twigg Smith
Address:	CTS Earthmoving Inc			Mined Material:	Crushed, Broken Stone NEC
Operator:	Not reported			Ownership Date:	05/14/2003
Contractor ID:	Christian D Twigg Smith			Mine Type:	Surface
Mined Material:	Crushed, Broken Stone NEC			Mine Status:	Intermittent
Ownership Date:	05/14/2003			Status Date:	02/12/2010
Mine Type:	Surface			Action Type:	104(a)
Mine Status:	Intermittent			Date Abated:	03/16/2007
Status Date:	02/12/2010			Citation/Order:	Citation
Action Type:	104(a)			Sig and Sub Designation:	N
Date Abated:	03/16/2007			Proposed Penalty:	286.00
Citation/Order:	Citation			Paid Penalty:	286.00
Sig and Sub Designation:	N			Assessment Status code:	Closed
Proposed Penalty:	286.00			Assess. Case Status code:	Proposed
Paid Penalty:	286.00			Assessment Amount:	286.00
Assessment Status code:	Closed			Year:	2007
Assess. Case Status code:	Proposed			County Name:	Kailua-Kona, HI 96740
Assessment Amount:	286.00			P.O. Box:	Not reported
Year:	2007			Violation Number:	6392721
County Name:	Kailua-Kona, HI 96740			Mine Name:	CTS Earthmoving Inc
P.O. Box:	Not reported			Date Issued:	03/15/2007
Violation Number:	6392719			Mine Location:	74-5039 R Queen Kaahumanu Hwy
Mine Name:	CTS Earthmoving Inc			Address Type:	CTS Earthmoving Inc
Date Issued:	03/15/2007			Operator:	Not reported
Mine Location:	74-5039 R Queen Kaahumanu Hwy			Contractor ID:	Christian D Twigg Smith
Address:	CTS Earthmoving Inc			Mined Material:	Crushed, Broken Stone NEC
Operator:	Not reported			Ownership Date:	05/14/2003
Contractor ID:	Christian D Twigg Smith			Mine Type:	Surface
Mined Material:	Crushed, Broken Stone NEC			Mine Status:	Intermittent
Ownership Date:	05/14/2003			Status Date:	02/12/2010
Mine Type:	Surface			Action Type:	104(a)
Mine Status:	Intermittent			Date Abated:	03/19/2007
Status Date:	02/12/2010			Citation/Order:	Citation
Action Type:	104(a)			Sig and Sub Designation:	Y
Date Abated:	03/16/2007			Proposed Penalty:	350.00
Citation/Order:	Citation			Paid Penalty:	350.00
Sig and Sub Designation:	N			Assessment Status code:	Closed
Proposed Penalty:	286.00			Assess. Case Status code:	Proposed
Paid Penalty:	286.00			Assessment Amount:	350.00
Assessment Status code:	Closed			Year:	2007
Assess. Case Status code:	Proposed			County Name:	Kailua-Kona, HI 96740
Assessment Amount:	286.00			P.O. Box:	Not reported

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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CTS EARTHMOVING INC (Continued)					1011259611
P.O. Box:	Not reported				
Violation Number:	6392722				
Mine Name:	CTS Earthmoving Inc				
Date Issued:	03/15/2007				
Address Type:	MineLocation				
Address:	74-5039 R Queen Kaahumanu Hwy				
Operator:	CTS Earthmoving Inc				
Contractor ID:	Not reported				
Controller Name:	Christian D Twigg Smith				
Mined Material:	Crushed, Broken Stone NEC				
Ownership Date:	05/14/2003				
Mine Type:	Surface				
Mine Status:	Intermittent				
Status Date:	02/12/2010				
Action Type:	104(a)				
Date Abated:	03/16/2007				
Citation/Order:	Citation				
Sig and Sub Designation:	Y				
Proposed Penalty:	350.00				
Paid Penalty:	350.00				
Assessment Status code:	Closed				
Assess. Case Status code:	Proposed				
Assessment Amount:	350.00				
Year:	2007				
County Name:	Kailua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6392723				
Mine Name:	CTS Earthmoving Inc				
Date Issued:	03/15/2007				
Address Type:	MineLocation				
Address:	74-5039 R Queen Kaahumanu Hwy				
Operator:	CTS Earthmoving Inc				
Contractor ID:	Not reported				
Controller Name:	Christian D Twigg Smith				
Mined Material:	Crushed, Broken Stone NEC				
Ownership Date:	05/14/2003				
Mine Type:	Surface				
Mine Status:	Intermittent				
Status Date:	02/12/2010				
Action Type:	104(a)				
Date Abated:	03/16/2007				
Citation/Order:	Citation				
Sig and Sub Designation:	N				
Proposed Penalty:	286.00				
Paid Penalty:	286.00				
Assessment Status code:	Closed				
Assess. Case Status code:	Proposed				
Assessment Amount:	286.00				
Year:	2007				
County Name:	Kailua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6392724				

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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CTS EARTHMOVING INC (Continued)					1011259611
Mine Name:	CTS Earthmoving Inc				
Date Issued:	03/15/2007				
Address Type:	MineLocation				
Address:	74-5039 R Queen Kaahumanu Hwy				
Operator:	CTS Earthmoving Inc				
Contractor ID:	Not reported				
Controller Name:	Christian D Twigg Smith				
Mined Material:	Crushed, Broken Stone NEC				
Ownership Date:	05/14/2003				
Mine Type:	Surface				
Mine Status:	Intermittent				
Status Date:	02/12/2010				
Action Type:	104(a)				
Date Abated:	03/15/2007				
Citation/Order:	Citation				
Sig and Sub Designation:	N				
Proposed Penalty:	191.00				
Paid Penalty:	191.00				
Assessment Status code:	Closed				
Assess. Case Status code:	Proposed				
Assessment Amount:	191.00				
Year:	2007				
County Name:	Kailua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6392601				
Mine Name:	CTS Earthmoving Inc				
Date Issued:	10/25/2006				
Address Type:	MineLocation				
Address:	74-5039 R Queen Kaahumanu Hwy				
Operator:	CTS Earthmoving Inc				
Contractor ID:	Not reported				
Controller Name:	Christian D Twigg Smith				
Mined Material:	Crushed, Broken Stone NEC				
Ownership Date:	03/14/2003				
Mine Type:	Surface				
Mine Status:	Intermittent				
Status Date:	02/12/2010				
Action Type:	104(a)				
Date Abated:	10/30/2006				
Citation/Order:	Citation				
Sig and Sub Designation:	N				
Proposed Penalty:	268.00				
Paid Penalty:	268.00				
Assessment Status code:	Closed				
Assess. Case Status code:	Proposed				
Assessment Amount:	268.00				
Year:	2006				
County Name:	Kailua-Kona, HI 96740				
P.O. Box:	Not reported				
Violation Number:	6392602				
Mine Name:	CTS Earthmoving Inc				
Date Issued:	10/25/2006				
Address Type:	MineLocation				

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)

Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 10/30/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 177.00
 Paid Penalty: 177.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 177.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6392603
 Mine Name: CTS Earthmoving Inc
 Date Issued: 10/25/2006
 Address Type: Mine/Location
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 10/30/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 268.00
 Paid Penalty: 268.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 268.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6392615
 Mine Name: CTS Earthmoving Inc
 Date Issued: 10/26/2006
 Address Type: Mine/Location
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported

1011259611

CTS EARTHMOVING INC (Continued)

Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 10/30/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 177.00
 Paid Penalty: 177.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 177.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6392616
 Mine Name: CTS Earthmoving Inc
 Date Issued: 10/26/2006
 Address Type: Mine/Location
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003
 Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 10/27/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 177.00
 Paid Penalty: 177.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 177.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6392717
 Mine Name: CTS Earthmoving Inc
 Date Issued: 03/15/2007
 Address Type: Mine/Location
 Address: 74-5039 R Queen Kaahumanu Hwy
 Operator: CTS Earthmoving Inc
 Contractor ID: Not reported
 Controller Name: Christian D Twigg Smith
 Mined Material: Crushed, Broken Stone NEC
 Ownership Date: 05/14/2003

1011259611

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)

Mine Type: Surface
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 03/15/2007
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 614.00
 Paid Penalty: 614.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 614.00
 Year: 2007
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435748
 Mine Name: CTS Earthmoving Inc
 Date Issued: 01/28/2008
 Mine Location
 Address Type: 74-5039 R Queen Kaahumanu Hwy
 Address: CTS Earthmoving Inc
 Operator: Not reported
 Contractor ID: Christian D Twigg Smith
 Controller Name: Crushed, Broken Stone NEC
 Mined Material: 05/14/2003
 Ownership Date: Surface
 Mine Type: Intermittent
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 02/01/2008
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 425.00
 Paid Penalty: 425.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 425.00
 Year: 2008
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435749
 Mine Name: CTS Earthmoving Inc
 Date Issued: 01/28/2008
 Mine Location
 Address Type: 74-5039 R Queen Kaahumanu Hwy
 Address: CTS Earthmoving Inc
 Operator: Not reported
 Contractor ID: Christian D Twigg Smith
 Controller Name: Crushed, Broken Stone NEC
 Mined Material: 05/14/2003
 Ownership Date: Surface
 Mine Type: Intermittent
 Mine Status: Intermittent
 Status Date: 02/12/2010

1011259611

CTS EARTHMOVING INC (Continued)

Action Type: 104(a)
 Date Abated: 01/28/2008
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 100.00
 Paid Penalty: 100.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 100.00
 Year: 2008
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435765
 Mine Name: CTS Earthmoving Inc
 Date Issued: 03/21/2008
 Mine Location
 Address Type: 74-5039 R Queen Kaahumanu Hwy
 Address: CTS Earthmoving Inc
 Operator: Not reported
 Contractor ID: Christian D Twigg Smith
 Controller Name: Crushed, Broken Stone NEC
 Mined Material: 05/14/2003
 Ownership Date: Surface
 Mine Type: Intermittent
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 03/24/2008
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 425.00
 Paid Penalty: 425.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 425.00
 Year: 2008
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435766
 Mine Name: CTS Earthmoving Inc
 Date Issued: 03/21/2008
 Mine Location
 Address Type: 74-5039 R Queen Kaahumanu Hwy
 Address: CTS Earthmoving Inc
 Operator: Not reported
 Contractor ID: Christian D Twigg Smith
 Controller Name: Crushed, Broken Stone NEC
 Mined Material: 05/14/2003
 Ownership Date: Surface
 Mine Type: Intermittent
 Mine Status: Intermittent
 Status Date: 02/12/2010
 Action Type: 104(a)
 Date Abated: 04/10/2008
 Citation/Order: Citation

1011259611

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC. (Continued)

Sig and Sub Designation: N
Proposed Penalty: 127.00
Paid Penalty: 127.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 127.00
Year: 2008
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported

Violation Number: 6435767
Mine Name: CTS Earthmoving Inc
Date Issued: 03/21/2008
Address Type: MineLocation
Address: 74-5039 R Queen Kaahumanu Hwy
Operator: CTS Earthmoving Inc
Contractor ID: Not reported
Controller Name: Christian D Twigg Smith
Mined Material: Crushed, Broken Stone NEC
Ownership Date: 05/14/2003
Mine Type: Surface
Mine Status: Intermittent
Status Date: 02/12/2010
Action Type: 104(a)
Date Abated: Not reported
Citation/Order: Citation
Sig and Sub Designation: Y
Proposed Penalty: 2,341.00
Paid Penalty: 2,341.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 2,341.00
Year: 2008
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported

Violation Number: 6435768
Mine Name: CTS Earthmoving Inc
Date Issued: 03/25/2008
Address Type: MineLocation
Address: 74-5039 R Queen Kaahumanu Hwy
Operator: CTS Earthmoving Inc
Contractor ID: Not reported
Controller Name: Christian D Twigg Smith
Mined Material: Crushed, Broken Stone NEC
Ownership Date: 05/14/2003
Mine Type: Surface
Mine Status: Intermittent
Status Date: 02/12/2010
Action Type: 104(b)
Date Abated: 03/26/2008
Citation/Order: Order
Sig and Sub Designation: Not reported
Proposed Penalty: Not reported
Paid Penalty: Not reported

1011259611

CTS EARTHMOVING INC. (Continued)

Assessment Status code: Not reported
Assess. Case Status code: Not reported
Assessment Amount: 2008
Year: Kailua-Kona, HI 96740
County Name: Hawaii
P.O. Box: Not reported

Violation Number: 6478854
Mine Name: CTS Earthmoving Inc
Date Issued: 10/06/2009
Address Type: MineLocation
Address: 74-5039 R Queen Kaahumanu Hwy
Operator: CTS Earthmoving Inc
Contractor ID: Not reported
Controller Name: Christian D Twigg Smith
Mined Material: Crushed, Broken Stone NEC
Ownership Date: 05/14/2003
Mine Type: Surface
Mine Status: Intermittent
Status Date: 02/12/2010
Action Type: 104(a)
Date Abated: 10/06/2009
Citation/Order: Citation
Sig and Sub Designation: Y
Proposed Penalty: 117.00
Paid Penalty: 0.00
Assessment Status code: Closed
Assess. Case Status code: Vacated
Assessment Amount: 0.00
Year: 2009
County Name: Kailua-Kona, HI 96740
P.O. Box: Not reported

Violation Number: 6478855
Mine Name: CTS Earthmoving Inc
Date Issued: 10/06/2009
Address Type: MineLocation
Address: 74-5039 R Queen Kaahumanu Hwy
Operator: CTS Earthmoving Inc
Contractor ID: Not reported
Controller Name: Christian D Twigg Smith
Mined Material: Crushed, Broken Stone NEC
Ownership Date: 05/14/2003
Mine Type: Surface
Mine Status: Intermittent
Status Date: 02/12/2010
Action Type: 104(a)
Date Abated: 10/06/2009
Citation/Order: Citation
Sig and Sub Designation: Y
Proposed Penalty: 117.00
Paid Penalty: 117.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 117.00

1011259611

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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CTS EARTHMOVING INC (Continued)								
Year:	2009	Kailua-Kona, HI 96740		1011259611		1011259611		
County Name:	Hawaii	Not reported		P.O. Box:		Not reported		
P.O. Box:	Not reported			Violation Number:		6478559		
Violation Number:	6478545	CTS Earthmoving Inc		Mine Name:		CTS Earthmoving Inc		
Mine Name:	12/05/2008	MineLocation		Date Issued:		03/02/2009		
Date Issued:	74-5039 R Queen Kaahumanu Hwy	Address:		Address Type:		74-5039 R Queen Kaahumanu Hwy		
Address:	CTS Earthmoving Inc	Operator:		Operator ID:		Not reported		
Operator:	Christian D Twigg Smith	Controller Name:		Controller ID:		Christian D Twigg Smith		
Controller Name:	Crushed, Broken Stone NEC	Mined Material:		Mined Material:		Crushed, Broken Stone NEC		
Mined Material:	05/14/2003	Ownership Date:		Ownership Date:		05/14/2003		
Ownership Date:	Surface	Mine Type:		Mine Type:		Surface		
Mine Type:	Intermittent	Mine Status:		Mine Status:		Intermittent		
Mine Status:	02/12/2010	Status Date:		Status Date:		02/12/2010		
Status Date:	104(a)	Action Type:		Action Type:		104(a)		
Action Type:	12/08/2008	Date Abated:		Date Abated:		03/02/2009		
Date Abated:	Citation	Citation/Order:		Citation/Order:		Citation		
Citation/Order:	N	Sig and Sub Designation:		Sig and Sub Designation:		Y		
Sig and Sub Designation:	Not reported	Proposed Penalty:		Proposed Penalty:		1,944.00		
Proposed Penalty:	Not reported	Paid Penalty:		Paid Penalty:		1,944.00		
Paid Penalty:	Not reported	Assessment Status code:		Assessment Status code:		Proposed		
Assessment Status code:	Not reported	Assess. Case Status code:		Assess. Case Status code:		Proposed		
Assess. Case Status code:	Not reported	Assessment Amount:		Assessment Amount:		1,944.00		
Assessment Amount:	2008	Year:		Year:		2009		
Year:	Kailua-Kona, HI 96740	County Name:		County Name:		Kailua-Kona, HI 96740		
County Name:	Hawaii	P.O. Box:		P.O. Box:		Not reported		
P.O. Box:	Not reported			Violation Number:		6478560		
Violation Number:	6478548	CTS Earthmoving Inc		Mine Name:		CTS Earthmoving Inc		
Mine Name:	12/09/2008	Date Issued:		Date Issued:		03/03/2009		
Date Issued:	74-5039 R Queen Kaahumanu Hwy	Address:		Address Type:		74-5039 R Queen Kaahumanu Hwy		
Address:	CTS Earthmoving Inc	Operator:		Operator ID:		Not reported		
Operator:	Christian D Twigg Smith	Controller Name:		Controller Name:		Christian D Twigg Smith		
Controller Name:	Crushed, Broken Stone NEC	Mined Material:		Mined Material:		Crushed, Broken Stone NEC		
Mined Material:	05/14/2003	Ownership Date:		Ownership Date:		05/14/2003		
Ownership Date:	Surface	Mine Type:		Mine Type:		Surface		
Mine Type:	Intermittent	Mine Status:		Mine Status:		Intermittent		
Mine Status:	02/12/2010	Status Date:		Status Date:		02/12/2010		
Status Date:	104(a)	Action Type:		Action Type:		104(a)		
Action Type:	12/10/2008	Date Abated:		Date Abated:		03/04/2009		
Date Abated:	Citation	Citation/Order:		Citation/Order:		Citation		
Citation/Order:	N	Sig and Sub Designation:		Sig and Sub Designation:		N		
Sig and Sub Designation:	190.00	Proposed Penalty:		Proposed Penalty:		100.00		
Proposed Penalty:	190.00	Assessment Status code:		Assessment Status code:		Closed		
Assessment Status code:	Not reported	Assess. Case Status code:		Assess. Case Status code:		Proposed		
Assess. Case Status code:	190.00	Assessment Amount:		Assessment Amount:		100.00		
Assessment Amount:	2008	Year:		Year:		2009		
Year:	Kailua-Kona, HI 96740	County Name:		County Name:		Kailua-Kona, HI 96740		
County Name:	Hawaii	P.O. Box:		P.O. Box:		Not reported		
P.O. Box:	Not reported			Violation Number:		8558240		

MAP FINDINGS

Map ID

Direction

Distance

Elevation

Site

Database(s)

EDR ID Number

EPA ID Number

CTS EARTHMOVING INC (Continued)

1011259611

Mine Name: CTS Earthmoving Inc

Date Issued: 01/25/2010

Address: Mine Location

Address: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 01/27/2010

Citation/Order: Citation

Sig and Sub Designation: N

Proposed Penalty: 100.00

Paid Penalty: 100.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 100.00

Year: 2010

County Name: Kailua-Kona, HI 96740

P.O. Box: Hawaii

Not reported

Violation Number: 8558241

Mine Name: CTS Earthmoving Inc

Date Issued: 01/25/2010

Address: Mine Location

Address: 74-5039 R Queen Kaahumanu Hwy

Operator: CTS Earthmoving Inc

Contractor ID: Not reported

Controller Name: Christian D Twigg Smith

Mined Material: Crushed, Broken Stone NEC

Ownership Date: 05/14/2003

Mine Type: Surface

Mine Status: Intermittent

Status Date: 02/12/2010

Action Type: 104(a)

Date Abated: 01/27/2010

Citation/Order: Citation

Sig and Sub Designation: N

Proposed Penalty: 100.00

Paid Penalty: 100.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount: 100.00

Year: 2010

County Name: Kailua-Kona, HI 96740

P.O. Box: Hawaii

Not reported

Violation Number: 8558242

Mine Name: CTS Earthmoving Inc

Date Issued: 01/25/2010

Address: Mine Location

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

EDR ID Number
EPA ID Number

Database(s)

1011259811

CTS EARTHMOVING INC (Continued)

Address:

Operator:

Contractor ID:

Controller Name:

Mined Material:

Ownership Date:

Mine Type:

Mine Status:

Status Date:

Action Type:

Date Abated:

Citation/Order:

Sig and Sub Designation:

Proposed Penalty:

Paid Penalty:

Assessment Status code:

Assess. Case Status code:

Assessment Amount:

Year:

County Name:

P.O. Box:

74-5039 R Queen Kaahumanu Hwy

CTS Earthmoving Inc

Not reported

Christian D Twigg Smith

Crushed, Broken Stone NEC

05/14/2003

Surface

Intermittent

02/12/2010

104(a)

01/27/2010

Citation

N

100.00

100.00

Closed

Proposed

100.00

2010

Kailua-Kona, HI 96740

Hawaii

Not reported

Violation Number:

Mine Name:

Date Issued:

Address Type:

Address:

Operator:

Contractor ID:

Controller Name:

Mined Material:

Ownership Date:

Mine Type:

Mine Status:

Status Date:

Action Type:

Date Abated:

Citation/Order:

Sig and Sub Designation:

Proposed Penalty:

Paid Penalty:

Assessment Status code:

Assess. Case Status code:

Assessment Amount:

Year:

County Name:

P.O. Box:

8559243

CTS Earthmoving Inc

01/25/2010

Mixed Location

74-5039 R Queen Kaahumanu Hwy

CTS Earthmoving Inc

Not reported

Christian D Twigg Smith

Crushed, Broken Stone NEC

05/14/2003

Surface

Intermittent

02/12/2010

104(a)

01/28/2010

Citation

N

100.00

100.00

Closed

Proposed

100.00

2010

Kailua-Kona, HI 96740

Hawaii

Not reported

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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B12 West 1/2-1 0.778 mi. 4106 ft. Relative: Lower Actual: 51 ft.	ISEMOTO CONTRACTING CO., HAWAII (County), HI Site 7 of 7 in cluster B MINES: Mine ID: 5100301 SIC code(s): 14410 00000 00000 00000 00000 Entity name: CRUSHER Company: ISEMOTO CONTRACTING CO., State FIPS code: 15 County FIPS code: 001 Status: 2 Status date: 20101215 Operation Class: non-Coal Mining Number of shops: 0 Number of plants: 0 Latitude: 19 40 20 Longitude: 156 00 58	MINES 1012212634 N/A	
---	---	---	--

13 WSW 1/2-1 0.803 mi. 4239 ft. Relative: Lower Actual: 84 ft.	74-380 KEALAKEHE PKWY 74-380 KEALAKEHE PKWY KAILUA KONA, HI 96740 Click this hyperlink while viewing on your computer to access additional ERNS detail in the EDR Site Report.	ERNS 2007309277 N/A	
---	--	--	--

14 SSW 1/2-1 0.808 mi. 4264 ft. Relative: Lower Actual: 84 ft.	KAU HOSPITAL (ETHER DIPOSAL) 74-5221 QUEEN KAAHUMANU HWY KAILUA-KONA, HI 96740 Site 1 of 3 in cluster C FINDS: Registry ID: 110013771999 Environmental Interest/Information System Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments. The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations	FINDS 1006519404 N/A	
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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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C15 SSW 1/2-1 0.808 mi. 4267 ft. Relative: Lower Actual: 84 ft.	KAILUA-KONA POLICE STATION 74-5221 QUEEN KAAHUMANU HWY KAILUA-KONA, HI 96751 Site 2 of 3 in cluster C HI FINANCIAL ASSURANCE: Alt Facility ID: 9-603766 Tank Id: 2 Temporarily Out of Use FRTYPE: Other Expiration Date: 12/31/2009 Alt Facility ID: 9-603766 Tank Id: 87 Currently In Use FRTYPE: Other Expiration Date: 12/31/2009 Alt Facility ID: 9-603766 Tank Id: M-3 Currently In Use FRTYPE: Other Expiration Date: 12/31/2009	FINANCIAL ASSURANCE S108005060 N/A	
--	--	---	--

C16 SSW 1/2-1 0.811 mi. 4284 ft. Relative: Lower Actual: 86 ft.	BREWER ENVIRONMENTAL INDUSTRIES-QUEEN KAAHUMANU HWY 74-5223 QUEEN KAAHUMANU HWY KAILUA-KONA, HI 96740 Site 3 of 3 in cluster C FINDS: Registry ID: 110013780186 Environmental Interest/Information System The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations	FINDS 100620115 N/A	
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D17 NW 1/2-1 0.849 mi. 4484 ft. Relative: Lower Actual: 220 ft.	ALA WAI HARBOR, LEAKING TANK, OIL DIESEL 74-4925 QUEEN KAAHUMANU HIGHWAY KAILUA-KONA, HI 96740 Site 1 of 2 in cluster D FINDS: Registry ID: 110013782647 Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.	FINDS 100620322 N/A	
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MAP FINDINGS					
Map ID	Direction	Distance	Elevation	Site	Database(s)
D18 NW 1/2-1 0.849 mi. 4484 ft.				ALA WAI HARBOR, LEAKING TANK, OIL DIESEL (Continued) Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments. The HI-ECS (Hawai Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations	EDR ID Number EPA ID Number
Relative: Lower					1006820332
Actual: 220 ft.					
					FINDS
KNIFE RIVER CORPORATION - WEST HAWAII CONCRETE FACILITY KAILUA-KONA, HI 96740 Site 2 of 2 in cluster D					10'00025337 N/A
FINDS:					
Registry ID: 110028075259					
Environmental Interest/Information System					
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (CIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.					
					MINES
ISEMOTO CONTRACTING COMPA					10'02212631 N/A
HAWAII (County), HI					
MINE(S):					
Mine ID: 5100239					
SIC code(s): 14410 00000 00000 00000 00000 00000					
Entity name: CRUSHER B					
Company: ISEMOTO CONTRACTING COMPA					
State FIPS code: 15					
County FIPS code: 001					
Status: 2					
Status date: 20101013					
Operation Class: non-Coal Mining					
Number of shops: 0					
Number of plants: 0					
Relative: Lower					
Actual: 99 ft.					

Map ID Direction Distance Elevation	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
Site			
ISEMOTO CONTRACTING COMPA (Continued)			
Latitude:	19 39 44		1012212631
Longitude:	156 00 37		
Violations Details:			
Violation Number:	6345021		
Mine Name:	Crusher B		
Date Issued:	03/10/2003		
Mine Location:	TMK 7-3-009-055 Hina Lani St.		
Address:	Isemoto Contracting Company Ltd		
Operator:	Not reported		
Contractor ID:	Larry Isemoto		
Mined Material:	Construction Sand and Gravel		
Ownership Date:	05/01/2001		
Mine Type:	Surface		
Status:	Abandoned		
Status Date:	06/28/2010		
Action Type:	104(a)		
Date Abated:	03/11/2003		
Citation/Order:	Citation N		
Sig and Sub Designation:	N		
Proposed Penalty:	55		
Paid Penalty:	55		
Assessment Status code:	Closed		
Assess. Case Status code:	Proposed		
Assessment Amount:	55		
Year:	2003		
County Name:	Kailua-Kona, HI 96740		
P.O. Box:	Hawaii		
	Not reported		
Violation Number:	6345022		
Mine Name:	Crusher B		
Date Issued:	03/10/2003		
Mine Location:	TMK 7-3-009-055 Hina Lani St.		
Address:	Isemoto Contracting Company Ltd		
Operator:	Not reported		
Contractor ID:	Larry Isemoto		
Mined Material:	Construction Sand and Gravel		
Ownership Date:	05/01/2001		
Mine Type:	Surface		
Status:	Abandoned		
Status Date:	06/28/2010		
Action Type:	104(a)		
Date Abated:	03/11/2003		
Citation/Order:	Citation N		
Sig and Sub Designation:	N		
Proposed Penalty:	55		
Paid Penalty:	55		
Assessment Status code:	Closed		
Assess. Case Status code:	Proposed		
Assessment Amount:	55		
Year:	2003		
County Name:	Kailua-Kona, HI 96740		
P.O. Box:	Hawaii		
	Not reported		

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)
Site				Site		

ISEMOTO CONTRACTING COMPA (Continued)

Violation Number: 6367282
 Mine Name: Crusher B
 Date Issued: 11/16/2004
 Address: MineLocation
 Operator: TMK 7-3-009-055 Hina Lani St.
 Contractor ID: Isemoto Contracting Company Ltd
 Controller Name: Not reported
 Mined Material: Larry Isemoto
 Ownership Date: Construction Sand and Gravel
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 11/17/2004
 Citation/Order: Citation
 Sig and Sub Designation: Y
 Proposed Penalty: 84.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 84.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6356298
 Mine Name: Crusher B
 Date Issued: 04/09/2004
 Address: MineLocation
 Operator: TMK 7-3-009-055 Hina Lani St.
 Contractor ID: Isemoto Contracting Company Ltd
 Controller Name: Not reported
 Mined Material: Larry Isemoto
 Ownership Date: Construction Sand and Gravel
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 04/14/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6356299
 Mine Name: Crusher B
 Date Issued: 04/09/2004

ISEMOTO CONTRACTING COMPA (Continued)

Address Type: MineLocation
 Address: TMK 7-3-009-055 Hina Lani St.
 Operator: Isemoto Contracting Company Ltd
 Contractor ID: Not reported
 Controller Name: Larry Isemoto
 Mined Material: Construction Sand and Gravel
 Ownership Date: 05/01/2001
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 04/14/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6356300
 Mine Name: Crusher B
 Date Issued: 04/09/2004
 Address: MineLocation
 Operator: TMK 7-3-009-055 Hina Lani St.
 Contractor ID: Isemoto Contracting Company Ltd
 Controller Name: Not reported
 Mined Material: Larry Isemoto
 Ownership Date: Construction Sand and Gravel
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 04/14/2004
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2004
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported

Violation Number: 6375709
 Mine Name: Crusher B
 Date Issued: 02/11/2006
 Address: MineLocation
 Operator: TMK 7-3-009-055 Hina Lani St.
 Contractor ID: Isemoto Contracting Company Ltd

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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ISEMOTO CONTRACTING COMPA (Continued)

Contractor ID: Not reported
 Controller Name: Larry Isemoto
 Mined Material: Construction Sand and Gravel
 Ownership Date: 05/01/2001
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 02/11/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6375710
 Mine Name: Crusher B
 Date Issued: 02/13/2006
 Address Type: MineLocation
 Address: TMK 7-3-009-055 Hina Lani St.
 Operator: Isemoto Contracting Company Ltd
 Contractor ID: Not reported
 Controller Name: Larry Isemoto
 Mined Material: Construction Sand and Gravel
 Ownership Date: 05/01/2001
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 02/11/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6375718
 Mine Name: Crusher B
 Date Issued: 02/13/2006
 Address Type: MineLocation
 Address: TMK 7-3-009-055 Hina Lani St.
 Operator: Isemoto Contracting Company Ltd
 Contractor ID: Not reported
 Controller Name: Larry Isemoto
 Mined Material: Construction Sand and Gravel

ISEMOTO CONTRACTING COMPA (Continued)

Ownership Date: 05/01/2001
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 03/09/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6375719
 Mine Name: Crusher B
 Date Issued: 02/13/2006
 Address Type: MineLocation
 Address: TMK 7-3-009-055 Hina Lani St.
 Operator: Isemoto Contracting Company Ltd
 Contractor ID: Not reported
 Controller Name: Larry Isemoto
 Mined Material: Construction Sand and Gravel
 Ownership Date: 05/01/2001
 Mine Type: Surface
 Mine Status: Abandoned
 Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 03/09/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6375720
 Mine Name: Crusher B
 Date Issued: 02/13/2006
 Address Type: MineLocation
 Address: TMK 7-3-009-055 Hina Lani St.
 Operator: Isemoto Contracting Company Ltd
 Contractor ID: Not reported
 Controller Name: Larry Isemoto
 Mined Material: Construction Sand and Gravel
 Ownership Date: 05/01/2001
 Mine Type: Surface
 Mine Status: Abandoned

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	MAP FINDINGS	EDR ID Number EPA ID Number
Site				Site	

ISEMOTO CONTRACTING COMPA (Continued)

Status Date: 06/28/2010
 Action Type: 104(a)
 Date Abated: 03/09/2006
 Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6375721
 Mine Name: Crusher B
 Date Issued: 02/13/2006
 Mine Location
 Address Type: TMK 7-3-009-055 Hina Lani St.
 Address: Isemoto Contracting Company Ltd
 Operator: Not reported
 Contractor ID: Larry Isemoto
 Controller Name: Construction Sand and Gravel
 Mined Material: Surface
 Ownership Date: 05/01/2001
 Mine Type: Abandoned
 Mine Status: 06/28/2010
 Status Date: 03/09/2006
 Action Type: 104(a)
 Date Abated: Citation
 Citation/Order: N
 Sig and Sub Designation: N
 Proposed Penalty: 60.00
 Paid Penalty: 60.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 60.00
 Year: 2006
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435729
 Mine Name: Crusher B
 Date Issued: 01/15/2008
 Mine Location
 Address Type: TMK 7-3-009-055 Hina Lani St.
 Address: Isemoto Contracting Company Ltd
 Operator: Not reported
 Contractor ID: Larry Isemoto
 Controller Name: Construction Sand and Gravel
 Mined Material: Surface
 Ownership Date: 05/01/2001
 Mine Type: Abandoned
 Mine Status: 06/28/2010
 Status Date: 01/15/2008
 Action Type: 104(a)
 Date Abated:

ISEMOTO CONTRACTING COMPA (Continued)

Citation/Order: Citation
 Sig and Sub Designation: N
 Proposed Penalty: 100.00
 Paid Penalty: 100.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 100.00
 Year: 2008
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435730
 Mine Name: Crusher B
 Date Issued: 01/15/2008
 Mine Location
 Address Type: TMK 7-3-009-055 Hina Lani St.
 Address: Isemoto Contracting Company Ltd
 Operator: Not reported
 Contractor ID: Larry Isemoto
 Controller Name: Construction Sand and Gravel
 Mined Material: Surface
 Ownership Date: 05/01/2001
 Mine Type: Abandoned
 Mine Status: 06/28/2010
 Status Date: 01/15/2008
 Action Type: 104(a)
 Date Abated: Citation
 Citation/Order: N
 Sig and Sub Designation: N
 Proposed Penalty: 100.00
 Paid Penalty: 100.00
 Assessment Status code: Closed
 Assess. Case Status code: Proposed
 Assessment Amount: 100.00
 Year: 2008
 County Name: Kailua-Kona, HI 96740
 P.O. Box: Not reported
 Violation Number: 6435731
 Mine Name: Crusher B
 Date Issued: 01/15/2008
 Mine Location
 Address Type: TMK 7-3-009-055 Hina Lani St.
 Address: Isemoto Contracting Company Ltd
 Operator: Not reported
 Contractor ID: Larry Isemoto
 Controller Name: Construction Sand and Gravel
 Mined Material: Surface
 Ownership Date: 05/01/2001
 Mine Type: Abandoned
 Mine Status: 06/28/2010
 Status Date: 01/15/2008
 Action Type: 104(a)
 Date Abated: Citation
 Citation/Order: N
 Sig and Sub Designation: N
 Proposed Penalty: 100.00

Map ID

Direction

Distance

Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

ISEMOTO CONTRACTING COMPA (Continued)

Paid Penalty:100.00

Assessment Status code: Closed

Assess. Case Status code: Proposed

Assessment Amount:100.00

Year:2008

Kailua-Kona, HI 96740

Hawaii

Not reported

County Name:

P.O. Box:

1012212631

20

WSW

1/2-1

0.986 mi.

5207 ft.

Relative: Lower

Actual: 33 ft.

KONA TRANSPORTATION

74-5039 A QUEEN KAAHUMANU HWY

KAILUA-KONA, HI 96740

Facility ID: 9-603461

Owner: KONA TRANSPORTATION CO., INC

Owner Address: 74-5039 A QUEEN KAAHUMANU ST

Owner City/State/Zip: Kailua-Kona, 96740 96740

UST:

Tank ID: 1

Date Installed: 10/1/1990

Tank Status: Currently In Use

Date Closed: Not reported

Tank Capacity: 10000

Substance: Diesel

UST:

Facility ID: 9-603461

Owner: KONA TRANSPORTATION CO., INC

Owner Address: 74-5039 A QUEEN KAAHUMANU ST

Owner City/State/Zip: Kailua-Kona, 96740 96740

UST:

Tank ID: 1

Date Installed: 10/1/1990

Tank Status: Currently In Use

Date Closed: Not reported

Tank Capacity: 10000

Substance: Diesel

U003403000

N/A

21

SSW

1/2-1

0.997 mi.

