

Honalo Baseyard

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT  
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LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

December 4, 1996

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Negative Declaration for Proposed County of Hawaii  
Honalo Baseyard Affecting State-Owned Land Situate  
at Honalo, North Kona, Hawaii Tax Map Key:7-9-17:22

The County of Hawaii requested the above state-owned land for use as a temporary transitional housing project and later as baseyard for its Department of Public Works.

The notice for the draft environmental assessment was published in the August 8, 1994 OEQC Bulletin and resulted in considerable opposition to the temporary transitional housing project. No comments requiring responses were received in connection with the use of the site as a county baseyard. Consequently, the county has altered its plans and will seek another location for its temporary transitional housing project and use the subject site only as a baseyard.

We have determined that this project will not have a significant environmental effect, and therefore, are issuing a negative declaration. Please publish this notice in the December 23, 1996 OEQC Bulletin.

Enclosed, are a completed OEQC Bulletin Publication Form and four (4) copies of the final environmental assessment.

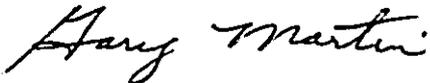
148

Mr. Gary Gill  
Page 2

Please contact our office at 46203 if either you or your staff have any questions.

Thank you for your attention to this matter.

Very truly yours,



GARY MARTIN, Land Agent  
Land Division

**Enclosures**

cc: Hawaii Land Board Member  
Dean Y. Uchida  
Donna Fay K. Kiyosaki, P.E.

1997-01-08-HI-FEA-Honalo Baseyard JAN 8 1997

**FILE COPY**

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

TMK (3rd): 7-9-017:022  
Honalo, North Kona, Hawaii Island, State of Hawaii

November 1996

County of Hawaii  
25 Aupuni Street  
Hilo Hawaii 96720

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

TMK (3rd): 7-9-017:022  
Honalo, North Kona, Hawaii Island, State of Hawaii

November 1996

**APPLICANT:**

Hawaii County Department of Public Works  
25 Aupuni Street  
Hilo, Hawaii 96720

**CONSULTANT:**

Ron Terry Ph.D.  
HCR 9575  
Keaau, Hawaii 96749

**APPROVING AGENCY:**

Division of Land Management  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 938  
Hilo Hawaii 96720-0938

**CLASS OF ACTION:**

Use of County funds and State lands

This document is prepared pursuant to the Hawaii Environmental Protection Act,  
Chapter 343, Hawaii Revised Statutes (HRS), and  
Title 11, Chapter 200, Hawaii Department of Health Administrative Rules (HAR).

## SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### Short Term Impacts

#### Construction

*Adverse Impacts:* There would be slight interruptions in normal traffic patterns during construction. Some noise, dust and excess runoff would also result temporarily from the grading and renovation work.

*Mitigation:* Professional traffic control shall be utilized during construction. Dust and noise control shall be implemented during construction to reduce their impact. Care shall be exercised to control excess runoff during construction.

*Beneficial Impacts:* Construction would provide one-time economic benefits for the island, which has recently experienced high unemployment due to the nationwide recession and the slowdown in tourism-related construction.

### Long Term Impacts

#### Traffic and Circulation

*Adverse Impacts:* The County baseyard would result in permanent increases in traffic volume at the junction of the Higashihara Park frontage road and Kuakini Highway. The Department of Public Works reports that 15-18 employees would be employed at the site, of which it is assumed that approximately half will come from the north and half from the south. Additional traffic would be generated by baseyard vehicle deployment and occasional visits by the public, vendors, etc.

The impacts of the baseyard must be considered in light of existing and future traffic generated by Higashihara Park, the main traffic generator on the frontage road. The analysis indicates that Level of Service (LOS) will remain at C or above even during peak hours, and that the baseyard will contribute only slightly to deterioration in LOS and average delays. However, further analysis of guidelines regarding left turn warrants on two-lane highways indicates that based on the number of vehicles turning left at the PM peak hour and 60 MPH operating speed of Kuakini Highway, a left turn lane is justified.

*Mitigation:* During the Special Permit process for the baseyard, the State Department of Transportation (DOT) will examine the application and recommend or require traffic improvements, if necessary. Among options that will probably be considered are some combination of the following:

- o *Left-turn lane.* Based on the analysis conducted for this EA and normal State DOT standards, a 12-foot wide left turn lane separated from oncoming traffic by

a 6-foot wide painted median is appropriate. The widening required to accommodate the lane and its tapers would take place along a length of the highway varying from about 2,000 to 3,000 feet, depending on design. The terrain in this area would impose very high costs on any such improvement.

- o *Speed limit reduction.* Lowering the speed limit from 55 to 40 MPH near Higashihara Park would eliminate the warrant for a left-turn lane.
- o *Intersection visibility improvements.* Advance warning signs, appropriate pavement markings and street lighting could improve safety at the intersection.

It should be emphasized that the precise mitigation measures will be arrived at during the Special Permit Process, during which the Hawaii County Planning Commission will accept input and/or conditions from the State Department of Transportation. It also deserves repetition that the impact of the baseyard is relatively small compared to that of Higashihara Park, particularly during the critical PM Peak hour.

*Beneficial Impacts:* A side-effect of relocating baseyard services from Kealahou to Honalo will be a slight reduction in traffic congestion, particularly during the AM peak hour, in Kealahou.

#### Water Quality and Drainage

Wastewater treatment and drainage control structures should preclude impacts to ground and surface water quality and off-site and on-site drainage quantities.

#### Flora and Fauna, Air Quality, Scenic Resources and Noise

No significant impact to these resources is expected. In order to mitigate the potential minor impact to the view and quiet of existing residents to the south, a landscaping/noise buffer will be constructed between the facility and the adjacent properties to the south.

#### Utilities and Public Services

No significant impact to utilities and public services is expected.

#### Archaeology/Historic Sites

No effect on archaeological or other historic sites will occur.

TABLE OF CONTENTS

PART 1:	PROJECT DESCRIPTION .....	1
1.1	Property Location .....	1
1.2	Proposed Action Overview .....	1
1.3	Kauhale Po'ohala Transitional Housing Facility .....	1
1.4	County of Hawaii Baseyard .....	1
1.5	Ownership and Land Use/Designations in Project Vicinity .....	5
1.6	Consultation With Government Agencies and Public .....	6
PART 2:	ENVIRONMENTAL SETTING .....	7
2.1	Physical Environmental Characteristics .....	7
2.1.1	Geology, Soils and Hazards .....	7
2.1.2	Weather and Climate .....	8
2.1.3	Hydrology .....	8
2.1.4	Flora, Fauna and Ecosystems .....	8
2.1.5	Air Quality, Noise and Scenic Resources .....	9
2.2	Social, Cultural and Economic Environment .....	10
2.2.1	Socio-Economic Context .....	10
2.2.2	Neighborhood Environment and Impact .....	11
2.2.3	Transportation .....	11
2.2.3	Utilities and Public Services .....	14
2.3	Archaeological/Historic Environment .....	16
2.4	Relationship to Plans and Policies .....	16
2.4.1	Hawaii County General Plan .....	16
2.5	Required Permits and Approvals .....	17
PART 3:	ALTERNATIVES .....	17
3.1	No Action .....	17
3.2	Alternative Site Locations .....	17
PART 4:	DETERMINATION .....	17
PART 5:	FINDINGS AND REASONS .....	18
REFERENCES	.....	19

**APPENDICES**

**APPENDIX 1: AGENCY COMMENTS IN RESPONSE TO PRECONSULTATION**  
**APPENDIX 2 STATE HISTORIC SITES CLEARANCE**  
**APPENDIX 3: ALTERNATIVE SITES**  
**APPENDIX 4: USER CENSUS AND CAPACITY ANALYSIS, HIGASHIHARA PARK**  
**APPENDIX 5: COMMENTS TO DRAFT EA AND RESPONSES**  
**APPENDIX 6 TRAFFIC ASSESSMENT**

**LIST OF FIGURES**

1. VICINITY MAP ..... 2  
2. SITE MAP ..... 3

**LIST OF TABLES**

1. SOCIAL CHARACTERISTICS OF STATE, COUNTY AND KONA ... 10  
2. TURNING TRAFFIC ESTIMATES ..... 12  
3. UNSIGNALIZED INTERSECTION ANALYSIS ..... 13

## **PART 1: PROJECT DESCRIPTION**

### **1.1 Property Location**

The location for the proposed projects is TMK 3rd/7-9-17:22, in the ahupua'a of Honalo. The 3.142 acre parcel is situated on the makai side of the Kuakini Highway (State Highway 11), approximately 200 feet south of Higashihara Park and 3,000 feet north of the junction of Kuakini with the Mamalahoa Highway in Honalo (Figs. 1-2).

### **1.2 Proposed Action Overview**

In 1994, the Hawaii County Office of Housing and Community Development in consultation with the Hawaii County Department of Public Works proposed that the subject property be leased to County of Hawaii. The County would in turn lease the property to Kauhale Po'ohala, Inc., a non-profit corporation organized in 1988 for the purpose of assisting homeless families in West Hawaii through the provision of shelter, care, food and other necessities. The site was to serve as the site of a Transitional Housing facility for West Hawaii homeless for a period of five years (Phase I). Upon the expiration of five years (approx. 1999), a decision was to be made whether to relocate the Transitional Housing program to a new, permanent site, which it would have acquired during the interim period. If relocated, a baseyard for the Highways Division of the County of Hawaii would then be constructed on the site (Phase II).

**Subsequent to the publication of the Draft EA, and partially in response to comments received from the public during the comment period, the Transitional Housing component of the project has been dropped from consideration. No homeless facility of any type will be constructed on the project site. Instead, the Hawaii County Department of Public Works will proceed with Phase II of the project, the development of a baseyard.**

Accordingly, the Final EA deletes unnecessary discussions related to the homeless facility.