5262 ft.

Relative: Lower

Actual: 96 ft.

KAILUA-KONA LANDFILL

LAT 19 39 53 LONG 156 00 34

KAILUA KONA, HI 96740

CERCLIS: 1000292861

FINDS: HID980497184

CERCLIS: 0902859

Site ID: HID980497184

EPA ID: HAWAII

Facility County: KAILUA-KONA LANDFILL

Short Name: 02

Congressional District: 02

IFMS ID: Not reported

SMSA Number: Not reported

USGC Hydro Unit: 200 10000

Federal Facility: Not a Federal Facility

DMNSN Number: Not reported

Site Orphan Flag: N

RCRA ID: Not reported

USGS Quadrangle: Not reported

MAP FINDINGS

EDR ID Number
EPA ID Number

Database(s)

Map ID
Direction
Distance
Elevation

Site

KAILUA-KONA LANDFILL (Continued)

Site Init By Prog:

Not reported

NFRAP Flag:

Not reported

Parent ID:

Not reported

RST Code:

Not reported

EPA Region:

09

Classification:

Not reported

Site Settings Code:

Not reported

NPL Status:

Not on the NPL

DIMNSN Unit Code:

Not reported

RBRAC Code:

Not reported

RResp Fed Agency Code:

Not reported

Non NPL Status:

NFRAP-Site does not qualify for the NPL based on existing information

Non NPL Status Date:

20020702

Site Flips Code:

15001

CC Concurrence Date:

Not reported

CC Concurrence FY:

Not reported

Alias EPA ID:

Not reported

Site FUDS Flag:

Not reported

CERCLIS Site Contact Name(s):

Contact ID:

9000059 00000

Contact Name:

Eugenia Chow

Contact Tel:

(415) 972-3160

Contact Title:

Site Assessment Manager (SAM)

Contact Email:

Not reported

CERCLIS Site Alias Name(s):

Contact ID:

13002167.00000

Contact Name:

Carl Brickner

Contact Tel:

(415) 972-3814

Contact Title:

Site Assessment Manager (SAM)

Contact Email:

Not reported

CERCLIS Site Alias Name(s):

Alias ID:

101

Alias Name:

KALLUA LANDFILL

Alias Address:

HI

Alias ID:

101

Alias Comments:

PREVIOUS EPA ID# AZD 981 416 977

Site Description:

Not reported

CERCLIS Assessment History:

Action Code:

001

Action:

DISCOVERY

Date Started:

Not reported

Date Completed:

07/01/1974

Priority Level:

Not reported

Operable Unit:

SITEWIDE

Primary Responsibility:

EPA Fund-Financed

Planning Status:

Not reported

Urgency Indicator:

Not reported

Action Anomaly:

Not reported

For detailed financial records, contact EDR for a Site Report. :

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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KAILUA-KONA LANDFILL (Continued)

Action Code: 001
 Action: PRELIMINARY ASSESSMENT
 Date Started: Not reported
 Date Completed: 12/01/1986
 Priority Level: NFRAP-Site does not qualify for the NPL based on existing information
 Operable Unit: SITEWIDE
 Primary Responsibility: EPA Fund-Financed
 Planning Status: Not reported
 Urgency Indicator: Not reported
 Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
 Action: SITE INSPECTION
 Date Started: Not reported
 Date Completed: 11/05/1991
 Priority Level: Higher priority for further assessment
 Operable Unit: SITEWIDE
 Primary Responsibility: State, Fund Financed
 Planning Status: Not reported
 Urgency Indicator: Not reported
 Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
 Action: SITE INSPECTION
 Date Started: Not reported
 Date Completed: 01/12/1993
 Priority Level: NFRAP-Site does not qualify for the NPL based on existing information
 Operable Unit: SITEWIDE
 Primary Responsibility: EPA Fund-Financed
 Planning Status: Not reported
 Urgency Indicator: Not reported
 Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

[Click this hyperlink](#) while viewing on your computer to access additional US CERCLIS Financial: detail in the EDR Site Report.

FINDS:
 Registry ID: 110009278691
 Environmental Interest/Information System
 The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations
 CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database that is used to support management in all phases of the Superfund program. The

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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KAILUA-KONA LANDFILL (Continued)

system contains information on all aspects of hazardous waste sites, including an inventory of sites, planned and actual site activities, and financial information.

GRACE PACIFIC CORPORATION - KONA PLANT
 74-4927 QUEEN KAAHUMANU HWY
 KAILUA-KONA, HI 96740

SPILLS
 S106817198
 N/A

22
WNW
1/2-1
0.988 mi.
5272 ft.
Relative:
Lower
Actual:
37 ft.

HI SPILLS:
 Island: Hawaii
 Supplemental Loc. Text: Not reported
 Case Number: 20010731-1350
 HID Number: Not reported
 Facility Registry Id: Not reported
 Lead and Program: HEER EP&R
 ER: No
 Units: Hawaiian Blumuls Paving & Precast Company Waiimea Hawai i facility
 Substances: Not reported
 Less Or Greater Than: Not reported
 Numerical Quantity: Not reported
 Units: Not reported
 Activity Type: Response
 Activity Lead: Liz Galvez
 Assignment End Date: Not reported
 Result: 8
 File Under: Grace Pacific Corporation

FERGUSON - WOLSELEY COMPANY
 73-5570 LAWEHANA STREET
 KAILUA-KONA, HI 96740

FINDS
 1010042408
 N/A

23
NW
> 1
1.199 mi.
6332 ft.
Relative:
Lower
Actual:
135 ft.

FINDS:
 Registry ID: 110028123466
 Environmental Interest/Information System
 ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include: Incident Tracking, Compliance Assistance, and Compliance Monitoring.

Map ID		MAP FINDINGS		EDR ID Number	
Direction	Site			Database(s)	EPA ID Number
Distance					
Elevation					
E24	73-5600 MAIAU ST	ERNS		2005605418	N/A
NW	73-5600 MAIAU ST				
> 1	KONA, HI				
1,257 mi.	Site 1 of 9 in cluster E				
6635 ft.					
Relative:					
Lower					
Actual:					
158 ft.	COSTCO WHOLESale NO 140				
E25	KAILUA KONA, HI 96745	ICIS		1011613217	N/A
NW	73-5600 MAIAU STREET				
> 1	KAILUA KONA, HI 96745				
1,257 mi.	Site 2 of 9 in cluster E				
6635 ft.					
Relative:					
Lower					
Actual:					
158 ft.					

Map ID		MAP FINDINGS		EDR ID Number	Database(s)
Direction	Distance	Elevation	Site		
E26	NW	> 1	<p>COSTCO WHOLESale NO 140</p> <p>73 5600 MAIAU ST</p> <p>KAILUA KONA, HI 96740</p> <p>Site 3 of 9 in cluster E</p>	RCRA-SQG	1001024223
1.257 mi.		6535 ft.	<p>RCRA-SQG:</p> <p>Date form received by agency: 06/25/2002</p> <p>COSTCO WHOLESale NO 140</p> <p>Facility name:</p> <p>73 5600 MAIAU ST</p> <p>Facility address:</p> <p>KAILUA KONA, HI 96740</p> <p>EPA ID:</p> <p>HIIR00000232</p> <p>Mailing address:</p> <p>999 LAKE DR ATTN LICENSING</p> <p>ISSAQUAH, WA 98027</p> <p>Contact:</p> <p>LISA SIMPSON</p> <p>Contact address:</p> <p>999 LAKE DR ATTN LICENSING</p> <p>ISSAQUAH, WA 98027</p> <p>Contact country:</p> <p>US</p> <p>Contact telephone:</p> <p>(425) 313-6275</p> <p>Contact email:</p> <p>Not reported</p> <p>EPA Region:</p> <p>09</p> <p>Classification:</p> <p>Small Small Quantity Generator</p> <p>Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time</p>	RCRA-SQG	HIR000000232
Relative:					FINDS
188 ft.					
Owner/Operator Summary:					
Owner/operator name:			COSTCO WHOLESale CORP		
Owner/operator address:			999 LAKE DR		
			ISSAQUAH, WA 98027		
Owner/operator country:			Not reported		
Owner/operator telephone:			(425) 313-8100		
Legal status:			Private		
Owner/Operator Type:			Owner		
Owner/Op start date:			Not reported		
Owner/Op end date:			Not reported		

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
Used oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Historical Generators:
Date form received by agency: 10/14/1998

<div> <div>MAP FINDINGS</div> <div> <div>EDR ID Number</div> <div>EPA ID Number</div> </div> </div>	<div> <div>Database(s)</div> <div> <div>1001024223</div> </div> </div>
<div> <div> <div>Map ID</div> <div>Direction</div> <div>Distance</div> <div>Elevation</div> </div> <div>Site</div> </div>	<div> <div> <div>COSTCO WHOLESale NO 140 (Continued)</div> <div> <div>Facility name:</div> <div>Site name:</div> <div>Classification:</div> </div> <div> <div>Date form received by agency:</div> <div>Facility name:</div> <div>Classification:</div> </div> <div> <div>Hazardous Waste Summary:</div> <div> <div>Waste code:</div> <div>Waste name:</div> </div> <div> <div>Waste code:</div> <div>Waste name:</div> </div> <div> <div>Violation Status:</div> </div> </div> <div> <div>FINDS:</div> </div> </div></div>
<div> <div> <div>COSTCO WHOLESale NO 140</div> <div>COSTCO WHOLESale #140</div> <div>Large Quantity Generator</div> </div> <div> <div>02/26/1996</div> <div>COSTCO WHOLESale NO 140</div> <div>Large Quantity Generator</div> </div> </div>	<div> <div> <div>D001</div> <div>IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TEST. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.</div> </div> <div> <div>D011</div> <div>SILVER</div> </div> <div> <div>D018</div> <div>BENZENE</div> </div> <div> <div>No violations found</div> </div> </div>
<div> <div> <div>Registry ID:</div> <div>Environmental Interest/Information System</div> </div> <div> <div>110000851436</div> <div> <div>HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.</div> </div> </div> </div>	<div> <div>RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.</div> <div> <div>ICIS (Integrated Compliance Information System) is the integrated compliance information system and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial Enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include: Incident Tracking, Compliance Assistance, and Compliance Monitoring.</div> </div> </div>

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E27 NW > 1 1,257 mi. 6635 ft.	COSTCO GASOLINE 73-5600 MAJAU ST KAILUA-KONA, HI 96740 Site 4 of 9 in cluster E	FINANCIAL ASSURANCE	S108007902 N/A
Relative: Lower	HI FINANCIAL ASSURANCE: Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-603667 87A Currently in Use Self Insured Not reported	
Actual: 188 ft.	Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-603667 92 Currently in Use Self Insured Not reported	
	Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-603667 87B Currently in Use Self Insured Not reported	
	Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-603667 87A Currently in Use Insurance 7/1/2010	
	Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-603667 92 Currently in Use Insurance 7/1/2010	
	Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-603667 87B Currently in Use Insurance 7/1/2010	
28 East > 1 1,263 mi. 6665 ft.	KEALAKEHE INTERMEDIATE SCHOOL 74-5062 ONIPAA STREET KAILUA KONA, HI 96740	FINDS	1008309259 N/A
Relative: Higher	FINDS: Registry ID:		
Actual: 737 ft.	Environmental Interest/Information System US Geographic Names Information System (GNIS) is the official vehicle for geographic names used by the federal government and the source for applying geographic names to federal maps and other printed and electronic documents. NCES (National Center for Education Statistics) is the primary federal		

MAP FINDINGS			Site	EDR ID Number	EPA ID Number
Map ID	Direction	Distance	Elevation	Database(s)	
				1008309259	
<p>KEALAKEHE INTERMEDIATE SCHOOL (Continued)</p> <p>entity for collecting and analyzing data related to education in the United States and other nations and the Institute of Education sciences.</p>				RCRA-NonGen	1010784157 HIR000138578
E29	NW	> 1	1.275 mi. 6730 ft.	<p>COMPUCYCLE KONA</p> <p>73-5580 MAJAU ST KAILUA KONA, HI 96740</p> <p>Site 5 of 9 in cluster E</p> <p>RCRA-NonGen:</p> <p>Date form received by agency: 02/16/2011</p> <p>Facility name: COMPUCYCLE KONA</p> <p>Facility address: 73-5580 MAJAU ST BAY 8 KAILUA KONA, HI 96740</p> <p>EPA ID: HIR000138578</p> <p>Mailing address: 108 KALAKALUA ST HILO, HI 96720</p> <p>Contact: TRACY, SANTANA</p> <p>Contact address: 108 KALAKALUA ST HILO, HI 96720</p> <p>Contact country: US</p> <p>Contact telephone: (808) 934-7748</p> <p>Contact email: TZSANTANA@HAWAIIANTEL.NET</p> <p>Classification: 09</p> <p>Description: Non-Generator</p> <p>Handler: Non-Generators do not presently generate hazardous waste</p>	
Relative:	Lower	Actual:	174 ft.		
<p>Owner/Operator Summary:</p> <p>Owner/operator name: TRACY, SANTANA</p> <p>Owner/operator address: Not reported</p> <p>Owner/operator country: Not reported</p> <p>Owner/operator telephone: Not reported</p> <p>Legal status: Private</p> <p>Owner/Operator Type: Operator</p> <p>Owner/Op start date: 02/07/2008</p> <p>Owner/Op end date: Not reported</p>					
<p>Owner/operator name: MARGARET DIANA M AND LINDA E ROSS TRUST</p> <p>Owner/operator address: 75 5722 KUAKINI HWY STE 214 KAILUA KONA, HI 96740</p> <p>Owner/operator country: US</p> <p>Legal status: Private</p> <p>Owner/Operator Type: Owner</p> <p>Owner/Op start date: 09/03/1975</p> <p>Owner/Op end date: Not reported</p>					
<p>Handler Activities Summary:</p> <p>U.S. importer of hazardous waste: No</p> <p>Mixed waste (haz. and radioactive): No</p> <p>Recycler of hazardous waste: No</p> <p>Transporter of hazardous waste: Yes</p> <p>Treater, storer or disposer of HW: No</p>					

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
COMPUCYCLE KONA (Continued)			
	Underground injection activity:	FINDS 1006820932 N/A	1010784157
	On-site burner exemption:		
	Furnace exemption:		
	Used oil fuel burner:		
	Used oil processor:		
	Used oil refiner:		
	Used oil fuel marketer to burner:		
	Used oil Specification marketer:		
	Used oil transfer facility:		
	Used oil transporter:		
Historical Generators: Date form received by agency: 02/21/2008 Facility name: COMPUCYCLE KONA Classification: Not a generator, verified Violation Status: No Violations found		FINDS 1010731929 N/A	
E30 NW > 1 1,275 mi. 6740 ft. Lower Actual: 174 ft.	COMPUCYCLE KONA 73 5590 MAIAU ST KAILUA KONA, HI 96740 Site 6 of 9 in cluster E FINDS: Registry ID: 110033625414 Environmental Interest/Information System RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.	FINDS 1006820932 N/A	
E31 NW > 1 1,277 mi. 6741 ft. Lower Actual: 173 ft.	GRACE PACIFIC CORPORATION - PUUHALE ROAD 73-5578 MAIAU ST KAILUA-KONA, HI 96740 Site 7 of 9 in cluster E FINDS: Registry ID: 110013788631 Environmental Interest/Information System Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants,	FINDS 1006820932 N/A	



Map ID
Direction
Distance
Elevation

Map ID
Direction
Distance
Elevation

MAP FINDINGS



Site
EDR ID Number
EPA ID Number
Database(s)
MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

GRACE PACIFIC CORPORATION - PUUHALE ROAD (Continued)

1006820832

1004689049

properties, sites and targeted assessments.

The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensure that program areas and facilities are in compliance with environmental regulations

Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

BONDED MATERIALS COMPANY (Continued)

E32
NW
> 1
1.281 mi.
6762 ft.
Relative:
Lower
Actual:
172 ft.

MLTS 1008407138
N/A

Owner/Operator Summary:
Owner/operator name: BONDED MATERIALS COMPANY
Owner/operator address: 91 400 KOMOHANA ST
KAPOLEI, HI 96707
Owner/operator country: Not reported
Owner/operator telephone: (808) 673-2000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Site 8 of 9 in cluster E
MLTS:
License Number: 53-28204-01
First License Date: 08/04/2005
License Date: 10/14/2008
Lic. Expiration Date: 08/31/2015
Contact Name: JEROD M. SESSUMS, RSO
Contact Phone: 808-322-3706
Institution Code: 29204
Primary Program: Not reported
Department: SUITE 1
Building: Not reported
States Allowing Use: Not reported
License Use: Not reported
Store Material Use: No
Redistribution Use: No
Incinerate Use: No
Burial Use: No
Last Inspection Date: 08/2006
Next Inspection Date: 08/2011
Inspector Name: J.L.T
Status: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

E33
NW
> 1
1.286 mi.
6791 ft.
Relative:
Lower
Actual:
169 ft.

RCRA-SQG
FINDS 1004689049
HIR0000100602

BONDED MATERIALS COMPANY
73 5568 MAIAU ST
KAILUA KONA, HI 96740

Site 9 of 9 in cluster E

RCRA-SQG:
Date form received by agency: 07/20/2001
Facility name: BONDED MATERIALS COMPANY
Facility address: 73 5568 MAIAU ST
BAY 2 AND 3
KAILUA KONA, HI 96740
HIR0000100602
91 400 KOMOHANA ST
KAPOLEI, HI 967071716
TOM ADAMS
Contact address: 73 5568 MAIAU ST BAY 2 AND 3
KAILUA KONA, HI 96740
US
Contact country: (808) 326-2477

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

F002
THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE, ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND

Waste code:
Waste name:

Map ID	Direction	Distance	Elevation	Site	Database(s)	EPA ID Number
<div>MAP DIRECTIONS</div>						
<div>BONDED MATERIALS COMPANY (Continued)</div>						1004689049
<div>SPENT SOLVENT MIXTURES.</div>						
<div>F003</div>						
<div>Waste code: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.</div>						
<div>Violation Status:</div>				No violations found		
<div>FINDS:</div>						
<div>Registry ID:</div>				110012241485		
<div>Environmental Interest/Information System</div>				RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.		
<div>34</div>						
<div>NW</div>						
<div>> 1</div>						
<div>1.344 mi.</div>						
<div>7097 ft.</div>						
<div>Relative:</div>						
<div>Lower</div>						
<div>Actual:</div>						
<div>217 ft.</div>						
<div>ANHEUSER-BUSCH SALES OF HAWAII, INC.-KAILUA-KONA FACILITY</div>						
<div>75-5563 KAUAHOLA STREET, K-KONA</div>						
<div>KALOKO, HI 96740</div>						
<div>UIC:</div>						
<div>UIC Permit Number:</div>				UH-2135		
<div>Facility (Lat, Long Minute Coordinates:</div>				8-4 161.05,1-2		
<div>Central Latitude Of The Site:</div>				19 41.32 N		
<div>Central Longitude Of The Site:</div>				156 01.25 W		
<div>Flow In Gallons Per Day:</div>				1795 gpm		
<div>Total Number Of Inj. Well(s) On Permit:</div>				2		
<div>Island:</div>				Hawaii		
<div>Location In Relation To UIC Line:</div>				below		
<div>Facility Type:</div>				DW		
<div>Subclass:</div>				C		
<div>Facility Operator:</div>				Anheuser-Busch Sales of Hawaii, Inc.		
<div>Operator Address:</div>				75-5563 aulohia Street, aialua-Kona HI 96740		
<div>Facility Owner:</div>				Anheuser-Busch Sales of Hawaii, Inc.		
<div>Owner Address:</div>				99-877 Iwaena Street, Alea, HI 96701		
<div>Tax Map Key Number:</div>				3-7-3-511028		
<div>Owner Of Land Property On Leasehold:</div>				none		
<div>Consultant Serving The Application:</div>				Brewer Environmental Services		
<div>Receipt Of Initial Application:</div>				9/13/2001		
<div>Public Notice Date:</div>				Not reported		
<div>Approval-To-Construct Issuance Date:</div>				Not reported		
<div>Exemption Issuance Date:</div>				Not reported		
<div>1st Issuance Of Permit:</div>				2/7/2002		
<div>UIC</div>						
<div>S109952976</div>						
<div>N/A</div>						

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
		ANHEUSER-BUSCH SALES OF HAWAII, INC.-KAILUA-KONA FACILITY (Continued)		S109522976
		<p>Last Issuance Of Permit: 2/7/2007</p> <p>Type: Not reported</p> <p>Permit Expiration Date: 2/6/2012</p> <p>Date When File Is Closed: Not reported</p> <p>UIC Project Geologist: JR</p> <p>Remarks: Not reported</p>		
		POLYNESIAN ADVENTURE TOURS	FINDS	1009403145
		73-4818 KANALANI STREET		N/A
		KAILUA-KONA, HI 96740		
		Site 1 of 6 in cluster F		
		FINDS:		
		Registry ID: 110024874064		
		Environmental Interest/Information System		
		US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (CIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.		
		PCS (Permit Compliance System) is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.		
		BIG ISLAND SERVICE CENTER	SPILLS	S106816548
		73-4820 KANALANI ST		N/A
		HILO, HI 96720		
		Site 2 of 6 in cluster F		
		HI SPILLS:		
		Island: Hawaii		
		Supplemental Loc. Text: Not reported		
		Case Number: 19930304		
		HID Number: Not reported		
		Facility Registry Id: Not reported		
		Lead and Program: HEER EP&R		
		ER: Not reported		
		Units: Big Island Service Center		
		Substances: Various Garage Waste		
		Less Or Greater Than: Not reported		
		Numerical Quantity: Not reported		
		Units: Not reported		
		Activity Type: Response		
		Activity Lead: Not reported		
		Assignment End Date: Not reported		
		Result: Not reported		
				7

Map ID	Direction	Distance	Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number	EPA ID Number
BIG ISLAND SERVICE CENTER (Continued)					Big Island Service Center		S106816548	
F37	NW	> 1	1,354 mi.	BRAC BARBERS POINT KAPOLEI, HI 96709		FINDS	1009790315	N/A
Relative:	Lower	7148 ft.		Site 3 of 6 in cluster F				
Actual:	126 ft.			Registry ID: 110027159866				
Environmental Interest/Information System								
Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii. Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.								
G38	WSW	> 1	1,399 mi.	MARTY BREZEN SPECIAL EFFECT KAWAHAIE KAWAHOLOA, HI 96738		FINDS	1009801561	N/A
Relative:	Lower	7386 ft.		Site 1 of 6 in cluster G				
Actual:	2 ft.			Registry ID: 110027199029				
Environmental Interest/Information System								
Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii. Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.								

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
G39	WSW	> 1	1,399 ft.	74-381 KEALA KE HE PARKWAY KAILUA KONA, HI 96740	ERNS	2005615712	N/A
Relative:	Lower			Site 2 of 6 in cluster G			
Click this hyperlink while viewing on your computer to access additional ERNS detail in the EDR Site Report.							
Actual:							
G40	WSW	> 1	1,399 ft.	74-381 KEALA KE HE PARKWAY KAILUA KONA, HI 96740	ERNS	2000534437	N/A
Relative:	Lower			Site 3 of 6 in cluster G			
Click this hyperlink while viewing on your computer to access additional ERNS detail in the EDR Site Report.							
Actual:							
F41	NW	> 1	1,403 ft.	HUALALAI VISTAS SUBDIVISION 73-5677 KAUHOLA STREET, BAY 9 KAILUA-KONA, HI 96740	FINDS	1008389912	N/A
Relative:	Lower			Site 1 of 4 in cluster H			
FINDS:							
Registry ID:	110022547528						
Environmental Interest/Information System							
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.							
PCS (Permit Compliance System) is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.							
H42	NW	> 1	1,403 ft.	HONSADOR LUMBER LLC, KAUHOLA STREET, KAILUA-KONA KAILUA-KONA, HI 96740	UIC	S108953102	N/A
Relative:	Lower			Site 2 of 4 in cluster H			
UIC:							
Actual:				UIC Permit Number:	UH-2511		
183 ft.				Facility Id/Lat Long Minute Coordinates:	8-4161 08 1-2		
				Central Latitude Of The Site:	19 41 30 N		
				Central Longitude Of The Site:	156 01 18 W		
				Flow in Gallons Per Day:	650		
				Total Number Of Inj. Well(S) On Permit:	2		
				Island:	Hawaii		

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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HONSADOR LUMBER LLC, KAUHOLA STREET, KAILUA-KONA (Continued)

Location In Relation To UIC Line: Not reported
 Facility Type: DW
 Subclass: C
 Facility Operator, Not Contract Opr: Honsador Lumber LLC
 Operator Address: 91-151 Malaikole St. Kapaole, HI 96707
 Facility Owner: Honsador Lumber LLC
 Owner Address: Not reported
 Tax Map Key Number: 3-73-51-32
 Owner Of Land Property On Leasehold: Not reported
 Consultant Serving The Application: Clayton Group Services, Inc.
 Receipt Of Initial Application: 10/14/2005
 Public Notice Date: Not reported
 Approval-To-Construct Issuance Date: Not reported
 Exemption Issuance Date: 5/31/2007
 1st Issuance Of Permit: Not reported
 Last Issuance Of Permit: Not reported
 Type: Permit
 Permit Expiration Date: 5/30/2012
 Date When File Is Closed: Not reported
 UIC Project Geologist: Not reported
 Remarks: Not reported

\$109953102

H43
NW
> 1
1,403 mi.
7408 ft.
Relative:
Lower
Actual:
183 ft.

THE SHERWIN-WILLIAMS STORE #8293
73-5562 KAUHOLA ST
KAILUA KONA, HI 96740
Site 3 of 4 in cluster H

RCRA-SQG

1014388644
 HIR000139873

RCRA-SQG:
 Date form received by agency: 08/19/2010
 Facility name: THE SHERWIN-WILLIAMS STORE #8293
 Facility address: 73-5562 KAUHOLA ST
 STE 1
 KAILUA KONA, HI 96740
 HIR000139873
 SHAY ROSEMAN
 101 PROSPECT AVE, NW 333 REPUBLIC BLDG
 CLEVELAND, OH 44115
 US
 (216) 566-1710
 SHAY.ROSEMAN@SHERWIN.COM
 09
 Conditionally Exempt Small Quantity Generator
 Handler: generates 100 kg or less of hazardous waste per calendar month; and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month; and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

EPA ID:
 Contact:
 Contact address:
 Contact country:
 Contact telephone:
 Contact email:
 EPA Region:
 Classification:
 Description:

Map ID Direction Distance Elevation	MAP FINDINGS	EDR ID Number EPA ID Number	Database(s)	Site
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THE SHERWIN-WILLIAMS STORE #8293 (Continued)

Owner/Operator Summary:
 Owner/operator name: THE SHERWIN-WILLIAMS CO.
 Owner/operator address: 101 PROSPECT AVE, NW 333 REPUBLIC BLDG
 CLEVELAND, OH 44115
 US
 Owner/operator county: Not reported
 Owner/operator telephone: Private
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: 08/01/2005
 Owner/Op end date: Not reported
 Owner/operator name: GROUP INVESTMENTS, LLC
 Owner/operator address: 511 MOKAUEA ST.
 HONOLULU, HI 96819
 US
 Owner/operator county: (606) 832-0888
 Owner/operator telephone: Private
 Legal status: Owner
 Owner/Operator Type: Owner
 Owner/Op start date: 08/01/2005
 Owner/Op end date: Not reported

1014389644

Handler Activities Summary:
 U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 Used oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001
 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

MAP FINDINGS			Site	EDR ID Number EPA ID Number
H44 NW > 1 1.403 mi. 7408 ft.	EARL BAKKEN 73-5619 KAUHOLA ST KAILUA KONA, HI 96740	FINDS	110013781817	1006819389 N/A
Relative: Lower	Site 4 of 4 in cluster H			
Actual: 183 ft.	FINDS: Registry ID: Environmental Interest/Information System The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations			
G45 WSW > 1 1.404 mi. 7414 ft.	OCEAN FRONTING 74-381 KEALAKEHE PARKWAY 74-381 KEALAKEHE PKWY KAILUA-KONA, HI 96740	SPILLS		1003402958 N/A
Relative: Lower	Site 4 of 6 in cluster G			
Actual: 1 ft.	HI SPILLS: Island: Hawaii Supplemental Loc. Text: Not reported Case Number: 200206265-0714 RID Number: Not reported Facility Registry ID: Not reported Lead and Program: HEER EP&R ERC: Not reported Substances: Ocean Fronting 74-381 Kealakhe Pwy Oil Less Or Greater Than: Not reported Numerical Quantity: Not reported Units: Not reported Activity Type: Response Activity Lead: Not reported Assignment End Date: Not reported Result: 8 File Under: Not reported			
G46 WSW > 1 1.404 mi. 7414 ft.	KONA FUEL AND MARINE (FUEL DOCK) 74-381 KEALAKEHE PKWY KAILUA-KONA, HI 96740	UST		1003402958 N/A
Relative: Lower	Site 5 of 6 in cluster G			
Actual: 1 ft.	LUST: Facility ID: 9-600469 Facility Status: Site Cleanup Completed (NFA) Facility Status Date: 3/19/2002 Release ID: 950068 Project Officer: Shaodin Li UST: Facility ID: 9-600469 Owner: Hawaii Petroleum Inc			

Map ID

Direction

Distance

Elevation

Site

Database(s)

EDR ID Number

EPA ID Number

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS							

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS							

KONA FUEL AND MARINE (FUEL DOCK) (Continued)		10065-44019
HI FINANCIAL ASSURANCE:		
Alt Facility ID:	9-600469	
Tank Id:	5	Currently in Use
Tank Status Desc:	Other	
FRTYPE:	Not reported	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	4	Currently in Use
Tank Status Desc:	Other	
FRTYPE:	Not reported	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	3	Currently in Use
Tank Status Desc:	Other	
FRTYPE:	Not reported	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	1B	Currently in Use
Tank Status Desc:	Other	
FRTYPE:	Not reported	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	1A	Currently in Use
Tank Status Desc:	Other	
FRTYPE:	Not reported	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	3	Currently in Use
Tank Status Desc:	Insurance	
FRTYPE:	4/27/2011	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	1B	Currently in Use
Tank Status Desc:	Insurance	
FRTYPE:	4/27/2011	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	4	Currently in Use
Tank Status Desc:	Insurance	
FRTYPE:	4/27/2011	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	5	Currently in Use
Tank Status Desc:	Insurance	
FRTYPE:	4/27/2011	
Expiration Date:		
Alt Facility ID:	9-600469	
Tank Id:	1A	

KONA FUEL AND MARINE (FUEL DOCK) (Continued)			UST	UST	UST
			UST	UST	UST
F48	TESORO GAS EXPRESS #89 KALOKO PALMS				
NW	73-4796 KANALANI ST.				
> 1	KAILUA-KONA, HI 96740				
1,405 mi.	Site 4 of 6 in cluster F				
7416 ft.					
Relative:	UST:				
Lower	Facility ID:	9-602198			
Actual:	Owner:	TESORO HAWAII CORPORATION			
130 ft.	Owner Address:	1311 Palama St			
	Owner City, St, Zip:	Kailua-Kona, 96740 96740			
	Tank ID:	1			
	Date Installed:	3/15/1990			
	Tank Status:	Currently In Use			
	Date Closed:	Not reported			
	Tank Capacity:	12000			
	Substance:	Gasoline			
	Tank ID:	2			
	Date Installed:	3/15/1990			
	Tank Status:	Currently In Use			
	Date Closed:	Not reported			
	Tank Capacity:	12000			
	Substance:	Gasoline			
	Tank ID:	3			
	Date Installed:	3/15/1990			
	Tank Status:	Currently In Use			
	Date Closed:	Not reported			
	Tank Capacity:	12000			
	Substance:	Diesel			
F49	TESORO GAS EXPRESS #89 KALOKO PALMS				
NW	73-4796 KANALANI ST.				
> 1	KAILUA-KONA, HI 96740				
1,405 mi.	Site 5 of 6 in cluster F				
7416 ft.					
Relative:	HI FINANCIAL ASSURANCE:				
Lower	Alt Facility ID:	9-602198			
Actual:	Tank ID:	1			
130 ft.	Tank Status Desc:	Currently In Use			
	FRTYPE:	Other			
	Expiration Date:	Not reported			
	Alt Facility ID:	9-602198			
	Tank ID:	2			
	Tank Status Desc:	Currently In Use			
	FRTYPE:	Other			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	EDR ID Number EPA ID Number	Database(s)
TESORO GAS EXPRESS #89 KALOKO PALMS (Continued)			
F50 NW > 1 1,405 mi. 7416 ft. Relative: Lower Actual: 130 ft.	Expiration Date:	Not reported	S108008327
	Alt Facility ID:	9-602198	
	Tank ID:	3	
	Tank Status Desc:	Currently in Use	
	FRTYPE:	Other	
	Expiration Date:	Not reported	
	Alt Facility ID:	9-602198	
	Tank ID:	1	
	Tank Status Desc:	Currently In Use	
	FRTYPE:	Guarantee	
Expiration Date:	3/29/2011		
F50 NW > 1 1,405 mi. 7416 ft. Relative: Lower Actual: 130 ft.	Alt Facility ID:	9-602198	S108008327
	Tank ID:	2	
	Tank Status Desc:	Currently in Use	
	FRTYPE:	Guarantee	
	Expiration Date:	3/29/2011	
	Alt Facility ID:	9-602198	
	Tank ID:	3	
	Tank Status Desc:	Currently in Use	
	FRTYPE:	Guarantee	
	Expiration Date:	3/29/2011	
F50 NW > 1 1,405 mi. 7416 ft. Relative: Lower Actual: 130 ft.	Alt Facility ID:	9-602198	S108008327
	Tank ID:	3	
	Tank Status Desc:	Currently in Use	
	FRTYPE:	Guarantee	
	Expiration Date:	3/29/2011	
	Alt Facility ID:	9-602198	
	Tank ID:	3	
	Tank Status Desc:	Currently in Use	
	FRTYPE:	Guarantee	
	Expiration Date:	3/29/2011	
F50 NW > 1 1,405 mi. 7416 ft. Relative: Lower Actual: 130 ft.	Alt Facility ID:	9-602198	S108008327
	Tank ID:	3	
	Tank Status Desc:	Currently in Use	
	FRTYPE:	Guarantee	

F50 NW > 1 1,405 mi. 7416 ft. Relative: Lower Actual: 130 ft.	BARBERS POINT HARBOR SHEEN (LESS THAN 1 PINT) 73-4796 KANALANI STREET KAILUA-KONA, HI 96740 Site 6 of 6 in cluster F FINDS: Registry ID: Environmental Interest/Information System HUST (Hawaii - Underground Storage Tank). Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading. Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facilities/states of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments. The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations	FINDS 1006943964 N/A
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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)		EDR ID Number EPA ID Number
IS1 NW > 1 7542 ft.	KALOKO HONOKOHAU NHP 73 4786 KANALANI ST KAILUA KONA, HI 96740	RCRA-CESQG		1010316472 HIR000137869
Relative: Lower	Site 1 of 5 in cluster I			
Actual: 134 ft.	Date form received by agency: 07/12/2006 KALOKO HONOKOHOU NHP Facility name: 73 4786 KANALANI ST NO 14 KAILUA KONA, HI 96740 HIR000137869 GERALDINE K BELL 73 4786 KANALANI ST NO 14 KAILUA KONA, HI 96740 Not reported 808-329-6881 201 GERALDINE_BELL@NPS.GOV 09 Conditionally Exempt Small Quantity Generator Handler, generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time; 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste, or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time; 1 kg or less of acutely hazardous waste, or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste			
Owner/Operator Summary:		DEPARTMENT OF INTERIOR		
Owner/operator name:		Not reported		
Owner/operator address:		US		
Owner/operator country:		Not reported		
Owner/operator telephone:		Federal		
Legal status:		Owner		
Owner/Operator Type:		01/01/1978		
Owner/Op start date:		Not reported		
Owner/Op end date:		NATIONAL PARK SERVICE		
Owner/operator name:		Not reported		
Owner/operator address:		US		
Owner/operator country:		Not reported		
Owner/operator telephone:		Federal		
Legal status:		Operator		
Owner/Operator Type:		01/01/1978		
Owner/Op start date:		Not reported		
Owner/Op end date:				