### **1.3 Kauhale Poohala Transitional Housing Facility**

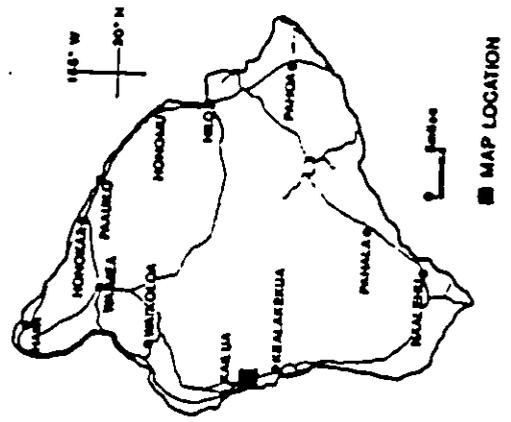
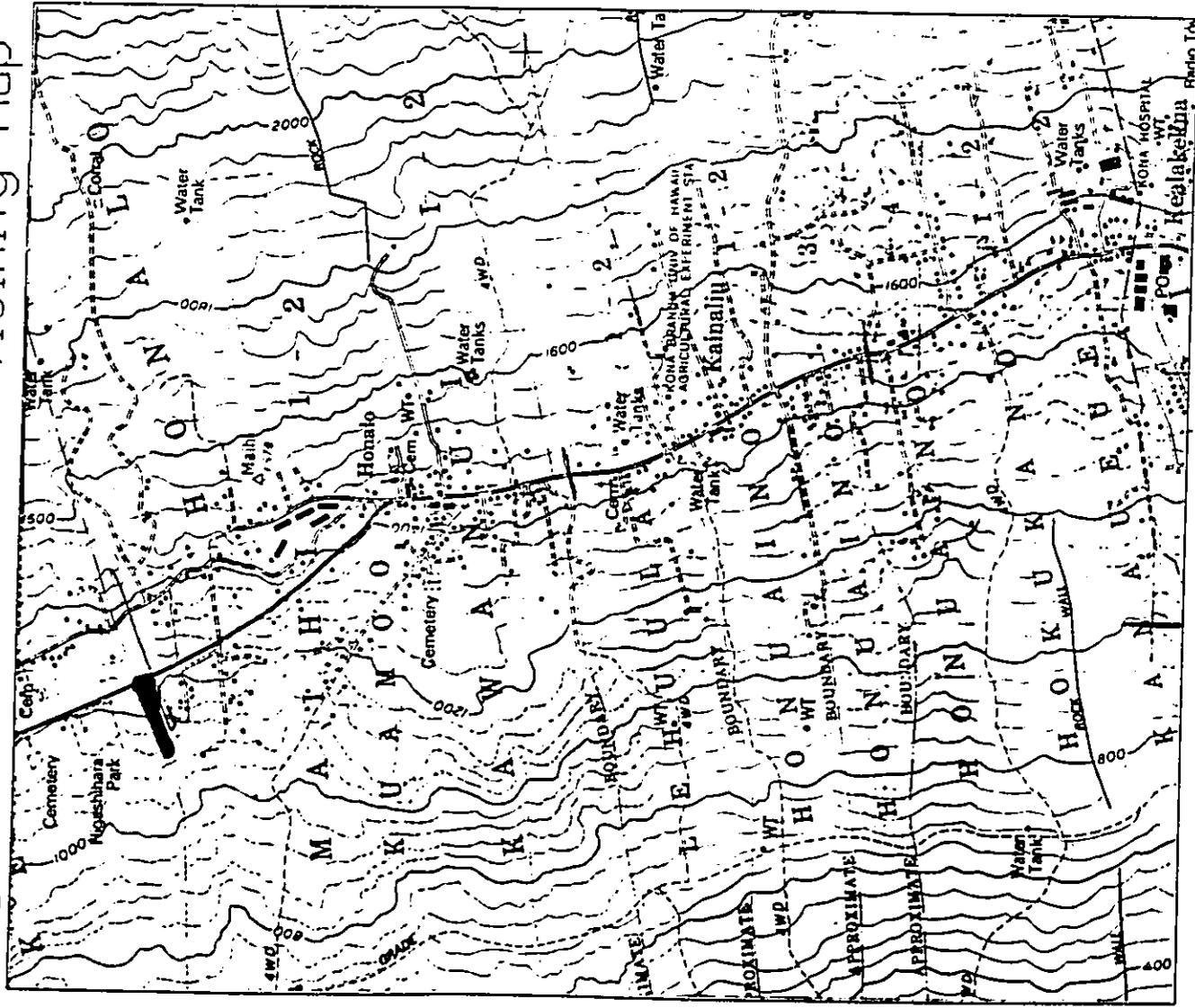
Interested parties may refer to the Draft EA (notice of which was published in the *OEQC Bulletin* of 8 August 1994) for a full description of the Transitional Housing project. Since the project is not to be implemented, further discussion in this document is moot.

### **1.4 County of Hawaii Baseyard**

#### *Existing Facilities*

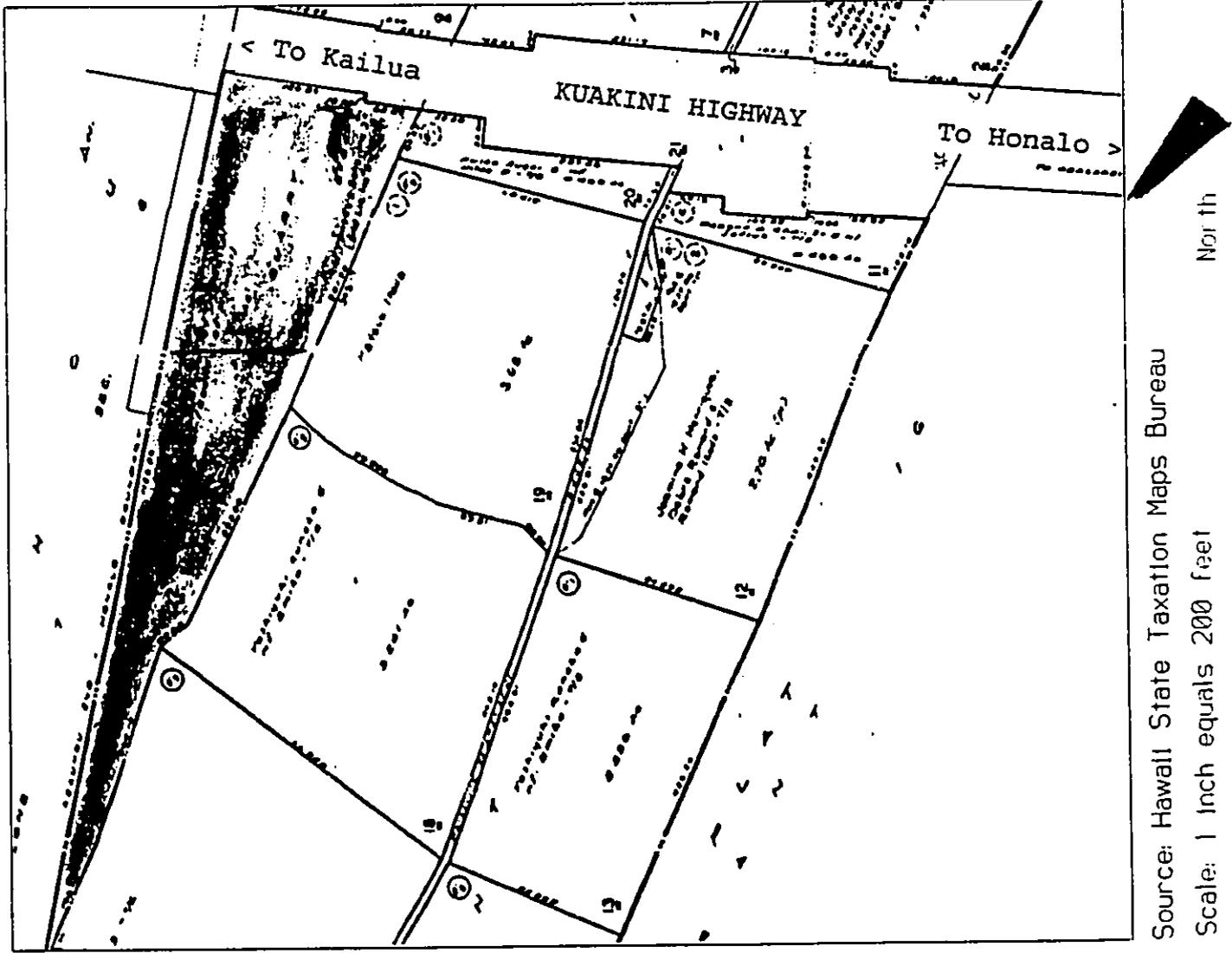
The Highways Division of the Hawaii County Department of Public Works currently maintains its Kona baseyard at a site just mauka of Highway 11 between Kealakekua and Captain Cook, approximately 5 miles south of the proposed site. \_\_\_\_\_

Figure 1  
Vicinity Map



Source: United States Geological Survey, Kealahou Quad  
Scale: 1 inch equals 2000 feet

Figure 2 Site Map



Source: Hawaii State Taxation Maps Bureau  
Scale: 1 inch equals 200 feet

The Highways Division shares the facility with the Carpentry Shop of Department of Public Works and the Kona office of the County of Hawaii Motor Pool. The driveway connecting the baseyard to the highway is located on a blind curve, making exit from the driveway difficult during rush hours. Adjacent land uses sharing the same driveway include a GTE facility and a large general contracting firm's Kona headquarters. Stanley Nakasone of the Highway Division reports that the current site is far from optimum because of cramped quarters as well as the traffic problems associated with the driveway (pers. comm., March 1994 and September 1996).

Relocating the baseyard to the proposed site would provide a headquarters that was more central with respect to the modern population and road distribution of the North and South Kona Districts. It would benefit baseyard operations by providing more space and better access. Furthermore, it would have the side-benefit of relieving traffic and space problems for the operations that remained behind.

### *Operations*

The baseyard is responsible for the maintenance of over 140 miles of County roads in North and South Kona, as well as numerous drywells, culverts and flood canals. Growth in Kona continues to add more road miles and structures to this responsibility. The greatest effort is dedicated to road patching, shoulder improvement, grass cutting and flood-control structure maintenance.

In order to accomplish these duties, 18 personnel are currently employed on the site. They include an overseer, 2 supervisors, 1 clerk, 8 equipment operators and 6 laborers. Each employee commutes daily to the facility or job site, usually in separate cars.

Most of the road equipment used on jobs, including grass-cutters, graders and loaders, is left overnight in the field unless the job is very near the baseyard. On normal days, one dump-truck (filled with gravel or asphalt) and a 6-passenger pick-up truck exit and return to the facility at least once. Operations begin at 7:00 am and personnel and vehicles return to the baseyard at 2:45 pm.

In terms of traffic, it is estimated that a total of 30 vehicles enter and 30 vehicles exit during the course of a normal day, including employees and the public. The majority of employees live north of Honalo, and thus generally enter the facility from north.

Vehicle maintenance and service is currently performed on-site because the baseyard shares quarters with the State Motor Pool. Service would continue to be performed at the Motor Pool and not on-site in the proposed facility.

### *Material Storage and Handling*

The baseyard stores limited amounts of materials and petroleum products necessary to service roads and equipment. Typically, three to four 55-gallon drums of motor oil and hydraulic oil,

up to a case of one-gallon glyphosate-based herbicide containers, 10-15 cubic yards of base course, 10-15 cubic yards of cold mix, and miscellaneous structures such as guard rails are present on the site.

Petroleum products, herbicides, and other materials are stored in sheds. Hazardous or toxic materials and waste are stored and disposed of in the proper manner prescribed by law.

#### *Space Requirements, Structures and Facilities*

A total area of approximately one-and-three quarters (1¾) acres would be required for storage, structure and parking facilities. Of this total, roofed-in storage and related facilities would require approximately one-half acre, gravel and cold mix storage would require one-half acre, and the headquarters and parking would consume another one-half to three-quarters of an acre. All buildings would be one-story in height. The entire facility would be ringed with perimeter chain-link fencing topped with razor wire to discourage unauthorized entry.

#### *Cost and Funding*

Although the site has been earmarked for a future baseyard, no specific proposal has been developed and it is premature to estimate costs. Funding is expected to come from future Capital Improvement Funds.

### 1.5 Ownership and Land Use/Designations in Project Vicinity

The parcel is owned by the State of Hawaii and would be leased to the County of Hawaii. Hawaii County zoning is A-1a (Agriculture, 1-acre minimum) with a General Plan designation of Orchard, and the State Land Use District is Agricultural. The parcel is outside the Special Management Area (SMA). A Special Permit from the Hawaii County Planning Commission will be required for the project.