Map ID Direction Distance Elevation	MAP FINDINGS	Site	EDR ID Number EPA ID Number
KALOKO HONOKOHOU NHP (Continued)	1010316472		
Handler Activities Summary:			
U.S. importer of hazardous waste:	No		
Mixed waste (haz. and radioactive):	No		
Recycler of hazardous waste:	No		
Transporter of hazardous waste:	No		
Treater, storer or disposer of HW:	No		
Underground injection activity:	No		
On-site burner exemption:	No		
Furnace exemption:	No		
Used oil fuel burner:	No		
Used oil processor:	No		
Used oil refiner:	No		
Used oil fuel marketer to burner:	No		
Used oil specification marketer:	No		
Used oil transfer facility:	No		
Used oil transporter:	No		
Hazardous Waste Summary:			
Waste code:	D001		
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET. WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.		
Waste code:	D002		
Waste name:	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DECREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.		
Waste code:	D003		
Waste name:	A MATERIAL IS CONSIDERED TO BE A REACTIVE-HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE; REACTS VIOLENTLY WITH WATER; GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS; OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.		
Waste code:	D008		
Waste name:	LEAD		
Waste code:	D009		
Waste name:	MERCURY		
Violation Status:	No violations found		

Map ID		Site	MAP FINDINGS	EPA ID Number
ISD NW > 1 1.428 mi. 7542 ft.	KALOKO HONOKOHU NHP 73 4786 KANALANI ST KAILUA KONA, HI 96740	Site 2 of 5 in cluster I	FINDS	1010460522 N/A
Relative: Lower	Registry ID: 110031381995	Environmental Interest/Information System		
Actual: 134 ft.		RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.		
53 East > 1 1.444 mi. 7623 ft.	KEALAKEHE ELEMENTARY SCHOOL 745118 KEALAKAA ST, KAILUA-KONA, HI 96740		FTTS HIST FTTS FINDS	1008993440 N/A
Relative: Higher	FTTS INSP: Inspection Number: 20041210HI08 1 Region: 09			
Actual: 783 ft.	Inspector: KATHRYN CHANG Violation occurred: Yes Investigation Type: AHERA Enforcement, State Conducted Investigation Reason: Neutral Scheme, State Legislation Code: TSCA Facility Function: User			
	HIST FTTS INSP: Inspection Number: 20041210HI08 1 Region: 09			
	Inspector: Not reported Violation occurred: Yes Investigation Type: AHERA Enforcement, State Conducted Investigation Reason: Neutral Scheme, State Legislation Code: TSCA Facility Function: User			
	Registry ID: 110023165741	Environmental Interest/Information System		

MAP FINDINGS

EDR ID Number
EPA ID Number

Database(s)

Map ID Direction Distance Elevation	Site	KEALAKEHE ELEMENTARY SCHOOL (Continued)		1008893440
<p>NCEB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.</p> <p>NCEB (National Center for Education Statistics) is the primary federal entity for collecting and analyzing data related to education in the United States and other nations and the Institute of education sciences.</p>				
54 WNW > 1 1,444 mi. 7622 ft.		HONSADOR LUMBER 73-5580 KAUMOLA ST KAILUA-KONA, HI 96740	LUST: Facility ID: 9-603417 Facility Status: Site Cleanup Completed (NFA) Facility Status Date: 6/10/1989 Release ID: 990013 Project Officer: Jesse Ruiz	LUST UST U003402985 N/A
Relative: Lower Actual: 58 ft.		UST: Facility ID: 9-603417 Owner: HONSADOR LUMBER Owner Address: 72-5580 KAUMOLA ST Owner City/St/Zip: Kailua-Kona, 96740 96740		
		Tank ID: R-1 Date Installed: 1/1/1990 Tank Status: Permanently Out of Use Date Closed: 9/27/1998 Tank Capacity: 1000 Substance: Diesel		
155 NW > 1 1,449 mi. 7649 ft.		ROBERTS TOURS & TRANS. INC. 73-4800 KANALANI ST. KEAHOLE U-DRIVE BASEYARD LOT 002111 KA KAILUA-KONA, HI 96740		ICIS 1012190993 N/A
Relative: Lower Actual: 127 ft.		Site 3 of 5 in cluster 1		
		ICIS: Enforcement Action ID: 09-2009-3531 FRS ID: 110014057698 Program ID: FRS 110014057698 Action Name: ROBERTS HAWAII - KAILUA Facility Name: ROBERTS TOURS & TRANS. INC. Facility Address: 73-4800 KANALANI ST. KEAHOLE U-DRIVE BASEYARD LOT 002111 KAILUA-KONA HI 96740		
		Enforcement Action Type: KAILUA-KONA, Hawaii 96740 Facility County: EPCRA 325 Action for Penalty - Expedited Settlement Program EPA Region #: Hawaii 10		

MAP FINDINGS					
Map ID	Direction	Distance	Elevation	Site	EDR ID Number EPA ID Number
I56	NW	> 1	1,449 mi. 7649 ft.	ROBERTS TOURS & TRANS. INC. (Continued)	1012190993
Relative: Lower				Program ID: FRS 110014057698	
Actual: 127 ft.				Facility Name: ROBERTS TOURS & TRANS. INC.	1006844138
				Address: 73-4800 KANALANI ST	N/A
				Tribal Indicator: N	
				Fed Facility: Not reported	
				NAIC Code: Not reported	
				SIC Code: Not reported	
				ROBERTS TOURS & TRANS. INC.	
				73-4800 KANALANI ST	
				KAILUA-KONA, HI 96740	
				Site 4 of 5 in cluster 1	
				FINDS:	
				Registry ID: 110014057698	
				Environmental Interest:Information System	
				HLLUST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.	
				ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.	
I57	NW	> 1	1,453 mi. 7673 ft.	KALOKO PALMS (OLD) INDUSTRIAL PARK	1010038362
Relative: Lower				73-4776 KANALANI STREET	N/A
Actual: 133 ft.				KAILUA KONA, HI 96740	
				Site 5 of 5 in cluster 1	
				FINDS:	
				Registry ID: 110028190703	
				Environmental Interest:Information System	
				ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with	

MAP FINDINGS			Site	EDR ID Number EPA ID Number	Database(s)	EDR ID Number EPA ID Number
Map ID Direction Distance Elevation			Site	EDR ID Number EPA ID Number	Database(s)	EDR ID Number EPA ID Number
KALOKO PALMS (OLD) INDUSTRIAL PARK (Continued)						
a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include: Incident Tracking, Compliance Assistance, and Compliance Monitoring.						
J58 NW > 1 1,466 mi. 7740 ft.						
HOME DEPOT USA HD 1704 KAILUA OLOWALU ST KAILUA KONA, HI 96740						
Site 1 of 2 in cluster J						
FINDS:						
Registry ID: 110015541366						
Environmental Interest/Information System						
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.						
J59 NW > 1 1,466 mi. 7740 ft.						
HOME DEPOT USA HD 1704 KAILUA KONA, HI 96782						
Site 2 of 2 in cluster J						
RCRA-SQG: 1007092145 Date form received by agency:08/21/2007 Facility name: HOME DEPOT USA HD 1704 Facility address: 73 5598 OLOWALU ST KAILUA KONA, HI 96740 HIR000135178 EPA ID: 1905 ASTON AVE Mailing address: NO 100 CARLSBAD, CA 92008 BECKY WILBANKS 1905 ASTON AVE NO 100 CARLSBAD, CA 92008 US 760-602-8743 BWLBNKS@ECOMPANY.COM 09 Small Small Quantity Generator Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous						
Lower						
Actual: 229 ft.						
Historical Generators: Date form received by agency:07/15/2005 Facility name: HOME DEPOT USA HD 1704 Site name: HOME DEPOT USA INC HD 1704 Classification: Conditionally Exempt Small Quantity Generator						
Date form received by agency:04/22/2003 Facility name: HOME DEPOT USA HD 1704 Site name: HOME DEPOT 1704 Classification: Small Quantity Generator						
Hazardous Waste Summary: Waste code: D001 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF						
HOME DEPOT USA HD 1704 (Continued)						
waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time						
Owner/Operator Summary: Owner/operator name: HOME DEPOT USA Owner/operator address: Not reported Owner/operator country: US Owner/operator telephone: Not reported Legal status: Private Owner/Operator Type: Operator Owner/Op start date: 11/21/2002 Owner/Op end date: Not reported						
Owner/operator name: HOME DEPOT USA Owner/operator address: 2455 PACES FERRY RD D 17 ATLANTA, GA 30339 Owner/operator country: US Owner/operator telephone: 770-433-8211 Legal status: Private Owner/Operator Type: Owner Owner/Op start date: 11/21/2002 Owner/Op end date: Not reported						
Handler Activities Summary: U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No						
Historical Generators: Date form received by agency:07/15/2005 Facility name: HOME DEPOT USA HD 1704 Site name: HOME DEPOT USA INC HD 1704 Classification: Conditionally Exempt Small Quantity Generator						
Date form received by agency:04/22/2003 Facility name: HOME DEPOT USA HD 1704 Site name: HOME DEPOT 1704 Classification: Small Quantity Generator						
Hazardous Waste Summary: Waste code: D001 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF						

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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HOME DEPOT USA HD 1704 (Continued) 1007092145

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

D002
A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

D009
MERCURY

D016
2,4-D

D018
BENZENE

D035
METHYL ETHYL KETONE

Violation Status: No violations found

HAZNET:
Year: 2008
Gepaid: HIR000135178
Contact: GREG ROMEY
Telephone: 7606028663
Mailing Name: Not reported
Mailing Address: 1905 ASTON AVE STE 100
Mailing City, St, Zip: CARLSBAD, CA 92008
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: 99
Waste Category: Not reported
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons: 0.115
Facility County: Not reported

Year: 2004
Gepaid: HIR000135178
Contact: GREG ROMEY
Telephone: 7606028663
Mailing Name: Not reported
Mailing Address: 1905 ASTON AVE STE 100
Mailing City, St, Zip: CARLSBAD, CA 92008
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Alkaline solution without metals pH >= 12.5

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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HOME DEPOT USA HD 1704 (Continued) 1007092145

Disposal Method: H01
Tons: 0
Facility County: Not reported

60
East
> 1
1.487 mi.
7851 ft.

Relative:
Higher

Actual:
855 ft.

UIC:
UIC Permit Number: UH-1849
Facility Id/Lat/Long Minute Coordinates: 8,4059,15,1,32
Central Latitude Of The Site: 19 40 31 N
Central Longitude Of The Site: 155 59 05 W
Flow In Gallons Per Day: Not reported
Total Number Of Inj. Well(S) On Permit: 32
Island: Hawaii
Location In Relation To UIC Line: Not reported
Facility Type: DW
Subclass: C
Facility Operator, Not Contract Opr: DPW, County of Hawaii
Operator Address: 25 Aupuni St., Hilo, HI 96720
Facility Owner: County of Hawaii
Owner Address: 25 Aupuni St., Hilo, HI 96720
Tax Map Key Number: 3.7-4-18.036 (adjacent)
Owner Of Land Property On Leasehold: none
Consultant Serving The Application: none
Receipt Of Initial Application: 9/22/1993
Public Notice Date: Not reported
Approval-To-Construct Issuance Date: Not reported
Exemption Issuance Date: 5/17/1994
1st Issuance Of Permit: Not reported
Last Issuance Of Permit: Not reported
Type: Not reported
Permit Expiration Date: Not reported
Date When File Is Closed: Not reported
UIC Project Geologist: JR
Remarks: Not reported

K61
South
> 1
1.558 mi.
8227 ft.

Relative:
Lower

Actual:
84 ft.

TARGET NO 2412
74-5455 MAKALA BLVD
KAILUA-KONA, HI 96740

Site 1 of 2 in cluster K

RCRA-CESQG:
Date form received by agency: 04/08/2010
TARGET NO 2412
Facility name: 74-5455 MAKALA BLVD
Facility address: KAILUA-KONA, HI 96740
EPA ID: HIR000139345
Mailing address: P.O. BOX 111
MINNEAPOLIS, MN 55440
Contact: JENNA ADAIR-POTTS
Contact address: P.O. BOX 111

Map ID	Direction	Distance	Elevation
MAP FINDINGS			
Site	Database(s)	EDR ID Number	EPA ID Number

TARGET NO 2412 (Continued)

1012178289

MINNEAPOLIS, MN 55440
US
(800) 587-2228
CORPORATE COMPLIANCE@TARGET.COM
09
Conditionally Exempt Small Quantity Generator
Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste per calendar month, and generates 1 kg or less of acutely hazardous waste or waste, or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name:
Owner/operator address:
Owner/operator country:
Owner/operator telephone:
Legal status:
Owner/Operator Type:
Owner/Op start date:
Owner/Op end date:

TARGET CORPORATION
1000 NICOLLET MALL
MINNEAPOLIS, MN 55440
US
(800) 587-2228
Private
Owner
07/22/2009
Not reported

Owner/operator name:
Owner/operator address:
Owner/operator country:
Owner/operator telephone:
Legal status:
Owner/Operator Type:
Owner/Op start date:
Owner/Op end date:

TARGET CORPORATION
1000 NICOLLET MALL
MINNEAPOLIS, MN 55440
US
(800) 587-2228
Private
Operator
07/22/2009
Not reported

Handler Activities Summary:
U.S. importer of hazardous waste:
Mixed waste (haz. and radioactive):
Recycler of hazardous waste:
Transporter of hazardous waste:
Treater, storer or disposer of HW:
Underground injection activity:
On-site burner exemption:
Furnace exemption:
Used oil fuel burner:
Used oil processor:
User oil refiner:
Used oil fuel marketer to burner:
Used oil Specification marketer:

No
No
No
No
No
No
No
No
No
No
No
No

Map ID	Direction	Distance	Elevation
MAP FINDINGS			
Site	Database(s)	EDR ID Number	EPA ID Number

TARGET NO 2412 (Continued)

1012178289

Used oil transfer facility:
Used oil transporter:
Historical Generators:
Date form received by agency:07/24/2009
Facility name:
Site name:
Classification:

No
No
TARGET NO 2412
TARGET STORE NO 2412
Conditionally Exempt Small Quantity Generator

Hazardous Waste Summary:

D001
IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code:
Waste name:

D002
A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code:
Waste name:

D006
CADMIUM

Waste code:
Waste name:

D008
LEAD

Waste code:
Waste name:

D016
2,4-D

Waste code:
Waste name:

D035
METHYL ETHYL KETONE

Waste code:
Waste name:

P001
2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code:
Waste name:

P075
NICOTINE, & SALTS

Biennial Reports:

Last Biennial Reporting Year: 2011

Annual Waste Handled:

Waste code:
Waste name:

D001
IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET.

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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TARGET NO 2412 (Continued)

1012178269
WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs):

Waste code:
Waste name:

D002
A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs):

Waste code:
Waste name:
Amount (Lbs):

D006
CADMIUM
5

Waste code:
Waste name:
Amount (Lbs):

D008
LEAD
5

Waste code:
Waste name:
Amount (Lbs):

D016
2,4-D
25

Waste code:
Waste name:
Amount (Lbs):

D035
METHYL ETHYL KETONE
60

Waste code:
Waste name:
Amount (Lbs):

P001
2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXD-1-PHENYLBUTYL)-, & SALTS,
WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
5

Waste code:
Waste name:
Amount (Lbs):

P075
NICOTINE, & SALTS
5

Violation Status:

No violations found

K62
South
> 1
1.558 mi.
8227 ft.

FINDS **1012235900**
N/A

Relative:
Lower
Actual:
84 ft.

Site 2 of 2 in cluster K
FINDS:
Registry ID: 110039558706
Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

TARGET STORE NO 2412 (Continued)

corrective action activities required under RCRA.

L63
NNW
> 1
1.803 mi.
9521 ft.

Site 1 of 4 in cluster L
RCRA-NonGen:
Date form received by agency: 07/31/2009
Facility name: INTERSTATE BATTERY SYSTEM OF HAWAII INC. KAILUA-KONA
Facility address: 73-497 HULIKOA DR.
EPA ID: KAILUA-KONA, HI 96740
HIR000139394
Mailing address: 94-120 LEOKANE ST
WAIPAHU, HI 96797
Contact: DAVID BARBOUR
Contact address: 94-120 LEOKANE ST
WAIPAHU, HI 96797
US
Contact country: (808) 675-6000
Contact telephone: IB4207MG@IBSA.COM
Contact email: 09
EPA Region:
Classification:
Description:

Relative:
Lower
Actual:
221 ft.

RCRA-NonGen
INTERSTATE BATTERY SYSTEM OF HAWAII INC. KAILUA-KONA
HIR000139394
Mailing address: 94-120 LEOKANE ST
WAIPAHU, HI 96797
Contact: DAVID BARBOUR
Contact address: 94-120 LEOKANE ST
WAIPAHU, HI 96797
US
Contact country: (808) 675-6000
Contact telephone: IB4207MG@IBSA.COM
Contact email: 09
EPA Region:
Classification:
Description:
Non-Generator
Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name:
Owner/operator address:
Owner/operator telephone:
Owner/operator country:
Legal status:
Owner/Operator Type:
Owner/Op start date:
Owner/Op end date:

INTERSTATE BATTERY SYSTEM OF HAWAII INC.
94-120 LEOKANE ST
WAIPAHU, HI 96797
US
Not reported
Private
Operator
03/01/2006
Not reported

Owner/operator name:
Owner/operator address:
Owner/operator country:
Legal status:
Owner/Operator Type:
Owner/Op start date:
Owner/Op end date:

GEO INVESTMENT
7-5-240 NANI KAILUA DR. SUITE 9
KAILUA-KONA, HI 96740
US
Not reported
Private
Owner
04/25/2004
Not reported

Handler Activities Summary:
U.S. importer of hazardous waste:
Mixed waste (haz. and radioactive):
Recycler of hazardous waste:
Transporter of hazardous waste:
Treater, storer or disposer of HW:
Underground injection activity:
On-site burner exemption:
Furnace exemption:

No
No
No
No
No
No
No
No



MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number



MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

INTERSTATE BATTERY SYSTEM OF HAWAII INC. KAILUA-KONA (Continued)

1012178274

AIRES
S107769142
N/A

Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Universal Waste Summary:
Waste type: Batteries
Accumulated waste on-site: Yes
Generated waste on-site: Not reported
Violation Status: No violations found

GRACE COMMUNITY CHURCH ENTRY PALANI ROAD WIDENING AND TURN L

FINDS
1012139811
N/A

RCRA-CESQG
FINDS
1004688858
HID982460545

L64
NNW
> 1
1,803 mi.
9521 ft.
Relative:
Lower

73-4174 HULIKOA DR
KAILUA-KONA, HI 96740
Site 2 of 4 in cluster L
FINDS:
Registry ID: 110039172169
Environmental Interest/Information System

M67
SSE
> 1
1,878 mi.
9918 ft.
Relative:
Lower

74 5589 ALAPA ST
KAILUA KONA, HI 96740
Site 1 of 10 in cluster M
RCRA-CESQG:
Date form received by agency: 10/26/1990
Facility name: KONA QUALITY CLEANERS
Facility address: 74 5589 ALAPA ST
KAILUA KONA, HI 96740
EPA ID: HID982460545
Mailing address: 865 KINOOLE ST
HILO, HI 96720
Contact: RONALD JOHNSON
Contact address: 74 5589 ALAPA ST
KAILUA KONA, HI 96740
Contact country: US
Contact telephone: (808) 935-1620
Contact email: Not reported
EPA Region: 09
Land type: Other land type
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month; and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month; and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of hazardous waste per calendar month; and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month; and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

L65
NNW
> 1
1,803 mi.
9521 ft.
Relative:
Lower

73-497 HULIKOA DR
KAILUA-KONA, HI 96740
Site 3 of 4 in cluster L
FINDS:
Registry ID: 110039561337
Environmental Interest/Information System

M67
SSE
> 1
1,878 mi.
9918 ft.
Relative:
Lower

74 5589 ALAPA ST
KAILUA KONA, HI 96740
Site 1 of 10 in cluster M
RCRA-CESQG:
Date form received by agency: 10/26/1990
Facility name: KONA QUALITY CLEANERS
Facility address: 74 5589 ALAPA ST
KAILUA KONA, HI 96740
EPA ID: HID982460545
Mailing address: 865 KINOOLE ST
HILO, HI 96720
Contact: RONALD JOHNSON
Contact address: 74 5589 ALAPA ST
KAILUA KONA, HI 96740
Contact country: US
Contact telephone: (808) 935-1620
Contact email: Not reported
EPA Region: 09
Land type: Other land type
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month; and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month; and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of hazardous waste per calendar month; and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month; and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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KONA QUALITY CLEANERS (Continued)

Owner/Operator Summary:
Owner/operator name: HILO QUALITY CLEANERS
Owner/operator address: NOT REQUIRED
Owner/operator country: NOT REQUIRED, ME 99999
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
Owner/operator country: NOT REQUIRED, ME 99999
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 07/17/2008
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/16/2004
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110005726777

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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KONA QUALITY CLEANERS (Continued)

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

M68
SSE
> 1
1.885 mi.
9954 ft.
Site 2 of 10 in cluster M
FINDS:
Relative:
Lower
Actual:
78 ft.
Registry ID: 110014038111
Environmental Interest/Information System
HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.

FINDS
1006942380
N/A

M69
SSE
> 1
1.885 mi.
9954 ft.
Site 3 of 10 in cluster M
FINDS:
Relative:
Lower
Actual:
78 ft.
Registry ID: 110024869917
Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

FINDS
1010012552
N/A

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number

M70 SSE > 1 1,885 mi. 9954 ft. Relative: Lower Actual: 78 ft.	FIRST HAWAIIAN BANK VS HAIRIR, E 74-5599 ALAPA ST KAILUA-KONA, HI 96740 Site 4 of 10 in cluster M UST: Facility ID: 9-603081 Owner: FIRST HAWAIIAN BANK Owner Address: Not reported Owner City/ST/Zip: Kailua-Kona, 96740 96740 Tank ID: R-1 Date Installed: 1/1/1980 Tank Status: Permanently Out of Use Date Closed: 5/17/1995 Tank Capacity: 1000 Substance: Gasoline	UST U003155306 N/A	1009398558
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M71 SSE > 1 1,885 mi. 9954 ft. Relative: Lower Actual: 78 ft.	THE GLIDDEN COMPANY DBA ICI PAINTS 74 5599 ALAPA ST KAILUA KONA, HI 96740 Site 5 of 10 in cluster M RCRA-SQG: Date form received by agency: 05/17/2006 Facility name: THE GLIDDEN COMPANY DBA ICI PAINTS Facility address: 74 5599 ALAPA ST KAILUA KONA, HI 96740 EPA ID: HIR000137687 Mailing address: 15885 W SPRAGUE RD STRONGSVILLE, OH 44136 Contact: MICHAEL THOMAS Contact address: 15885 W SPRAGUE RD STRONGSVILLE, OH 44136 Contact country: US Contact telephone: 440-297-8987 Contact email: MIKE.THOMAS@ICI.COM EPA Region: 09 Description: Small Small Quantity Generator Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time	RCRA-SQG 1009398558 HIR000137687	
---	--	---	--

M72 SSE > 1 1,887 mi. 9961 ft. Relative: Lower Actual: 79 ft.	KONA TRANSPORTATION CO., INC 74-5600 ALAPA ST KAILUA-KONA, HI 96740 Site 6 of 10 in cluster M LUST: Facility ID: 9-601617 Facility Status: Site Cleanup Completed (NFA) Facility Status Date: 9/24/1998 Release ID: 920072 Project Officer: Lene Ichinotsubo UST: Facility ID: 9-601617 Owner: KONA TRANSPORTATION CO., INC Owner Address: 74-5039 A QUEEN KAAHUMANU ST Owner City/ST/Zip: Kailua-Kona, 96740 96740	LUST U001237068 UST N/A	
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MAP FINDINGS			Site	Database(s)	EDR ID Number EPA ID Number	Map ID Direction Distance Elevation
M73 SSE > 1 1.887 mi. 9961 ft. Relative: Lower Actual: 79 ft.	KONA TRANSPORTATION CO., INC (Continued)			U001237068		
	Tank ID: R-1 Date Installed: 4/8/1979 Tank Status: Permanently Out of Use Date Closed: 9/5/1991 Tank Capacity: 1000 Substance: Gasoline					
	Tank ID: R-2 Date Installed: 4/8/1979 Tank Status: Permanently Out of Use Date Closed: 9/5/1991 Tank Capacity: 1000 Substance: Gasoline					
	FINDS			1006844123 N/A		
	KONA TRANSPORTATION CO., INC 74-5600 ALAPA ST KAILUA-KONA, HI 96740					
	Site 7 of 10 in cluster M					
	FINDS:					
	Registry ID: 110014057536					
	Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.					
	FINDS			1006842991 N/A		
M74 SSE > 1 1.893 mi. 9998 ft. Relative: Lower Actual: 83 ft.	ROBERT'S HAWAII 74-5610 ALAPA ST KAILUA-KONA, HI 96740					
	Site 8 of 10 in cluster M					
	FINDS:					
	Registry ID: 110014044961					
	Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.					
	FINDS			1006842991 N/A		
	ROBERT'S HAWAII 74-5610 ALAPA ST KAILUA-KONA, HI 96740					
	Site 9 of 10 in cluster M					
	FINDS:					
	Registry ID: 110014044961					
M75 SSE > 1 1.893 mi. 9998 ft. Relative: Lower Actual: 83 ft.	ROBERT'S HAWAII 74-5610 ALAPA ST KAILUA-KONA, HI 96740					
	Site 9 of 10 in cluster M					
	FINDS:					
	Registry ID: 110014057536					
	Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.					
	FINDS			1006842991 N/A		
	ROBERT'S HAWAII 74-5610 ALAPA ST KAILUA-KONA, HI 96740					
	Site 10 of 10 in cluster M					
	FINDS:					
	Registry ID: 110014044961					
N76 South > 1 1.917 mi. 10123 ft. Relative: Lower Actual: 56 ft.	GRAY LINE HAWAII, LTD. 74-5487 KAIWI ST KAILUA-KONA, HI 96740					
	Site 1 of 11 in cluster N					
	FINDS:					
	Registry ID: 110014044961					
	Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.					
	FINDS			1006842991 N/A		
	ROBERT'S HAWAII 74-5610 ALAPA ST KAILUA-KONA, HI 96740					
	Site 11 of 11 in cluster N					
	FINDS:					
	Registry ID: 110014044961					
N77 South > 1 1.917 mi. 10123 ft. Relative: Lower Actual: 56 ft.	GRAY LINE HAWAII, LTD. 74-5487 KAIWI ST KAILUA-KONA, HI 96740					
	Site 1 of 11 in cluster N					
	FINDS:					
	Registry ID: 110014044961					
	Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.					
	FINDS			1006842991 N/A		
	ROBERT'S HAWAII 74-5610 ALAPA ST KAILUA-KONA, HI 96740					
	Site 12 of 12 in cluster N					
	FINDS:					
	Registry ID: 110014044961					

MAP FINDINGS		EDR ID Number	EPA ID Number
Map ID	Site	Database(s)	
Direction			
Distance			
Elevation			
<hr/>			
GRAY LINE HAWAII, LTD. (Continued)			
Facility ID:	9-601394		U001237446
Facility Status:	Site Cleanup Completed (NFA)		
Facility Status Date:	10/22/1997		
Release ID:	970078		
Project Officer:	Haven Westerman		
<hr/>			
UST:			
Facility ID:	9-601394		
Owner:	GRAY LINE HAWAII, LTD.		
Owner Address:	Not reported		
Owner City/State:	Kailua-Kona, 96740 96740		
Tank ID:	R-1		
Date Installed:	3/30/1977		
Tank Status:	Permanently Out of Use		
Date Closed:	7/16/1996		
Tank Capacity:	10000		
Substance:	Diesel		
<hr/>			
Tank ID:	R-2		
Date Installed:	3/30/1977		
Tank Status:	Permanently Out of Use		
Date Closed:	7/17/1996		
Tank Capacity:	6000		
Substance:	Gasoline		
<hr/>			
Tank ID:	R-3		
Date Installed:	3/30/1977		
Tank Status:	Permanently Out of Use		
Date Closed:	7/17/1996		
Tank Capacity:	4000		
Substance:	Gasoline		
<hr/>			
Tank ID:	R-4		
Date Installed:	3/30/1977		
Tank Status:	Permanently Out of Use		
Date Closed:	7/17/1996		
Tank Capacity:	1000		
Substance:	Used Oil		

Map ID		MAP FINDINGS		EDR ID Number
Direction	Distance			EPA ID Number
Elevation	Site			Database(s)
	GRAY LINE HAWAII, LTD. (Continued)			1006842680
	download.			
N78	<p>Site 3 of 11 in cluster N</p> <p>UST:</p> <p>Relative: Lower</p> <p>Actual: 55 ft.</p>	<p>9-600488</p> <p>Owner: TROJAN LUMBER CO., INC.</p> <p>Not reported</p> <p>Owner Address: Kailua-Kona, 96740 96740</p> <p>OWnder City/St:Zip:</p> <p>R-1</p> <p>Date Installed: 8/30/1975</p> <p>Tank Status: Permanently Out of Use</p> <p>Date Closed: 12/10/1991</p> <p>Tank Capacity: 550</p> <p>Substance: Gasoline</p>	UST	U001236896 N/A
N79	<p>Site 4 of 11 in cluster N</p> <p>Relative: Lower</p> <p>Actual: 55 ft.</p>	<p>74-5488 KAIWI ST</p> <p>Owner: TROJAN LUMBER CO., INC.</p> <p>Not reported</p> <p>Owner Address: Kailua-Kona, HI 96740</p> <p>OWnder City/St:Zip:</p> <p>R-1</p> <p>Date Installed: 8/30/1975</p> <p>Tank Status: Permanently Out of Use</p> <p>Date Closed: 12/10/1991</p> <p>Tank Capacity: 550</p> <p>Substance: Gasoline</p>	FINDS	1006842719 N/A
	<p>Environmental Interest/Information System</p> <p>HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.</p>			

Site ID	Site Name	Location	Distance	Findings	Registry ID	Notes
N77	GRAY LINE HAWAII, LTD.	South	> 1	1,917 mi.	10123 ft.	Relative: Lower
N78	PEARL HARBOR NAVAL BASE PIERS MIKE 1 & 2	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N79	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N80	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N81	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N82	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N83	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N84	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N85	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N86	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N87	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N88	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N89	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N90	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N91	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N92	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N93	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N94	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N95	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N96	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N97	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N98	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N99	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N100	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N101	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N102	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N103	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N104	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N105	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N106	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N107	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N108	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N109	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N110	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N111	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N112	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N113	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N114	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N115	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N116	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N117	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N118	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N119	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N120	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N121	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N122	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N123	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N124	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N125	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N126	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower
N127	PEARL HARBOR, HI	South	> 1	1,328 mi.	10182 ft.	Relative: Lower

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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PEARL HARBOR NAVAL BASE PIERS MIKE 1 & 2 (Continued)

included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.

1009799679

N81
South
> 1
1,923 mi.
10'82 ft.

Relative:
Lower
Actual:
54 ft.

RAGS, MERCEDES AND JAGS
74-5490 KAWAI ST
KONA, HI 96740

Site 6 of 11 in cluster N

HI SPILLS:
Island: Hawaii
Supplemental Loc. Text: Not reported
Case Number: 19950502
HID Number: Not reported
Facility Registry Id: Not reported
Lead and Program: HEER EP&R
ER: Not reported
Units: Rags, Mercedes and Jags
Substances: Used oil, antifreeze and Freon (R-12)
Less Or Greater Than: Not reported
Numerical Quantity: Not reported
Units: Not reported
Activity Type: Response
Activity Lead: Chris Takeno
Assignment End Date: Not reported
Result: 2
File Under: Not reported

M82
SSE
> 1
1,931 mi.
10'197 ft.

ORCHID ISLE AUTO CENTER KONA
74 5598 LUHIA ST
KAILUA KONA, HI 96740

Site 10 of 10 in cluster M

RCRA-NonGen:
Date form received by agency: 12/10/1991
Facility name: ORCHID ISLE AUTO CENTER KONA
Facility address: 74 5598 LUHIA ST
KAILUA KONA, HI 96740
EPA ID: HID984467639
Contact: WALSH HANLEY
Contact address: PO BOX 4397
HILO, HI 96720
Contact country: US
Contact telephone: (808) 935-1191
Contact email: Not reported
EPA Region: 09
Land type: Private
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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ORCHID ISLE AUTO CENTER KONA (Continued)

Owner/Operator Summary:
Owner/operator name: INTER PACIFIC MOTORS INC
Owner/operator address: PO BOX 4397
HILO, HI 96720
Owner/operator country: Not reported
Owner/operator telephone: (808) 935-1191
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 05/17/1996
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110005727678

Environmental Interest/Information System

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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
83 ENE > 1 1,937 mi. 10225 ft.	DOT - HIGHWAYS DIVISION KALOKO (KONA) -HAWAII BELT RD / 73-4740 MAMALAHOA HWY KAILUA-KONA, HI 96740	LUST UST	U001236933 N/A
Relative: Higher	LUST: Facility ID: 9-401041 Facility Status: Site Cleanup Completed (NFA) Facility Status Date: 3/31/1995 Release ID: 950024 Project Officer: Roger Brewer		
Actual: 1162 ft.	UST: Facility ID: 9-601041 Owner: STATE DOT - HIGHWAYS DIVISION Owner Address: Not reported Owner City/State/Zip: Kailua-Kona, 96740 96740 Tank ID: R-1 Date Installed: 5/5/1980 Tank Status: Permanently Out of Use Date Closed: 11/23/1994 Tank Capacity: 1000 Substance: Gasoline		
084 SSE > 1 1,940 mi. 10244 ft.	MACYS WEST MAKALAPUA CENTER 74 5475 KAMAKAHEA AVE KAILUA KONA, HI 96740	RCRA-CESQG FINDS	1005415839 HIR000713548
Relative: Lower	Site 1 of 3 in cluster O RCRA-CESQG: Date form received by agency: 03/14/2002 Facility name: MACYS WEST MAKALAPUA CENTER Facility address: 74 5475 KAMAKAHEA AVE KAILUA KONA, HI 96740 EPA ID: HIR000713548 Mailing address: 1585 KAPIOLANI BLVD 13 FL BOX HONOLULU, HI 96814 Contact: ERIC BRIENZO Contact address: 1585 KAPIOLANI BLVD 13 FL BOX HONOLULU, HI 96814 Contact country: US Contact telephone: (808) 945-5913 Contact email: Not reported EPA Region: 09 Classification: Conditionally Exempt Small Quantity Generator Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of		
Actual: 173 ft.			

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
	MACYS WEST MAKALAPUA CENTER (Continued)			1005415839
	any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste			
	Owner/Operator Summary: Owner/operator name: MACYS WEST Owner/operator address: 1585 KAPIOLANI BLVD 13 FL BOX HONOLULU, HI 96814 Owner/operator country: Not reported Owner/operator telephone: (808) 945-5913 Legal status: Private Owner/Operator Type: Owner Owner/Op start date: Not reported Owner/Op end date: Not reported			
	Handler Activities Summary: U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No Used oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No			
	Hazardous Waste Summary: Waste code: D001 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.			
	Waste code: F002 Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE. ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
	Violation Status: No violations found FINDS:			

MAP FINDINGS

Map ID

Direction

Distance

Elevation

EDR ID Number

EPA ID Number

Database(s)

MACYS WEST MAKALAPUA CENTER (Continued)

Registry ID: 110042219759

Environmental Interest/Information System

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1005415839

O85

SSE

> 1

1.3945 mi.

10271 ft.

Relative:

Lower

Actual:

182 ft.