Until May 2, 1994, it was one of several parcels under Executive Order No. 1331 (dated 1949) for use as a Quarry by the County of Hawaii. The quarry has long since been abandoned. The order originally covered a 9.36 acre site, but construction of Kuakini Highway in the 1960s bisected it, leaving mauka and makai segments. The County has been using the mauka section of the land for a solid waste transfer stations, baseyard and water pump station. The 3.142 acre remnant on the makai side of Kuakini Highway, which is the subject property, has remained unused (Fig. 1).

On November 4, 1993, the State Board of Land and Natural Resources (BLNR) recommended to the Governor that in order to facilitate the County's new plans for the site, an Executive Order withdrawing approximately 3.142 acres from the operation of Executive Order No. 1331 be issued (See Appendix 1).

Current land uses in the vicinity of the proposed project are agricultural and residential. Several residence/farms are located to the south, and one to the north. A solid waste transfer station and an Agricultural Products Marshaling Yard are bordering Kuakini Highway near the site. Higashihara County Park, which has 5 acres of recreational facilities, is 200 feet to the north.

#### 1.6 Consultation With Government Agencies and Public

Consultation has occurred in association with several processes during the formulation of the proposed actions.

As part of its review process, the Land Management Division of the Department of Land and Natural Resources (LMD-DLNR) solicits comments from agencies that may be concerned with the disposition of particular parcels of state land.

In addition, the Office of Housing and Community Development actively consulted agencies and individuals. Also, the author of this Environmental Assessment contacted several agencies. The following is a list of consulted agencies. Substantive written comments from these agencies are duplicated in Appendix 1.

##### *County Agencies*

Planning Department	Public Works Department
Water Supply Department	Mayor's Office
Office of Housing and Community Development	

##### *State Agencies*

Department of Hawaiian Home Lands  
Department of Health  
    Clean Water Branch  
Department of Human Services  
    Hawaii Housing Authority  
Department of Land and Natural Resources,  
    Water Resource Management Division  
    State Historic Preservation Division  
    Forestry and Wildlife Division  
    Na Ala Hele Program  
Office of Hawaiian Affairs  
Office of State Planning

Furthermore, representatives from the Kauhale Po'ohala Board of Directors and the author of this EA met with neighboring residents to explain the project and discuss impacts and mitigation measures, which are detailed in the text.

## PART 2 ENVIRONMENTAL SETTING

### 2.1 Physical Environmental Characteristics

#### 2.1.1 Geology, Soils & Hazards

##### *Surface Geology and Topography*

The surface geology of the project area is recent a'a lava from Hualalai volcano. (MacDonald et al 1983:350). The elevation on the site ranges from approximately 1080 to 1260 feet above sea level.

Slopes in the areas planned for construction average approximately 10 percent, and are not anticipated to pose any problems in site design and preparation.

##### *Soils*

The soil on the site is classified as Puna extremely stony muck, found on slopes of 3-25 percent. Typically, it consists of a dark brown surface layer about 5 inches thick underlain by fragmental a'a. Field reconnaissance revealed that a'a outcrops with no soil are numerous on the site.

Permeability is rapid, runoff is slow, and erosion hazard is slight for this soil. Its agricultural utility is limited, but it can support orchards and pasture. The parcel is classified on maps of Agricultural Lands of Importance to the State of Hawaii (ALISH) as Other Important Agricultural Land. This rating indicates that although soil characteristics, moisture supply, or other land factors may not be of high quality, still the land is of statewide or local importance for agricultural use.

No significant engineering limitations associated with this soil are relevant to any planned activities on the site (Sato et al 1973).

##### *Geologic Hazards*

The United States Geological Survey (USGS) classifies the area as Lava Flow Hazard Zone 4, on a scale of ascending risk 9 to 1. Less than 15 percent of the ground surface within Zone 4 has been covered by lava within the last 750 years (Heliker 1990:23).

Seismically the area shares with the entire island of Hawaii a Zone 3 rating on a scale of ascending risk 1 to 4 in the Seismic Probability Rating (Furumoto et al 1973:34). Major damage is possible. The relevant design implications of this setting are to follow suitable lateral load specifications according the Uniform Building Code.

### 2.1.2 Weather and Climate

Average annual rainfall at the site is approximately 60 inches (Giambelucca et al 1986:34). Average annual temperature is approximately 75 degrees Fahrenheit, with small diurnal and seasonal variation (UH-Manoa Dept. of Geography 1983:64). Winds are normally light in the area. Wind patterns for the Kona airport display a dominance of onshore winds of less than 12 MPH in the daytime, while somewhat gentler drainage winds from Mauna Kea are present at night (UH-Manoa Dept. of Geography 1983:65).

Average weather is not expected to have any significance in terms of the design or use of the proposed facility.

### 2.1.3 Hydrology

The entire parcel is designated on Flood Insurance Rate Maps as Zone X, which is defined as areas of minimal or moderate flood hazard, outside the 100-year flood plain (Panel 941-C).

On-site drainage improvements would be necessary. As mandated in *Storm Drainage Standards* (Hawaii County Department of Public Work 1970), any increase in runoff determined to be due to development of a proposed site, including but not limited to buildings, paved roads and parking areas and more intensive use, must be disposed of by on-site drainage facilities. This would be accomplished by construction of appropriate drywells, the location of which would be determined as more specific plans are available.

Less than five acres of land would be disturbed by clearing, grading, and excavation activities, and the construction is not part of a larger common plan of development or sale. Therefore, it is the understanding of the applicant that a National Pollutant Discharge Elimination System (NPDES) permit would not be required. Nevertheless, the applicant intends to implement best management practices to control erosion, pollution and sedimentation associated with construction of the project. All applicable governmental regulations concerning grading and construction would be followed.

### 2.1.4 Flora, Fauna, and Ecosystems

The Kona slopes exhibit a continuum of vegetation types that vary with annual rainfall, which increases with elevation from sea level to 2000 feet, above which it decreases. Although the modern cover of alien vegetation makes precise determination difficult, the original vegetation of the project area was probably transitional between dry lowland forest and mesic lowland forest (Gagne and Cuddihy 1990). The natural vegetation was thus probably dominated by 'ohi'a (*Metrosideros polymorpha*) and lama (*Diospyros sandwicensis*) trees and contained a diverse assemblage of trees, shrubs and understory plants. The entire region has been extensively modified by Hawaiian cultivation, cattle grazing, and the effects of Western flora and fauna introductions.

The site today retains very little of its original native character. The area is dominated by shrubs and trees of Christmas berry (Schinus terebinthifolius), autograph tree (Clusia rosea), lantana (Lantana camara), guava (Psidium guajava), koa haole (Leucaena leucocephala), and wai'awi (Psidium cattleianum). Small open areas contain dense growths of California grass (Brachiaria mutica), sourbush (Pluchea odorata), air plant (Kalanchoe pinnata) and honohono grass (Commelina diffusa). The understory in the wooded area includes ti (Cordyline fruticosa), the endemic 'ala 'ala wai nui (Peperomia leptostachya), the vine wild bitter melon (Momordica charantia), and several ferns and fern allies including laua'e (Phymatosorus scolopendria) and the indigenous moa (Psilotum nudum).

Native fauna in such disturbed lowland habitats is not abundant. No native forest bird species are likely to frequent the site. The two Hawaiian raptors, the Hawaiian hawk or 'io (Buteo solitarius) and the Hawaiian owl or pueo (Asio flammeus sandwichensis) may utilize the area. Although the Hawaiian hawk is an endangered species, the subject property is not considered to be part of its essential habitat, and no hawk nests were found on the site. The project would probably have little or no effect on hawk activity.

The only native Hawaiian land mammal, the Hawaiian hoary bat (Lasiurus cinereus semotus), may also be present in the area, as it is common in many lowland forest on the island of Hawaii. No impact on bat habitat is anticipated.

#### 2.1.5 Air Quality, Noise and Scenic Resources

Air pollution in the area is endemic because of volcanic emissions ("vog") from Kilauea Volcano that are blown into the stagnant mauka-makai air circulation regime that prevails in Kona. As the baseyard would essentially relocate an existing use, it would not deteriorate air quality.

The principal noise source in this rural area is highway traffic, especially trucks and buses, ascending or descending the Kuakini Highway. The project would add minimal levels of noise to this background. Operations at the baseyard are limited to daylight hours and do not normally involve high noise levels.

Because the roadbed for Kuakini Highway was excavated as it passes near the project site, little of the parcel is visible from the highway. The site shares with most locations on the slopes of Kona a remarkable view of the coastline. The design of the proposed facility will incorporate landscaping and should avoid significant adverse impact to the scenic character of the area.

2.2 Social, Cultural and Economic Environment

2.2.1 Socio-Economic Context

The community most directly served and affected by the proposed baseyard is the districts of North and South Kona, together called Kona. The following table illustrates key social statistics for the State and County of Hawaii and the two districts that comprise Kona.

**Table 1**  
**Social Characteristics of State, County and Kona**

	State	Island	Kona
Total Population	1,108,229	120,317	29,942
Percent Non-White	66.6%	60.4%	45.4%
Percent Who Do Not Speak English Well	22.9%	16.3%	5.0%
Percent Over 65 Years	13.4%	14.9%	18.4%
Percent Under 18 Years	32.8%	36.6%	27.2%
Percent Living in Poverty	8.3%	14.2%	11.6%
Percent Family Household Without Husband	13.9%	20.6%	7.0%
Percent Who Have A Work Disability	6.6%	9.6%	7.4%
Per Capita Median Income	\$15,770	\$13,169	\$16,385

Source: U.S. Census Data, 1990 Census of Population

Population in North Kona increased from 4,832 in 1970, to 13,748 in 1980, to 22,284 in 1990, an addition of almost 400% in two decades. Growth continues in the 1990s. Although the makai areas are growing more rapidly, growth in the mauka areas has also been substantial. Recent rezonings, including the Villages of Hokukano (which by itself could attract as many as 5,000 new residents in the next twenty years), bode major future population growth. The idyllic atmosphere of the region has long lured the wealthy from the mainland and around the world, who inhabit luxury homes and condominiums. The vibrant economic atmosphere has also attracted those seeking jobs and entrepreneurial opportunities from around Hawaii and the world. The influx of newcomers has been of such a magnitude that the majority of current Kona residents were not born in the State of Hawaii.

### 2.2.2 Neighborhood Environment and Impacts

The original character of the neighborhood was that of a remote farm community. In the 1960s, the Kuakini Highway was built, which divided many parcels and connected the area more closely with urbanizing Kailua and Keauhou. Although many current residents of the area are essentially commuters, the neighborhood still contains many small coffee farms.

On May 14, 1994, representatives from the Kauhale Po'ohala Board of Directors and the author of this EA met with six neighbors concerned about possible impacts of the Transitional Housing component originally part of the project. Noise, disorderly behavior, children at Higashihara Park, the possibility that the facility may be an eyesore and lowering of property values were all mentioned as concerns. A general feeling of distrust of government and government projects was also expressed. Neighbors explicitly stated that they did not object to the baseyard, only the homeless facility.

A number of mitigation measures were proposed to address residents' concerns, including a neighborhood advisory committee, staff monitoring of the use of nearby Higashihara Park, and a landscaping/noise buffer.

After the publication of the Draft EA, an ad hoc group called "Concerned Citizens of Honalo-Keauhou" was formed to oppose the Transitional Housing project (letters from this organization are reproduced in Appendix 5). They re-iterated their concerns about disorderly behavior, trespassing, noise, property value decrease, and whether the housing component of the project would truly be temporary.

The Kauhale Po'ohala Board of Directors struggled with the problem of designing a project that could meet with residents' approval, all the while exploring alternate sites. In 1996 the Board decided to withdraw their request for the use of the site and to seek an alternative site.

It should be emphasized again that objections appeared to be solely concerned with the Transitional Housing component of the proposed project, not the baseyard.

### 2.2.3 Transportation

Julian Ng, P.E., conducted a Traffic Assessment for the project in order to assess the impact on traffic at the Kuakini Highway intersection. The full study is included as Appendix 6 and is summarized below.

#### *Existing Road Network and Access*

Access to the property is via Kuakini Highway and the short, unnamed frontage road that also provides access to Higashihara Park. Full turning options (right in/right out/left in/left out) are available to the access road.

### *Existing Traffic Volumes*

Twenty-four hour traffic counts for various locations along on Kuakini Highway are available for the years 1990, 1992, 1994 and 1996. The count site nearest to the project was about 3,000 feet south, at the intersection of Mamalahoa Highway and Kuakini Highway in Honalo. The counts indicate a 24-hour traffic volume of about 16,000 vehicles, with no major growth in six years. Recorded AM and PM peak hour volumes are between 1,000 and 1,300. About 7.0% of total volume is concentrated in the AM peak hour, and 8.5% in the PM peak hour.

### *Future Traffic Volumes*

The Villages of Hokuano project (discussed above) includes a major highway that will bypass much of the upper Kuakini/Mamalahoa Highways between Keauhou and Kealahou. It appears likely that this road will be built within the next five years, according to project developers. This fact, coupled with the relatively small rate of traffic growth on the Kuakini Highway in the last six years, is expected to limit future traffic growth on Upper Kuakini Highway, and perhaps even lead to a reduction in volumes, over the analysis period covered here (roughly 15 years).

### *Traffic Impact of Proposed Actions*

The County baseyard would result in permanent increases in traffic volume. The Department of Public Works reports that 15-18 employees would be employed at the site. It is assumed that approximately half would arrive from the north and half from the south. Additional traffic would be generated by baseyard vehicle deployment and visits by the public, vendors, etc.

The impacts of the baseyard must be considered in light of traffic generated by Higashihara Park, the main traffic generator on the frontage road. Table 2 below considers these factors.

**Table 2**  
**Turning Traffic Estimates**

SOURCE	AM PEAK HOUR		PM PEAK HOUR	
	IN	OUT	IN	OUT
Park (70 spaces)	13	5	17	39
from/to north	6	3	9	18
from/to south	7	2	8	21
Baseyard	14	4	4	15
from/to north	6	2	2	7
from/to south	8	2	2	8

Source: Appendix 6.

The concept of **Level of Service (LOS)** is often used to rate unsignalized intersections, like the one in the proposed project. LOS is determined by comparing the amount of traffic using a roadway and the amount that the road is designed to carry (its capacity). LOS has values between "A" (Free Flow, when traffic flows without congestion) and "F" (Forced Flow, when traffic must frequently come to a stop). LOS "A", "B", and "C" are considered acceptable. LOS "D" is considered a "desirable minimum" operating level of service. LOS "E" is an undesirable condition, and "F" is unacceptable.

The Traffic Assessment calculated LOS for the project based on the estimated turning movements for peak hours (Table 3)

**Table 3**  
**Unsignalized Intersection Analysis**

SOURCE	AM PEAK HOUR		PM PEAK HOUR	
	DELAY	LOS	DELAY	LOS
Higashihara Park only				
Left turn from highway (northbound)	4	A	5	A
Shared lane from side road	12	C	16	C
Park and Baseyard				
Left turn from highway (northbound)	4	A	5	A
Shared lane from side road	12	C	17	C

Source: Appendix 6. Delay = average total delay in seconds.

The analysis indicates that LOS will remain at C or above even during peak hours, and that the baseyard will contribute only slightly to deterioration in LOS and average delays.

However, further analysis of guidelines regarding left turn warrants on two-lane highways indicates that based on the number of vehicles turning left at the PM peak hour and 60 MPH operating speed of Kuakini Highway, a left turn lane is justified.

A side-effect of relocating baseyard services from Kealakekua to Honalo will be a slight reduction in traffic congestion, particularly during the AM peak hour, in Kealakekua.

### *Mitigation Measures*

During the Special Permit process for the baseyard, the State Department of Transportation (DOT) will examine the application and recommend or require traffic improvements, if necessary. Among options that will probably be considered are some combination of the following:

- o *Left-turn lane.* Based on the analysis conducted for this EA and normal State DOT standards, a 12-foot wide left turn lane separated from oncoming traffic by a 6-foot wide painted median is appropriate. The widening required to accommodate the lane and its tapers would take place along a length of the highway varying from about 2,000 to 3,000 feet, depending on design. The terrain in this area would impose very high costs on any such improvement.
- o *Speed limit reduction.* Lowering the speed limit from 55 to 40 MPH near Higashihara Park would eliminate the warrant for a left-turn lane.
- o *Intersection visibility improvements.* Advance warning signs, appropriate pavement markings and street lighting could improve safety at the intersection.

It should be emphasized that the precise mitigation measures will be arrived at during the Special Permit process, during which the Hawaii County Planning Commission will accept input and/or conditions from the State Department of Transportation. It also deserves repetition that the impact of the baseyard is relatively small compared to that of Higashihara Park, particularly during the critical PM Peak hour, and that the relocation would have beneficial impacts on traffic congestion in Kealakekua, site of the current baseyard.

#### 2.2.4 Utilities and Public Services

##### *Utilities*

Electrical and telephone service are available via lines on Kuakini Highway for the proposed project. According to a letter of 10 February 1993 from H. William Sewake of the County Department of Water Supply (DWS), the baseyard would be entitled to a water meter hook-up. Specific improvements are being designed in consultation with DWS. The proposed project is not located within an area served by County of Hawaii sewer lines. It has been proposed to construct an individual wastewater system (septic tank with leach field) in conformance with applicable provisions of the Hawaii Department of Health's "Wastewater Systems" Administrative Rules, Chapter 11-62 (also see Appendix 1).

### *Solid Waste*

No municipal solid waste collection system is in place in the County of Hawaii. It is the responsibility of all solid waste generators, including private homes, businesses, and public facilities, to arrange for transfer of solid waste to either the county landfills in Hilo and Kona or one of the transfer stations located throughout the island. The new landfill at Pu'uanahulu in North Kona is expected to accommodate the solid waste needs of Kona for the foreseeable future. Inasmuch as the proposed projects represent largely a relocation of an existing program, they are not expected to effect a significant increase in the waste volume in Kona.

### *Police, Fire and Emergency Services*

Police patrols are dispatched out of the main Kona station in Kealahou. Three shifts with an average of eight patrolmen per shift provide round-the-clock coverage. The average response time to the site would be less than five minutes.

A two-company fire station located at on Palani Road mauka of the junction with Queen Kaahumanu Highway serves the area. Three shifts with twelve firemen per shift provide round-the-clock service. Response time is also three to four minutes. Three certified Mobile Intensive Care Technicians (MICT) are assigned to the station, and one MICT is assigned to each shift. Emergencies are taken to Kona Hospital, approximately 10 minutes from the site.

### *Schools and Recreational Facilities*

The nearest public schools are at Kahakai Elementary and Konawaena High and Intermediate School, both approximately five miles from the site. No effect on schools would occur.

Higashihara County Park is located about 200 feet to the north of the site. The 5-acre park, contains tennis and outdoor basketball courts, a small playground currently under expansion, and a pavilion.

The author of this report conducted a use census and capacity analysis of Higashihara Park (Appendix 4). It was determined that current use of the park (averaging 20-30 people at peak hours) is far below capacity and that the additional potential use from family members of the Transitional Housing facility would not over-tax the park's capacity. Although this use is a moot point now, the census also helped establish use levels for the traffic study, which also considered the effect of recent facility expansion at the park.

No adverse impact to the park is expected as a result of the baseyard. The 200 feet separating the facilities would provide an adequate buffer zone. The baseyard will be fenced with chain link and razor wire to prevent entry. The estimated traffic generated by the baseyard - approximately 60 vehicles per day - would not interfere with park user traffic, which is expected to be much greater, and for the most part concentrated at different times.

### 2.3 Archaeological/Historic Environment

An archaeological reconnaissance of the site was conducted by Marc Smith, an archaeologist with the State Historic Preservation Division. His evaluation concluded that no historic sites are present on the site and that "no effect" on historic sites would occur as a result of the proposed action (see Appendix 2).

### 2.4 Relationship to Plans and Policies

Because the Transitional Housing for the Homeless has been dropped from the proposed project, the discussion contained in the Draft EA of plans and policies related to housing and the homeless have been omitted from the Final EA.

#### 2.4.1 Hawaii County General Plan

The General Plan includes the following goals and policies in the area of Land Use, Agriculture:

- o Zoning shall protect and maintain important agricultural lands from urban encroachment. New approaches to preserve important agricultural land shall be implemented by the County.
- o Agricultural land shall be used as one form of open space or as green belt.
- o The compatibility of agricultural and non-agricultural uses should be carefully reviewed and where appropriate, buffers required.

Specific recommendations for the Kona District include:

- o The County shall protect important agricultural lands within the Kona Coffee Belt.

The General Plan includes the following goals and policies in the area of Public Facilities:

- o Encourage the provision of public facilities that effectively service community needs and seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community.
- o The County shall coordinate with appropriate State agencies for the provision of public facilities to serve the needs of the community.

Agricultural land - and the rural atmosphere and social milieu that are found there - are important resources worthy of special protection. Both State and County policy recognize the value of preserving "important agricultural land." Although the subject parcel does not have a

history of agriculture and is not of high enough quality to be considered Prime or Unique agricultural land under the ALISH scheme (see Section 2.1.1), it is classified as "Other Important Agricultural Land," probably a reflection of its potential for coffee or macadamia nuts. It is also in proximity to working farms and a rural community.

However, the land parcel also has a 50-year history of use for public industrial purposes - including a quarry, transfer station, and agricultural marshaling yard - and is adjacent to Kuakini Highway in an area appropriate for development of baseyard facilities.

## 2.5 Required Permits and Approvals

Hawaii State Board of Land and Natural Resources Lease Approval  
Hawaii County Special Permit (for non-permitted use in State Land Use  
Agricultural District)  
Hawaii County Grading Permit  
Hawaii County Building Permit

## **PART 3                   ALTERNATIVES**

### 3.1 No Action

If the baseyard is not relocated, problems associated with crowding and traffic would continue. The baseyard would also continue to occupy a location five miles further from the center of Kona than it would be at the proposed site, increasing transport cost and time.

### 3.2 Alternative Site Locations

Although no alternative sites have yet been identified, it is likely that appropriate locations could be found. However, suitable parcels of State land are a relatively rare commodity, and any alternative site would probably come at a significantly higher cost.