PAYLESS DRUG

74 5584 PALANI RD

KAILUA KONA, HI 96740

Site 2 of 3 in cluster O

RCRA-NonGen:

Date form received by agency: 10/13/1994

Facility name: PAYLESS DRUG

Facility address: 74 5584 PALANI RD

EPA ID: HI0000881219

Mailing address: 5584 PALANI RD

Contact: KAILUA KONA, HI 96740

Contact address: 74 5584 PALANI RD

Contact country: US

Contact telephone: (808) 329-3577

Contact email: Not reported

Land type: 09

Classification: Private

Description: Non-Generator

Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: THRIFTY PAYLESS INC

Owner/operator address: 9275 SW PEYTON LN

Owner/operator country: WILSONVILLE, OR 97070

Legal status: Not reported

Owner/Operator Type: (503) 685-6891

Owner/Op start date: Private

Owner/Op end date: Owner

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

RCRA-NonGen

FINDS

1000906790

HI0000881219

Map ID	Direction	Distance	Elevation	Site	Database(s)	EPA ID Number
MAP FINDINGS						
PAYLESS DRUG (Continued)						
				No violations found		1009067990
Used oil processor:				No		
Used oil refiner:				No		
Used oil fuel marketer to burner:				No		
Used oil specification marketer:				No		
Used oil transfer facility:				No		
Used oil transporter:				No		
Violation Status:				No violations found		
Evaluation Action Summary:						
Evaluation date:				05/17/1996		
Evaluation:				COMPLIANCE EVALUATION INSPECTION ON-SITE		
Area of violation:				Not reported		
Date achieved compliance:				Not reported		
Evaluation lead agency:				State		
FINDS:						
Registry ID:				11005722600		
Environmental Interest/Information System						
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.						
BARBERS POINT HARBOR PIER 6						
SSE				74-5590 PALANI RD		
				KAILUA KONA, HI 96740		
1,948 ft.				Site 3 of 3 in cluster O		
10286 ft.						
FINDS:						
Relative:				110013779866		
Lower						
Registry ID:						
Environmental Interest/Information System						
Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii. Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.						
The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations						
O86					FINDS	100620088
> 1						N/A

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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87	BMW OF HAWAII 74-5533 LOLOKU STREET KAILUA-KONA, HI 96740	South > 1 1,950 mi. 10294 ft.	FINDS	1010348467 N/A
Relative: Lower	FINDS:			
Actual: 42 ft.	Registry ID: Environmental Interest/Information System	110030898483		
	US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.			

P88	KONA CENTRAL OFFICE 74-5547 PALANI RD KAILUA-KONA, HI 96740	SSE > 1 1,951 mi. 10303 ft.	FINDS	1006819441 N/A
Relative: Lower	FINDS:		FINANCIAL ASSURANCE	
Actual: 253 ft.	Registry ID: Environmental Interest/Information System	110013772426		
	HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.			
	Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary cleanup programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.			
	The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations			
	HI FINANCIAL ASSURANCE: Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE:			
		9-600580 M-1 Currently In Use Other		

Map ID Direction Distance Elevation	MAP FINDINGS	Site	Database(s)	EDR ID Number EPA ID Number
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	KONA CENTRAL OFFICE (Continued)			1006819441
	Expiration Date:	Not reported		
	Alt Facility ID:	9-600580		
	Tank Id:	R-M-1		
	Tank Status Desc:	Permanently Out of Use		
	FRTYPE:	Other		
	Expiration Date:	Not reported		
	Alt Facility ID:	9-600580		
	Tank Id:	M-1		
	Tank Status Desc:	Currently In Use		
	FRTYPE:	Insurance		
	Expiration Date:	5/2/2011		
	Alt Facility ID:	9-600580		
	Tank Id:	R-M-1		
	Tank Status Desc:	Permanently Out of Use		
	FRTYPE:	Insurance		
	Expiration Date:	5/2/2011		

P89	KONA CENTRAL OFFICE 74-5547 PALANI RD KAILUA-KONA, HI 96740	SSE > 1 1,951 mi. 10303 ft.	FINDS	1006819441 N/A
Relative: Lower	FINDS:		UST: Facility ID: Facility Status: Facility Status Date: Release ID: Project Officer:	LUST UST
Actual: 253 ft.	Registry ID: Environmental Interest/Information System	110013772426		
	HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.			
	Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary cleanup programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.			
	The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations			
	HI FINANCIAL ASSURANCE: Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE:			
		9-600580 M-1 Currently In Use Other		

Map ID		MAP FINDINGS		EDR ID Number	
Direction	Site			Database(s)	EPA ID Number
Distance					
Elevation					
P90	CASTLE AND COOKE MANAGERS DRIVE			FINDS	1006920109
SSE	74-5537 PALANI ROAD				N/A
> 1	KAILUA-KONA, HI 96740				
1,955 mi.	Site 3 of 4 in cluster P				
10322 ft.	FINDS:				
Relative:	Registry ID:				
Lower	110013780104				
Actual:	Environmental Interest/Information System				
256 ft.	HI-UST (Hawaii - Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.				
	Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.				
	The H-ECS Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations				
P91	KAILUA FIRE STATION			LUST	U003223326
SSE	74-5537 PALANI ROAD			UST	N/A
1,955 mi.	KAILUA-KONA, HI 96740				
10322 ft.	Site 4 of 4 in cluster P				
Relative:	LUST:				
Lower	Facility ID:				
	9-401086				
	Facility Status:				
	Site Cleanup Completed (NFA)				
	Facility Status Date:				
	9/5/1997				
	Release ID:				
	940028				
	Project Officer:				
	Jose Ruiz				
	UST:				
	Facility ID:				
	9-401086				
	Owner:				
	COUNTY OF HAWAII - FIRE DEPT				
	Owner Address:				
	466 KINOOLE ST				
	Owner City/SLZip:				
	Kailua-Kona, 96740 96740				
	Tank ID:				
	R-1				
	Date Installed:				
	5/12/1973				
	Tank Status:				
	Permanently Out of Use				
	Date Closed:				
	11/29/1993				
	Tank Capacity:				
	550				
	Substance:				
	Gasoline				

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
KAILUA FIRE STATION (Continued)							
N92 South > 1 1.956 mi. 10330 ft.	Tank ID:	R-2					U003222326
	Date Installed:	5/12/1973					
	Tank Status:	Permanently Out of Use					
	Date Closed:	11/29/1993					
	Tank Capacity:	550					
Relative: Lower	Substance:	Diesel					
	ACE HARDWARE - KONA						
	74-5500 KAWI ST						
	KAILUA-KONA, HI 96740						
	Site 7 of 11 in cluster N						
Actual: 49 ft.	HI SPILLS:	Hawaii			SPILLS	S106815941	N/A
	Island:	Not reported					
	Supplemental Loc. Text:	20000814-0730					
	Case Number:	Not reported					
	Facility Registry Id:	HEER EP&R					
	Lead and Program:	Off Scene					
	ER:	ACE Hardware - Kona					
	Units:	pesticides, herbicides, fertilizer, paint, PVC pipe					
	Substances:	Not reported					
	Less Or Greater Than:	Not reported					
	Numerical Quantity:	Not reported					
	Units:	Response					
	Activity Type:	Mike Cripps					
	Assignment End Date:	Not reported					
	Result:	8					
	File Under:	Not reported			SPILLS	S106815940	N/A
	ACE HARDWARE - KAILUA-KONA						
	74-5500 KAWI ST						
	KAILUA, HI 96740						
	Site 8 of 11 in cluster N						
N93 South > 1 1.956 mi. 10330 ft.	HI SPILLS:	Oahu					
	Island:	Not reported					
	Supplemental Loc. Text:	19900621-1					
	Case Number:	Not reported					
	HID Number:	Not reported					
Relative: Lower	Facility Registry Id:	HEER EP&R					
	Lead and Program:	Not reported					
	ER:	Not reported					
	Units:	ACE Hardware - Kailua-Kona					
	Substances:	PESTICIDE, MALATHION					
Actual: 49 ft.	Less Or Greater Than:	Not reported					
	Numerical Quantity:	Not reported					
	Units:	Response					
	Activity Type:	Not reported					
	Assignment End Date:	Not reported					
	Result:	7					
	File Under:	Not reported					

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS							

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS							

N94	ACE HARDWARE	10046389016
South	745500 KAIWI STREET	HR000085258
> 1	KAILUA KONA, HI 96740	FINDS
1,356 mi.	Site 9 of 11 in cluster N	RCRA-SQG
10330 ft.		
Relative:	Date form received by agency: 10/27/2000	
Lower:	RCRA-SQG:	
Actual:	Facility name:	ACE HARDWARE
49 ft.	Facility address:	745500 KAIWI STREET KAILUA KONA, HI 96740
	EPA ID:	HR000085258
	Mailing address:	28 10 PAA ST BLDG A HONOLULU, HI 96819
	Contact:	GUY KAMITAKI
	Contact address:	28 10 PAA ST BLDG A HONOLULU, HI 96819
	Contact country:	US
	Contact telephone:	(808) 838-7773
	Contact email:	Not reported
	EPA Region:	09
	Classification:	Small Small Quantity Generator
	Description:	Handler; generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:	B F S INC
Owner/operator name:	2810 PAA ST BLDG A
Owner/operator address:	HONOLULU HI 96819
Owner/operator country:	Not reported
Owner/operator telephone:	(808) 535-7773
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:	
U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Hazardous Waste Summary:
Waste code: D000

Waste name:	Not Defined	1004-689016
Waste code:	D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Waste code:	D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Waste code:	D007	CHROMIUM
Waste name:	D008	LEAD
Waste code:	F003	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL, KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL. ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS, AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code:	F005
Waste name:	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL AND 2-NITROPROPANE. ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING BEFORE USE A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Violation Status:	No violations found

Violation Status: No violations found

FINDS:

Registry ID: 110012198576

Environmental Interest/Information System

Map ID Direction Distance Elevation		Site	Database(s)	EDR ID Number EPA ID Number	MAP FINDINGS		EDR ID Number EPA ID Number
ACE HARDWARE (Continued)							
Q97 South > 1 1,975 mi. 10428 ft. Relative: Lower Actual: 44 ft.	HAWAII PLANING MILL, LTD. 74-5524 KAIWI ST KAILUA-KONA, HI 96740 Site 1 of 4 in cluster Q FINDS: Registry ID: 110014044783 Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank). Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.	1004689016	1006842976 N/A	FINDS		1006842976 N/A	
Q98 South > 1 1,975 mi. 10428 ft. Relative: Lower Actual: 44 ft.	HAWAII PLANING MILL, LTD. 74-5524 KAIWI ST KAILUA-KONA, HI 96740 Site 2 of 4 in cluster Q UST: Facility ID: 9-600646 Owner: HAWAII PLANING MILL, LTD. Owner Address: HPM BUILDING SUPPLY / 380 KANOELEHUA AVE Ownder City,St,Zip: Kailua-Kona, 96740 96740 Tank ID: R-001 Date Installed: 5/7/1977 Tank Status: Permanently Out of Use Date Closed: 7/26/1988 Tank Capacity: 1000 Substance: Diesel Tank ID: R-002 Date Installed: 5/7/1977 Tank Status: Permanently Out of Use Date Closed: 7/26/1988 Tank Capacity: 8000 Substance: Diesel Tank ID: R-003 Date Installed: 5/7/1977 Tank Status: Permanently Out of Use Date Closed: 7/26/1988 Tank Capacity: 8000 Substance: Gasoline Tank ID: R-004 Date Installed: 3/31/1977 Tank Status: Permanently Out of Use Date Closed: 7/26/1988 Tank Capacity: 1000 Substance: Used Oil	UST	U001236933 N/A	UST		U001236933 N/A	
N95 South > 1 1,961 mi. 10356 ft. Relative: Lower Actual: 48 ft.	KONA INDUSTRIES, INC. 74-5483 A KAIWI ST KAILUA-KONA, HI 96740 Site 10 of 11 in cluster N UST: Facility ID: 9-601894 Owner: GOLD COAST INVESTMENT CO. Owner Address: 810 RICHARDS St, STE: 1000 Ownder City/St,Zip: Kailua-Kona, 96740 96740 Tank ID: R-1 Date Installed: 9/28/1970 Tank Status: Permanently Out of Use Date Closed: 4/27/1990 Tank Capacity: 2000 Substance: Gasoline	UST	U001237135 N/A			U001237135 N/A	
N96 South > 1 1,961 mi. 10356 ft. Relative: Lower Actual: 48 ft.	KONA INDUSTRIES, INC. 74-5483 A KAIWI ST KAILUA-KONA, HI 96740 Site 11 of 11 in cluster N FINDS: Registry ID: 110014032858 Environmental Interest/Information System HI-UST (Hawaii - Underground Storage Tank). Hawaii Underground Storage Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.	FINDS	1006841908 N/A	FINDS		1006841908 N/A	

MAP FINDINGS		EDR ID Number
Map ID	Site	Database(s)
Direction		
Distance		
Elevation		
<hr/>		
Q89	KONA SUI SAN INC	FINDS 1006842961 N/A
South	74-5512 KAWI ST	
> 1	KAILUA-KONA, HI 96745	
1.992 mi.	Site 3 of 4 in cluster Q	
10515 ft.	FINDS:	
Relative:	Registry ID: 110014044612	
Lower	Environmental Interest/Information System	
Actual:	HI-UST (Hawaii - Underground Storage Tank), Hawaii Underground Storage	
44 ft.	Tank Program regulates underground storage tanks which store petroleum or hazardous substances and offers documents and data products for downloading.	
<hr/>		
Q100	KONA SUI SAN INC	UST U001237167 N/A
South	74-5512 KAWI ST	
> 1	KAILUA-KONA, HI 96745	
1.992 mi.	Site 4 of 4 in cluster Q	
10515 ft.	UST:	
Relative:	Facility ID: 9-602496	
Lower	Owner: SUI SAN COMPANY LTD.	
Actual:	Owner Address: 1965 KAMEHAMEHA AVE	
44 ft.	Owner City, St, Zip: Kailua-Kona, 96745 96745	
	Tank ID: R-1	
	Date Installed: Not reported	
	Tank Status: Permanently Out of Use	
	Date Closed: 11/30/1989	
	Tank Capacity: 10000	
	Substance: Diesel	
	Tank ID: R-2	
	Date Installed: Not reported	
	Tank Status: Permanently Out of Use	
	Date Closed: 11/30/1989	
	Tank Capacity: 10000	
	Substance: Gasoline	

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.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL National Priority List
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: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15
Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

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 5

Telephone: 312-886-6686

EPA Region 10

Telephone: 206-553-8665

EPA Region 6

Telephone: 214-655-6659

EPA Region 7

Telephone: 913-551-7247

EPA Region 8

Telephone: 303-312-6774

EPA Region 9

Telephone: 415-947-4246

Proposed NPL - Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15
Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by 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 received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56
Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15
Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
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: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62
Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 04/29/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPAa77s Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010
Date Data Arrived at EDR: 01/11/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 36
Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/15/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62
Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 04/29/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/25/2010
Date Data Arrived at EDR: 06/02/2010
Last EDR Contact: 02/14/2011
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 124
Source: EPA
Telephone: 800-424-9346
Last Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Transporters are individuals or entities that move hazardous waste from the generator offsite 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: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Last EDR Contact: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27
Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last Scheduled EDR Contact: 07/19/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LOG: RCRA - Large Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Large quantity generators (LOGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Last EDR Contact: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27
Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last Scheduled EDR Contact: 07/19/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Last EDR Contact: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27
Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last Scheduled EDR Contact: 07/19/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Last EDR Contact: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27
Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last Scheduled EDR Contact: 07/19/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/14/2011
Last EDR Contact: 03/14/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 14
Source: Environmental Protection Agency
Telephone: 703-603-0695
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/14/2011
Last EDR Contact: 03/14/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 14
Source: Environmental Protection Agency
Telephone: 703-603-0695
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/07/2011
Last EDR Contact: 202-267-2180
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 73
Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last Scheduled EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Sites List

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: 12/01/2009
Date Data Arrived at EDR: 12/07/2009
Last EDR Contact: 03/04/2011
Date Made Active in Reports: 07/03/2010
Number of Days to Update: 32
Source: Department of Health
Telephone: 808-586-4249
Last Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Permitted Landfills in the State of Hawaii

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: 04/01/2010
Date Data Arrived at EDR: 04/09/2010
Last EDR Contact: 04/05/2011
Date Made Active in Reports: 05/19/2010
Number of Days to Update: 41
Source: Department of Health
Telephone: 808-596-4245
Last Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database
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: 03/08/2011
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 04/12/2011
Number of Days to Update: 33
Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/19/2011
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/04/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Date Data Arrived at EDR: 05/04/2010
Date Made Active in Reports: 07/07/2010
Number of Days to Update: 64
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/04/2010
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/19/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/03/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 10
Telephone: 206-553-2657
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Underground Storage Tank Database
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: 03/08/2011
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 04/12/2011
Number of Days to Update: 33
Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/05/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 12/02/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 57

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/03/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/19/2011
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/19/2011
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/19/2011
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/19/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ENG CONTROLS: Engineering Control Sites

A listing of sites with engineering controls in place.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/07/2009
Date Made Active in Reports: 01/09/2010
Number of Days to Update: 32

Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/07/2009
Date Made Active in Reports: 01/09/2010
Number of Days to Update: 32

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 75

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

VCP: Voluntary Response Program Sites

Sites participating in the Voluntary Response Program. The purpose of the VRP is to streamline the cleanup process in a way that will encourage prospective developers, lenders, and purchasers to voluntarily cleanup properties.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/07/2009
Date Made Active in Reports: 01/08/2010
Number of Days to Update: 32

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites

With certain legal exclusions and additions, the term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/07/2009
Date Made Active in Reports: 01/09/2010
Number of Days to Update: 32

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A listing of Brownfields Sites included in the listing are 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 Brownfields Cleanup Revolving Loan Fund (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.

Date of Government Version: 12/29/2010
Date Data Arrived at EDR: 12/30/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 81
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
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: 06/30/1985
Date Data Arrived at EDR: 06/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011
Date Data Arrived at EDR: 03/17/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 46
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/08/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab site locations.
Source: Department of Health
Telephone: 808-586-4249
Date Data Arrived at EDR: 09/10/2010
Date Made Active in Reports: 10/22/2010
Next Scheduled EDR Contact: 06/20/2011
Number of Days to Update: 42
Data Release Frequency: Varies

US HST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLUS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 87
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31
Source: Department of the Navy
Telephone: 843-826-7326
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.
Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 51
Source: U.S. Department of Transportation
Telephone: 202-386-4555
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

SPILLS: Release Notifications
Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1983.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/10/2010
Date Data Arrived at EDR: 03/10/2010
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Number of Days to Update: 28
Data Release Frequency: Varies

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/19/2011
Number of Days to Update: 27
Data Release Frequency: Varies

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/19/2011
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Date Data Arrived at EDR: 02/11/2011
Last EDR Contact: 02/11/2011
Next Scheduled EDR Contact: 05/02/2011
Number of Days to Update: 80
Data Release Frequency: Varies

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/11/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Varies

DOD: Department of Defense Sites

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: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Number of Days to Update: 62
Data Release Frequency: Semi-Annually

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

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: 12/31/2009
Date Data Arrived at EDR: 06/12/2010
Last EDR Contact: 03/15/2011
Next Scheduled EDR Contact: 06/27/2011
Number of Days to Update: 112
Data Release Frequency: Varies

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/15/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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: 10/01/2010
Date Data Arrived at EDR: 10/29/2010
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Number of Days to Update: 91
Data Release Frequency: Varies

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

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: 02/25/2011
Date Data Arrived at EDR: 03/16/2011
Last EDR Contact: 03/16/2011
Next Scheduled EDR Contact: 06/27/2011
Number of Days to Update: 5
Data Release Frequency: Annually

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/16/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

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.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Number of Days to Update: 99
Data Release Frequency: Varies

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/09/2011
Date Data Arrived at EDR: 03/09/2011
Last EDR Contact: 03/09/2011
Next Scheduled EDR Contact: 06/20/2011
Number of Days to Update: 54
Data Release Frequency: Semi-Annually

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5859
Last EDR Contact: 03/09/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Last EDR Contact: 03/01/2011
Next Scheduled EDR Contact: 06/13/2011
Number of Days to Update: 94
Data Release Frequency: Annually

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/01/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Last EDR Contact: 12/02/2010
Next Scheduled EDR Contact: 07/11/2011
Number of Days to Update: 64
Data Release Frequency: Every 4 Years

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Every 4 Years

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

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.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Number of Days to Update: 25
Data Release Frequency: Quarterly

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS INSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

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: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

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: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/22/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

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: 03/18/2010
Date Data Arrived at EDR: 04/06/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 51

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephones: (415) 947-8000
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

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: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 06/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Last EDR Contact: 03/01/2011
Date Made Active in Reports: 09/02/2011
Number of Days to Update: 62

Source: EPA/NTIS

Telephone: 800-424-9346

Last EDR Contact: 03/01/2011

Date Made Active in Reports: 06/13/2011

Next Scheduled EDR Contact: Biennially

Data Release Frequency: Biennially

UIC: Underground Injection Wells Listing

A listing of underground injection well locations.

Date of Government Version: 09/21/2010
Date Data Arrived at EDR: 10/01/2010
Last EDR Contact: 04/05/2011
Date Made Active in Reports: 10/22/2010
Number of Days to Update: 21

Source: Department of Health

Telephone: 808-586-4258

Last EDR Contact: 04/05/2011

Next Scheduled EDR Contact: 06/20/2011

Data Release Frequency: Varies

DRYCLEANERS: Permitted Drycleaner Facility Listing

A listing of permitted drycleaner facilities in the state.

Date of Government Version: 06/30/2010
Date Data Arrived at EDR: 07/13/2010
Last EDR Contact: 05/02/2011
Date Made Active in Reports: 08/04/2010
Number of Days to Update: 22

Source: Department of Health

Telephone: 808-586-4200

Last EDR Contact: 05/02/2011

Next Scheduled EDR Contact: 07/25/2011

Data Release Frequency: Varies

AIRS: List of Permitted Facilities

A listing of permitted facilities in the state.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/14/2011
Last EDR Contact: 01/24/2011
Date Made Active in Reports: 01/24/2011
Number of Days to Update: 10

Source: Department of Health

Telephone: 808-586-4200

Last EDR Contact: 04/25/2011

Next Scheduled EDR Contact: 07/25/2011

Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/09/2006
Last EDR Contact: 04/21/2011
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS

Telephone: 202-208-3710

Last EDR Contact: 04/21/2011

Next Scheduled EDR Contact: 08/01/2011

Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1996, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Last EDR Contact: 05/02/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency

Telephone: 615-532-8599

Last EDR Contact: 04/25/2011

Next Scheduled EDR Contact: 08/09/2011

Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/19/2009
Last EDR Contact: 05/05/2011
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency

Telephone: 202-566-0517

Last EDR Contact: 05/05/2011

Next Scheduled EDR Contact: 08/19/2011

Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Last EDR Contact: 04/19/2011
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy

Telephone: 202-586-8719

Last EDR Contact: 04/19/2011

Next Scheduled EDR Contact: 08/01/2011

Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Last EDR Contact: 03/18/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency

Telephone: N/A

Last EDR Contact: 03/18/2011

Next Scheduled EDR Contact: 06/27/2011

Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administered lands of the United States. Lands included are administered by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Last EDR Contact: 04/21/2011
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey

Telephone: 888-275-5747

Last EDR Contact: 04/21/2011

Next Scheduled EDR Contact: 08/01/2011

Data Release Frequency: N/A

FINANCIAL ASSURANCE: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 03/22/2011
Date Data Arrived at EDR: 03/25/2011
Last EDR Contact: 03/21/2011
Date Made Active in Reports: 04/12/2011
Number of Days to Update: 18

Source: Department of Health

Telephone: 808-586-4226

Last EDR Contact: 03/21/2011

Next Scheduled EDR Contact: 07/04/2011

Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used waste oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oil waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Last EDR Contact: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.

Telephone: N/A

Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

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.

ATA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-260-5991
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 2003 & 2009 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 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

KONA JUDICIARY COMPLEX SITE SELECTION
74-5044 ANE KEOHOKALOLE
KAILUA KONA, HI 96740

TARGET PROPERTY COORDINATES

Latitude (North): 19° 40' 25.7"
Longitude (West): 156° 04' 15.5"
Universal Transverse Mercator: Zone 4
UTM X (Meters): 814122.5
UTM Y (Meters): 2178021.5
Elevation: 261 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 19156-F1 KEAHOLE POINT, HI
Most Recent Revision: Not reported
East Map: 19155-F8 KAILUA, HI
Most Recent Revision: Not reported

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.

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.

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).

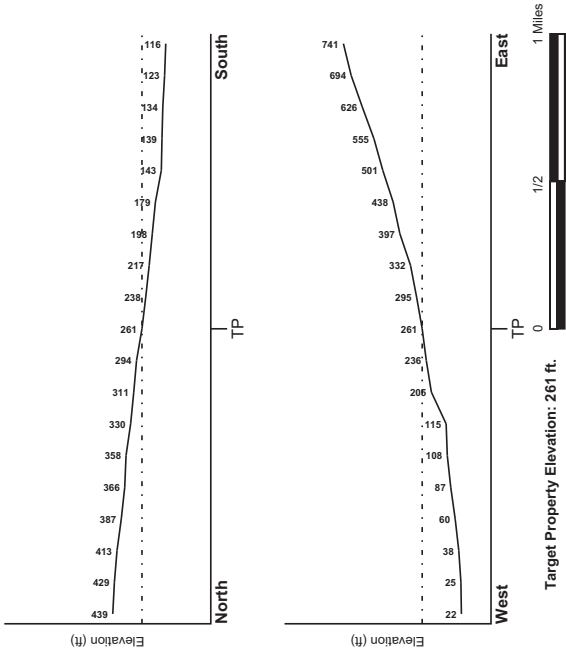
TOPOGRAPHIC INFORMATION

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

General Topographic Gradient: General WSW

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

Target Property County: HAWAII, HI
Flood Plain Panel at Target Property: FEMA Flood Electronic Data YES - refer to the Overview Map and Detail Map

Additional Panels in search area: 1551660692C - FEMA Q3 Flood data
1551660703C - FEMA Q3 Flood data
1551660684C - FEMA Q3 Flood data
1551660711C - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property: NWI Electronic Data Coverage
KEAHOLE POINT: YES - refer to the Overview Map and Detail Map

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.

MAP ID: Not Reported
LOCATION: FROM T/P
GENERAL DIRECTION: GROUNDWATER FLOW

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.

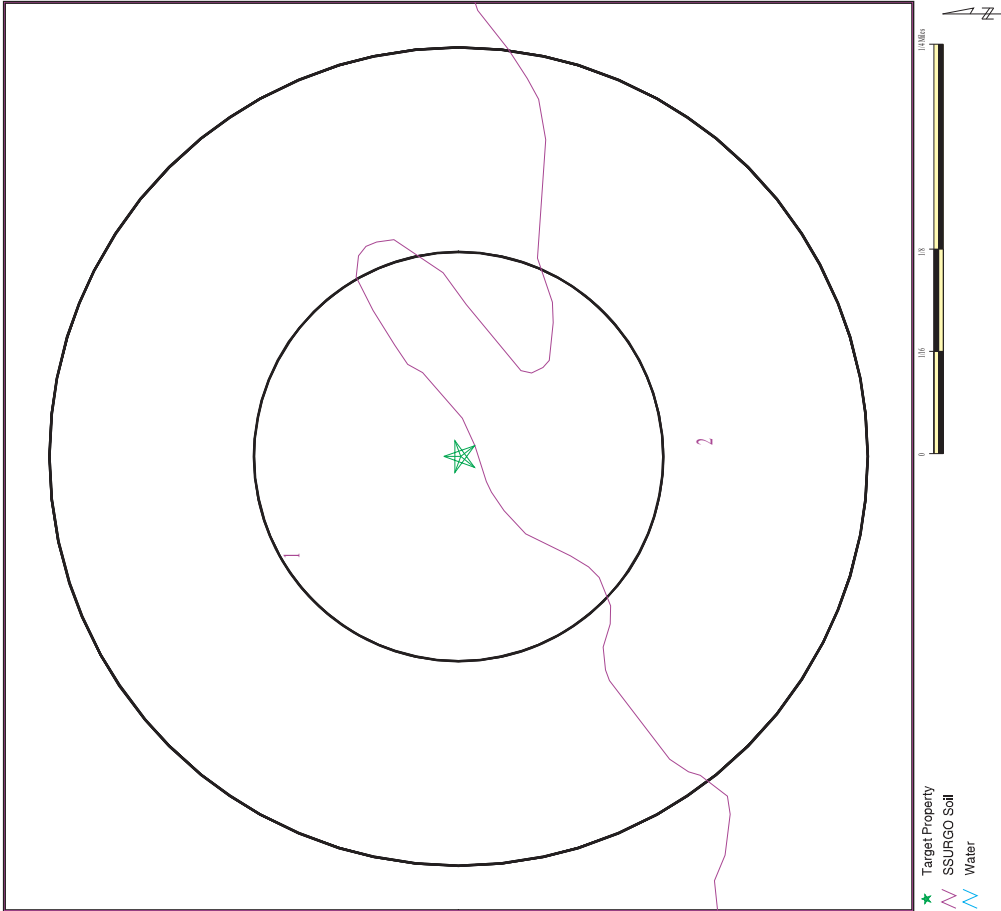
ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

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).

SSURGO SOIL MAP - 3062112.2s



GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Lava flows, palhoehoe
Soil Surface Texture: bedrock
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class: Excessively drained
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: Not Reported
Depth to Bedrock Min: > 0 inches
Depth to Waterable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	bedrock	Not reported	Not reported	Max: 1.42 Min: 0.42	Max: Min:

Soil Map ID: 2

Soil Component Name: Lava flows, aa
Soil Surface Texture: extremely stony material
Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
Soil Drainage Class: Excessively drained
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: Not Reported
Depth to Bedrock Min: > 152 inches
Depth to Waterable Min: > 0 inches

SITE NAME: Kona Judiciary Complex Site Selection
ADDRESS: 74-5044 Ane Keohokale
LAT/LONG: 19.6738 / 156.0043

CLIENT: Group 70 International, Inc.
CONTACT: Rachel Shaak
INQUIRY #: 3062112.2s
DATE: May 09, 2011 8:52 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information					
Layer	Boundary		Classification		Saturated hydraulic conductivity micro m/sec
	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil
1	0 inches	59 inches	extremely stony material	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.
				Max: 700 Min: 141	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	2,000
Federal FRDS PWS	Nearest PWS within 2,000 miles
State Database	2,000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

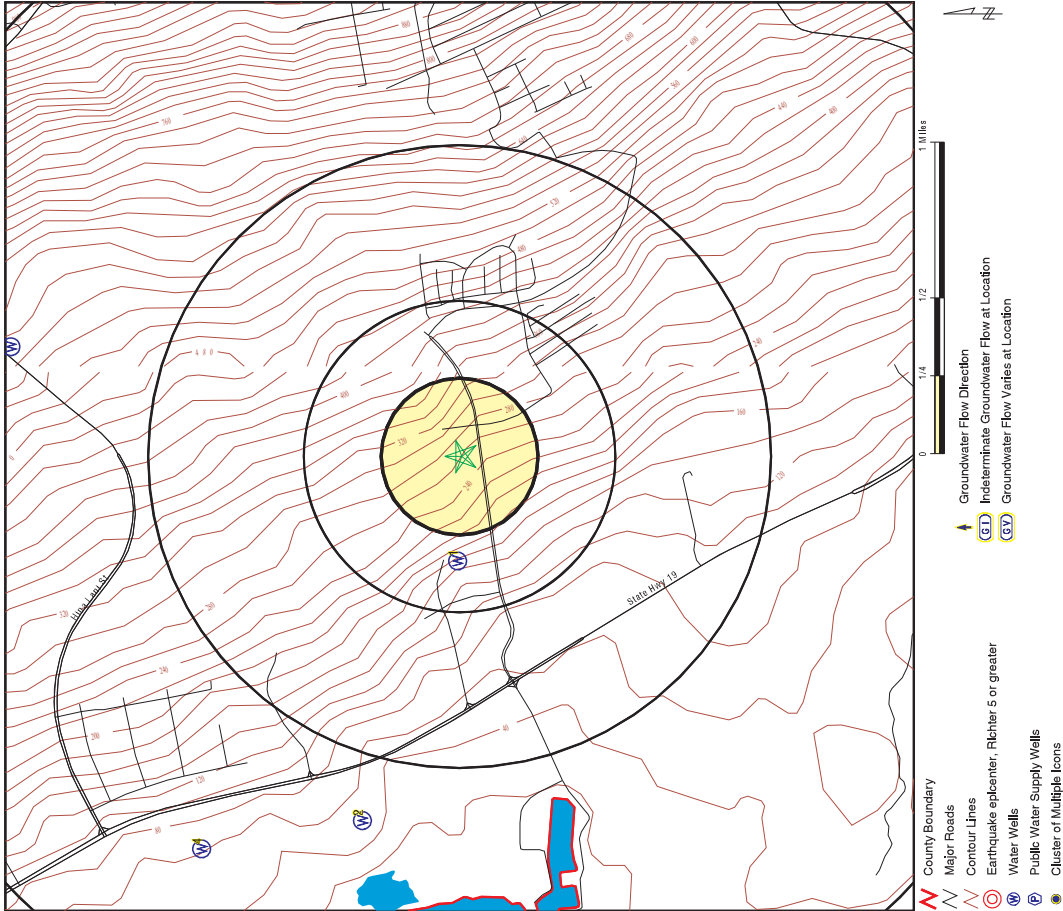
MAP ID	WELL ID	LOCATION FROM TP
1	HI6000000000423	1/4 - 1/2 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	HI60000000000425	1 - 2 Miles WNW
3	HI60000000000439	1 - 2 Miles NNE
4	HI60000000000428	1 - 2 Miles WNW
5	HI60000000000416	1 - 2 Miles ESE
6	HI60000000000440	1 - 2 Miles North
7	HI60000000000429	1 - 2 Miles WNW

PHYSICAL SETTING SOURCE MAP - 3062112.2s



SITE NAME: Kona Judiciary Complex Site Selection
ADDRESS: 74-5044 Ane Keohokale
Kailua Kona HI 96740
LAT/LONG: 19.6738 / 156.0043

CLIENT: Group 70 International, Inc.
CONTACT: Rachel Shaak
INQUIRY #: 3062112.2s
DATE: May 09, 2011 8:52 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	West	1/4 - 1/2 Mile	Lower	HI WELLS	HI6000000000423
Well no:	8-41060-001	Island:	8	Well name:	Honokohau Quarry
Old name:	4060-01	Yr drilled:	1995		
Driller:	Not Reported	Quad map:	02		
Longitude2:	WAI ELI DRLG	Latitude27:	194037		
Longitude6:	1560044	Latitude83:	194026		
Latitude8:	1560034	Latitude3m:	40		
Latitude3s:	19	Longitude3m:	156		
Longitude3s:	28	Longitude3s:	34		
Longitude3s:	00				
Longitude3s:	19.67389				
Longitude3s:	-156.00844				
Longitude3s:	-156.00844				
Longitude3s:	19.67389				
Gps:	1	Utm:	0		
Owner user:	Honokohau Prop	Old number:	Not Reported		
Well type:	ROT	Casing dia:	6		
Ground el:	121	Well depth:	137		
Solid case:	120	Perf case:	137		
Use:	IND - Mining, Dust Control				
Use year:	95				
Init water:	Not Reported				
Init head:	Not Reported				
Init chlor:	Not Reported				
Test date:	#####				
Test down:	20				
Test temp:	Not Reported				
Pump gm:	25.00000				
Head feet:	Not Reported				
Min chlor:	Not Reported				
Pump yr:	95				
Head yr:	Not Reported				
Maxchl yr:	0				
Minchl yr:	0				
Bot solid:	1				
Spec capac:	175				
Draft mgd:	Not Reported				
Trnk:	7-4-028.026				
Aqui code:	80901				
Cur head:	Not Reported				
Cur temp:	Not Reported				
Plr:	#####				
T:	Not Reported				
Pump depth:	122				
Init cl:	500				
Test chlor:	35				
Temp unit:	Not Reported				
Draft mgy:	Not Reported				
Max chlor:	Not Reported				
Geology:	OHL				
Draft yr:	Not Reported				
Maxchl:	Not Reported				
Minchl:	Not Reported				
Bot hole:	-17				
Bot perf:	-17				
Pump mgd:	.036				
Aquifer:	Not Reported				
Old aqui:	Not Reported				
Latest hd:	Not Reported				
Cur cl:	Not Reported				
Wtr:	07/31/1995				
Surveyor:	Not Reported				
Pump elev:	-1				
Site id:	HI60000000000423				