## **PART 4                   DETERMINATION**

The Hawaii State Department of Land and Natural Resources (DLNR) has determined that impacts from the proposed project will be minimal and that the project will not significantly alter the environment. Therefore, DLNR has issued a Finding of No Significant Impact (FONSI), which means that an Environmental Impact Statement is not warranted and will not be prepared (see cover letter).

## **PART 5 FINDINGS AND REASONS**

1. The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources. No important natural or cultural resources exist on the site.
2. The proposed project will not curtail the range of beneficial uses of the environment.
3. The proposed project will not conflict with the State's long-term environmental policies.
4. The proposed project will not substantially affect the economic or social welfare of the community or State. The project will promote efficient delivery of highway maintenance services.
5. The proposed project does not substantially affect public health in any detrimental way.
6. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
7. The proposed project will not involve a substantial degradation of environmental quality.
8. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist on the project site.
9. The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.
10. The proposed project will not detrimentally affect air or water quality or ambient noise levels to any substantial degree.
11. Although the proposed project is located in a zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives.

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

## REFERENCES

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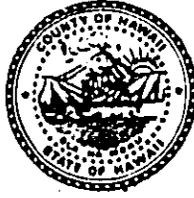
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**APPENDIX 1**  
**AGENCY COMMENTS**  
**IN RESPONSE TO PRECONSULTATION**

Stephen K. Yamashiro  
Mayor



RECEIVED  
DIVISION OF  
LAND MANAGEMENT

SEP 15 10 42 AM '93

TO A CITY COUNCIL  
Agency  
7-9-17-22

Donna Fay K. Kiyosaki  
Chief Engineer

Riley W. Smith  
Deputy Chief Engineer

**County of Hawaii**  
**DEPARTMENT OF PUBLIC WORKS**  
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

September 14, 1993

MR. GLENN TAGUCHI LAND AGENT  
HAWAII DISTRICT  
DIVISION OF LAND MANAGEMENT  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
75 AUPUNI STREET  
HILO HI 96720

SUBJECT: PROPOSED TRANSITIONAL HOUSING PROJECT  
EXECUTIVE ORDER NO. 1331 TO COUNTY OF HAWAII  
TAX MAP KEY 7-9-17:22

We have no objections to the use of the vacant portion of the property, which is makai of the Kuakini Highway, for the development and operation of a transitional housing project. Currently, the County is not utilizing the property nor do we have future plans regarding this site. We feel that the transitional housing project will be of great value to the community.

We would also request that the Board of Land and Natural Resources revise the "quarry" designation for the remainder of the mauka lands to a "transfer station and other related improvements" designation. This would clarify the actual use and purpose for the site.

Should you have any questions, please feel free to call me at 961-8321.

A handwritten signature in black ink, appearing to read "Donna Fay K. Kiyosaki".

DONNA FAY K. KIYOSAKI, P.E.  
Chief Engineer

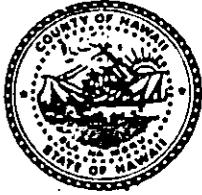
cc: S. Kalani Schutte, Council Chairman  
ENG

Handwritten initials in black ink, possibly "S. Kalani Schutte".

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

Stephen K. Yamashiro  
Mayor



70-A CITY COUNTY TRANSITIONING AGENCY  
7-9-17-22  
RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
SEP 15 10 42 AM '93

Donna Fay K. Kiyosaki  
Chief Engineer  
Riley W. Smith  
Deputy Chief Engineer

## County of Hawaii

DEPARTMENT OF PUBLIC WORKS  
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

September 14, 1993

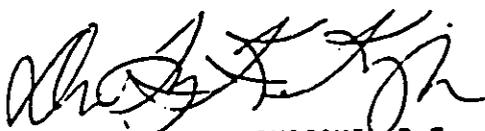
MR. GLENN TAGUCHI LAND AGENT  
HAWAII DISTRICT  
DIVISION OF LAND MANAGEMENT  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
75 AUPUNI STREET  
HILO HI 96720

SUBJECT: PROPOSED TRANSITIONAL HOUSING PROJECT  
EXECUTIVE ORDER NO. 1331 TO COUNTY OF HAWAII  
TAX MAP KEY 7-9-17:22

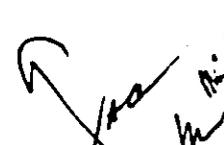
We have no objections to the use of the vacant portion of the property, which is makai of the Kuakini Highway, for the development and operation of a transitional housing project. Currently, the County is not utilizing the property nor do we have future plans regarding this site. We feel that the transitional housing project will be of great value to the community.

We would also request that the Board of Land and Natural Resources revise the "quarry" designation for the remainder of the mauka lands to a "transfer station and other related improvements" designation. This would clarify the actual use and purpose for the site.

Should you have any questions, please feel free to call me at 961-8321.

  
DONNA FAY K. KIYOSAKI, P.E.  
Chief Engineer

cc: S. Kalani Schutte, Council Chairman  
ENG



Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-9615

July 15, 1993

Mr. Glenn Taguchi  
Department of Land and  
Natural Resources  
75 Aupuni Street  
Hilo, HI 96720

Dear Mr. Taguchi:

State Land Disposition  
Transitional Housing  
County Housing Agency  
Tax Map Key: 7-9-17: 22

This property's present zoning, A-1a, will not normally accommodate the higher density ("up to 20 units", according to Edwin Taira of the County Housing Agency) being considered.

An exemption would need to be declared by that Agency in order for the project to proceed.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Goldstein".

VIRGINIA GOLDSTEIN  
Planning Director

DT:mjh  
9900D

xc: County Housing Agency  
West Hawaii Office



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

27 AUPUNI STREET • HILO HAWAII 96720  
PHONE: (808) 935-1421 • FAX: (808) 935-1422

June 18, 1993

Mr. Glenn T. Taguchi  
District Land Agent - Hawaii  
State of Hawaii  
Department of Land & Natural Resources  
75 Aupuni Street  
Hilo, HI 96720

LAND DISPOSITION (LEASE) TRANSITIONAL HOUSING  
APPLICANT: OFFICE OF HOUSING AGENCY/COUNTY OF HAWAII  
TAX MAP KEY: 7-9-17:22

It is recommended that the subject request be deferred. It is requested that the Office of Housing and Community Development contact our office to discuss the proposed development with respect to water availability.

  
W. William Sewake  
Manager

WA

✓ copy - Office of Housing and Community Development

... *Water brings progress...*

---



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720  
TELEPHONE (808) 949-1421 • FAX (808) 969-8996

February 10, 1993

Mr. Phil Tinguely  
Vice-President  
Kauhale Po'ohala, Inc.  
P.O. Box 1245  
Captain Cook, HI 96704

WATER AVAILABILITY  
PROPOSED 22-UNIT TRANSITIONAL HOUSING  
TAX MAP KEY 7-8-05:03 AND 7-9-17:22

Please be informed that water service in the area is limited to developments allowed by the current zoning designation and not more than seven (7) units. Since the subject adjacent properties are zoned Agriculture 1-Acre and contain approximately five (5) acres, water is currently available for only five (5) units.

Water for more than the above-described limitations is contingent on source, storage, pipeline, and booster pump improvements. There is no definite time schedule as to when these improvements can be funded and completed.

*William Sewake*  
H. William Sewake  
Manager

QA

cc - Office of Housing and Community Development

*... Water brings progress...*

JOHN WADSWORTH  
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

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

February 17, 1993

In reply, please refer to:  
DMD / WB

AH7-03-17.ETC BC

Ms. Linda Margheim  
Executive Director  
Kauhale Po'ohala, Inc.  
P.O. Box 1245  
Captain Cook, Hawaii 96704

2-25-93

Post-It® brand fax transmittal memo 7671		# of pages > 2
To Skip Bethea	From Phil Tinguey	
Co.	Co.	
Dept.	Phone #	
Fax #	Fax #	

Dear Ms. Margheim:

Subject: Kauhale Po'ohala - A Center for Families in Transition, Kauhale Po'ohala, Inc. State of Hawaii, County of Hawaii West Hawaii, Hawaii  
TMK: 7-9-17: 22 area 3.142 acres  
TMK: 7-8-05: 03 area 2.127 acres

We have reviewed the document on the subject project submitted by your office. The document proposes to construct 22 family units each with kitchen and private bathroom. The on-site facilities will also include a laundry and office building. The subject project is located in the non-critical wastewater disposal area as determined by the Hawaii County Wastewater Advisory Committee.

Infrastructure improvements will not be constructed in the near future and there is no existing sewer service system in the area. Since cesspool use is not permitted for public facilities, the Department of Health (DOH) recommends that a wastewater treatment works be constructed to service the community. Individual wastewater systems may not be permissible as the number of units and the land area does not meet the requirements of Subchapter 3 of Chapter 11-62.

All wastewater plans must conform to applicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems." However, we do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

2/15/93 11:38 808 322 7638

FROM : KAUHALE POOHALA,

MARYL DEVELOP.

PHONE NO. : 808 322 . 4

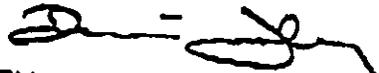
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P82

Ms. Margheim  
February 17, 1993  
Page 2

Should you have any questions, please contact of the Wastewater Branch at  
telephone 586-4294.

Sincerely,



DENNIS TULANG, RE, CHIEF  
Wastewater Branch

JOHN WAIHEE  
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 918  
HILO, HAWAII 96721-0918

DATE: May 26, 1993  
TO: Glenn Y. Taguchi, Land Management Division, DLNR  
FROM: Chief Sanitarian, Hawaii District  
SUBJECT: State Land Disposition  
Office of Housing Agency/County of Hawaii  
Transitional Housing  
Honalo, North Kona, Hawaii  
TMK: 7-9-17:22

We would like to endorse a conditional approval and reserve our comments until more detailed plans for the housing's wastewater systems are shared for our review and comments.

A handwritten signature in cursive script, appearing to read "Harold Matsuura".

HAROLD MATSUURA  
Chief Sanitarian, Hawaii District

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
HONOLULU, HAWAII 96817

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
HONOLULU, HAWAII

JUN 3 1 30 PM '93

MITSUO SHITO  
EXECUTIVE DIRECTOR

LEONARD PARESA, JR.  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 848-3313

IN REPLY REFER TO:

93:PLNG/618

June 1, 1993

Mr. Glenn Y. Taguchi  
Department of Land & Natural Resources  
Land Management Division  
Hawaii Land Management District Office  
State Office Building  
75 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Taguchi:

RE: County of Hawaii Request for Transitional Housing  
Project on State Land Set Aside Under Governor's  
Executive Order No. 1331 to County of Hawaii for Quarry  
Site at Honalo, North Kona, Hawaii; TMK: 3rd Div./7-9-  
17-22

The Hawaii Housing Authority strongly supports county  
construction and operation of homeless shelters. For this reason  
we strongly support the County of Hawaii in their above-  
referenced request.

Please contact me (848-3230) should you have any questions  
or need more information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mitsu Shito".

MITSUO SHITO  
Executive Director

Handwritten initials and an arrow pointing upwards and to the left.



**OFFICE OF STATE PLANNING**

Office of the Governor

MAILING ADDRESS: P.O. BOX 3840, HONOLULU, HAWAII 96811-3840  
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR  
TELEPHONE: (808)587-2848, 587-2800

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
HONOLULU, HAWAII

JUN 17 1 27 PM '93

FAX: Director's Office 587-2848  
Planning Division 587-2824

10-A C/H  
Hsg. Agency

Ref. No. C-99

June 15, 1993

MEMORANDUM

TO: Mr. Glenn Y. Taguchi, Hawaii District Land Agent  
Division of Land Management  
Department of Land and Natural Resources

SUBJECT: Comments on State Land Disposition  
County of Hawaii Housing Agency  
Transitional Housing  
Honalo, North Kona, Hawaii

The County of Hawaii's Housing Agency is proposing to use approximately 3.142 acres of a former quarry site for the development and operation of a transitional housing facility at Honalo, North Kona, Hawaii.

We have no comments to offer at this time. Thank you for the opportunity to review the project.

Harold S. Masumoto  
Director

JOHN WAIHEE  
GOVERNOR OF HAWAII

*Ed - Hawaii*



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT  
P.O. BOX 936  
HILO, HAWAII 96721-0936

*COPY 4*

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

November 4, 1993

Honorable Stephen K. Yamashiro  
Mayor, County of Hawai'i  
25 Aupuni Street  
Hilo, HI 96720

RECEIVED  
NOV 11 0 41 11  
COUNTY OF HAWAII

Dear Mayor Yamashiro:

Subject: Withdrawal of Land from Executive Order No. 1331 (Quarry Site to the County of Hawai'i) Honalo, North Kona, Hawai'i  
Tax Map Key:3rd/7-9-17:22

At its meeting of October 22, 1993, the Board of Land and Natural Resources under Agenda Item F-5 (copy enclosed), approved of and shall recommend to the Governor of Hawai'i the issuance of an Executive Order withdrawing approximately 3.142 acres from the operation of Executive Order No. 1331 which is presently under the control and management of the County of Hawai'i.

Should you have any questions on this matter, please call me at 933-4245.

Very truly yours,

Glenn Y. Taguchi  
Hawai'i District Land Agent

GYT:src  
Encl.

- c: Hawai'i Land Board Member
- Land Management Administrator
- Honorable Spencer K. Schutte (w/ encl.)
- Department of Public Works (w/ encl.)
- Office of Housing & Community Development (w/ encl.)

*# 5661*

State of Hawai'i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of Land Management  
Honolulu, O'ahu, Hawai'i 96813

October 22, 1993

Board of Land  
and Natural Resources  
Honolulu, O'ahu, Hawai'i

HAWAI'I

Subject: Withdrawal of Land From Executive Order No. 1331  
(Quarry Site to the County of Hawai'i), Honoalo,  
North Kona, Hawai'i; Tax Map Key: 3rd/7-9-17:22

STATUTE:

Chapter 171-11, Hawai'i Revised Statutes, as amended.

CURRENT HOLDER:

County of Hawai'i

PURPOSE OF EXECUTIVE ORDER:

Quarry Site

FOR:

Portion of the quarry site situate at Honoalo, North Kona,  
further described as Tax Map Key: 3rd/7-9-17:22, as shown  
highlighted on the map labeled Land Board Exhibit "A" which  
is appended to the basic file.

WITHDRAWAL AREA:

3.142 acres, more or less, in accordance with survey maps and  
descriptions submitted by the County of Hawai'i and confirmed  
by the Survey Division, Department of Accounting and General  
Services.

LAND TITLE STATUS:

Subsection 5(b) lands

ZONING:

State Land Use Commission: Agriculture  
County of Hawai'i CZO: Agriculture - 1 Acre (A-1a)

APPROVED BY THE BOARD OF  
LAND AND NATURAL RESOURCES  
AT ITS MEETING HELD ON

October 22, 1993

ITEM P-5

BLNR  
October 22, 1993  
Withdrawal from GEO 1331  
Page 2.

HAWAII

ENVIRONMENTAL REQUIREMENTS:

The action to withdraw approximately 3.142 acres from the operation of Executive Order No. 1331 is exempt from the requirements of Chapter 343, HRS.

REMARKS:

The County of Hawaii, through its Office of Housing and Community Development (OHCD), in conjunction with Kauhale Po'ohala, Inc. (KP, Inc.), a Hawaii non-profit corporation, is proposing to utilize Community Development Block Grant funds for the construction of transitional housing for homeless families in West Hawaii. OHCD and KP, Inc. have identified Tax Map Key: 3rd/7-9-17:22 as a possible site for this housing project. The subject parcel is a portion of Executive Order No. 1331 under the control and management of the County of Hawaii for quarry purposes.

In order to process the request in a time frame proposed by the County of Hawaii, the Board is being asked to approve of, and recommend, to the Governor of Hawaii the issuance of an executive order withdrawing 31.42 acres from the operations of Executive Order No. 1331. This time frame should allow for the submission of the executive order to the 1994 legislature.

Concurrently, OHCD will be contracting for the preparation of an environmental assessment to comply with the requirements of Chapter 343, Hawaii Revised Statutes. The assessment will provide a forum for the public to comment on the proposed housing project.

A review of Division of Land Management files show the following:

Executive Order No. 1331 was originally set aside for a quarry site to be under the control and management of the Board of Supervisors of the County of Hawaii on June 24, 1949. Executive Order No. 1331 originally encumbered 9.36 acres.

Executive Order No. 2002 was authorized on April 13, 1962 to withdraw 4,407 s.f. for the Honalo Pump site. This site was subsequently set aside to the Department of Land and Natural Resources, Division of Water and Land Development under Executive Order No. 2005.

BLNR  
October 22, 1993  
Withdrawal from GEO 1331  
Page 3.

HAWAII

REMARKS (Cont'd):

Executive Order No. 2093 was authorized on May 27, 1963 to withdraw .516 acre for the construction of the present Kuakini Highway. The highway, which is under the control and maintenance of the Department of Transportation, Highways Division, bisects Executive Order No. 1331. The mauka parcel is identified as Tax Map Key:3rd/7-9-17:09.

In a memorandum, dated September 14, 1993, the Department of Public Works, County of Hawai'i, which manages Executive Order No. 1331, states:

"We have no objections to the use of the vacant portion of the property, which is makai of the Kuakini Highway, for the development and operation of a transitional housing project. Currently, the county is not utilizing the property nor do we have future plans regarding this site. We feel that the transitional housing project will be of great value to the community."

The recommendation is the first step to fulfilling a project which has the support of Mayor Stephen K. Yamashiro and his administration and Council Chairperson Spencer Kalani Schutte.

RECOMMENDATION:

That the Board approve of, and recommend, to the Governor of Hawai'i the issuance of an executive order withdrawing approximately 3.142 acres from the operation of Executive Order No. 1331, being Tax Map Key: 3rd/7-9-17:22, which is presently under the control and management of the County of Hawai'i (Quarry site).

Respectfully submitted,



W. MASON YOUNG  
Land Management Administrator



APPROVED FOR SUBMITTAL:



KEITH W. AHUE, Chairperson

**APPENDIX 2**

**STATE HISTORIC PRESERVATION DIVISION**

**NO-EFFECTS LETTER**

JOHN WAIKES  
GOVERNOR OF HAWAII

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
HONOLULU

SEP 21 1 03 PM '93



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

September 24, 1993

KRITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

MEMORANDUM

LOG NO: 9571  
DOC NO: 9309ms21

TO: Glenn Taguchi, Hawaii District Land Agent  
Land Management Division

FROM: Don Hibbard, Administrator  
State Historic Preservation Division 

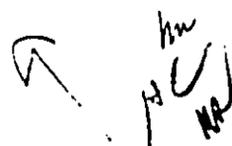
SUBJECT: State Land Disposition - Office of Housing Agency, County of Hawaii,  
Transitional Housing  
Honalo, North Kona, Hawaii Island  
TMK: 7-9-17:022

HISTORIC PRESERVATION PROGRAM CONCERNS:

A site inspection was made by Marc Smith, Historic Preservation Division staff archaeologist on July 23, 1993. The parcel was covered by heavy vegetation consisting of Christmasberry, lantana and grasses. Ground visibility was poor.

The parcel had been used in the past as a County of Hawaii quarry site. The existing vegetation and visible ground surface confirmed this previous use. It seems unlikely that any significant historic sites would remain in the parcel. Hence, the proposed construction and operation of a transitional housing project on the parcel will have "no effect" on significant historic sites.

MS:amk



**APPENDIX 3**

**SITE CRITERIA AND LIST OF**

**ALTERNATIVE SITES EXPLORED**

## Site Criteria

In establishing the criteria for a site, it is important to consider that the target population served would be families with children. Therefore, it is desirable to choose a location that is situated in a neighborhood. Ideally, a neighborhood where the families in a homeless situation can become part of the community, integrated with a feeling of sharing and belonging, if only for a temporary time. The housing project planned needs to be constructed in a location that will enhance and encourage the healing process as it becomes a bridge towards independent living.

West Hawaii is situated in such a way that half of the social services necessary for the success of the planned project are mauka and the other half located in the town of Kailua-Kona, twenty miles away. The selected site needs to network with social service agencies and organizations and should be easily accessible, therefore centrally located. Public transportation is limited, therefore, the transitional housing units need to be close to the main roads and not too far out on mountain roads that use four wheel drive and are difficult to access.

The neighborhood, hopefully would be understanding and compassionate in nature and accepting of the proposed project. A somewhat rural setting is desirable with a close knit neighborhood atmosphere for a well rounded successful transition from living the life of the homeless to being responsible household tenants. The site should be close to job opportunities and most important be a safe environment.

**COPY**

MAR 15 1993

**KAUIHALE PO'OHALA, INC.**  
**SITE LIST 1991 - 1993**

<u>SITE</u>	<u>REASON DENIED</u>
1. TMK 7-8-07-61	DLNR Planned Use
2. TMK 7-6-14-26	Cost and in a Flood Plain
3. TMK 7-5-30-26	County Park
4. TMK 3-7-522-72,73,74	Cost and Relocation Issue
5. TMK 8-1-02-68	DOE Planned Use
6. TMK 8-3-03-05	DAG Planned Use
7. TMK 7-8-05-03	Cost of Acquisition
8. TMK 8-3-04-11	County Park
9. TMK 8-1-03-35	County Park
10. TMK 8-1-02-71	Owner Unwilling
11. TMK 6-2-01-60	Distance from Kona
12. TMK 7-8-05-48	DOE Planned Use
13. TMK 8-1-05-11	DOE Planned Use
14. TMK 8-1-01-06	County Park (Arch. Bones)
15. TMK 7-9-10-01	Owner Unwilling
16. TMK 7-5-05-07	DLNR Planned Use
17. TMK 7-5-09-43	DLNR Planned Use
18. MLS #32527	Cost of Acquisition
19. Alae School Site	Distance from Kona
20. MacKenzie Nursery	Cost of Acquisition
21. TMK 7-8-10-70 (Bishop Estate)	Cost of Water Acquisition

Post-it brand fax transmittal memo 7071		of pages 1	
To: Skip Bethea	From: L. Mangheim		
Co: OHC-D	Co: K.P. Inc.		
Dept:	Phone: 822-0064		
Fax: 935-4723	Fax: 822-0064		

APPENDIX 4

USER CENSUS AND CAPACITY ANALYSIS  
FOR HIGASHIHARA PARK

by Ron Terry, Ph.D.