2
WNW
1 - 2 Miles
Lower

HI WELLS

HI6000000000425

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Wid: 8-4061-001
Well no: 4061-01
Old name: Not Reported
Driller: WAI ELI DRLG
Longitude2: 1560130
Longitude8: 1560120
Lat83d: 19
Lat83m: 42
Lat83s: 19.67833
Lon83m: 01
Lon83d: 19.67833
Lon83dd: -156.02222
Lon83ddd: -156.02222
Lat83dd 1: 19.67833
Gps: 1
Owner user: Natl Park Serv
Well type: ROT
Ground el: 37
Solid case: 33
Use: OBS - Observation
Use year: 96
Init water: Not Reported
Init head: 2.50000
Init chbr: Not Reported
Test date: Not Reported
Test down: Not Reported
Pump gpm: Not Reported
Head feet: Not Reported
Min chbr: Not Reported
Pump yr: Not Reported
Head yr: Not Reported
Maxchl yr: 0
Minchl yr: 0
Bot solid: 4
Spec capac: Not Reported
Draft mgd: Not Reported
Trnk: 7-4-008.010
Aqui code: 80901
Cur head: Not Reported
Pir: Not Reported
T: Not Reported
Pump depth: Not Reported

Island: 8
Well name: Kaho Obs 3
Yr drilled: 1996
Quad map: 02
Longitude27: 194053
Latitude83: 194042
Lat83m: 40
Lat83d: 156
Lon83s: 20
Utm: 0
Old number: Not Reported
Casing dia: 2
Well depth: 52
Perf case: 43

Init cl: 0
Test gpm: Not Reported
Test chlor: Not Reported
Temp unit: Not Reported
Draft mgy: Not Reported
Max chlor: Not Reported
Geology: Not Reported
Draft yr: Not Reported
Head feet: Not Reported
Maxchl yr: Not Reported
Minchl yr: -15
Bot hole: -6
Bot perf: Not Reported
Pump mgd: Not Reported
Aquifer: Not Reported
Old aqui: Not Reported
Latest hd: Not Reported
Cur d: Not Reported
Wcr: 01/12/1996
Surveyor: Not Reported
Pump elev: Not Reported
Site id: HI60000000000425

Wid: 8-4160-001
Well no: 4160-01
Old name: Not Reported
Driller: RICHARDSON
Longitude2: 1560006
Longitude8: 1555956
Lat83d: 19
Lat83m: 41
Lat83s: 19.69472
Lon83m: 59
Lon83d: 19.69472

Island: 8
Well name: Kalofo Irr 1
Yr drilled: 1985
Quad map: 02
Longitude27: 194152
Latitude83: 194141
Lat83m: 41
Lat83d: 155
Lon83s: 56

3
NNE
1 - 2 Miles
Higher

HI WELLS HI60000000000439

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Lon83dd: -155.99889
Lon83dd: -155.99889
Lat83dd 1: 19.69472
Gps: 1
Owner user: Tokyo Grn Haw
Well type: PER
Ground el: 565
Solid case: 571
Use: UNU - Unused
Use year: 92
Init water: 2.5
Init head: 2.50000
Init chbr: 940
Test date: 8/9/1985
Test down: 0.5
Test chlor: Not Reported
Temp unit: Not Reported
Pump gpm: 2.0
Head feet: Not Reported
Min chbr: Not Reported
Pump yr: 93
Head yr: 0
Maxchl yr: 0
Minchl yr: 0
Bot solid: -6
Spec capac: 886
Draft mgd: Not Reported
Trnk: 7-3-009.017
Aqui code: 80901
Cur head: Not Reported
Pir: Not Reported
T: Not Reported
Pump depth: Not Reported

Utm: 0
Old number: Not Reported
Casing dia: 12
Well depth: 584
Perf case: 580

Init cl: 940
Test gpm: 448
Test chlor: 941
Temp unit: Not Reported
Draft mgy: Not Reported
Max chlor: Not Reported
Geology: QHL
Draft yr: Not Reported
Head feet: Not Reported
Maxchl yr: Not Reported
Minchl yr: -19
Bot hole: -15
Bot perf: Not Reported
Pump mgd: 80901
Old aqui: Not Reported
Latest hd: 2.60000
Cur cl: Not Reported
Wcr: 08/14/1985
Surveyor: Not Reported
Pump elev: Not Reported
Site id: HI60000000000439

4
WNW
1 - 2 Miles
Lower

HI WELLS HI60000000000428

Wid: 8-4161-002
Well no: 4161-02
Old name: Not Reported
Driller: WAI ELI DRLG
Longitude2: 1560135
Longitude8: 1560125
Lat83d: 19
Lat83m: 09
Lat83s: 19.68583
Lon83m: 01
Lon83d: 19.68583
Lon83dd: -156.02361
Lon83ddd: -156.02361
Lat83dd 1: 19.68583
Gps: 1
Owner user: National Park Service
Well type: ROT
Ground el: 55
Solid case: 51
Use: OBS - Observation
Use year: 96
Init water: Not Reported

Island: 8
Well name: Kaho Obs. 2
Yr drilled: 1996
Quad map: 02
Longitude27: 194120
Latitude83: 194109
Lat83m: 41
Lat83d: 156
Lon83s: 25

Utm: 0
Old number: Not Reported
Casing dia: 2
Well depth: 69
Perf case: 61

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Init. head:	2.770000	Not Reported	Init. ci:	0	Not Reported
Init. chlor:		Not Reported	Test gpm:		Not Reported
Test date:		Not Reported	Test chlor:		Not Reported
Test down:		Not Reported	Temp unit:		Not Reported
Test temp:		Not Reported	Draft mgy:		Not Reported
Pump gpm:		Not Reported	Max. chlor:		Not Reported
Head feet:		Not Reported	Geology:		OHL
Min chlor:		Not Reported	Draft yf:		Not Reported
Pump yr:		Not Reported	Maxchl:		Not Reported
Head yr:		Not Reported	Minchl:		Not Reported
Maxchl yr:	0		Bot hole:	-14	
Minchl yr:	4		Bot perf:	-6	
Spec capac:		Not Reported	Pump mgd:		Not Reported
Draft mgd:		Not Reported	Aquifer:		Not Reported
Trnk:	7.4-008.010		Old aqu:		Not Reported
Aqui code:	80901		Latest hd:		Not Reported
Cur head:		Not Reported	Cu. di:		Not Reported
Our temp:		Not Reported	Wcr:	01/10/1996	
Pir:		Not Reported	Surveyor:		Not Reported
T:		Not Reported	Pump elev:		Not Reported
Pump depth:		Not Reported	Site id:	HE60000000004.28	

5 ESE 1 - 2 Miles Higher

Wid:	9-4059-001	Island:	8
Well no:	4059-01	Well name:	Palani
Old name:	Not Reported	Yr drilled:	1968
Diller:	SAMSON-SMOCK	Quad map:	07
Longitude2:	1555903	Latitude27:	194018
Longitude6:	1555653	Latitude63:	194007
Lat63d:	19	Lat63m:	40
Lat63s:	07	Lon63d:	155
Lon63m:	58	Lon63s:	53
Lat63dd:	19.68861		
Lon63dd:	-155.98139		
Lon63dd:	-155.98139		
Lat63dd 1:	19.68861		
Gps:	0	Utm:	1
Owner user:	State DLNR-Engineering	Old number:	12-3
Well type:	PER	Casing dia:	12
Ground el:	800	Well depth:	853
Soil case:	835	Per case:	Not Reported
Use case:	ABN - Sealed		
Use year:	72		
Init water:	1.6		
Init head:	1.60000	Init cl:	2800
Init chlor:	2800	Test gpm:	93
Test date:	Not Reported	Test chlor:	3700
Test down:	0.5	Temp unit:	C
Test temp:	19.7	Draft mgt:	Not Reported
Pump gpm:	Not Reported	Max chlor:	4300
Head feet:	Not Reported	Geology:	QHL
Pump yr:	2650	Draft yr:	Not Reported
Min chlor:	Not Reported	Maxchl:	1/1/1958
Head yr:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

March yr:	58	Minchi:	1/1/1958
Minchi yr:	58	Bot hole:	-53
Bot solid:	-35	Bot perf:	Not Reported
Spec capac:	186	Pump mgd:	Not Reported
Draft mgd:	Not Reported	Aquifer:	80901
Trnk:	Not Reported	Old aqui:	Not Reported
Aqui code:	80901	Latest hdt:	Not Reported
Cur head:	Not Reported	Cur ci:	Not Reported
Cur temp:	Not Reported	Wc:	01/01/1958
Pir:	Not Reported	Surveyor:	Not Reported
T:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Site id:	H16000000000416

6 North
1 - 2 Miles
Higher

Well id:	841160-002	Island:	8
Well no:	4160-02	Well name:	Kaloko Irr 2
Old name:	Not Reported	Yr drilled:	1985
Driller:	RICHARDSON	Quad map:	02
Longitude2:	1560015	Latitude27:	194159
Longitude8:	1560005	Latitude863:	194148
Lat83d:	19	Lat63m:	41
Lat83s:	48	Lon83d:	156
Lon83m:	00	Lon83s:	05
Lat83dd:	19.89667		
Lon83dd:	-156.00139		
Lon83dd:	-156.00139		
Lat83dd 1:	19.89667		
Gps:	1	Utm:	0
Owner user:	Tokyo Gm Haw	Old number:	Not Reported
Well type:	PER	Casing dia:	12
Ground el:	542	Well depth:	561
Solid case:	540	Perf case:	561
Use:	UNU - Unused		
Use year:	92		
Init water:	1.5		
Init head:	1.50000	Int cl:	955
Init chlor:	955	Test gpm:	460
Test date:	1/9/1985	Test chlor:	950
Test down:	0.1	Temp unit:	Not Reported
Temp gpm:	Not Reported	Drift mgy:	Not Reported
Pump gpm:	Not Reported	Max chlor:	Not Reported
Head feet:	Not Reported	Geology:	OHL
Min chlor:	Not Reported	Draft yr:	Not Reported
Pump yr:	Not Reported	Maxchl:	Not Reported
Head yr:	Not Reported	Minchl:	Not Reported
Maxchl yr:	0	Bot hole:	-19
Minchl yr:	2	Bot perf:	-19
Spec capac:	4600	Pump mgd:	Not Reported
Draft mgd:	Not Reported	Aquifer:	80901
Trnk:	7-3-009/17	Old aqu:	Not Reported
Aqu code:	80901	Latest hd:	2.45000
Cur head:	Not Reported	Cur cl:	890
Cur temp:	Not Reported	Wtr:	01/08/1985
P/c:	Not Reported	Survivor:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

T: Pump depth: Not Reported Pump elev: Not Reported
Site id: HI6000000000440

7
WNW
1 - 2 Miles
Lower

Well no: 8-4161-001 Island: 8
Well name: 4161-01 Well no: 8
Driller: WAI ELI DRLG Yr drilled: 1986
Longitude2: 1560156 Quad map: 02
Longitude68: 1560146 Latitude27: 194125
Latitude68: 19 Latitude83: 194114
Lat83m: 41
Lat83d: 14
Lon83m: 156
Lon83d: 46
Lon83s: 46
Lat83m: 19.68722
Lat83d: -156.02844
Lon83d: -156.02844
Long83dd 1: 19.68722
Gps: 1
Owner user: National Park Service
Well type: ROT
Ground el: 23
Solid case: 21
Use: OBS - Observation
Use year: 96
Init water: Not Reported
Init head: 0.50000
Init chbr: Not Reported
Test date: Not Reported
Test down: Not Reported
Test temp: Not Reported
Pump gpm: Not Reported
Head feet: Not Reported
Head chlor: Not Reported
Pump yr: Not Reported
Head yr: Not Reported
Maxchl yr: Not Reported
Minchl yr: 0
Bot solid: 2
Spec capac: Not Reported
Draft mgd: Not Reported
Trnk: 7-4-008.010
Aqui code: 80901
Cur head: Not Reported
Cur temp: Not Reported
Pir: Not Reported
T: Not Reported
Pump depth: Not Reported

HI WELLS HI60000000000429

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

Federal Area Radon Information for Zip Code: 96740

Number of sites tested: 9

Area	Average Activity	% <= 4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.156 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	-0.750 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 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5 Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 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 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOWR 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. Belkman Map. USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service
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.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

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.

STATE RECORDS

Well Index Database
Source: Commission on Water Resource Management
Telephone: 808-587-0214
CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii

OTHER STATE DATABASE INFORMATION

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 IRAA 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. 800-457-4656

Episcenters: World earthquake epicenters. Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX K
Kona Judiciary Complex
Candidate Sites Evaluation
(Group 70 International, Inc., July 2011)



KONA JUDICIARY COMPLEX CANDIDATE SITES EVALUATION

The Hawai'i State Department of Accounting and General Services (DAGS) and the Hawai'i State Judiciary (Judiciary) are completing a Site Selection Study and Environmental Impact Statement (EIS) for the new Kona Judiciary Complex in West Hawai'i.

In November 2010, a list of 10 Potential Sites for the proposed Kona Judiciary Complex was identified in the Kona Judiciary Complex Environmental Impact Statement Preparation Notice (EISPN). Four (4) sites were added to the list based on communications with the State of Hawai'i (State), County of Hawai'i (County), and private land owners. A total of 14 sites were considered as potential locations for the Kona Judiciary Complex.

A rigorous evaluation was conducted by representatives from DAGS and the Judiciary with research and analytical assistance from the consultants, Group 70 International, Inc and subcontractors. Eleven site criteria were used to evaluate the 14 Potential Sites. The criteria were lot size, land ownership, roadway access, slope, flood hazards, access to utilities, State Land Use District (SLUD) classification and the County of Hawai'i's General Plan Land Use Pattern Allocation Guide (LUPAG) designation. The Potential Site evaluation criteria also considered the proximity to the West Hawai'i Civic Center, proximity to Kailua-Kona Village, and compatibility with the Kona Community Development Plan (CDP).

On March 2, 2011, the Judiciary issued a press release announcing the selection of six (6) Candidate Sites to be studied in the Site Selection Study and EIS. The six (6) Candidate Sites are shown as sites A through F below. In May 2011, a seventh Candidate Site was selected by DAGS and the Judiciary for further study, listed as Site G in the table below.

The seven (7) selected Candidate Sites include:

Candidate Site	Site Name	TMK	Land Owner
A	Kaloko Makai	3-7-3-009:025	SCD-TSA Kaloko Makai LLC
B	Kealakehe (1)	3-7-4-020:007	Dept. of Land and Natural Resources (DLNR)/ County of Hawai'i
C	Civic Center	3-7-4-020:003	Department of Hawaiian Home Lands (DHHL)
D	Lanikai/DHHL	3-7-4-008:005 3-7-4-021:008	Lanikai Properties LLC DHHL
E	La'i'Ōpua	3-7-4-021:023	DHHL (Lessee: La'i'Ōpua 2020) (DHHL)
F	Makalapua Center	3-7-4-020:010	Queen Liliuokalani Trust
G	Kealakehe (2)	3-7-4-020:004 3-7-4-020:007	DLNR/HHFDC DLNR/County of Hawai'i



Document Outline

This document provides an overview of the Candidate Sites for the Kona Judiciary Complex and the site evaluation process. The presentation is divided into four (4) sections, including:

1.0 Presentation of Candidate Sites

Site-by-site presentation of the seven (7) Candidate Sites.

2.0 Evaluation Criteria

Detailed criteria for the evaluation of the Candidate Sites are organized into three (3) categories: Building Site Criteria, Community Criteria and Cost Considerations.

3.0 Candidate Site Evaluation

The seven (7) Candidate Sites are assessed under evaluation criteria.

4.0 Ratings Summary

A matrix summary comparison of the Candidate Sites' evaluation ratings is presented.

1.0 PRESENTATION OF CANDIDATE SITES

This section provides a site-by-site presentation of the seven (7) Candidate Sites for the Kona Judiciary Complex. The presentation order of the sites does not infer a preference or priority at this stage of review. These sites include both public and private lands, comprised of a minimum lot size of seven (7) acres. Candidate Sites are situated within close proximity to the Kailua-Kona urban area and West Hawai'i Civic Center, and generally along the Queen Ka'ahumanu Highway/Ane Keohokalole Highway corridor. Sites are discussed in relationship to existing urban areas in the vicinity. The Kalaoa residential community is located approximately three (3) miles inland from Queen Ka'ahumanu Highway along Kaiminani Drive.

Please refer to *Figure 1-1* for a map of the Candidate Sites.



KONA JUDICIARY COMPLEX SITE SELECTION

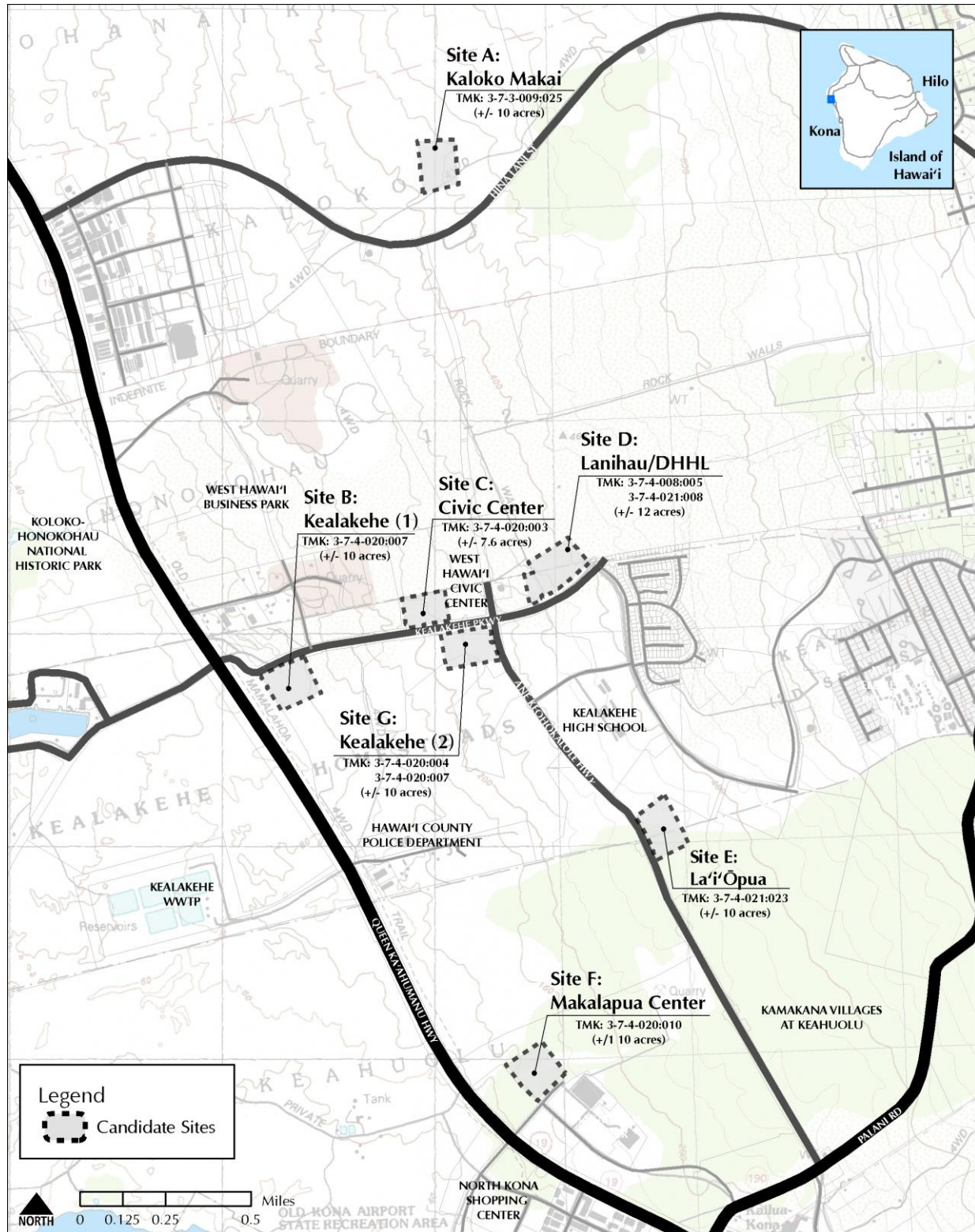


Figure 1-1
Kona Judiciary Complex Candidate Sites Map



Candidate Site A: Kaloko Makai*

The Kaloko Makai site is located on Tax Map Key (TMK) 3-7-3-009:025 and owned by a division of Stanford Carr Development, SCD-TSA Kaloko Makai LLC. The 10-acre site is located adjacent to a portion of the Kaloko Makai project, a planned residential and mixed-use development. Kaloko Makai is situated mauka of Queen Ka'ahumanu Highway on the north side of Hina Lani Street, within the Kona CDP (September 2008) Neighborhood Transit Oriented Development (TOD) zone. The site and surrounding lands are currently undeveloped. Mixed-use development is proposed for lands surrounding the site. Planned industrial lands are located to the west, and Hina Lani Street is located to the south. The site is located at an elevation between 420 and 440 feet above mean sea level (MSL) and slopes from east to west at an average of 5.5%. The terrain is composed of 'a'ā and pāhoehoe lava flows. Urban areas in proximity to the site include the Kalaoa residential community two (2) miles to the northeast and Kailua-Kona town, approximately three (3) miles to the south.

Candidate Site A: Kaloko Makai – Site Information

Site Information	
Recorded Fee Owner:	SCD-TSA Kaloko Makai LLC
TMK(s):	3-7-3-009:025 (360.1 acres)
Study Area:	10 acres
Location:	Hina Lani Street
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	Neighborhood TOD
County Zoning Code:	A-5a
Special Management Area (SMA):	Site not within SMA
Slope (Average):	5.5%
Elevation:	420 to 440 feet
Soils:	Lava Flows, 'a'ā (rLV) and pāhoehoe (rLW)*

*Soil type and code from United States Department of Agriculture Natural Resources Conservation Service (NRCS), Hawaii'i, 2007.

Candidate Site A: Kaloko Makai - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Kaloko Makai mixed use, residential and commercial
West:	Vacant	Kaloko Makai mixed use, light industrial, commercial, retail
North:	Vacant	Kaloko Makai mixed use, medical center
East:	Vacant	Kaloko Makai mixed use, schools
South:	Vacant, Hina Lani Street	Kaloko Makai mixed use

* Candidate Site A was originally located on TMK 3-7-4-009:017 in the EISPN. After consultation with Stanford Carr Development, The site location was selected from one of the eight (8) sites provided by Stanford Carr Development, and then moved from the makai location near Queen Ka'ahumanu Highway to TMK 3-7-4-024:0233-009:025.



Candidate Site B: Kealakehe (1) (DLNR/County)

Candidate Site B: Kealakehe (1) site is located to the southeast of the intersection of Queen Kaʻahumanu Highway and Kealakehe Parkway. Although owned by DLNR, the vacant 193.5-acre parcel was dedicated under Governor's Executive Order (EO) No. 3665 to the County in 1995 for the Kealakehe Wastewater Reclamation Field and North Kona Golf Course. EO No. 3665 was cancelled by EO 4354 on January 28, 2011. EO 4355 was signed by Governor Neil Abercrombie on January 28, 2011 to again set aside this land to the County for wastewater reclamation, golf course and/or public park purposes. Withdrawal of land from the EO would require approval from the County, Governor, and DLNR Land Board. The 10-acre Candidate Site is located at an elevation of 55 to ~~80~~ 90 feet above MSL with an average slope of 5.0% from east to west. The terrain is mostly composed of 'aʻā lava flows. The Kalaoa and Kailua-Kona communities are located approximately four (4) miles to the north and two (2) miles to the south, respectively.

Candidate Site B: Kealakehe (1) – Site Information

Site Information	
Recorded Fee Owner:	State of Hawaiʻi (DLNR)
TMK(s):	3-7-34-020:007 (193.5 acres)
Study Area:	10 acres
Location:	Queen Kaʻahumanu Highway & Kealakehe Parkway
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	In Urban Area
County Zoning Code:	Open
SMA:	Site not within SMA
Slope (Average):	5.0%
Elevation:	55 to 80 90 feet
Soils:	Lava Flows, 'aʻā (rLV) (NRCS, 2007)

Candidate Site B: Kealakehe (1) – Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	County Regional Park
West:	Queen Kaʻahumanu Highway, Honokohau Harbor	Unknown
North:	Kealakehe Parkway, vacant	Unknown
East:	Vacant	Unknown (owned by DHHL)
South:	Vacant	County Regional Park



Candidate Site C: Civic Center

The Civic Center site is located adjacent to and makai of the County's West Hawai'i Civic Center, to the northwest of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The 7.6-acre DHHL-owned site is vacant and is bordered by the existing West Hawai'i Civic Center to the east, vacant lands to the north and west, and Kealakehe Parkway to the south. The site has an average slope of 7.5%. The terrain is mostly composed of pāhoehoe lava flows with elevations ranging from ~~190~~ 200 to ~~250~~ 260 feet above MSL. The site is located two (2) miles north of the Kailua-Kona urban area and three and one-half (3.5) miles south of Kalaoa.

Candidate Site C: Civic Center- Site Information

Site Information	
Recorded Fee Owner:	DHHL
TMK(s):	3-7-4-020:003 (7.6 acres)
Study Area:	7.6 acres
Location:	Kealakehe Parkway
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	Regional Center TOD
County Zoning Code:	Open
SMA:	Site not within SMA
Slope (Average):	7.5%
Elevation:	190 200 to 250 260 feet
Soils:	Lava Flows, pāhoehoe (rLW) (NRCS, 2007)

Candidate Site C: Civic Center- Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	Vacant	Unknown
North:	Vacant	Unknown
East:	West Hawai'i Civic Center, Ane Keohokalole Highway	West Hawai'i Civic Center
South:	Kealakehe Parkway, Vacant	Unknown



Candidate Site D: Lanihau/DHHL

The Lanihau/DHHL site is located to the northeast of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The site has an area of 12.5 acres, comprised of two (2) portions: the northern 5.8-acre portion of the site is owned by Lanihau Properties LLC, and the southern 6.7-acre portion is owned by DHHL. The site is vacant and is bordered by vacant lands to the north and the east, Kealakehe Parkway to the south, and Ane Keohokalole Highway and the West Hawai'i Civic Center to the west. The site has an average slope of 7.0% with elevations ranging from ~~325~~ 315 to 400 feet above MSL. The terrain is mostly composed of pāhoehoe lava flows. The site is located approximately three (3) miles south of Kalaoa and two (2) miles north of the Kailua-Kona urban area.

Candidate Site D: Lanihau/DHHL – Site Information

Site Information	
Recorded Fee Owner:	Lanihau Properties LLC & DHHL
TMK(s):	3-7-4-008:005 (319.3 acres, Lanihau) 3-7-4-021:008 (11.6 acres, DHHL)
Study Area:	12.5 acres
Location:	Kealakehe Parkway & Ane Keohokalole Highway
SLUD:	Agricultural (005) & Urban (008)
LUPAG:	Urban Expansion
CDP:	Regional Center TOD
County Zoning Code:	A-5a
SMA:	Site not within SMA
Slope (Average):	7.0%
Elevation:	325 315 to 400 feet
Soils:	Lava Flows, pāhoehoe (rLW) (NRCS, 2007)

Candidate D: Lanihau/DHHL - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	West Hawai'i Civic Center Ane Keohokalole Highway	Unknown
North:	Vacant	Unknown
East:	Vacant, Kaniohale residential subdivision	Unknown
South:	Vacant, Kealakehe Parkway	Residential subdivision



Candidate Site E: La'i'Ōpua (DHHL)*

The La'i'Ōpua site is located adjacent to and northwest of Ane Keohokalole Highway in the La'i'Ōpua 2020 retail-commercial development area. The 10-acre site is vacant and is bordered by the La'i'Ōpua Community Center site to the north, the future Kamakana Villages at Keahuolū to the south and the east, and Ane Keohokalole Highway to the west. Kealekehe High School is located further north, beyond the La'i'Ōpua Community Center site. The site generally slopes 10.0% from east to west, with elevations ranging between 300 and ~~340~~ 335 feet above MSL. The terrain is mostly composed of pāhoehoe lava flows. The site is approximately four (4) miles south of Kalaoa and one (1) mile north of Kailua-Kona urban area.

Candidate E: La'i'Ōpua (DHHL) – Site Information

Site Information	
Recorded Fee Owner:	DHHL(Lessee: La'i'Ōpua 2020)
TMK(s):	3-7-4-021:023* (26.4 acres)
Study Area:	26.4 acres
Location:	Ane Keohokalole Highway
SLUD:	Agriculture/Urban (023)
LUPAG:	Urban Expansion
CDP:	Partially within Neighborhood TOD
County Zoning Code:	A5-a (023)
SMA:	Site not within SMA
Slope (Average):	10.0%
Elevation:	300 to 340 335 feet
Soils:	Lava Flows, 'a'ā (rLV) & pāhoehoe (rLW) (NRCS, 2007)

Candidate E: La'i'Ōpua (DHHL) - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	La'i'Ōpua Commercial Center
West:	Ane Keohokalole Highway, Vacant	Residential subdivision
North:	Vacant, Kealakehe High School	La'i'Ōpua Community Center, Kealakehe High School
East:	Vacant	Residential subdivision, Kamakana Villages at Keahuolū
South:	Vacant	Kamakana Villages at Keahuolū

*Candidate Site E was originally located on the Community Center site, TMK 3-7-4-021:003. The site location was then moved to TMK 3-7-4-021:023 at the request of La'i'Ōpua.



Candidate Site F: Makalapua Center*

The Makalapua Center site is located on Queen Lili'uokalani Trust (QLT) property, close to Makalapua Center at 74-5475 Kamaka'eha Avenue. The 10-acre site is vacant and is bordered by other vacant lands to the north and the east, Makalapua Center retail area and Makala Boulevard to the south, and Queen Ka'ahumanu Highway to the west. The site has elevations ranging from ~~100~~ 120 to ~~140~~ 150 feet above MSL, and has an average slope of 5.5% from east to west. The terrain is mostly composed of Punalu'u extremely rocky peat. The site is located four and one-half (4.5) miles south of Kalaoa and less than one (1) mile north of Kailua-Kona urban area.

Candidate F: Makalapua Center – Site Information

Site Information	
Recorded Fee Owner:	QLT
TMK(s):	3-7-4-020:010* (216.2 acres)
Study Area:	10 acres
Location:	74-5475 Kamaka'eha Avenue (adjacent to Makalapua Center)
SLUD:	Urban
LUPAG:	High Density Urban
CDP:	Neighborhood TOD
County Zoning Code:	CG-10
SMA:	Site not within SMA
Slope (Average):	5.5%
Elevation:	100 120 to 140 150 feet
Soils:	Punalu'u Extremely Rocky Peat, (rPYD) (NRCS, 2007)

Candidate F: Makalapua Center - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	Queen Ka'ahumanu Highway, Vacant	Unknown
North:	Vacant	Unknown
East:	Vacant	Unknown
South:	Makalapua Center, Makala Boulevard	Makalapua Center

*Candidate Site F was originally located on TMK 3-7-4-020:009. It was moved to TMK 3-7-4-020:010 at the request of Queen Lili'uokalani Trust.



Candidate Site G: Kealakehe (2)*

Candidate Site G: Kealakehe (2) is located on the southwest corner of the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The 10-acre site straddles two (2) TMKs on State DLNR-owned land. The site is vacant and is bordered by other vacant lands to the south, east and west. The West Hawai'i Civic Center is located to the north, across Kealakehe Parkway. The site has an elevation of ~~200~~ 220 to ~~250~~ 260 feet above MSL, and has an average slope of 5.5% from east to west. The terrain consists of 'a'ā lava flows. The site is located approximately three and one-half (3.5) miles south of Kalaoa, and less than two (2) miles north of Kailua-Kona urban area.

Candidate G: Kealakehe (2) – Site Information

Site Information	
Recorded Fee Owner:	State of Hawai'i DLNR
TMK(s):	3-7-4-020:004 (35.8 acres, DLNR/HHFDC*) 3-7-4-020:007 (193.5 acres, DLNR/EO to County*)
Study Area:	10 acres
Location:	Kealakehe Parkway and Ane Keohokalole Highway
SLUD:	Urban
LUPAG:	Urban Expansion
CDP:	Regional Center TOD
County Zoning Code:	Open
SMA:	Site not within SMA
Slope (Average):	5.5%
Elevation:	200 220 to 250 260 feet
Soils:	Lava Flows, 'a'ā (rLV) (NRCS, 2007)

Candidate G: Kealakehe (2) - Summary of Existing & Planned Land Uses

	Existing Land Use	Planned Land Use
On Site:	Vacant	Unknown
West:	Vacant	Regional Park
North:	West Hawai'i Civic Center, Kealakehe Parkway	West Hawai'i Civic Center
East:	Vacant, Ane Keohokalole Highway	Unknown
South:	Vacant	Unknown/Regional Park

* See next page.



Candidate Site G: Kealakehe (2) (Continued)

*Candidate Site G was added to the original group of six (6) Candidate Sites. The site was identified following the release of the EISPN. At the November 18, 2010 public meeting, this Potential Site was identified as the "DHHL Former Hospital Site". In December 2010, the DLNR Land Division identified an adjacent, DLNR-owned makai parcel. The "Hospital Site" was shifted makai to the adjacent TMK and renamed Kealakehe (1). Subsequently, the project team learned that the former "Hospital" site is owned by DLNR, not DHHL, and that encumbrance of the site for hospital uses expired as of January 1, 2011. This site became the seventh Candidate Site, with its location shifted to the corner of Ane Keohokalole Highway, and name changed to Kealakehe (2). TMK 3-7-4-020:007 is subject to the State EO to the County of Hawai'i. Please refer to Candidate Site B for discussion.

Additionally, it is noted that the Hawaii Housing Finance and Development Corporation (HHFDC) is the former master developer of the Village 9 area (TMK 3-7-4-020:004) of the Villages of La'i'Ōpua. On January 28, 2005, the Board of Directors of HHFDC's predecessor agency, the Housing and Community Development Corporation of Hawaii (HCDCH), approved the returning of HCDCH's development rights to Village 9 to DLNR for the development of the Kona Community Hospital, which was to be commenced by December 31, 2010. If development had not begun by that date, development rights were to revert back to HHFDC. Development did not commence by that date, and HHFDC currently claims a reversionary interest in TMK 3-7-4-020:004, but will seek approval by its Board of Directors to subordinate its interest to develop Village 9 to the Judiciary, should Candidate Site G be selected.



2.0 EVALUATION CRITERIA

In order to determine the optimal site for the new Judiciary facility, a set of evaluation criteria was developed to compare and rate each of the seven (7) Candidate Sites. “Good”, “Fair”, or “Poor” ratings are attached to each criterion to yield a qualitative basis for outcome comparisons. There are no weighted factors applied to the ratings, as each element is considered to have equal relevance to the site evaluation process. The sections which follow summarize the evaluative criteria and rating system associated with each. The Candidate Sites receiving the highest relative number of “Good” and “Fair” ratings, and the consideration of other site-specific factors affecting potential use of a location, will influence which sites are considered for the preferred location.

The evaluation criteria for this study are grouped into three (3) major categories as follows:

Building Site Criteria – This set of criteria evaluates the physical site characteristics, availability of infrastructure such as utilities, access and environmental characteristics. These parameters address site development constraints and opportunities.

Community Criteria – This set of criteria is used to evaluate the potential for development of the site in terms of State and local land use designations, existing use and land ownership, and compatibility with surrounding land, as well as proximity to population activity and judicial support services.

Cost Considerations – This section addresses the rough estimated costs associated with site acquisition, and on-site and off-site improvements necessary for development.

The following is a presentation of the individual criteria, and a description of the standards used to define rating categories for each criterion.



2.1 Building Site Criteria

Under the Building Site Criteria category, each Candidate Site is evaluated for Site Characteristics, Utilities, Access and Environment.

2.1.1 Site Characteristics

Site characteristic concerns covered in this section are site size/buildable area, slope, lot configuration, and scenic value.

- 1. Site Size/Buildable Area** – The minimum site area requirement for the new facility is based on a two-story 140,000 square-foot (SF) structure with a footprint of approximately 70,000 SF. The building footprint and associated landscaped grounds will occupy approximately three and one-half (3.5) acres. The new facility's parking requirement of approximately 500 at-grade spaces, at 300 SF per space, will require an additional three and one-half (3.5) acres, for a total minimum developable site area of seven (7) acres. An additional three plus (3+) acres is desired to accommodate property boundary setbacks, landscape improvements, and future expansion, for a preferred land area of at least 10 acres.