Performed as a Component of the Kauhale Po'ohala/  
Hawaii County Baseyard Environmental Assessment  
July 23, 1994

In July of 1994, I performed repeated user censuses to determine the volume and nature of park use in order to determine whether the construction of a 17-unit Transitional Housing for Homeless Families project located approximately 200 feet to the south would over-tax the capacity of the park.

Higashihara Park is a County Park located on the Hawaii Belt Road near Honalo and adjacent to the proposed Kauhale Po'ohala Transitional Housing for Homeless Families facility. Five acres of landscaped facilities are present. Over fifty parking spaces are available. The park can be divided into the following separate functional areas:

UPPER PAVILION	UPPER PAVILION LAWN
PLAYGROUND	LAWN BETWEEN PLAYGR./UPPER PAVILION
BASKETBALL COURTS	TENNIS COURTS
LOWER PARKING LOT	UPPER PARKING LOT
BALLFIELD	SKATEBOARD RAMP

Currently the Skateboard Ramp is in disrepair and is unusable.

According to local informants, most visitors to the park are families or groups of teenagers, and normally the park is very sparsely occupied. Events such as parties and soccer or baseball games occasionally attract more visitors.

Five user censuses were conducted between July 1 and July 11, including a holiday weekend and several weekdays. All counts were instantaneous ("snapshot") counts and were taken between the hours of 11:00 AM and 6:00 PM - a period known to include the peak use for such parks. One birthday party was taking place during one of the weekend user counts, and a YMCA Pre-school group was visiting during a weekday count.

The tennis court was fully occupied during all but one count. The basketball court was used but not fully occupied during any of the counts. The playground was in use during several counts but not

saturated except briefly during one count. The ballfield was very lightly used. No one was present in the lower pavilion during any count, while the upper pavilion had users during two of the counts. The lawn areas of the park had very little of their space occupied.

The average number of park users was 22.6, with a maximum of 35. The average number of cars in the parking lot was 6, with a maximum of 8.

No official capacity standards are in place for Hawaii County Parks. A set of standards widely used in Hawaii is the State Comprehensive Recreational Outdoor Plan (SCORP) guidelines. An update on these standards was published as part of the State Recreation Functional Plan Technical Reference Document (Hawaii DLNR 1990).

The following table shows SCORP standards, available space and capacity calculations for Higashihara Park.

ACTIVITY	STANDARD	HIGASHIHARA	
		SPACE	CAPACITY
Picnicking (Inland)	1/100	20,000+	200
General Field Play	1/2,400	90,000+	37
Basketball	10/court	1 court	10
Tennis Court	4/court	1 court	4
<b>TOTAL CAPACITY</b>		<b>251 persons</b>	

Note: Unless otherwise noted, units are as follows: Standard, persons per square foot; Space, square feet; Capacity, persons.

The above estimate of capacity should be considered an under-count for several reasons. There are additional areas in the park that provide recreational space but do not have SCORP standards (e.g., the playground, which can hold about 20 children, and the shady areas of the parking lot. Also, more children than adults can be reasonably accommodated in the fields and courts.

At no times during the census counts did use approach capacity, although there are undoubtedly special events such as large parties that occasionally fill the park. The mean count of 22.6 is less than 10 percent of capacity. The presence of seventeen families nearby would normally add only a minor number of users and even under exceptional circumstances would not cause an overflow of park capacity.

**APPENDIX 5**

**COMMENTS TO DRAFT EA AND RESPONSES**

CONCERNED CITIZENS OF HONALO-KEAUHOU

---

c/o Yoshiyuki Kaneko  
Box 811  
Kealahou, HI 96750  
(808) 323-3251

September 1, 1994

Mr. Edwin Taira  
Assistant Housing Administrator  
County of Hawaii, OHCD  
50 Wailuku Drive  
Hilo, HI 96720-2484

**SUBJECT: Honalo Direct Lease of State Land for Transitional Housing and Future  
County Baseyard**

Dear Mr. Taira:

We, the undersigned, are all landowners in the general vicinity of the property which is the subject of the above-referenced proposal (North Kona, TMK 7-9-7:22). **We are unalterably opposed to the transitional housing project.** We are also very unhappy that the concerns we expressed in our only meeting with the project's applicant and consultant (held May 14, 1994) were not addressed in the Environmental Assessment which has been submitted for the project.

To understand the nature of our disappointment, you must realize that all of the signatories to this letter were present at the meeting, and that we were all vehemently and unanimously opposed to the project. We expressed our feelings to the applicant and their consultant. At the conclusion of the meeting, we had the very strong impression that, given the sincerity of our objections, the County and Kauhale Poohala were going to look elsewhere for a location for their project. You can imagine our shock when we learned that the project was going to be located in our neighborhood after all. What was more disturbing was that we discovered this not by being informed by the County of Hawaii or Kauhale Poohala, **but by reading about the decision in West Hawaii Today.**

This failure to inform us the citizens most directly affected by the project is all the more egregious because one of us (Mr. Kaneko) specifically requested that he be provided with whatever report was produced as a result of the meeting, and provided his name and address. Mr. Kaneko was assured that he would be kept abreast of developments; and yet, he was never even sent the Environmental Assessment, which we obtained ourselves after reading the newspaper article.

Because not a single one of our objections was recorded in the Environmental Assessment, we would like to take this opportunity to inform you of some of the major issues we raised:

1. Our community is an area of small farms, and is currently zoned strictly for agriculture. The introduction of a high-density housing project (17 homes on 3 acres), with a population of 80-100 people, will be completely incompatible with the use of the land, a use which many of us have worked hard to preserve for several

generations. It will interfere with our business, and result in a loss of income, as well as permanent damage to our lifestyle.

2. The introduction of such a project will result in an increase in trespassing on our farms. It will consequently necessitate our implementing increased security measures, which none of us now need to do. It will increase our cost of operation, and reduce our peace of mind.
3. A low-income housing project will most certainly depress the value of our property, as well as reduce the rental income which some of us obtain from property immediately adjacent to the subject parcel.
4. The relative peace and quiet which we now enjoy will be shattered by the presence of 80-100 people located in a very small area. There will be a decline in the quality of our physical environment.
5. We were assured in the meeting that the project would be "temporary". Yet, there is nothing in the Environmental Assessment which guarantees that the project will be removed in five years. In fact, the infrastructure which must be put in place to support the project including a wastewater treatment plant with injection well as well as the expense (nearly one million dollars) leads us to believe that this "temporary" project will most certainly be permanent.
6. Above all, we feel quite strongly that *the members of our very small community have already given enough for the larger interest of the community; and we now must say, enough!* To understand our sentiments, you must realize that we live in an area of less than one square mile which surrounds the subject parcel. In the last thirty years, we have seen three major government projects develop in our small community, each of which required one or more of our neighbors to incur loss, either of property, or of property value. Those projects include:
  - a) The Kuakini Highway extension, which bisected the property of several residents.
  - b) The Transfer Station (otherwise known as a dump), which was built next to several residents' homes. Needless to say, living next to a dump is not what these people had envisioned for the future of the land.
  - c) The Agricultural Yard, again built adjacent to several residents' homes, again with a predictable negative effect.

As we said, we have always understood that *some sacrifice on the part of some community members must be made for the benefit of all of society. But we question why such a small group of people should have to give so much. Because we feel we have given enough, we will not accept the undeniably negative consequences of the project proposed for our neighborhood.*

The only attempt to answer any of these objections - which as we said are not detailed in the Environmental Assessment - are broad statements to the effect that "interactions...may prove mutually rewarding", and that "no impact on employment or income patterns is expected". These statements are made without a single bit of evidence to support them. Just because the project's proponents make these statements does not mean that they are true; and they certainly should carry no more weight than our objections, since we live in the area, and have already experienced loss from previous government projects.

The Environmental Assessment, in failing either to adequately describe or to answer our concerns, does NOT meet the requirements imposed by Hawaii Revised Statutes Chapter 343. HRS §343-2 gives the following definitions:

*"Environmental assessment" means a written evaluation to determine whether an action may have a significant effect.*

*"Significant effect" means the sum of effects on the quality of the environment, including actions that...adversely affect the economic or social welfare.*

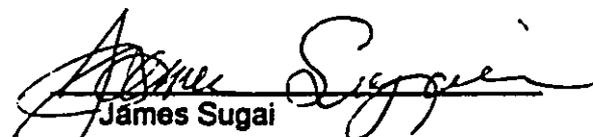
The objections we raised in the meeting with the applicant and consultant all described the adverse affect on OUR economic and social welfare. Nowhere in the Environmental Assessment were these concerns documented. Therefore, the EA must not be accepted.

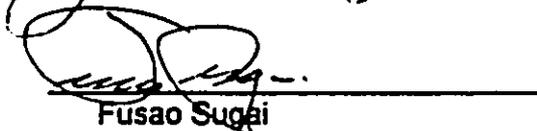
Moreover, since the effects of this project on our social and economic welfare will be significantly deleterious, and remain unaddressed by the Environmental Assessment, we feel that the "anticipated negative declaration" cannot be supported by this EA. We therefore request that a *full Environmental Impact Statement, addressing all of the consequences of this project for our community, be prepared* before any further action on the applicant's request is taken.

We would like to add in conclusion that the "mitigation measures" proposed in the EA - that is, a neighborhood advisory board, and monitoring of Higashira Park - were neither discussed at the meeting, nor discussed with us at any time since then. We have been kept completely "out of the loop". We reiterate our contention that our concerns have not been addressed, and we do not feel that the proposed mitigation measures are of any value to us.

We appreciate the opportunity to respond to this document.

Sincerely,

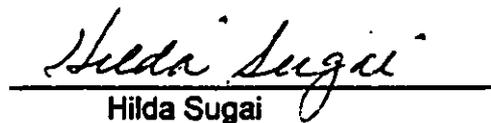
  
James Sugai

  
Fusao Sugai

  
Yoshiyuki Kaneko

  
Don Gatewood

  
Kenneth Sugai

  
Hilda Sugai

  
Curtis Dahi

EDWIN TAIRA, OHCD RE HONALO TRANSITIONAL HOUSING PROJECT  
9/1/94 PAGE 4

---

cc: Glenn Taguchi, Department of Land and Natural Resources  
Stephen K. Yamashiro, Mayor, County of Hawaii  
Keola Childs, Councilman, County of Hawaii  
Spencer K. Schutte, Chairman, Hawaii County Council  
Phil Tinguely, President, Kauhale Poohala, Inc.