Specific Criterion Rating	Rating
Favorable (Good) – The site has a developable area of more than 10 acres, allowing for at-grade parking and potential future expansion. The landowner is willing to negotiate additional acreage as needed.	G
Acceptable (Fair) – The site developable area of the site is approximately 10 acres, allowing for at-grade parking and potential future expansion. The landowner is willing to negotiate some additional acreage.	F
Unfavorable (Poor) – The developable area of the site is between seven (7) and 10 acres. The site will accommodate the minimum site requirements only; however, and no adjacent land is available for potential expansion.	P

- 2. Slope** – The Judiciary site should have a gentle slope condition, ideally under 4.0% and no greater than 10.0%. An additional preference is for a site with relatively low slope conditions for earthwork requirements for construction.

Specific Criterion Rating	Rating
Favorable (Good) – The average slope of the site is less than 4.0%.	G
Acceptable (Fair) – The average slope of the site is between 4.0% and 10.0%.	F
Unfavorable (Poor) – The average slope of the site is greater than 10.0%.	P



KONA JUDICIARY COMPLEX SITE SELECTION



3. **Lot Configuration** – The site should be generally rectangular in shape, and the length to width ratio should be between 1.5:1 and 2.5:1.

Specific Criterion Rating	Rating
Favorable (Good) – The site is generally rectangular in shape and has a length to width ratio between 1.5:1 and 2.5:1, and/or the landowner is flexible in adjusting the lot configuration at the designated Candidate Site.	G
Acceptable (Fair) – The site is somewhat rectangular in shape and has a length to width ratio between 1:1 and 1.5:1, or is non-rectangular in shape and has an average length to width ratio between 1:1 and 2.5:1.	F
Unfavorable (Poor) – The site is in an irregular shape and/or has a length to width ratio greater than 2.5:1.	P

4. **Scenic Value** – Development of the new facility at a given location should not block public scenic vistas or cause an aesthetic detractor for the community.

Specific Criterion Rating	Rating
Favorable (Good) – The site is an aesthetic asset to the community and will not interfere with scenic vistas when developed.	G
Acceptable (Fair) – The site has some aesthetic value to the community or may partially obstruct public scenic vistas.	F
Unfavorable (Poor) – The site is not an aesthetic asset to the community or will obstruct scenic vistas when developed.	P

2.1.2 Utilities

Utility requirements are addressed under criteria for adequacy of water systems, wastewater, drainage facilities, and electrical and communications services. For infrastructure elements, the criteria ratings include programmed system improvements.

5. **Adequacy of Water** – The site should have a potable water supply with adequate capacity to support the needs of the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The site has adequate water source, transmission lines, and storage capacity to meet ultimate new facility needs, including fire protection. The site has available County Department of Water Supply (DWS) water unit allocations.	G
Acceptable (Fair) – The existing water system requires modest improvements to provide adequate service to meet the needs of the new facility. These improvements are anticipated by others within five (5) years. County DWS water unit allocations are unknown.	F
Unfavorable (Poor) – The site has an inadequate water supply and will require the development of a new water system, or major improvements to the existing water system to meet the new facility's needs (i.e., development of a new source, transmission, and/or storage reservoir). No improvements are currently planned. The site does not have sufficient County DWS water unit allocations.	P



6. **Adequacy of Wastewater** – The site should be served by a wastewater system that is adequate to meet the needs of the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The site is served by a wastewater system that meets the requirements of the new facility.	G
Acceptable (Fair) – The site will be served by adequate wastewater services through a modest extension of the existing collection system which will serve the needs of the new facility. The service expansion is anticipated by others within five (5) years.	F
Unfavorable (Poor) – The site has no wastewater services and will require a major extension of the existing collection system. There are no known wastewater improvement plans at this time. Development of an on-site treatment and reclamation system may be required.	P

7. **Adequacy of Drainage** – The site should have proper drainage to avoid creating on-site and/or off-site flooding conditions, or will have proper drainage facilities installed.

Specific Criterion Rating	Rating
Favorable (Good) – The site is served by existing on-site drainage facilities that are adequate to meet the new facility's needs. Runoff from adjacent lands entering the site is not expected to require drainage improvements on- or off-site.	G
Acceptable (Fair) – The site will have adequate on-site drainage facilities to serve the needs of the new facility. Modest drainage system improvements are required to handle runoff from the new facility. Drainage system improvements are anticipated by others within five (5) years.	F
Unfavorable (Poor) – The site has inadequate drainage facilities and will require the development of a major drainage system on- and/or off-site to serve the new facility. There are no known drainage system plans at this time.	P

8. **Adequacy of Power and Communications** – The site should have access to adequate services for power supply and communications.

Specific Criterion Rating	Rating
Favorable (Good) – The site has or is adjacent to adequate power and communications services. These services will meet the new facility's requirements.	G
Acceptable (Fair) – The site will require modest off-site improvements which will provide adequate power and communications to serve the interim and ultimate needs of the new facility. These improvements are anticipated (by others) within five (5) years.	F
Unfavorable (Poor) – The site has insufficient power or communications services available and will require extensive off-site improvement of these services to meet the new facility's ultimate needs. There are no known service improvement plans at this time.	P



2.1.3 Access

Accessibility considerations for each Candidate Site include adequacy of automobile and pedestrian access, and availability of bus service.

9. **Automobile Access** – The site should be served by roadways with adequate capacity to accommodate traffic generated by the new facility.

Specific Criterion Rating	Rating
Favorable (Good) – The existing roadways serving the project site have adequate capacity to accommodate traffic generated by the new facility.	G
Acceptable (Fair) – The site is served by roadways requiring improvements to meet the needs of the new facility. Roadway improvements are anticipated (by others) within five (5) years.	F
Unfavorable (Poor) – The site has no roadways or is served by a minor residential roadway. The site requires construction of a new roadway or access drive to accommodate the new facility. No roadway extension plans are known.	P

10. **Pedestrian Access** – The site should be easily accessible by pedestrians using sidewalks or pedestrian walkways.

Specific Criterion Rating	Rating
Favorable (Good) – The site has existing pedestrian access along one (1) or more sides of the property.	G
Acceptable (Fair) – Development of at least one (1) pedestrian access to the site is anticipated within the next five (5) years.	F
Unfavorable (Poor) – The site has no existing or planned pedestrian access to the property.	P

11. **Accessibility Availability to Public Bus Service** – The site should be accessible using public transportation. Refer to *Figure 2-1*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is served by a County bus line along an adjacent roadway. Users of the new facility will have a public transportation option.	G
Acceptable (Fair) – A major bus line passes within walking distance (one-quarter mile) of the site. A bus route is planned to access the site within five (5) years.	F
Unfavorable (Poor) – No bus service is available or planned to serve the site in the foreseeable future.	P



2.1.4 Environment

Environment considerations for each Candidate Site include: botanical and wildlife resources, historical/archaeological resources, air quality/industrial and agricultural nuisances, and hazardous materials.

12. Botanical & Wildlife Resources – The site should not displace endangered or protected plant and animal life. Facility construction should avoid disruption to native plants or faunal habitat.

Specific Criterion Rating	Rating
Favorable (Good) – There are no known rare or endangered plant species, or significant wildlife habitat. The site contains introduced species and common wildlife.	G
Acceptable (Fair) – The site contains abundant native plant species commonly found in the area.	F
Unfavorable (Poor) – The site contains rare or endangered plant and/or wildlife habitat.	P

13. Historical/Archaeological Resources – Project construction should avoid and preserve known significant historical or archaeological resources. The development potential of the site should not be constrained by the presence of significant historical or archaeological resources.

Specific Criterion Rating	Rating
Favorable (Good) – There are no known significant historical or archaeological resources on the site which could affect site development.	G
Acceptable (Fair) – The site contains historical or archaeological resources which require data recovery, further study and mitigation to enable site development.	F
Unfavorable (Poor) – Significant historical or archaeological resources are present on the site, and require preservation area(s) which constrain site development.	P

14. Air Quality/Industrial and Agricultural Nuisances – The site should have good air quality, and not be located in proximity to known air pollution or odor sources.

Specific Criterion Rating	Rating
Favorable (Good) – The site is not affected by sources of noise, dust, odors, or smoke. There are no sources of significant air pollution or odors within 500 feet of the property boundary.	G
Acceptable (Fair) – Noise, dust, odors, or smoke occur at this site, but are not a deterrent to site use. A source of air pollution or odors is located within 500 feet of the property boundary.	F
Unfavorable (Poor) – Noise, dust, odors or smoke conditions cause considerable discomfort and would hamper the function of the facility. A significant source of air pollution or odors is located on adjacent land.	P



- 15. Hazardous Materials** – The site should not have a known record as the location of a hazardous materials source, disposal site or spill event location.

Specific Criterion Rating	Rating
Favorable (Good) – There is no record of hazardous materials source or contamination on the site, adjacent to or within one-half (0.5) mile of the property boundary.	G
Acceptable (Fair) – There is a record of hazardous materials source or contamination within one-half (0.5) mile of the property boundary.	F
Unfavorable (Poor) – There is record of a significant hazardous materials source or contaminant on or within 500 feet of the property. Adjacent lands have a record of contamination that raises concerns about the subject site.	P

2.2 Community Criteria

2.2.1 Government

This set of criteria is used to evaluate the compatibility of each Candidate Site with Federal, State and local land use designations.

- 16. SLUD** – The site is located in a State Land Use classification that will not require a State Land Use district boundary amendment. The new facility can be developed on lands classified as State Urban District; however, lands in the State Agricultural District will require a reclassification to the State Urban District. Lands in the Conservation District are not considered for siting. Refer to *Figure 2-2*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is located in State Urban Land Use District.	G
Acceptable (Fair) – The site is located in State Agricultural Land Use District. A District Boundary Amendment must be obtained.	F
Unfavorable (Poor) – The site is located in State Conservation Land Use District. Approval of a District Boundary Amendment is unlikely.	P

- 17. LUPAG** – The project site location should be compatible with the LUPAG designations in the County of Hawai'i General Plan Revision (2001). Refer to *Figure 2-3*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is located in a High Density Urban, Urban Expansion, or Medium Density Urban LUPAG designation.	G
Acceptable (Fair) – The site is located in a Low Density Urban LUPAG designation.	F
Unfavorable (Poor) – The site is located in the Open Area LUPAG designation.	P



- 18. Within Kona CDP TOD Designation** – The location for development of the project should be consistent with the TOD vision of Kona CDP (September 2008). Preferably, the site would be located in a Regional Center TOD, and not require an amendment to the Kona CDP. Refer to *Figure 2-4*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is located within the Kailua-Kona urban area and within a designated Regional Center TOD, as defined by the Kona CDP.	G
Acceptable (Fair) – The site is located within the Kailua-Kona urban area, within a designated Neighborhood TOD, or within walking distance (one-quarter mile) of a Regional Center TOD, as defined by the Kona CDP.	F
Unfavorable (Poor) – The site is located outside the Kailua-Kona urban area, as defined by the Kona CDP. Requires amendment to the Kona CDP.	P

- 19. National Flood Insurance Program** – The development of sites within a designated flood hazard district must be in compliance with the National Flood Insurance Program. The flood hazard districts are delineated on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM). Refer to *Figure 2-5*.

Specific Criterion Rating	Rating
Favorable (Good) – The entire site is outside the flood hazard zone. This rating also applies to sites in areas where flood hazards have not yet been determined.	G
Acceptable (Fair) – A major portion of the site, including the potential development area, is outside of the flood hazard zone.	F
Unfavorable (Poor) – A major portion of the site is located within the flood hazard zone.	P

2.2.2 Community Effects

Each Candidate Site is rated on the potential impacts the new facility may have on the community and surrounding uses. Factors considered include interference with nearby institutions, surrounding land use, land ownership/management, proximity to Kailua-Kona urban area, proximity to West Hawai'i Civic Center and aesthetics and Judicial setting.

- 20. Interference with Institutions** – The site should not be located adjacent to institutions that may be disturbed or disrupted by activities of the new facility. Refer to *Figure 2-6*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is greater than one-half (0.5) mile from hospitals, senior living centers, schools, and other institutions which may be disturbed by the proposed use.	G
Acceptable (Fair) – The site is distant (one-quarter to one-half mile) from hospitals, senior living centers, schools, and similar institutions. Activities of the new facility will cause minimal disturbance.	F
Unfavorable (Poor) – The site is less than one-quarter (0.25) mile from hospitals, senior living centers, schools and similar institutions.	P



KONA JUDICIARY COMPLEX SITE SELECTION



- 21. Surrounding Land Use** – The site should preferably be located adjacent to land uses that complement the operational function of the new facility. The site should not border lands with incompatible uses and should not disrupt existing operations or services. Refer to *Figure 2-6*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is vacant or underutilized and/or is adjacent to existing or planned office or commercial uses, and the new facility can be developed without significantly disrupting existing operations.	G
Acceptable (Fair) – The site is adjacent to light industrial or park uses and/or the new facility may result in disruption of existing services or business activities.	F
Unfavorable (Poor) – The site is located adjacent to incompatible uses such as agriculture, heavy industrial, or residential uses and/or will disrupt existing businesses and services.	P

- 22. Land Ownership/Management** – The Judiciary prefers to have direct control and management of the property through Governor’s EO of State land or fee purchase of private property. Entering into a long-term lease is a less desirable option.

Specific Criterion Rating	Rating
Favorable (Good) – The site is available through a Governor’s EO or available for fee purchase from a private owner, giving the Judiciary direct control and management of the site.	G
Acceptable (Fair) – A portion of the site is available through a Governor’s EO, land trade or available for fee purchase from a private owner, giving the Judiciary some control of the site.	F
Unfavorable (Poor) – The site will require a long-term lease.	P

- 23. Proximity to Kailua-Kona Urban-Area Town (Private Law Offices & Attorneys)** – The new facility should be located close to existing government offices and attorneys’ offices in the Kailua-Kona urban area. Refer to *Figure 2-7*.

Specific Criterion Rating	Rating
Favorable (Good) – The site is located within walking distance (one-quarter mile) of Kailua-Kona urban-area town.	G
Acceptable (Fair) – The site is located within a short driving distance two (2) miles of Kailua-Kona urban-area town.	F
Unfavorable (Poor) – The site is located more than two (2) miles from Kailua-Kona urban-area town.	P



- 24. Proximity to West Hawai'i Civic Center** – The new facility should be developed in close proximity to the new West Hawai'i Civic Center located on Kealahou Parkway. Refer to Figure 2-8.

Specific Criterion Rating	Rating
Favorable (Good) – The site is within one (1) mile of the West Hawai'i Civic Center.	G
Acceptable (Fair) – The site is within two (2) miles of the West Hawai'i Civic Center.	F
Unfavorable (Poor) – The site is located more than two (2) miles away from the West Hawai'i Civic Center.	P

- 25. Aesthetics and Judicial Setting** – The development of this new facility will become an iconic public building for the purpose of the State's judicial process. A grand visible setting for this new courthouse complex is important to establish this government center context for both the Judiciary and the Kona community. The perspective is based on the anticipated visual setting of the new facility from major public view locations.

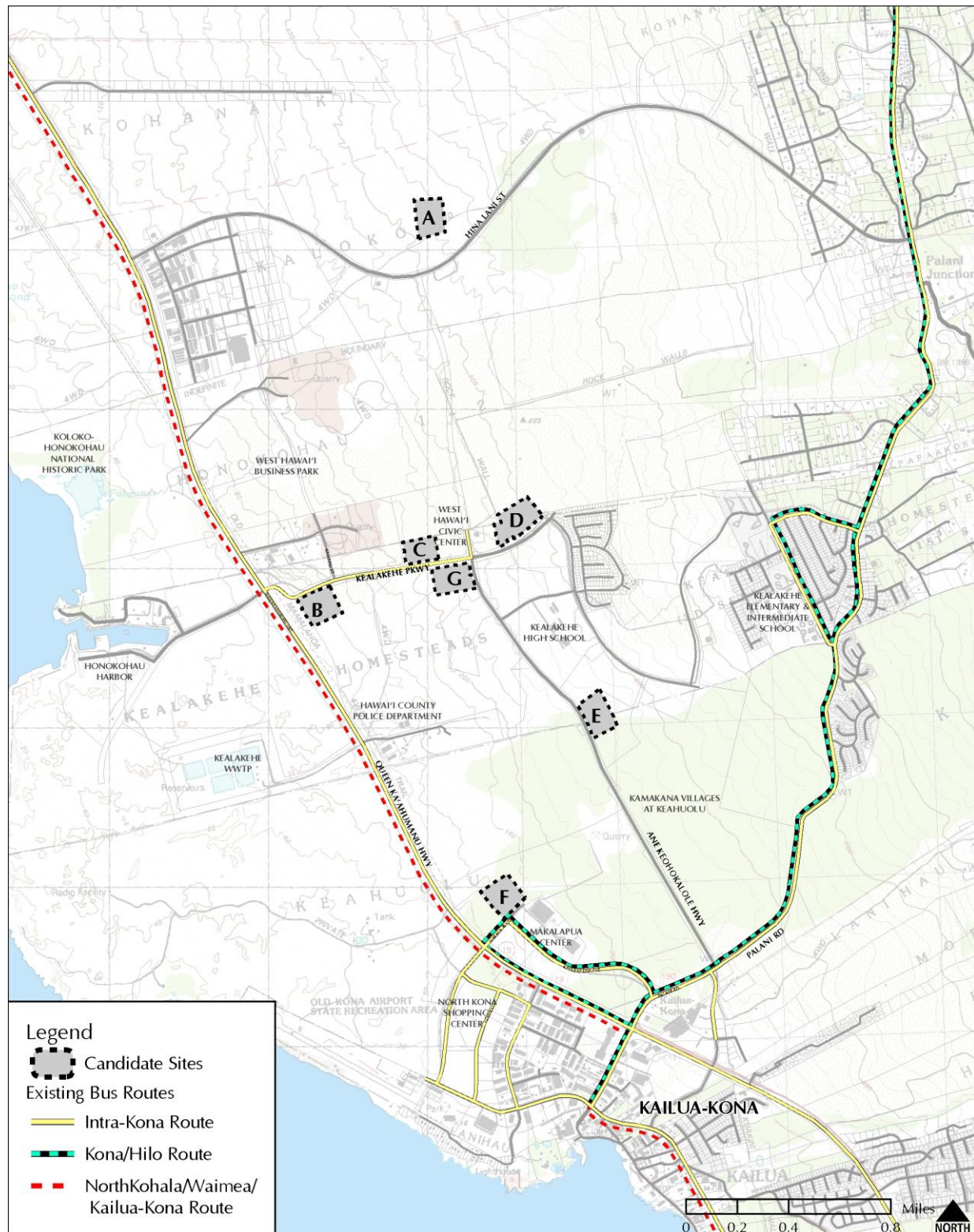
Specific Criterion Rating	Rating
Favorable (Good) – The location is well suited to development of an iconic public facility with high visibility lending to a strong context as a government center complimenting the surrounding community.	G
Acceptable (Fair) – The location could be suitable for development of an iconic public facility with some limits due to its contextual relationship in terms of visibility, government presence, and surrounding use.	F
Unfavorable (Poor) – The location is not well-suited for an iconic public facility.	P

2.3 Cost Considerations

The relative costs associated with site acquisition and development are important considerations in the selection of a site for the new Kona Judiciary Complex. The costs to develop site improvements will vary with the individual location. Each Candidate Site will be evaluated based on cost and site acquisition costs, namely, fee purchase or long-term lease. Estimated on-site improvements (grading, excavation, utilities, drainage, parking, sidewalks, and landscaping) and off-site improvement (roadways, drainage, water supply, wastewater) and other utilities costs are also estimated. The preliminary on-site and off-site development cost estimates are provided for general planning purposes and are not intended to reflect actual expenditures the State may incur.

On-Site Improvement Costs – The costs to develop on-site improvements will vary with the individual location. Examples of on-site improvements include site development for grading, excavation, roadways, utilities, drainage, parking, sidewalks, and landscaping.

Off-Site Improvement Costs – The costs to develop off-site improvements will vary with the individual location. Examples of off-site improvements include roadway access, drainage, water supply, wastewater and other utilities necessary to support the construction and operation of the facility in the proposed location.





KONA JUDICIARY COMPLEX SITE SELECTION

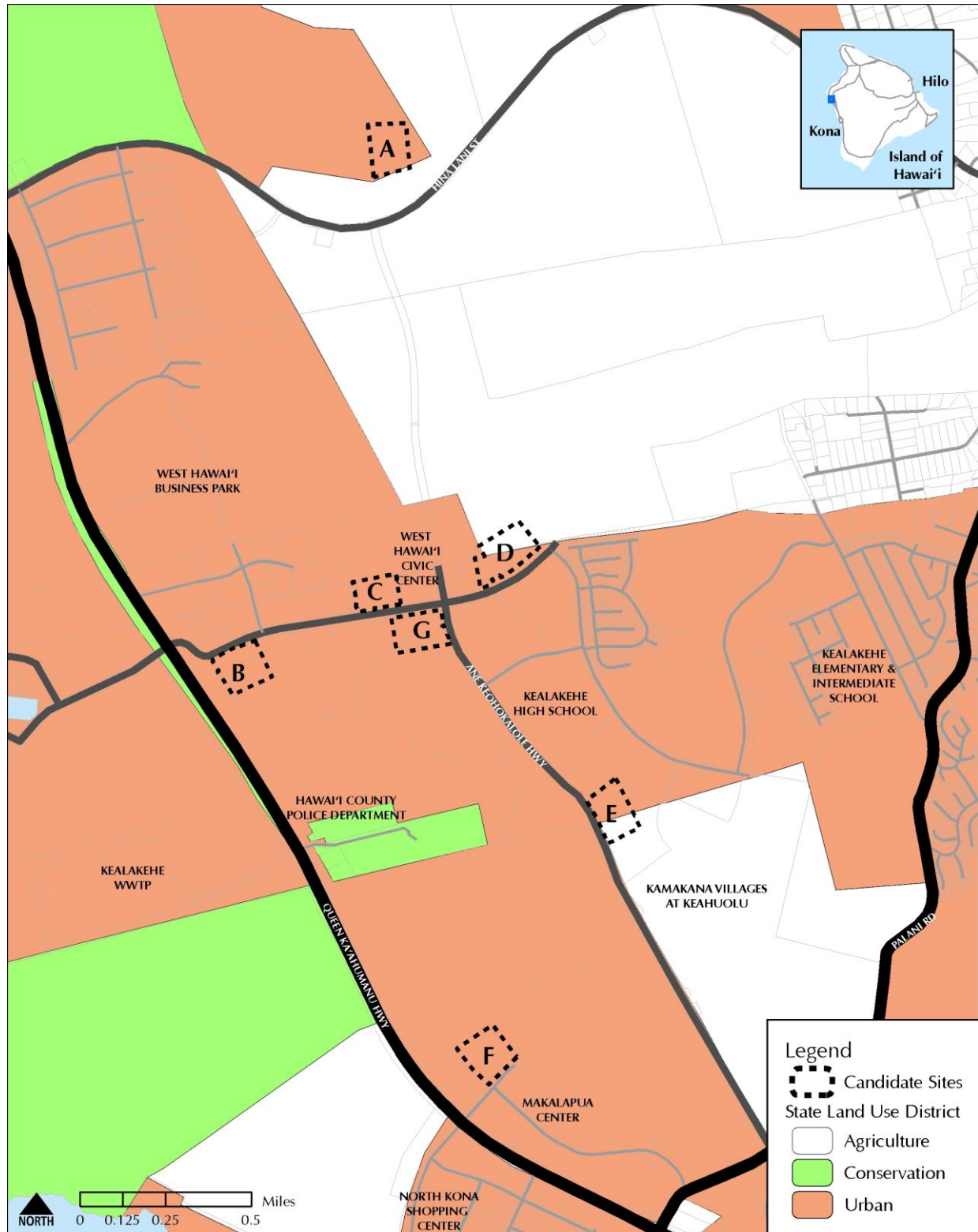


Figure 2-2
State Land Use Districts



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Figure 2-3
Land Use Pattern Allocation Guide



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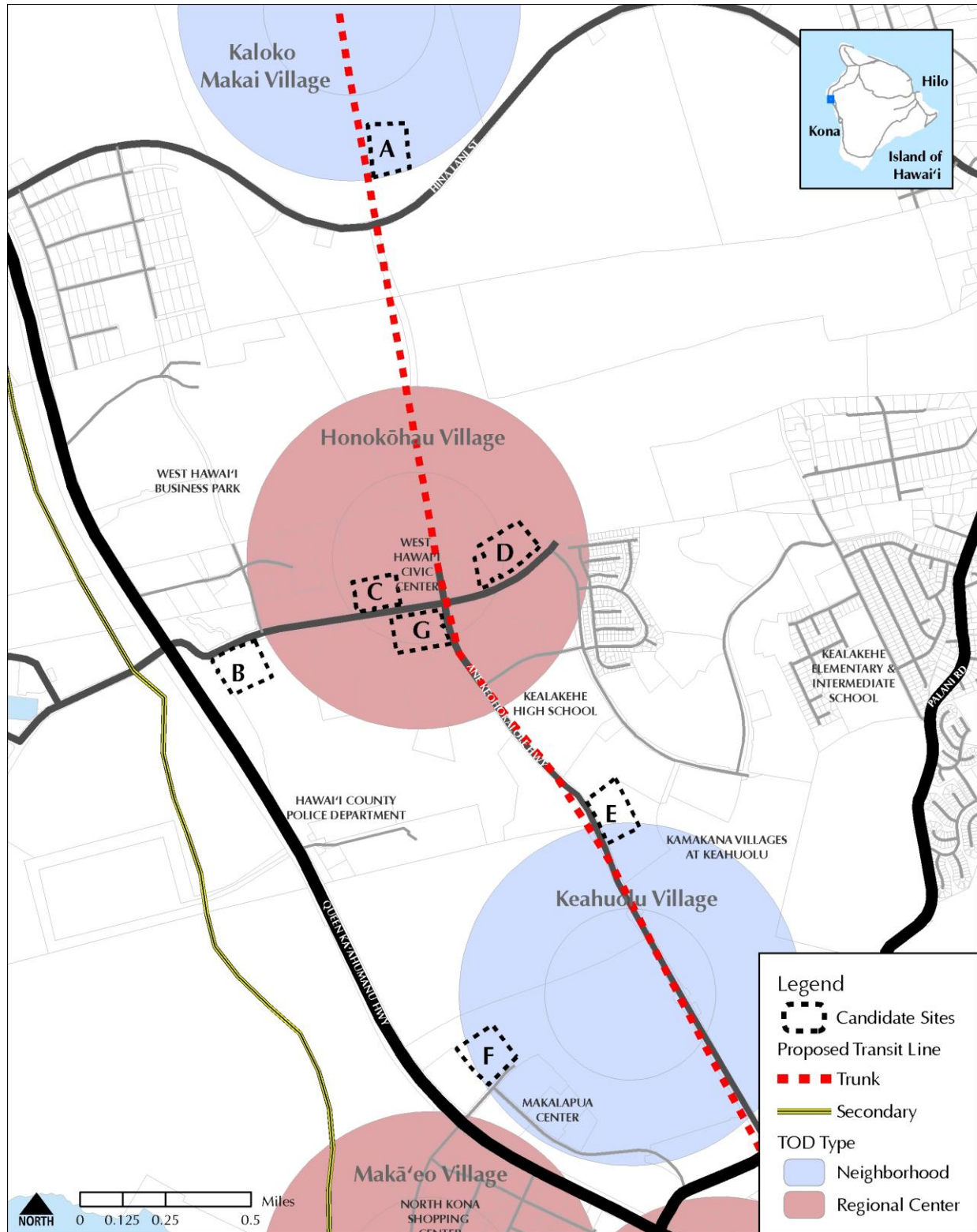
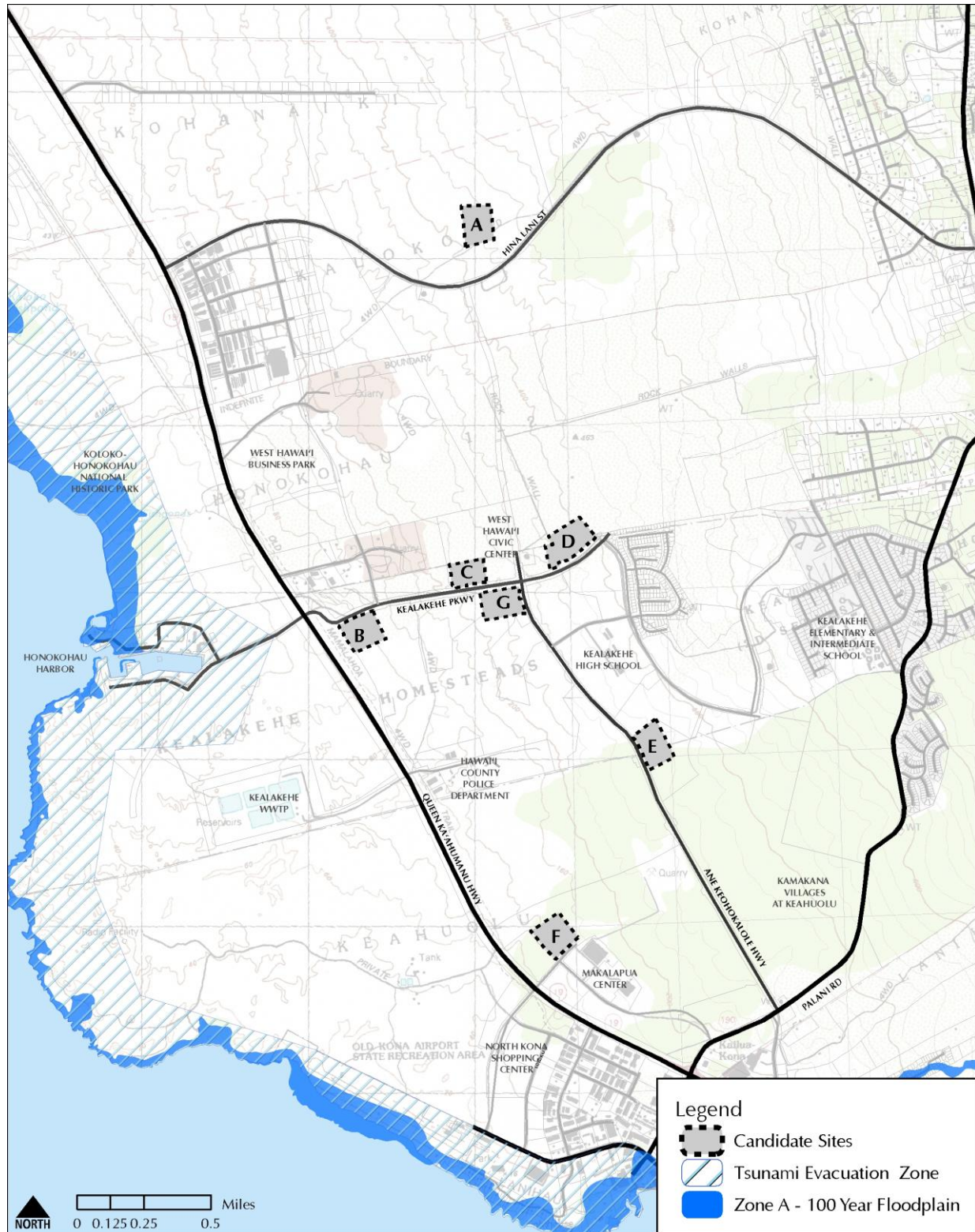


Figure 2-4
Kona CDP Land Use





KONA JUDICIARY COMPLEX SITE SELECTION

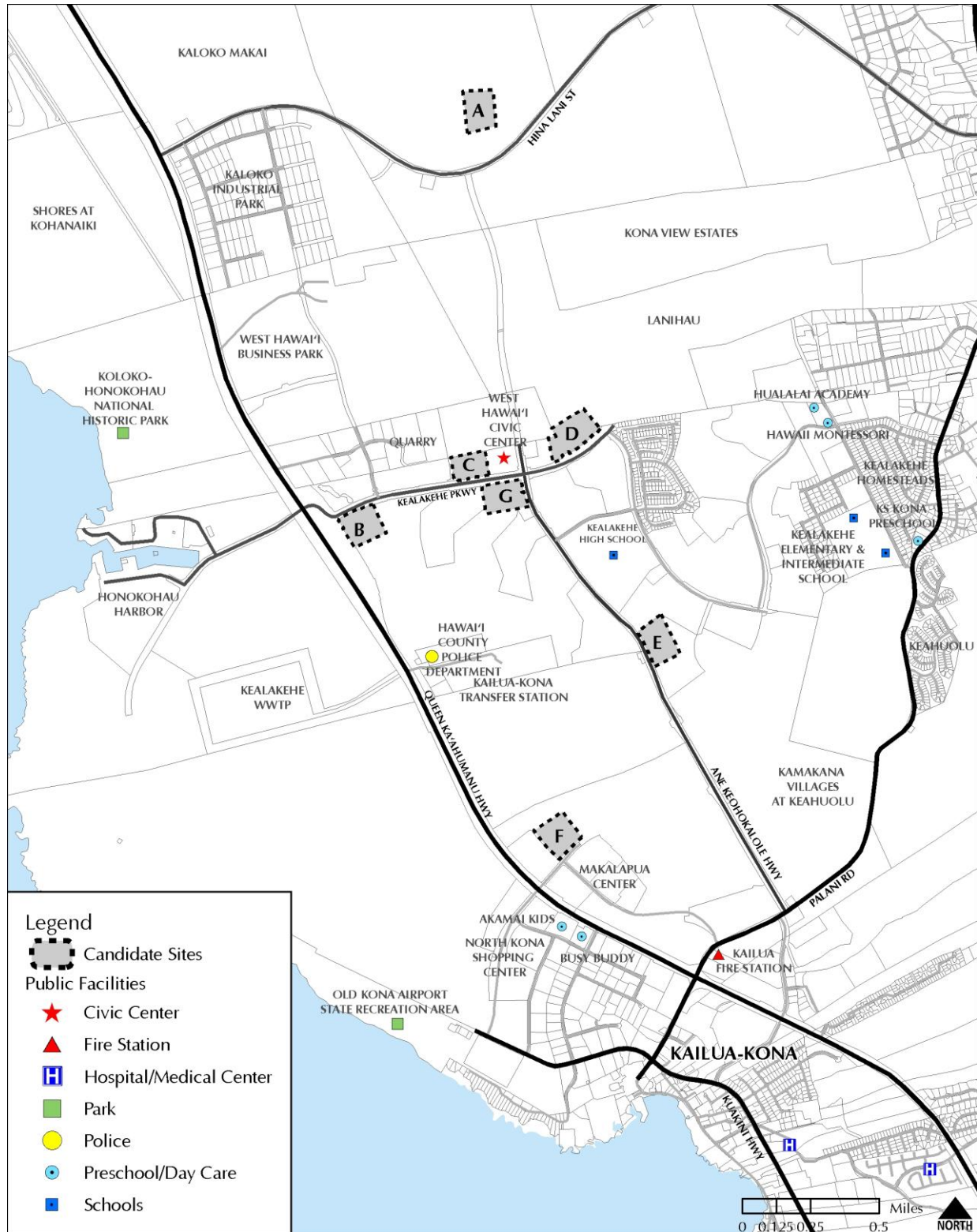


Figure 2-6
Existing Land Use and Institutions



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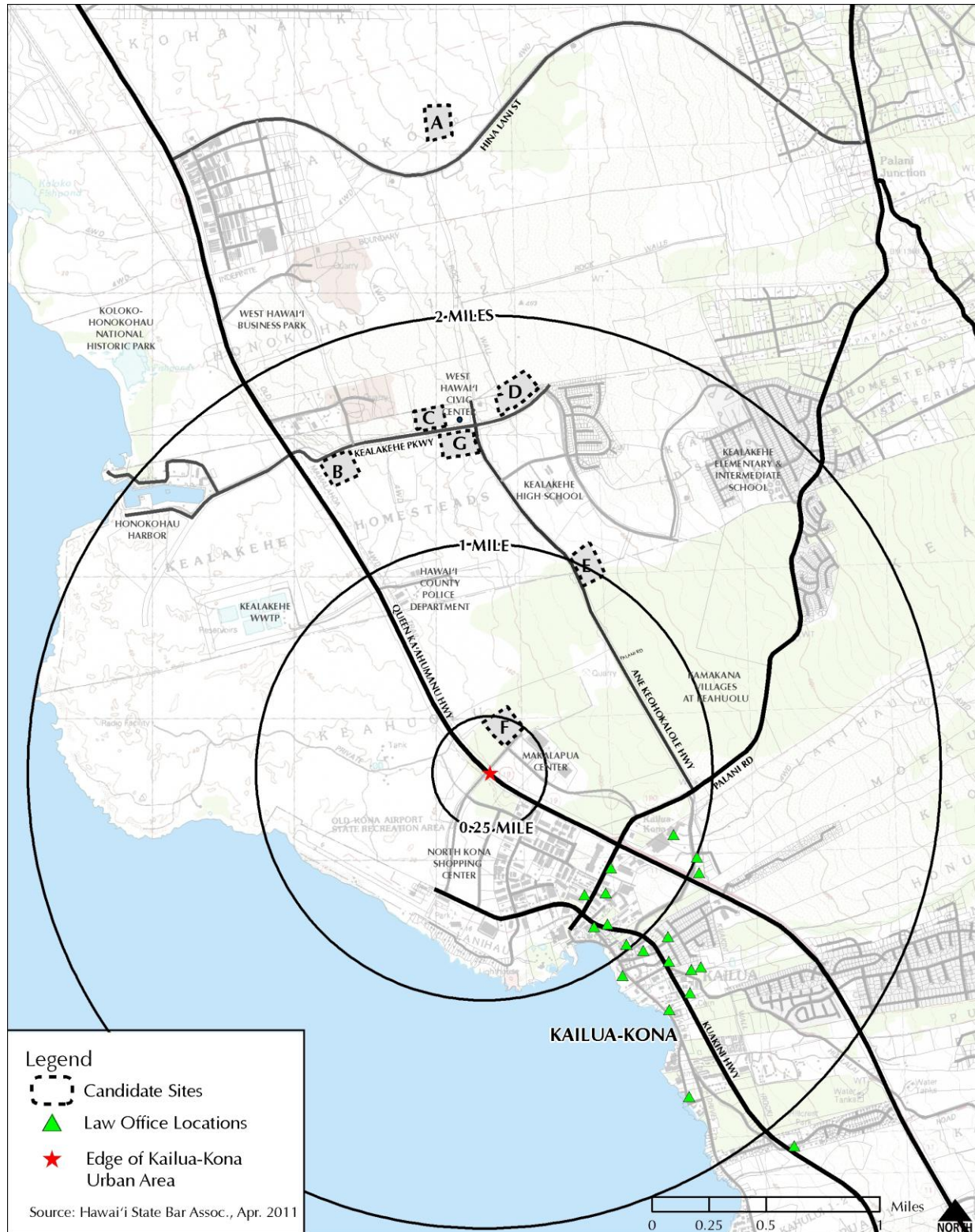


Figure 2-7
Proximity to Kailua-Kona and Law Offices



KONA JUDICIARY COMPLEX SITE SELECTION



Figure 2-8
Proximity to West Hawai'i Civic Center



3.0 CANDIDATE SITE EVALUATION

The seven (7) Candidate Sites in the Kona Site Selection process are examined against evaluative criteria. Other factors influencing the decision-making process, such as community input and comment letters, are also examined in the evaluation process. The major factors weighing in the selection process are summarized below.

3.1 Building Site Criteria

Under the Building Site Criteria category, each Candidate Site is evaluated for size, slope, shape, stability for foundations, soil depth, and aesthetic value.

3.1.1 Site Characteristics

Site characteristic concerns covered in this section are site size/buildable area, slope, lot configuration, and aesthetic value.

Criterion 1. Site Size/Buildable Area – The minimum site area requirement for the new facility is based on a two-story 140,000 square-foot (SF) structure with a footprint of approximately 70,000 SF. The building footprint and associated landscaped grounds would occupy approximately three and one-half (3.5) acres. The new facility's parking requirement of approximately 500 at-grade spaces, at 300 SF per space, will require an additional three and one-half (3.5) acres, for a total minimum developable site area of seven (7) acres. An additional three plus (3+) acres is desired to accommodate future expansion, for a preferred land area of at least 10 acres.

Candidate Site	Rating	Evaluation for Rating (Site Size/Buildable Area)
A Kaloko Makai	GOOD	Kaloko Makai has indicated willingness to provide up to 25 acres to the Judiciary for the development of the Kona Judiciary Complex.
B Kealakehe (1)	FAIR	The County of Hawai'i has agreed to consider use of the identified 10-acre parcel; however, it is unknown whether additional acreage for future expansion could be available.
C Civic Center	POOR	Candidate Site C is a 7.6-acre site with little expansion capability. The site is bound on the east by the new West Hawai'i Civic Center, to the south by the existing Kealakehe Parkway right-of-way, and to the west by a designated future road right-of-way. The only possibility for expansion is onto lands to the north, which are owned by the planned Honokohau Village development. The land is currently designated Industrial by Hawai'i County Zoning and General Plan LUPAG.
D Lanihau/DHHL	GOOD	Candidate Site D is approximately 12 acres. Lanihau Properties LLC, has indicated that expansion of an additional five (5) to 10 acres could be accommodated over the next 20 years.
E La'i'Ōpua	GOOD	La'i'Ōpua 2020 has indicated the site will support expansion potential beyond 10 acres.
F Makalapua Center	GOOD	Queen Liliuokalani Trust has indicated they will support expansion potential beyond 10 acres.
G Kealakehe (2)	GOOD	The State of Hawai'i DLNR has the capability to provide additional acreage to accommodate site expansion beyond 10 acres.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 2. Slope – The Judiciary site should have a gentle slope condition, ideally under 4.0% and no greater than 10.0%. An additional preference is for a site with relatively low slope conditions for earthwork requirements for construction.

Candidate Site	Rating	Evaluation for Rating (Slope)
A Kaloko Makai	FAIR	The site has an average slope of 5.5%.
B Kealakehe (1)	FAIR	The site has an average slope of 5.0%.
C Civic Center	FAIR	The site has an average slope of 7.5%.
D Lanihau/DHHL	FAIR	The site has an average slope of 7.0%.
E La'i'Ōpua	POOR	Portions of the site exceed 10.0% slopes.
F Makalapua Center	FAIR	The site has an average slope of 5.5%.
G Kealakehe (2)	FAIR	The site has an average slope of 5.5%.

Criterion 3. Lot Configuration – The site should be generally rectangular in shape, and the length to width ratio should be between 1.5:1 and 2.5:1.

Candidate Site	Rating	Evaluation for Rating (Lot Configuration)
A Kaloko Makai	FAIR GOOD*	The average length to width ratio of the site is 1.3:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries adjusting lot configuration at the designated site.
B Kealakehe (1)	FAIR	The average length to width ratio of the site is 1.2:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
C Civic Center	GOOD	The average length to width ratio of the site is 1.5:1.
D Lanihau/DHHL	GOOD	The average length to width ratio of the site is 1.7:1.
E La'i'Ōpua	FAIR GOOD*	The average length to width ratio of the site is 1.4:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries adjusting lot configuration at the designated site.
F Makalapua Center	FAIR	The average length to width ratio of the site is 1.1:1. The preliminary site location identified in this site selection study is approximate. The landowner is flexible in setting the project boundaries.
G Kealakehe (2)	GOOD	The average length to width ratio of the site is 1.5:1.

*Rating change based on information provided by the landowner.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 4. Scenic Value – Development of the new facility at a given location should not block public scenic vistas or cause an aesthetic detractor for the community.

Candidate Site	Rating	Evaluation for Rating (Scenic Value)
A Kaloko Makai	GOOD	There is no existing development in the vicinity of the site. Construction of the project will not block existing scenic vistas or detract aesthetically from the community.
B Kealakehe (1)	GOOD	There is no existing development in the vicinity of the site. Construction of the project will not significantly block mauka views from Queen Ka'ahumanu highway. Use of this high-visibility site would be an aesthetic asset to the community.
C Civic Center	FAIR	The site is located west of and adjacent to the newly constructed West Hawai'i Civic Center. Construction on the adjacent lot has the potential to partially obstruct makai views from the West Hawai'i Civic Center. Use of this high-visibility site would be an aesthetic asset to the community.
D Lanihau/DHHL	FAIR	Construction at the site has the potential to affect both mauka and makai views. Mauka views from the West Hawai'i Civic Center, and makai views from the Kaniohale residential subdivision could be affected.
E La'i'Opua	GOOD	There is no development in the vicinity of the site. Construction of the project will not significantly affect mauka views from Queen Ka'ahumanu highway. Judiciary use of this high-visibility site would be an aesthetic asset to the community.
F Makalapua Center	GOOD	Construction of the project at the site will not significantly block mauka views from Queen Ka'ahumanu highway.
G Kealakehe (2)	GOOD	The site is far inland from Queen Ka'ahumanu highway. The project will not adversely affect makai views from the Kaniohale residential subdivision. Judiciary use of this high-visibility site would be an aesthetic asset to the community.

3.1.2 Utilities

Utility requirements are addressed under criteria for a preliminary determination of adequacy of water services, wastewater service, drainage facilities, and power and communications services. For infrastructure elements, the criteria ratings include programmed system improvements. Engineering analysis is provided in the Civil Infrastructure Analysis (Gray, Hong, Nojima & Associates, Inc, 2011). Refer to *Appendix E*.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 5. Adequacy of Water – The site should have a water supply of adequate capacity to support the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Water)
A Kaloko Makai	POOR FAIR*	The North Kona water system is anticipated to support the projected potable water and fire flow demand at this location. The Kaloko Makai EISPN indicates infrastructure improvements are anticipated to be completed by 2025 in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017. County DWS has indicated that water unit allocations are sufficient.
B Kealakehe (1)	GOOD	The County Department of Water Supply (DWS) has indicated that the existing 20-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
C Civic Center	GOOD POOR**	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are not sufficient.
D Lanihau/DHHL	GOOD	The County DWS has indicated that the existing 12-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow and the North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient, and Lanihau has an actual water credit.
E La'i'Ōpua	FAIR POOR**	The County DWS has indicated that the existing 16-inch waterline in Keanalehu Drive is adequate to provide the minimum fireflow. Connection to this line would require extension of the water service through adjacent parcels. Alternative connection options exist, however, each would require utility line extensions. These improvements are anticipated within the next five (5) years. The North Kona water system has the capacity to serve the proposed project at this site. County DWS has indicated that water unit allocations and current water credit totals for La'i'Ōpua 2020 are not sufficient.
F Makalapua Center	GOOD	The County DWS has indicated that the existing 12-inch stubout in the vicinity of the project site at the intersection of Makala Boulevard and Kamakaeha Avenue is adequate to provide the minimum fireflow to the project. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.
G Kealakehe (2)	GOOD	The County DWS has indicated that the existing 24-inch waterline adjacent to the project site in Kealakehe Parkway is adequate to provide the minimum fireflow. The North Kona water system has the capacity and is capable of serving the proposed project at this site. County DWS has indicated that water unit allocations are sufficient.

*Rating changed based on information provided by the landowner and the Kaloko Makai Draft EIS (July 2011).

**Rating change based on information provided in the Civil Infrastructure Analyses (October 2011). See *Appendix E*.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 6. Adequacy of Wastewater – The site should be served by a wastewater system that is adequate to meet the needs of the new facility.

Candidate Site	Rating	Evaluation for Rating (Adequacy of Wastewater)
A Kaloko Makai	POOR FAIR*	There is no wastewater collection system within Hina Lani Street. The Kaloko Makai EISPN indicates infrastructure improvements (including wastewater) are anticipated to be completed by 2025 in the next five (5) years. Infrastructure improvements are not anticipated to be in place by facility opening in 2017.
B Kealakehe (1)	FAIR	There is currently an existing 18-inch County sewer line which upsizes to a 27-inch sewer line in Kealakehe Parkway approximately 700 feet mauka of the site. A lengthy sewer extension of approximately 700 feet will be required to serve the project site. The site is given a “Fair” rating due to the distance and extension required to serve the site. The County is planning to complete capacity improvements to the Kealakehe Wastewater Treatment Plant (KWWTP) by 2017.
C Civic Center	GOOD	An existing 18-inch County sewer line is located in Kealakehe Parkway fronting the project site. Connection to the site will require encroachment into the State right-of-way to cross Kealakehe Parkway. The County is planning to complete capacity improvements to the KWWTP by 2017.
D Lanihau/DHHL	GOOD	An existing 10-inch County sewer line is located in Kealakehe Parkway fronting the Lanihau/DHHL site, which is adequate to serve the project. The County is planning to complete capacity improvements to the KWWTP by 2017.
E La’i’Ōpua	FAIR	From the site, the closest connection to the County’s sewer system is a 15-inch line currently being installed in the future Ane Keohokalole Highway, expected to be complete by 2012. The County is planning to complete capacity improvements to the KWWTP by 2017.
F Makalapua Center	GOOD	The closest connection point to the County’s sewer system for the Makalapua site is a 10-inch sewer line located at the intersection of Makala Boulevard and Kamakaeha Avenue. The County is planning to complete capacity improvements to the KWWTP by 2017.
G Kealakehe (2)	GOOD	An 18-inch County sewer line is located in Kealakehe Parkway fronting the site. The County is planning to complete capacity improvements to the KWWTP by 2017.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 7. Adequacy of Drainage – The site should have proper drainage to avoid creating on-site and/or off-site flooding conditions, or will have proper drainage facilities installed.

Candidate Site	Rating	Evaluation for Rating (Drainage)
A Kaloko Makai	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required.
B Kealakehe (1)	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required.
C Civic Center	FAIR	There are currently two (2) existing catch basin drywells along the curb and gutter located on the makai-bound portion of Kealakehe Parkway. Additional on-site drainage improvements will be required to serve the site.
D Lanihau/DHHL	FAIR	There are currently three (3) existing catch basin drywells along the curb and gutter located on the makai-bound portion of Kealakehe Parkway. Additional on-site drainage improvements will be required to serve the site.
E La'i'Ōpua	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required to serve the site. In addition, the Ane Keohokalole Highway improvements will include drywells and biological retention basins along the highway.
F Makalapua Center	FAIR	There are currently no existing drainage structures within or adjacent to the site. On-site drainage improvements will be required.
G Kealakehe (2)	FAIR	There are currently two (2) existing drywells along the curb and gutter located on the mauka-bound portion of Kealakehe Parkway. Additional on-site drainage improvements will be required.

Criterion 8. Adequacy of Power and Communications – The site should have access to adequate sources for power supply and communication lines.

Candidate Site	Rating	Evaluation for Rating (Power and Communications)
A Kaloko Makai	POOR FAIR*	Limited power and communication lines are available in Hina Lani Street. Extension of power and communication services to the site would be required are anticipated within five (5) years.
B Kealakehe (1)	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.
C Civic Center	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.
D Lanihau/DHHL	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.
E La'i'Ōpua	FAIR	Power and communication lines will require modest extension to serve the site.
F Makalapua Center	GOOD	Power and communication infrastructure is available within Makala Boulevard to serve the site.
G Kealakehe (2)	GOOD	Power and communication infrastructure is available within Kealakehe Parkway to serve the site.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION



3.1.3 Access

Accessibility considerations for each Candidate Site include adequacy of automobile and pedestrian access and availability of bus service.

Criterion 9. Automobile Access – The site should be served by roadways with adequate capacity to accommodate traffic generated by the new facility.

Candidate Site	Rating	Evaluation for Rating (Automobile Access)
A Kaloko Makai	POOR FAIR*	Ingress and egress from the site would require a roadway extension to be constructed from Hina Lani Street (a future phase of Ane Keohokalole Highway). This access improvement is anticipated within five (5) years.
B Kealakehe (1)	GOOD	Access to the site is provided from Kealakehe Parkway. A new access road may mauka of the site may be built opposite Kamanu Street.
C Civic Center	GOOD	Access to the site will be provided from either Kealakehe Parkway or a new access road directly makai of the site.
D Lanihau/DHHL	GOOD	The site is currently served by Kealakehe Parkway. The future Ane Keohokalole Highway extension will also serve the site, scheduled for completion in 2012.
E La'i'Ōpua	GOOD	Access to the site will be provided from the Ane Keohokalole Highway extension to be completed in 2012.
F Makalapua Center	GOOD	Roadway access to the Makalapua site is provided by Makala Boulevard.
G Kealakehe (2)	GOOD	Roadway access to the site is provided by Kealakehe Parkway to the north and Ane Keohokalole Highway to the east.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).

Criterion 10. Pedestrian Access – The site should be easily accessible by pedestrians using sidewalks or pedestrian walkways.

Candidate Site	Rating	Evaluation for Rating (Pedestrian Access)
A Kaloko Makai	POOR FAIR*	There is no existing pedestrian access fronting the site, nor is there a walkway system serving the area. Improvements by landowner are not anticipated within five (5) years.
B Kealakehe (1)	POOR	There is no existing pedestrian access fronting the site. Sidewalks and bike lanes are planned for Kealakehe Parkway, the timing for which is unknown.
C Civic Center	GOOD	Pedestrian access is via an existing four-foot wide concrete sidewalk fronting the site along Kealakehe Parkway.
D Lanihau/DHHL	GOOD	Pedestrian access is via an existing four-foot wide concrete sidewalk fronting the site along Kealakehe Parkway.
E La'i'Ōpua	GOOD	Sidewalks and bike lanes are under construction along Ane Keohokalole Highway fronting the site.
F Makalapua Center	FAIR	There are no existing sidewalks along Makala Boulevard fronting the site. Sidewalks and bike lanes are planned for Makala Boulevard; the timing for these is unknown.
G Kealakehe (2)	FAIR	There is no existing pedestrian access fronting the site. There are 10-foot wide concrete sidewalks located across from the site along Kealakehe Parkway and Ane Keohokalole Highway. Sidewalks and bike lanes are planned for the mauka-bound portion of Kealakehe Parkway, and makai of Ane Keohokalole Highway; the timing for these is unknown.

*Rating changed based on information provided by the landowner and the Kalako Makai Draft EIS (July 2011).



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 11. Availability to Public Bus Service – The site should be accessible using public transportation. Refer to *Figure 2-1*.

Candidate Site	Rating	Evaluation for Rating (Public Bus Service)
A Kaloko Makai	POOR	The County's Hele-On Public Bus currently does not service the Kaloko Makai master plan area, including the Candidate Site. Although County bus service to the area is anticipated in the future, it would likely follow completion of infrastructure improvements (2025) the timing of implementation is unknown.
B Kealakehe (1)	FAIR	The site is located along a County bus line. The nearest bus stop is nearly a mile away on Kealakehe Parkway, near the West Hawai'i Civic Center. New bus stops may be established as this area is developed.
C Civic Center	GOOD	The County's Hele-On Public Bus serves the West Hawai'i Civic Center, directly adjacent to the site.
D Lanihau/DHHL	FAIR	The County's Hele-On Public Bus currently serves the West Hawai'i Civic Center, which is within walking distance (one-quarter mile) makai of the site.
E La'i'Ōpua	FAIR	The site is not currently served by a County bus line, but is anticipated to be bus accessible by 2012 when the Ane Keahokalole Highway extension is completed.
F Makalapua Center	GOOD	The County's Hele-On Public Bus currently serves the Makalapua Shopping Center directly across Makala Boulevard from the site.
G Kealakehe (2)	GOOD	The County's Hele-On Public Bus serves the West Hawai'i Civic Center, which is within walking distance (one-quarter mile) of the site.

3.1.4 Environment

Environment considerations for each Candidate Site include: botanical and wildlife resources, historical/archaeological resources, air quality/industrial and agricultural nuisances, and hazardous materials.

Criterion 12. Botanical & Wildlife Resources – The site should not displace endangered or protected plant and animal life. Facility construction should avoid disruption to native plants or faunal habitat.

Candidate Site	Rating	Evaluation for Rating (Botanical and Wildlife)
A Kaloko Makai	POOR	There are rare or native plants on the site.
B Kealakehe (1)	POOR	There are rare or native plants on the site.
C Civic Center	FAIR	There are common native plants on the site.
D Lanihau/DHHL	FAIR	There are common native plants on the site.
E La'i'Ōpua	POOR	There are rare or native plants on the site.
F Makalapua Center	POOR	There are rare or native plants on the site.
G Kealakehe (2)	POOR	There are rare or native plants on the site.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 13. Historical/Archaeological Resources – The development potential of the site should not be constrained by the presence of significant historical or archaeological resources.

Candidate Site	Rating	Evaluation for Rating (Historical/Archaeological)
A Kaloko Makai	POOR	Site 26307, a pre-contact ceremonial complex, was previously identified on the site and recommended for preservation. The presence of this may affect the development potential of the site.
B Kealakehe (1)	FAIR	The presence of various trail segments on the site indicates the need for further study to identify the extent of historic properties.
C Civic Center	GOOD	The site has a relative lack of historic properties and has been previously disturbed. The site has no known archaeological resource constraints.
D Lanihau/DHHL	FAIR	Multiple historic properties could potentially be located on the site. A modified outcrop feature was identified, which is a potential constraint.
E La'i'Ōpua	FAIR GOOD*	Various There are no historic properties on the site have been located in surveys which may that would constrain the site use.
F Makalapua Center	FAIR	There are potential historic features on this property which may constrain the site use.
G Kealakehe (2)	FAIR	Multiple potential trail segments and an excavation complex are features which may constrain site use.

*Rating changed based on archaeological study information provided by the landowner.

Criterion 14. Air Quality/Industrial and Agricultural Nuisances – The site should not be located in proximity to known air pollution or odor sources.

Candidate Site	Rating	Evaluation for Rating (Air Quality/Industrial and Agricultural)
A Kaloko Makai	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The site is located over one and one-half (1.5) miles away from the Kailua-Kona Transfer Station (KKTS), the closed landfill.
B Kealakehe (1)	FAIR	There are no agricultural production or industrial activities in the vicinity of the site. Existing industrial uses are located one-quarter (0.25) mile to the north, but are not expected to affect site use. The KKTS is less than one-half (0.5) mile away and odor from the closed landfill may affect this site.
C Civic Center	FAIR	There is no agricultural production in the vicinity of the site. Industrial zoned lands are located north of the site. A quarry is located adjacent to the northwest of the site. Dust migration from the quarry could affect the site. The KKTS is over one-half (0.5) mile away and odor from the closed landfill should not affect this site.
D Lanihau/DHHL	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The KKTS is approximately three-quarters (0.75) of a mile away and odor from the closed landfill should not affect this site.
E La'i'Ōpua	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The KKTS is approximately one-half (0.5) mile away and odor from the closed landfill is not anticipated to affect this site.
F Makalapua Center	GOOD	There are no agricultural production or industrial activities in the vicinity of the site. The KKTS is over one-half (0.5) mile away and odor from the closed landfill is not anticipated to affect this site.
G Kealakehe (2)	GOOD	There is no agricultural production in the immediate vicinity of the site. Existing industrial uses are located approximately one-quarter (0.25) mile northwest of the site, but are not expected to affect the site. The KKTS is over one-half (0.5) mile away and odor from the closed landfill should not affect this site.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 15. Hazardous Materials – The site should not have a known record as the location of a hazardous materials disposal site or spill event location. A public records search for known hazardous materials disposal was completed by EDR (May 2011).

Candidate Site	Rating	Evaluation for Rating (Hazardous Materials)
A Kaloko Makai	GOOD	According to the public records search, there is no record of site contamination on the site.
B Kealakehe (1)	GOOD	According to the public records search, there is no record of site contamination on the site.
C Civic Center	GOOD	According to the public records search, there is no record of site contamination on the site.
D Lanikai/DHHL	GOOD	According to the public records search, there is no record of site contamination on the site.
E La'ie'Opua	GOOD	According to the public records search, there is no record of site contamination on the site.
F Makalapua Center	GOOD	According to the public records search, there is no record of site contamination on the site.
G Kealakehe (2)	GOOD	According to the public records search, there is no record of site contamination on the site.

3.2 Community Criteria

3.2.1 Government

This set of criteria is used to evaluate the compatibility of each Candidate Site with State and local land use designations, potential impacts on the surrounding community and uses, existing land use and ownership, and proximity to major population activity and judicial support services.

Criterion 16. SLUD – The site is located in a State Land Use classification that will not require a SLUD boundary amendment. The new facility can be developed on lands classified as State Urban District; however, lands in the State Agricultural District will require a reclassification to the State Urban District. Lands in the Conservation District are not considered for siting. Refer to *Figure 2-2*.

Candidate Site	Rating	Evaluation for Rating (SLUD)
A Kaloko Makai	GOOD	The site is located on lands classified as State Urban District.
B Kealakehe (1)	GOOD	The site is located on lands classified as State Urban District.
C Civic Center	GOOD	The site is located on lands classified as State Urban District.
D Lanikai/DHHL	FAIR	A The DHHL portion of the site is located on land classified as State Urban District, and the remainder Lanikai portion is on land classified as State Agricultural District.
E La'ie'Opua	FAIR GOOD	A portion of the site is located on land classified as State Urban District, and the remainder is on land classified as State Agricultural District. DHHL has land use designation authority and can reclassify the Agricultural Portion of the site to Urban.*
F Makalapua Center	GOOD	The site is located on lands classified as State Urban District
G Kealakehe (2)	GOOD	The site is located on lands classified as State Urban District.

*Verified with DHHL.



KONA JUDICIARY COMPLEX SITE SELECTION



Criterion 17. LUPAG – The project site location should be compatible with the LUPAG designations in the County of Hawai'i General Plan Revision (2001). Refer to *Figure 2-3*.

Candidate Site	Rating	Evaluation for Rating (LUPAG)
A Kaloko Makai	GOOD	The site is located on land designated as Urban Expansion.
B Kealakehe (1)	GOOD	The site is located on land designated as Urban Expansion.
C Civic Center	GOOD	The site is located on land designated as Urban Expansion.
D Lanikai/DHHL	GOOD	The site is located on land designated as Urban Expansion.
E La'i'Opua	GOOD	The site is located on land designated as Urban Expansion.
F Makalapua Center	GOOD	The site is located on land designated as High Density Urban.
G Kealakehe (2)	GOOD	The site is located on land designated as Urban Expansion.

Criterion 18. Within Kona CDP TOD Designation – The location for development of the project should be consistent with the TOD vision of Kona CDP (September 2008). Preferably, the site would be located in a Regional Center TOD, and not require an amendment to the Kona CDP. Refer to *Figure 2-4*.

Candidate Site	Rating	Evaluation for Rating (Kona CDP)
A Kaloko Makai	FAIR	The site is located within a Neighborhood TOD.
B Kealakehe (1)	FAIR	The site is located within one-quarter (0.25) mile from a Regional Center TOD.
C Civic Center	GOOD	The site is located within a Regional Center TOD.
D Lanikai/DHHL	GOOD	The site is located within a Regional Center TOD.
E La'i'Opua	FAIR	The site is partially located within a Neighborhood TOD.
F Makalapua Center	FAIR	The site is located within a Neighborhood TOD.
G Kealakehe (2)	GOOD	The site is located within a Regional Center TOD.



Criterion 19. National Flood Insurance Program – The development of sites within a designated flood hazard district must be in compliance with the National Flood Insurance Program. The flood hazard districts are delineated on the Federal Emergency Management Agency's FIRM.

Candidate Site	Rating	Evaluation for Rating (Flood)
A Kaloko Makai	GOOD	The site is located outside of the flood hazard zone.
B Kealakehe (1)	GOOD	The site is located outside of the flood hazard zone.
C Civic Center	GOOD	The site is located outside of the flood hazard zone.
D Lanihau/DHHL	GOOD	The site is located outside of the flood hazard zone.
E La'i'Ōpua	GOOD	The site is located outside of the flood hazard zone.
F Makalapua Center	GOOD	The site is located outside of the flood hazard zone.
G Kealakehe (2)	GOOD	The site is located outside of the flood hazard zone.

3.2.2 Community Effects

Potential impacts the new facility may have on the community and surrounding uses are rated in this section. Factors considered include interference with nearby institutions, surrounding land use, land ownership, aesthetics, and proximity to population activity and Judiciary support services.

Criterion 20. Interference with Institutions – The site should not be located adjacent to institutions that may be disturbed or disrupted by activities of the new facility.

Candidate Site	Rating	Evaluation for Rating (Interference with Institutions)
A Kaloko Makai	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one (1) mile away from the Kaloko Makai site. Development at this site would not affect activities at existing institutions.
B Kealakehe (1)	GOOD	The nearest institution is the West Hawai'i Civic Center, located over one-half (0.5) mile to the east of the site. Development at this site would not affect activities at existing institutions.
C Civic Center	GOOD	The site is adjacent to the existing West Hawai'i Civic Center to the east and these institutional uses are compatible.
D Lanihau/DHHL	FAIR	The site is located approximately one-quarter (0.25) mile east of the existing West Hawai'i Civic Center, and nearly one-half (0.5) mile north of the Kealakehe High school. The uses will not affect existing institutions.
E La'i'Ōpua	FAIR POOR	The site is located less than one-quarter (0.25) mile from Kealakehe High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities.
F Makalapua Center	GOOD	The site is located over one (1) mile from the County Police Station and Kealakehe High School. No impacts with these uses are anticipated.



KONA JUDICIARY COMPLEX SITE SELECTION



G Kealakehe (2)	GOOD FAIR	The site is across the street highway from the existing West Hawai'i Civic Center to the east and these institutional uses are compatible. The site is located less than one-quarter (0.25) mile from Kealakehe High School. There is a potential conflict due to the proximity of school aged children and their potential exposure to court activities. However, the multi-lane Ane Keohokalole Highway provides a buffer from the High School and mitigates concerns of potential conflict.
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Criterion 21. Surrounding Land Use – The site should preferably be located adjacent to land uses that complement the operational function of the new facility. The site should not border lands with incompatible uses and should not disrupt existing operations or services.

Candidate Site	Rating	Evaluation for Rating (Surrounding Land Use)
A Kaloko Makai	GOOD	The surrounding lands are vacant and development of the site will not disrupt existing and planned land uses. Surrounding lands are planned for compatible uses, such as office, commercial and park.
B Kealakehe (1)	FAIR	Lands adjacent to the site are primarily vacant and development of this site would not disrupt existing and future land uses.
C Civic Center	FAIR	The site is adjacent to the existing West Hawai'i Civic Center to the east and existing industrial uses to the northwest. The surrounding lands are located in the Open zone. Potential conflicts with neighboring industrial uses include noise and dust.
D Lanihau/DHHL	FAIR	The site is bordered by lands designated for Open and Residential uses. The existing Kanihale residential subdivision is located adjacent to the eastern corner of the site. Project siting would need to provide setbacks and buffers to avoid affects to nearby residents.
E La'i'Ōpua	GOOD	The site and surrounding lands are vacant. Future plans for the parcel include compatible village commercial uses.
F Makalapua Center	GOOD	The site is adjacent to the Makalapua Shopping Center. The surrounding lands are designated for compatible general commercial land uses.
G Kealakehe (2)	FAIR	The surrounding lands are designated for uses allowed in the County Open zone.

Criterion 22. Land Ownership/Management – The Judiciary prefers to have direct control and management of the property through Governor's EO of State land or fee purchase of DHHL or private property. Entering into a long-term lease is a less desirable option.

Candidate Site	Rating	Evaluation for Rating (Land Ownership/Management)
A Kaloko Makai	GOOD	SCD-TSA Kaloko Makai LLC is willing to convey 10-acres of land to the Judiciary for the Kona Judiciary Complex at no cost to the State.
B Kealakehe (1)	GOOD	Although the site is currently State-owned and under Governor's Executive Order (EO) to the County of Hawai'i for a public park, it is possible to amend the EO for inclusion of approximately 10 acres for the Kona Judiciary Complex.
C Civic Center	POOR FAIR	The land is owned by DHHL and would be acquired in fee, require a long-term lease, or require a significant land trade for fee acquisition with a net expense to the Judiciary.



KONA JUDICIARY COMPLEX SITE SELECTION



D Lanihau/DHHL	FAIR	The site has two (2) owners with two (2) different site acquisition terms. The northern portion of the site is owned by Lanihau Properties, from which the State could potentially acquire the land in fee ("Good" rating). The southern portion of the site owned by DHHL. This land would either be acquired in fee, require a long-term lease, or a require a significant land trade for fee acquisition with a net expense to the Judiciary ("Poor" rating). The site has been assessed a "Fair" rating to reflect the terms of both landowners.
E La'i'Ōpua	POOR FAIR	The land is owned by DHHL and leased to La'i'Ōpua 2020. This site would likely require a long-term sub-lease from La'i'Ōpua 2020 with a net expense to the Judiciary. La'i'Ōpua 2020 also remains open to a three-way party negotiation between DHHL, La'i'Ōpua 2020 and the State Judiciary regarding an equal value land trade.
F Makalapua Center	GOOD	Exact site acquisition or lease terms are unknown; however, it is assumed for the purposes of rating that the site acquisition in fee is possible. The QLT mission to benefit Hawaiian children is funded by the proceeds from commercial ground leases.
G Kealakehe (2)	GOOD	The site is owned by the State and would be available through Governor's EO. A portion of the site is currently under Governor's EO to the County and would require County agreement to amend the EO. HHFDC claims reversionary development rights to another portion of the site. Approval of the County, Board of Land and Natural Resources, Governor and HHFDC would be required for development.

Criterion 23. Proximity to Kailua-Kona Urban Area Town (Private Law Offices & Attorneys) – The new facility should be located close to existing government offices and attorneys' offices in the Kailua-Kona urban area.

Candidate Site	Rating	Evaluation for Rating (Proximity to Kailua-Kona)
A Kaloko Makai	POOR	The site is located more than two (2) miles north of the Kailua-Kona urban area town.
B Kealakehe (1)	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.
C Civic Center	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.
D Lanihau/DHHL	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.
E La'i'Ōpua	FAIR	The site is located within two (2) miles from the Kailua-Kona urban area town.
F Makalapua Center	GOOD	The site is located within one-quarter (0.25) mile of the edge of the Kailua-Kona urban area town.
G Kealakehe (2)	FAIR	The site is located less than two (2) miles north of the Kailua-Kona urban area town.

Criterion 24. Proximity to West Hawai'i Civic Center – The new facility should be developed in close proximity to the new West Hawai'i Civic Center located on Kealakehe Parkway.

Candidate Site	Rating	Evaluation for Rating (Proximity to West Hawai'i Civic Center)
A Kaloko Makai	FAIR	The site is located within two (2) miles of the West Hawai'i Civic Center.



KONA JUDICIARY COMPLEX SITE SELECTION



B Kealakehe (1)	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
C Civic Center	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
D Lanikai/DHHL	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
E La'i'Opua	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.
F Makalapua Center	FAIR	The site is located within two (2) miles of the West Hawai'i Civic Center.
G Kealakehe (2)	GOOD	The site is located within one (1) mile of the West Hawai'i Civic Center.

Criterion 25. Aesthetics and Judicial Setting – The development of this new facility will become an iconic public building for the purpose of the State's judicial process. A grand visible setting for this new courthouse complex is important to establish this government center context for both the Judiciary and the Kona community. The perspective is based on the anticipated visual setting of the new facility from major public view locations.

Candidate Site	Rating	Evaluation for Rating (Aesthetics and Judicial Setting)
A Kaloko Makai	GOOD	The site is well-suited for development of an iconic public facility.
B Kealakehe (1)	GOOD	The site is well-suited for development of an iconic public facility.
C Civic Center	GOOD	The site is well-suited for development of an iconic public facility.
D Lanikai/DHHL	FAIR	The site could be suited for development of an iconic public facility with some limitations due to surrounding land use and setback from the highway.
E La'i'Opua	GOOD	The site is well-suited for development of an iconic public facility.
F Makalapua Center	GOOD	The site is well-suited for development of an iconic public facility.
G Kealakehe (2)	GOOD	The site is well-suited for development of an iconic public facility.

3.3 Cost Considerations

Site acquisition and development costs are important considerations in the selection of a site for the proposed Kona Judiciary Complex. Cost estimates for site acquisition, and on-site and off-site improvements were prepared for each Candidate Site. For additional information and detailed calculations, please refer to *Appendix B*. (Note: This summary is not intended to reflect the actual expected expenditures the State may incur.)

Site Acquisition Costs – Site acquisition costs are based on the 2011 County of Hawai'i Real Property Tax Office assessment values for lands under consideration for Candidate Sites. The land value has been calculated based on the per-acre value of the entire parcel.

- For parcels owned by the State of Hawai'i **DLNR**, it is assumed that the land will be acquired through Governor's EO at no cost to DAGS and the Judiciary.



- Where parcels are wholly or partially owned by the DHHL, ~~it is assumed that the lands are either for sale or would be available~~ would be available for purchase/land exchange or through lease rent. Site acquisition costs and 50-year lease rent rates have been estimated for the three (3) DHHL Candidate Sites; Site C: Civic Center, Site D: Lanihau/DHHL, and Site E: La'i'Ōpua. A 50-year lease rent rate through the year 2061 has been estimated based on an annual lease rent rate of approximately 7% of a parcel's fair market value (Hilo Judiciary Complex Final Environmental Impact Statement, 1997).
- Site acquisition costs are summarized in *Table 3-1*. Based on these estimates, acquisition of Candidate Sites A: Kaloko Makai, B: Kealakehe (1), or G: Kealakehe (2) would meet the State's objectives of fee ownership at no cost. Site acquisition costs and 50-year lease rent rates have been estimated for the three (3) DHHL Candidate Sites; Site C: Civic Center, Site D: Lanihau/DHHL, and Site E: La'i'Ōpua. Candidate Site E: La'i'Ōpua would likely be available through a sub-lease from La'i'Ōpua 2020. Candidate Site F could likely be acquired in fee, but stands out as the most costly option.

On-Site Improvement Costs – On-site improvement costs necessary to support the construction and operation of the facility have been estimated at roughly ~~\$3.3~~ 2.02 million (excluding earthwork). On-site development costs include ~~site clearing and grading and~~ installation of the required systems for water supply, wastewater management, drainage, roadway access, and electrical power and communications. On-site development cost estimates assume that earthwork will vary from site to site. The estimated earthwork quantities assumed a balance of excavation and embankment, although final earthwork quantities may vary significantly depending on the final site-specific layout. Estimated earthwork quantities ranged from 39,505 cubic yards (Candidate Site B: Kealakehe (1)) to 128,570 cubic yards (Candidate Site D: Lanihau/DHHL). A summary of estimated on-site improvement costs is provided in *Table 3-2*. ~~Additional on-site development costs of \$2.8 million are anticipated for Candidate Site G: Kealakehe (2) due to the existing topography and drainage condition associated with the site.~~ None of the Candidate Sites have existing structures that will require demolition work prior to construction. Additional on-site development costs associated with earthwork range from \$2 million to \$6.9 million, with highest costs associated with Candidate Site D: Lanihau/DHHL, and Candidate Site G: Kealakehe (2).

The current preliminary analysis of on-site improvement costs has been prepared without detailed site surveys and site engineering studies that would be completed for an actual facility design and site plan. There are many variables in site design including building scale, building siting, slope, and access locations. These variables have a significant effect on the range of on-site improvement costs. The preliminary on-site development cost estimate in *Table 3-2* provides a general range for planning purposes.

Off-Site Improvement Costs – The costs to develop off-site improvements will vary depending upon the individual location. Off-site improvement costs for each site have been estimated according to required off-site roadway system improvements, and required extension of wastewater and water system improvements along with power and communication line extensions. The summary of estimated off-site improvement costs is provided in *Table 3-2*. Each of the Candidate Sites will require access roadway or highway entrance turning lane improvements. ~~In summary, Candidate Sites A, E and F will require higher roadway improvement costs than the rest of the sites.~~ Candidate Site B: Kealakehe (1) will require a wastewater system extension and Candidate Site E: La'i'Ōpua will require a water line extension and telecommunication off-site system improvements. In summary, Candidate Sites A: Kaloko Makai and E: La'i'Ōpua have the highest off-site improvement



costs, due to off-site roadway system improvements, and Candidate Sites C: Civic Center, D: Lanihau/DHHL and G: Kealakehe (2) are anticipated to incur the lowest off-site improvement costs.

Summary of Combined Total Costs

Table 3-3 provides a combined total costs summary, showing the total anticipated costs for site acquisition and improvements. Candidate Site D: Lanihau/DHHL is anticipated to have the highest combined site cost at \$10,815,120, with Candidate Site F: Makalapua the next highest at \$9,014,600. The lowest site cost is anticipated for Candidate Site B: Kealakehe (2) at \$4,490,000. Candidate Site A: Kaloko Makai was projected to have the second lowest combined site costs at \$5,640,000. Candidate Sites C: Civic Center, E: La'i'Ōpua and G: Kealakehe (2) fell in the range between \$6.8 and \$8.2 million.



KONA JUDICIARY COMPLEX SITE SELECTION



Table 3-1 SUMMARY OF SITE ACQUISITION COSTS

Candidate Site	Land Owner	Tax Map Key	Total Acreage (acres)*	Assessed Land Value*	Estimated Cost/Acre	Estimated Acquisition Cost
Site A: Kaloko Makai	SCD-TSA Kaloko Makai LLC	3-7-3-009:025	360.1	\$8,257,200	\$22,930	OWNERSHIP IN FEE Per Assessed Value (10 acres): \$229,300 Per Landowner: No cost to State EST. TOTAL: \$0
Site B: Kealakehe (1)	Dept. of Land and Natural Resources (DLNR)/ County of Hawaii	3-7-4-020:007	193.5	\$8,748,300	\$45,211	OWNERSHIP VIA STATE TITLE TRANSFER Per Assessed Value (10 acres): \$452,109 Per Landowner: No cost to State, modify EO EST. TOTAL: \$0
Site C: Civic Center	Department of Hawaiian Home Lands (DHHL)	3-7-4-020:003	7.6	\$342,600	\$45,079	50-YEAR LEASE RENT Per Assessed Value (7.6 acres): \$342,600 Est. DHHL Lease Rent over 50-years: \$1,911,057 EST. TOTAL: \$1,911,057
Site D: Lanihau/DHHL	Lanihau Properties LLC/DHHL	3-7-4-008:005 3-7-4-021:008	319.3 (Lanihau) 11.6 (DHHL)	\$1,544,300 \$524,300	\$4,837 \$45,198	OWNERSHIP IN FEE/50-YR. LEASE RENT Per Assessed Value (Lanihau, 5.4 ac.): \$26,120 Per Assessed Value (DHHL, 6.7 ac.): \$302,827 Est. DHHL Lease Rent over 50-years: \$1,689,00 EST. TOTAL (Fee and Lease Rent): \$1,715,120
Site E: Laiopua	Laiopua 2020 (DHHL)	3-7-4-021:023	26.4	\$1,192,900	\$45,186	50-YEAR SUB-LEASE RENT Per Assessed Value: \$451,860 Est. Sub-Lease Rent over 50-years: \$2,520,520 EST. TOTAL: \$2,520,520
Site F: Makalapua	Queen Liliuokalani Trust	3-7-4-020:010	216.2	\$67,337,600	\$311,460	OWNERSHIP IN FEE Per Assessed Value (10 acres): \$3,114,600 Per Landowner: Subject to negotiation EST. TOTAL: \$3,114,600
Site G: Kealakehe (2)	DLNR/HHFDC DLNR/County of Hawaii	3-7-4-020:004 3-7-4-020:007	35.8 (DLNR/HHFDC) 193.5 (DLNR/CO)	\$1,617,000 \$8,748,300	\$45,168 \$45,211	OWNERSHIP VIA STATE TITLE TRANSFER Per Assessed Value (DLNR, 8.2 ac.): \$370,378 Per Assessed Value (DLNR/CO, 1.8 ac.): \$81,380 Total Assessed Value: \$451,758 Per Landowner: No cost to State, modify EO EST. TOTAL: \$0

*Source: www.hawaiipropertytax.com (June 2011)



KONA JUDICIARY COMPLEX SITE SELECTION



Table 3-2 IMPROVEMENTS COSTS SUMMARY

APPROXIMATE IMPROVEMENT COSTS*	Site A	Site B	Site C	Site D	Site E	Site F	Site G
On-Site Improvements*							
Earthwork, Water, Wastewater, Access, Power and Communications	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$6,160,000
General On-Site Construction Costs	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000
On-Site Earthwork Costs	\$3,020,000	\$2,130,000	\$2,700,000	\$6,940,000	\$2,820,000	\$3,540,000	\$4,920,000
SUBTOTAL	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$6,160,000
SUBTOTAL	\$5,040,000	\$4,150,000	\$4,720,000	\$8,960,000	\$4,840,000	\$5,560,000	\$6,940,000
Off-Site Improvements*							
Roadway	\$600,000	\$140,000	\$140,000	\$140,000	\$424,000	\$340,000	\$140,000
Water System	\$0	\$0	\$0	\$0	\$264,000	\$0	\$0
Wastewater System	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
Power and Communications	\$0	\$0	\$0	\$0	\$132,000	\$0	\$0
SUBTOTAL	\$600,000	\$340,000	\$140,000	\$140,000	\$820,000	\$340,000	\$140,000
	Site A	Site B	Site C	Site D	Site E	Site F	Site G
GRAND TOTAL	\$3,930,000	\$3,670,000	\$3,470,000	\$3,470,000	\$4,150,000	\$3,670,000	\$6,300,000
GRAND TOTAL	\$5,640,000	\$4,490,000	\$4,860,000	\$9,100,000	\$5,660,000	\$5,900,000	\$7,080,000

*Source: Gray, Hong, Nojima & Associates, Inc., 2011. Actual construction costs will vary depending on final design and selected site.

Table 3-3 COMBINED TOTAL SITE ACQUISITION AND IMPROVEMENT COSTS SUMMARY

	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Total Acquisition Cost	\$0	\$0	\$1,911,057	\$1,715,120	\$2,520,520	\$3,114,600	\$0
Total On-Site Improvements	\$5,040,000	\$4,150,000	\$4,720,000	\$8,960,000	\$4,840,000	\$5,560,000	\$6,940,000
Total Off-Site Improvements	\$600,000	\$340,000	\$140,000	\$140,000	\$820,000	\$340,000	\$140,000
GRAND TOTAL	\$5,640,000	\$4,490,000	\$6,771,057	\$10,815,120	\$8,180,520	\$9,014,600	\$7,080,000



4.0 RATINGS SUMMARY

Table 4-1 provides a side by side comparison of the evaluation ratings for each Candidate Site. As mentioned earlier, there are no weighted factors applied to the ratings at this stage. Each criterion is considered to have equal relevance to the site evaluation process. ~~In the final selection, some criteria may be weighted more than others.~~ Section 4.1 below provides a brief summary of the ratings tabulation.

4.1 Summary Discussion

Based on the tabulation of summary ratings, ~~the two (2) sites tied with the most “Good” ratings, that is Candidate Site F: Makalapua and Candidate Site G: Kealakehe (2).~~ Candidate Site G: Kealakehe (2) scored well with respect to site size, lot configuration, scenic value, utilities, access, and government ~~and community effects.~~ Candidate Site G: Kealakehe (2) scored “Fair” under interference with institutions, ~~Candidate Site G: Kealakehe (2) scored poorly and “Poor” under the botanical and wildlife resources.~~ Candidate Site G: Kealakehe (2) would meet the State’s objective of land ownership at no cost, ~~but however, on-site development costs would incur substantial on-site development costs~~ be approximately \$1.4 million more than Candidate Site F: Makalapua.

~~The site with the second highest number of “Good” ratings was Candidate Site F: Makalapua.~~ Candidate Site F: Makalapua ~~also~~ scored well with respect to site size, scenic value, utilities, access, government and community effects, and scored poorly under the botanical and wildlife resources. Candidate Site F: Makalapua scored a “Fair” under Lot Configuration and Within Kona CDP TOD Designation, ~~which accounts for the rating difference with Candidate Site G: Kealakehe (2).~~ Under the Cost Comparison section, Candidate Site F: Makalapua was shown to likely have the highest site acquisition costs based on assessed value, ~~and the combined total site acquisition and improvements costs approximately \$2 million more than Candidate Site G: Kealakehe (2).~~

Candidate Site C: Civic Center scored the third highest number of “Good” ratings. Candidate Site C: Civic Center scored well in terms of lot configuration, utilities, accessibility and government criteria. The most critical issue with Candidate Site C: Civic Center is lot size, at 7.6 acres, Development of the proposed Judiciary Complex and accompanying 500 parking stalls will maximize use of the lot and the site will have no expansion capability. ~~Water allocation is also a concern.~~

~~Candidate Site A: Kaloko Makai and Candidate Site E: La’i’Ōpua scored the least number of “Good” ratings. Candidate Site A: Kaloko Makai received “Good” ratings for size, scenic value and most community effects, however, it scored poorly on utilities and accessibility. The fact that utilities and access points are not anticipated within five (5) years accounts for the poor ratings. Candidate Site A: Kaloko Makai would, however, meet the State’s objective of fee acquisition at no cost.~~

Scores for ~~Candidate Site B: Kealakehe (1)~~ Candidate Site E: La’i’Ōpua and Candidate Site D: Lanihau/DHHL ~~were in the mid-range and~~ received a mix of “Good,” “Fair,” and “Poor” ratings. Candidate Site E: La’i’Ōpua scored well for size, lot configuration, scenic value, access, ~~roadways and utilities~~ government, but with concentrations of “Fair” ratings for ~~community~~ ~~roadways, utilities, and government~~ community effects criteria. It scored “Poor” with respect to slope, ~~water, botanical and wildlife resources, and land ownership/management~~ interference with institutions.



KONA JUDICIARY COMPLEX SITE SELECTION



This site is likely to be subleased from La'i'Ōpua 2020, which may pose difficulties for the Judiciary should La'i'Ōpua 2020's lease with DHHL expire. Candidate Site D: Lanihau/DHHL received mostly "Good" ratings in the accessibility, government and roadways and utilities categories; however, "Fair" ratings were common in the other sections.

Candidate Site A: Kaloko Makai and Candidate Site B: Kealakehe (1) scored the least number of "Good" ratings. Candidate Site A: Kaloko Makai received "Good" ratings for size, lot configuration, scenic value and a majority of government and community effects, however, it scored mostly "Fair" on utilities and accessibility. Candidate Site A: Kaloko Makai would, however, meet the State's objective of fee acquisition at no cost. Candidate Site B: Kealakehe (1) scored well in the government and community categories, but "Fair" ratings were prevalent in other areas.

The information provided in this evaluation is to aid the Judiciary in its site selection upon acceptance of the Final EIS.



KONA JUDICIARY COMPLEX SITE SELECTION



Table 4-1 EVALUATION RATINGS SUMMARY

SITE EVALUATION CRITERIA	Site A Kaloko Makai	Site B Kealakehe (1)	Site C Civic Center	Site D Lanihau/DHHL	Site E La'i'Ōpua	Site F Makalapua	Site G Kealakehe (2)
Building Site Criteria							
A. Site Characteristics							
1. Site Size/Buildable Area	G	F	P	G	G	G	G
2. Slope	F	F	F	F	P	F	F
3. Lot Configuration	F G	F	G	G	F G	F	G
4. Scenic Value	G	G	F	F	G	G	G
B. Roadways & Utilities							
5. Adequacy of Water	P F	G	G P	G	F P	G	G
6. Adequacy of Wastewater	P F	F	G	G	F	G	G
7. Adequacy of Drainage	F	F	F	F	F	F	F
8. Adequacy of Power & Communications	P F	G	G	G	F	G	G
C. Accessibility							
9. Automobile Access	P F	G	G	G	G	G	G
10. Pedestrian Access	P F	P	G	G	G	F	F
11. Accessibility Availability to Public Bus Services	P	F	G	F	F	G	G
D. Environment							
12. Botanical & Wildlife Resources	P	P	F	F	P	P	P
13. Historical/ Archaeological Resources	P	F	G	F	F G	F	F
14. Air Quality/Industrial and Agricultural Nuisances	G	F	F	G	G	G	G
15. Hazardous Materials	G	G	G	G	G	G	G



KONA JUDICIARY COMPLEX SITE SELECTION



Table 4-1 EVALUATION RATINGS SUMMARY

SITE EVALUATION CRITERIA	Site A Kaloko Makai	Site B Kealakehe (1)	Site C Civic Center	Site D Lanihau/DHHL	Site E La'i'Ōpua	Site F Makalapua	Site G Kealakehe (2)
Community Criteria							
E. Government							
16. SLUD	G	G	G	F	F G	G	G
17. LUPAG	G	G	G	G	G	G	G
18. Within Kona CDP TOD Designation	F	F	G	G	F	F	G
19. National Flood Insurance Program	G	G	G	G	G	G	G
F. Community Effects							
20. Interference with Institutions	G	G	G	F	F P	G	G F
21. Surrounding Land Use	G	F	F	F	G	G	F
22. Land Ownership/Management	G	G	P F	F	P F	G	G
23. Proximity to Kailua-Kona urban area Town (Private Law Offices & Attorneys)	P	F	F	F	F	G	F
24. Proximity to West Hawai'i Civic Center	F	G	G	G	G	F	G
25. Aesthetics and Judiciary Judicial Setting	G	G	G	F	G	G	G
EVALUATION RATINGS POINTS TOTAL	G= 11 12 F= 5 9 P= 9 4	G= 12 F= 11 P= 2	G= 16 15 F= 7 8 P= 2	G= 13 F= 12 P= 0	G= 11 14 F= 11 7 P= 3 4	G= 17 F= 7 P= 1	G= 18 17 F= 6 7 P= 1

APPENDIX L
Kona Judiciary Complex Preliminary
Site Acquisition Cost Considerations
(Group 70 International, Inc., July 2011)



Kona Judiciary Complex Preliminary Site Acquisition Cost Considerations

To further compare the relative merits of each Candidate Site, cost estimates were prepared for site acquisition, and on-site and off-site improvements. The estimates permit comparison of the costs associated with each site, but are not intended to reflect actual expenditures.

Site Acquisition Costs

Site acquisition costs are based on the 2011 County of Hawai'i Real Property Tax Office assessment values for lands under consideration for Candidate Sites (see attached *Assessed Land Values*). The assessed values represent an estimation of the acquisition costs for acquiring either privately-owned land or the opportunity costs for the forgone use of State-owned land. In both cases, the acquisition costs are based on the County of Hawai'i's assessed property tax valuation and are not intended to reflect market value or the costs the State may actually incur. The acquisition cost estimates allow for the comparison of the relative valuation or order of magnitude among the sites.

Site acquisition costs are summarized in *Table 1*. The land value has been calculated based on the per-acre value of the entire parcel. For parcels owned by the State of Hawai'i, it is assumed that the land will be acquired through Governor's Executive Order at no cost to the Department of Accounting and General Services and the Judiciary.

Where parcels are wholly or partially owned by the Department of Hawaiian Homelands (DHHL), it is assumed that the lands are either for sale, or would be available through lease rent. DHHL ownership affects three (3) of the Candidate Sites, Candidate Site C: Civic Center, Candidate Site D: Lanihau/DHHL, and Candidate Site E: La'i'Ōpua. La'i'Ōpua 2020 has development rights to the La'i'Ōpua Candidate Site through a general lease with DHHL. In the case of the La'i'Ōpua Site, the Judiciary would sub-lease from La'i'Ōpua 2020. For the purposes of this study, the same lease rent calculation methodology applies. In addition to calculating site acquisition costs for these DHHL parcels, a 50-year lease rent rate through the year 2061 has been estimated based on an annual lease rent rate of approximately six (6) to eight (8) percent of a parcel's fair market value (Hilo Judiciary Complex Final Environmental Impact Statement, 1997).

In the absence of a current appraisal, the Hawai'i County Real Property Tax Office's "market land value" was used to calculate rent. Lease rates are subject to periodic increases in rent every five (5) to 10 years. The cost comparison assumed a 10 percent increase in rent every five (5) years. The 50-year timeframe was used to represent the life of the Judiciary Complex building. The lease rent calculations and totals for the three (3) DHHL site are shown in *Table 2*, *Table 3*, and *Table 4* on the following pages.



KONA JUDICIARY COMPLEX SITE SELECTION

Appendix B: Preliminary Cost Considerations for Kona Judiciary Complex



Table 1: Summary of Site Acquisition Costs

Candidate Site	Land Owner	Tax Map Key	Total Acreage (acres)*	Assessed Land Value*	Estimated Cost/Acre	Estimated Acquisition Cost
Site A: Kaloko Makai	SCD-TSA Kaloko Makai LLC	3-7-3-009:025	360.1	\$8,257,200	\$22,930	OWNERSHIP IN FEE Per Assessed Value (10 acres): \$229,300 Per Landowner: No cost to State EST. TOTAL: \$0
Site B: Kealakehe (1)	Dept. of Land and Natural Resources (DLNR)/ County of Hawaii	3-7-4-020:007	193.5	\$8,748,300	\$45,211	OWNERSHIP VIA STATE TITLE TRANSFER Per Assessed Value (10 acres): \$452,109 Per Landowner: No cost to State, modify EO EST. TOTAL: \$0
Site C: Civic Center	Department of Hawaiian Home Lands (DHHL)	3-7-4-020:003	7.6	\$342,600	\$45,079	50-YEAR LEASE RENT Per Assessed Value (7.6 acres): \$342,600 Est. DHHL Lease Rent over 50-years: \$1,911,057 EST. TOTAL: \$1,911,057
Site D: Lanihau/DHHL	Lanihau Properties LLC/DHHL	3-7-4-008:005	319.3 (Lanihau)	\$1,544,300	\$4,837	OWNERSHIP IN FEE/50-YR. LEASE RENT Per Assessed Value (Lanihau, 5.4 ac.): \$26,120 Per Assessed Value (DHHL, 6.7 ac.): \$302,827 Est. DHHL Lease Rent over 50-years: \$1,689,00 EST. TOTAL (Fee and Lease Rent): \$1,715,120
		3-7-4-021:008	11.6 (DHHL)	\$524,300	\$45,198	
Site E: Laiopua	Laiopua 2020 (DHHL)	3-7-4-021:023	26.4	\$1,192,900	\$45,186	50-YEAR SUB-LEASE RENT Per Assessed Value: \$451,860 Est. Sub-Lease Rent over 50-years: \$2,520,520 EST. TOTAL: \$2,520,520
Site F: Makalapua	Queen Liliuokalani Trust	3-7-4-020:010	216.2	\$67,337,600	\$311,460	OWNERSHIP IN FEE Per Assessed Value (10 acres): \$3,114,600 Per Landowner: Subject to negotiation EST. TOTAL: \$3,114,600
Site G: Kealakehe (2)	DLNR/HHFDC	3-7-4-020:004	35.8 (DLNR/HHFDC)	\$1,617,000	\$45,168	OWNERSHIP VIA STATE TITLE TRANSFER Per Assessed Value (DLNR, 8.2 ac.): \$370,378 Per Assessed Value (DLNR/CO, 1.8 ac.): \$81,380 Total Assessed Value: \$451,758 Per Landowner: No cost to State, modify EO EST. TOTAL: \$0
	DLNR/County of Hawaii	3-7-4-020:007	193.5 (DLNR/CO)	\$8,748,300	\$45,211	

*Source: www.hawaiipropertytax.com (June 2011)



KONA JUDICIARY COMPLEX SITE SELECTION

Appendix B: Preliminary Cost Considerations for Kona Judiciary Complex



Table 2: Candidate Site C, 50-Year Lease Rent Summary

Year	Market Value	Lease Rent (7% Market Value)	5-Year Lease Rent Sum	10% Lease Rate Increase
2011-2016	\$342,600	\$23,982	\$119,910	\$26,380
2016-2021		\$26,380	\$131,901	\$29,018
2021-2026		\$29,018	\$145,091	\$31,920
2026-2031		\$31,920	\$159,600	\$35,112
2031-2036		\$35,112	\$175,560	\$38,623
2036-2041		\$38,623	\$193,116	\$42,486
2041-2046		\$42,486	\$212,428	\$46,734
2046-2051		\$46,734	\$233,671	\$51,408
2051-2056		\$51,408	\$257,038	\$56,548
2056-2061		\$56,548	\$282,742	\$62,203
TOTAL 50-YEAR LEASE RENT FOR SITE C: CIVIC CENTER			\$1,911,057	

Table 3: Candidate Site D, 50-Year Lease Rent Summary

Year	Market Value	Lease Rent (7% Market Value)	5-Year Lease Rent Sum	10% Lease Rate Increase
2011-2016	\$302,827	\$21,198	\$105,989	\$23,318
2016-2021		\$23,318	\$116,588	\$25,649
2021-2026		\$25,649	\$128,247	\$28,214
2026-2031		\$28,214	\$141,072	\$31,036
2031-2036		\$31,036	\$155,179	\$34,139
2036-2041		\$34,139	\$170,697	\$37,553
2041-2046		\$37,553	\$187,767	\$41,309
2046-2051		\$41,309	\$206,543	\$45,440
2051-2056		\$45,440	\$227,198	\$49,984
2056-2061		\$49,984	\$249,918	\$54,982
TOTAL 50-YEAR LEASE RENT FOR SITE D: LANIHAU/DHHL			\$1,689,199	

Table 4: Candidate Site E, 50-Year Lease Rent Summary

Year	Market Value	Lease Rent (7% Market Value)	5-Year Lease Rent Sum	10% Lease Rate Increase
2011-2016	\$451,860	\$31,630	\$158,151	\$34,793
2016-2021		\$34,793	\$173,966	\$38,273
2021-2026		\$38,273	\$191,363	\$42,100
2026-2031		\$42,100	\$210,499	\$46,310
2031-2036		\$46,310	\$231,549	\$50,941
2036-2041		\$50,941	\$254,704	\$56,035
2041-2046		\$56,035	\$280,174	\$61,638
2046-2051		\$61,638	\$308,192	\$67,802
2051-2056		\$67,802	\$339,011	\$74,582
2056-2061		\$74,582	\$372,912	\$82,041
TOTAL 50-YEAR LEASE RENT FOR SITE E: LAIOPUA			\$2,520,520	



KONA JUDICIARY COMPLEX SITE SELECTION



Appendix B: Preliminary Cost Considerations for Kona Judiciary Complex

On-Site Improvement Costs

Preliminary on-site improvement costs have been estimated for each site with respect to clearing and grading, water system, wastewater system, drainage, access and power and communications. Site development costs will vary by site based on final site design, localized topography, soils, slope, and drainage conditions. A summary of estimated on-site improvement costs is provided in *Table 5*.

Off-Site Improvement Costs

Off-site improvement costs for each site have been estimated according to required off-site roadway system improvements, required extension of wastewater and water system improvements along with power and communication line extensions. The summary of estimated off-site improvement costs is provided in *Table 5*.

Table 5: Preliminary Improvement Costs Summary

APPROXIMATE IMPROVEMENT COSTS*	Site A	Site B	Site C	Site D	Site E	Site F	Site G
On-Site Improvements*							
Earthwork, Water, Wastewater, Access, Power and Communications	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$6,160,000
General On-Site Construction Costs	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000	\$2,020,000
On-Site Earthwork Costs	\$3,020,000	\$2,130,000	\$2,700,000	\$6,940,000	\$2,820,000	\$3,540,000	\$4,920,000
SUBTOTAL	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$3,330,000	\$6,160,000
SUBTOTAL	\$5,040,000	\$4,150,000	\$4,720,000	\$8,960,000	\$4,840,000	\$5,560,000	\$6,940,000
Off-Site Improvements*							
Roadway	\$600,000	\$140,000	\$140,000	\$140,000	\$424,000	\$340,000	\$140,000
Water System	\$0	\$0	\$0	\$0	\$264,000	\$0	\$0
Wastewater System	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
Power and Communications	\$0	\$0	\$0	\$0	\$132,000	\$0	\$0
SUBTOTAL	\$600,000	\$340,000	\$140,000	\$140,000	\$820,000	\$340,000	\$140,000
	Site A	Site B	Site C	Site D	Site E	Site F	Site G
GRAND TOTAL	\$3,930,000	\$3,670,000	\$3,470,000	\$3,470,000	\$4,150,000	\$3,670,000	\$6,300,000
GRAND TOTAL	\$5,640,000	\$4,490,000	\$4,860,000	\$9,100,000	\$5,660,000	\$5,900,000	\$7,080,000

*Source: Gray, Hong, Nojima & Associates, Inc., 2011. Actual construction costs will vary depending on final design and selected site.

Summary of Cost Evaluation

Site Acquisition Costs

Site acquisition costs have been summarized in *Table 1*. Based on these estimates, acquisition of Sites A, B, or G would meet the State's objectives of fee ownership at no cost. Candidate Sites C, D, and E would likely involve long-term lease rents instead of ownership, and incur significant costs to the State. Candidate Site F could likely be acquired in fee, but stands out as the most costly option.

On-Site Improvements

Because a detailed site plan and facility design are not available at this time, the estimated order of magnitude development costs for on-site improvements have been estimated to be similar for each Candidate Site, with the exception of Candidate Site G: Kealakehe (2). Total on-site improvement costs for six (6) of the seven (7) Candidate Sites are estimated at approximately \$3.3 million. It is estimated that Candidate Site G: Kealakehe (2) will require an additional \$2.8 million for drainage improvements, nearly double cost of the other Candidate Sites. None of the Candidate sites require demolition work prior to construction.



KONA JUDICIARY COMPLEX SITE SELECTION

Appendix B: Preliminary Cost Considerations for Kona Judiciary Complex



On-site improvement costs necessary to support the construction and operation of the facility have been estimated at roughly \$3.3 2.02 million (excluding earthwork). On-site development costs include site clearing and grading and installation of the required systems for water supply, wastewater management, drainage, roadway access, and electrical power and communications. On-site development cost estimates assume that earthwork will vary from site to site. The estimated earthwork quantities assumed a balance of excavation and embankment, although final earthwork quantities may vary significantly depending on the final site-specific layout. Estimated earthwork quantities ranged from 39,505 cubic yards (Candidate Site B: Kealakehe (1)) to 128,570 cubic yards (Candidate Site D: Lanihau/DHHL). A summary of estimated on-site improvement costs is provided in Table 3-2. Additional on-site development costs of \$2.8 million are anticipated for Candidate Site G: Kealakehe (2) due to the existing topography and drainage condition associated with the site. None of the Candidate Sites have existing structures that will require demolition work prior to construction. Additional on-site development costs range from \$2 million to \$6.9 million, with highest costs associated with Candidate Site D: Lanihau/DHHL, and Candidate Site G: Kealakehe (2).

Off-Site Improvements

~~Estimated costs have been determined for off-site roadway access/highway turning lane and utility improvements for each Candidate Site. The summary of estimated off-site improvement costs is provided in Table 5. Each of the Candidate Sites will require access roadway or highway entrance turning lane improvements. In summary, Candidate Sites A, E and F will require higher roadway improvement costs than the rest of the sites. Candidate Site B will require a wastewater system extension and Candidate Site E will require a water line extension and telecommunication off-site system improvements.~~

The costs to develop off-site improvements will vary depending upon the individual location. Off-site improvement costs for each site have been estimated according to required off-site roadway system improvements, and required extension of wastewater and water system improvements along with power and communication line extensions. The summary of estimated off-site improvement costs is provided in Table 3-2. Each of the Candidate Sites will require access roadway or highway entrance turning lane improvements. In summary, Candidate Sites A, E and F will require higher roadway improvement costs than the rest of the sites. Candidate Site B: Kealakehe (1) will require a wastewater system extension and Candidate Site E: La'i'Ōpua will require a water line extension and telecommunication off-site system improvements. In summary, Candidate Sites A: Kaloko Makai and E: La'i'Ōpua have the highest off-site improvement costs, due to off-site roadway system improvements, and Candidate Sites C: Civic Center, D: Lanihau/DHHL and G: Kealakehe (2) are anticipated to incur the lowest off-site improvement costs.

Hawai'i County Real Property Tax Office

www.hawaiipropertytax.com

Assessed Land Values

PARID: 730090250000

SCD-TSA KALOKO MAKAI LLC

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
AGRICULTURAL		\$3,900,800	\$0	\$0	\$3,900,800	\$0	\$0	\$0	\$3,900,800
Parcel Summary		\$8,257,200	\$0	\$0	\$8,257,200	\$0	\$0	\$0	\$8,257,200
Totals									
RESIDENTIAL		\$4,356,400	\$0	\$0	\$4,356,400	\$0	\$0	\$0	\$4,356,400

PARID: 730090250000

SCD-TSA KALOKO MAKAI LLC

Land			
Property Class	Square Feet	Acreage	Agricultural Use
AGRICULTURAL	7410906	170.131	
RESIDENTIAL	8276400	190	

PARID: 740200070000

STATE OF HAWAII

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
Parcel Summary Totals		\$8,748,300	\$0	\$8,748,300	\$0	\$0	\$0	\$0	\$0
RESIDENTIAL		\$8,748,300	\$0	\$8,748,300	\$0	\$0	\$0	\$0	\$0

PARID: 740200070000

STATE OF HAWAII

Land

Property Class	Square Feet	Acreage	Agricultural Use
RESIDENTIAL	8430907	193.547	

PARID: 740200030000

DEPARTMENT OF HAWAIIAN HOME LANDS

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
Parcel Summary Totals		\$342,600	\$0	\$342,600	\$0	\$0	\$0	\$0	\$0
RESIDENTIAL		\$342,600	\$0	\$342,600	\$0	\$0	\$0	\$0	\$0

PARID: 740200030000

DEPARTMENT OF HAWAIIAN HOME LANDS

Land			
Property Class	Square Feet	Acreage	Agricultural Use
RESIDENTIAL	330141	7.579	

PARID: 740210080000

DEPARTMENT OF HAWAIIAN HOME LANDS

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
RESIDENTIAL		\$524,300	\$0	\$524,300	\$0	\$0	\$0	\$0	\$0
Parcel Summary		\$524,300	\$0	\$524,300	\$0	\$0	\$0	\$0	\$0
Totals									

PARID: 740210080000

DEPARTMENT OF HAWAIIAN HOME LANDS

Land			
Property Class	Square Feet	Acreage	Agricultural Use
RESIDENTIAL	505296	11.6	

PARID: 740080050000

LANIHAU PROPERTIES LLC

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
Parcel Summary Totals		\$1,544,300	\$5,500	\$0	\$5,500	\$0	\$0	\$0	\$5,500
AGRICULTURAL		\$1,544,300	\$5,500	\$0	\$5,500	\$0	\$0	\$0	\$5,500

PARID: 740080050000

LANIHAU PROPERTIES LLC

Land

Property Class	Square Feet	Acreage	Agricultural Use
AGRICULTURAL	13906704	319.254	Y

Agricultural Use

TMK	740080050000
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PARID: 740210230000

HAWAIIAN HOME LANDS

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
RESIDENTIAL		\$1,192,900	\$0	\$1,192,900	\$0	\$0	\$0	\$0	\$0
Parcel		\$1,192,900	\$0	\$1,192,900	\$0	\$0	\$0	\$0	\$0
Summary Totals									

PARID: 740210230000

HAWAIIAN HOME LANDS

Land			
Property Class	Square Feet	Acreage	Agricultural Use
RESIDENTIAL	1149636	26.392	

PARID: 740200100000

KM KONA PARTNERS

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
Parcel Summary Totals		\$67,337,600	\$0	\$0	\$67,337,600	\$0	\$0	\$0	\$67,337,600
COMMERCIAL		\$66,839,300	\$0	\$0	\$66,839,300	\$0	\$0	\$0	\$66,839,300
AGRICULTURAL		\$498,300	\$0	\$0	\$498,300	\$0	\$0	\$0	\$498,300

PARID: 740200100000

KM KONA PARTNERS

Land			
Property Class	Square Feet	Acreage	Agricultural Use
COMMERCIAL	8354895	191.802	
COMMERCIAL	340770	7.823	
AGRICULTURAL	723532	16.61	

PARID: 740200040000

STATE OF HAWAII

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
Parcel		\$1,617,000	\$0	\$1,617,000	\$0	\$0	\$0	\$0	\$0
Summary Totals									
RESIDENTIAL		\$1,617,000	\$0	\$1,617,000	\$0	\$0	\$0	\$0	\$0

PARID: 740200070000

STATE OF HAWAII

Values - 2011 Assessment Year

Property Class	Override Class	Market Land Value	Dedicated/ Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
Parcel		\$8,748,300	\$0	\$8,748,300	\$0	\$0	\$0	\$0	\$0
Summary Totals									
RESIDENTIAL		\$8,748,300	\$0	\$8,748,300	\$0	\$0	\$0	\$0	\$0

PARID: 740200070000

STATE OF HAWAII

Land

Property Class	Square Feet	Acreage	Agricultural Use
RESIDENTIAL	8430907	193.547	

PARID: 740200040000

STATE OF HAWAII

Land

Property Class	Square Feet	Acreage	Agricultural Use
RESIDENTIAL	1558315	35.774	