CONCERNED CITIZENS OF HONALO-KEAUHOU

---

c/o Yoshiyuki Kaneko  
Box 811  
Kealahou, HI 96750  
(808) 323-3251

September 2, 1994

Mr. Edwin Taira  
Assistant Housing Administrator  
County of Hawaii, OHCD  
50 Wailuku Drive  
Hilo, HI 96720-2484

**SUBJECT: Honalo Direct Lease of State Land for Transitional Housing and Future County Baseyard**

Dear Mr. Taira:

We, the undersigned, are all residents in the general vicinity of the property which is the subject of the above-referenced proposal (North Kona, TMK 7-9-7:22). **We are unalterably opposed to the transitional housing project.** The following are a few of our major objections:

1. Our community is an area of small farms, and is currently zoned strictly for agriculture. The introduction of a high-density housing project (17 homes on 3 acres), with a population of 80-100 people, will be completely incompatible with the use of the land, a use which many of us have worked hard to preserve for several generations. It will interfere with our business, and result in a loss of income, as well as permanent damage to our lifestyle.
2. The introduction of such a project will result in an increase in trespassing on our farms. It will consequently necessitate our implementing increased security measures, which none of us now need to do. It will increase our cost of operation, and reduce our peace of mind.
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4. The relative peace and quiet which we now enjoy will be shattered by the presence of 80-100 people located in a very small area. There will be a decline in the quality of our physical environment.
5. Above all, we feel quite strongly that **the members of our very small community have already given enough for the larger interest of the community; and we now must say, enough!** To understand our sentiments, you must realize that we live in an area of less than one square mile which surrounds the subject parcel. In the last thirty years, we have seen three major government projects develop in our small community, each of which required one or more of our neighbors to incur loss, either of property, or of property value. Those projects include:

shT. 1 of 9

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

- a) The Kuakini Highway extension, which bisected the property of several residents.
- b) The Transfer Station (otherwise known as a dump), which was built next to several residents' homes. Needless to say, living next to a dump is not what these people had envisioned for the future of the land.
- c) The Agricultural Yard was built through condemnation, which resulted in the entire loss of one property owner's land.

As we said, we have always understood that some sacrifice on the part of some community members must be made for the benefit of all of society. But we question why such a small group of people should have to give so much. Because we feel we have given enough, **we will not accept the undeniably negative consequences of the project proposed for our neighborhood.**

We appreciate the opportunity to respond to this proposal.

Sincerely,

Name	Address
1. <del>Harold Raymond</del>	P.O. Box 1447 Kealahou Kaua 96150
Naomi Naito	P.O. Box 783 Kealahou HI 96750
Kellie Dahl	P.O. Box 782 Kealahou-Kona, HI 96745
<del>Wendy Vega</del>	P.O. Box 783 Kealahou HI 96750
5. <del>Wendy Vega</del>	79-7113 MAMALAHUA Hwy HI 96725
Cathy Volynski	79-7113 MAMALAHUA Hwy. Haleahua HI 96725
Kibuka Volynski	79-7113 MAMALAHUA Hwy. Haleahua, HI 96725
Christina Ilika	P.O. Box 550 Kealahou HI 96750
Jasmine Glenquist	P.O. Box 113 Kealahou HI 96750
10. Curtis Datt	P.O. Box 782 KK HI 96745
Brian Sugi	P.O. Box 153 Kealahou, HI 96750
Wendy Naito	P.O. Box 979 Kealahou HI 96750
Wendy Naito	P.O. Box 185 Kealahou HI 96750

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

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As we said, we have always understood that some sacrifice on the part of some community members must be made for the benefit of all of society. But we question why such a small group of people should have to give so much. Because we feel we have given enough, **we will not accept the undeniably negative consequences of the project proposed for our neighborhood.**

We appreciate the opportunity to respond to this proposal.

Sincerely,

Name	Address
Kenneth C. Sugai	P.O. Box 807 Kealahou, HI. 96750
15. Dale A. Sugai	"
<del>John H.</del>	P.O. Box 390067 Kailua-Kona HI 96739
Kelly A. J.	"
Marilyn J. J.	P.O. Box 113, Kealahou, HI 96750
John Sugai	Box 137 Kealahou 96750
20. Wayne Sugai	Box 137 Kealahou 96750
Roland Miller	Box 177-700 Mamala Hwy HI
Norma (Linda)	75-7035 Mamala Hwy HI
Paul Ann (Linda)	78-7027 Mamala Hwy HI
ALAN KATEGAWA	P.O. Box 3331 Kailua Kona HI 96741
25. TRICKIE LESLIE	72-7032 Mamala Hwy Honolulu HI 96725
RUSSELL MENEZES	72-7032 Mamala Hwy Honolulu HI 96725

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

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As we said, we have always understood that some sacrifice on the part of some community members must be made for the benefit of all of society. But we question why such a small group of people should have to give so much. Because we feel we have given enough, **we will not accept the undeniably negative consequences of the project proposed for our neighborhood.**

We appreciate the opportunity to respond to this proposal.

Sincerely,

Name	Address
Nanami Kaikai	783 P.O. Box Kealahoua HI 96750
Michiko Sato	PO Box 783 Kealahoua 96750
Robert P. Co	79-7096 Mamalahoa Hwy. Honalo 96725
30. Ronald Cardenas	1516 Kealahoua HI 96750
Ayame Kojima	Box 566 Kealahoua HI 96750
David Clay	79-7110 Mamalahoua Honalo 96725
M. T. Murata	P.O. Box 595, Kealahoua, HI. 96750
Gene Schmitt	79-7131 MAMALAHOUA HWY, HI. 96725
35. Mrs. Ogino	P.O. BOX 1217 KEALAHOUA HI. 96750
Tony L. Yamaguchi	79-7131 MAMALAHOUA HWY, 96725
Shigio Yamaguchi	P.O. Box 231 Kealahoua HI 96750
Janet Kasayama	P.O. Box 772 Kealahoua, HI 96750
Shobun Kasayama	P.O. Box 772 Kealahoua HI 96750

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

Name	Address
40. Clement T. Hamasaki	P.O. Box 1357 Kealahou, HI 96750
Yacki Hamasaki	P.O. Box 1357 Kealahou, HI 96750
Phuch E. Oberling	P.O. Box 156 Kealahou, HI 96750
Marsha Oberling	P.O. Box 156 Kealahou HI 96750
Shunda Hong	P.O. Box 5393 Kealahou HI 96750
45. [unclear]	" " " " " "
[unclear]	" " " " " "
Keria K. Kulan	P.O. Box 831 Kealahou HI 96750
Jean L. Kulan	P.O. Box 831 Kealahou HI 96750
Jason Piana	" " " " " "
50. I. Lauer Foster	" " 831 " " "
Wallace E. Piana	831 " " "
Melissa G. Piana	74163 Mamalahou Hwy Kealahou HI 96750
Pixie U. Fukunaga	" " " " " "
Susan Uyeta	P.O. Box 2226 Kealahou HI 96750
55. Jean U. Uyeta	P.O. Box 537 Kealahou HI 96750
Clyde S. Olpindo	P.O. Box 537 Kealahou HI 96750
Harold Uyeta	P.O. Box 185 Kealahou HI 96750
Kenneth Uyeta	P.O. Box 1973 Kealahou HI 96750
Kimberly Uyeta	P.O. Box 489 Kealahou HI 96750

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

	Name	Address
60.	Alana Branch	78-7038 Mamalahoa Hwy, Hialeah, HI 96725
	My + My Clement Harper	P.O. Box 1014 Kapaehaue HI 96750
	Ellen Cho	P.O. Box 234 Honaunau HI 96726
	James Matusz	78-696 Mamalahoa Hwy Hialeah HI 96725
	Theresa Matusz	78-696 Mamalahoa Hwy Hialeah HI 96725
65	Procellus Kew	P.O. Box 382, Kealahou HI 96750
	Melva Sugi	P.O. Box 390020 Kailua-Kona, HI 96739
	Laura Sugi	P.O. Box 390024 Kailua-Kona, HI 96739
	Miyoko Sugi	P.O. Box 1245 Kealahou, HI 96750
	Joh. K. Kawano	88-6882 Mamalahoa Hialeah HI 96725
70.	<del>Donald Kahala</del>	<del>78-6874 Mamalahoa Hwy Hialeah HI</del>
	Astrid H. Kahala	78-6874 Mamalahoa Hwy Hialeah HI 96725
	Ronald Kahala	78-6862 Mamalahoa Hwy Hialeah 96725
	Rita K. Kahalimom	78-6862 Mamalahoa Hwy Hialeah 96725
	Thomas J. Nikel	78-6871 Mamalahoa Hwy Hialeah 96725
75.	Anna T. Hickox	78-6871 Mamalahoa Hwy Hialeah 96725
	Suzanne Debra	78-6866 Mamalahoa Hialeah 96725
	Harvey J. Hickox	78-6866 Mamalahoa Hialeah - 96725
	Linnea S. Hickox	P.O. Box 5122, Kailua-Kona, HI 96745
	Robert P. Hickox	P.O. Box 5122, Kailua-Kona, HI 96745

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

Name	Address
80. Anani Miyata	PO Box 185 Kealahou, HI 96750
Hilda Suga	P.O. Box 783 Kealahou, HI 96750
Keith H.2. Nishida	P.O. Box 236, Kealahou HI. 96750
Keigo Shi Nakamoto	P.O. Box 256 Kealahou HI 96750
Sakae Nishimura	P.O. Box 556 Kealahou, HI 96750
85. Shoji Yamane	Bx 537 Kealahou HI 96750
<del>Shoji Yamane</del>	" " "
Celia Raymond	PO Box 1447 Kealahou HI 96750
Kiyotaka Ikeda	P.O. Box 1536 Kealahou HI 96750
Tami Haraoka	P.O. Box 236 KEALAKOU, HI. 96750
90. Kelly Dequehi	P.O. Box 979 Kealahou HI 96750
Akiko Dequehi	PO Box 979 Kealahou HI 96750
Tami Kaneko	P.O. Box 811 Kealahou, HI 96750
Akiko Kaneko	PO Box 811, Kealahou, HI 96750
Jack Takata	P.O. Box 517 Kealahou HI 96750
95. Evelyn Takata	PO Box 517 Kealahou HI 96750

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

Name	Address
Mary Ann Hoon	P.O. Box 527 Kealahou, HI 96750
Taduo G. G. G.	P.O. Box 153 Kealahou, HI 96750
K. J. J. J.	Box 25 Kealahou, HI 96750
Y. J. J. J.	Kealahou, HI 96750
100.	Mild Dugie P.O. Box 153 Kealahou, HI 96750
L. J. J. J.	P.O. Box 175 Kealahou, HI 96750
Harvey Nakamura	P.O. Box 175 Kealahou, HI 96750
Jesse Kameh	P.O. Box 2108 Kealahou, HI 96750
S. J. J. J.	P.O. Box 2108 Kealahou, HI 96750
105.	Earl Hamaguchi P.O. Box 2415 Kealahou, HI 96750
John W. J.	P.O. Box 382 Kealahou, HI 96750
D. J. J. J.	P.O. Box 497 Kealahou, HI 96750
Robert Kameh	P.O. Box 536 Capt. Cook Kealahou, HI 96750
D. J. J. J.	P.O. Box 1212 Kealahou, HI 96750

OPPOSITION TO HONALO TRANSITIONAL HOUSING PROJECT  
9/2/94

Name	Address
110. Mervyn Takaki	P. O. Box 1139 Keolu HI 96750
Ahmed Hooper	P.O. Box 389 Keolu HI 96750
112. Yano Kikuno	77101 Leialoia ST Keolu-Honua 96740

Stephen K. Yamashiro  
Mayor



County of Hawaii  
OFFICE OF HOUSING AND  
COMMUNITY DEVELOPMENT  
50 Wailuku Drive • Hilo, Hawaii 96720-2484  
V/TT (808) 961-8379 • Fax (808) 935-4725

September 14, 1994

Patty Nicholas, Director  
CPD Division  
HUD - Honolulu Office  
Seven Waterfront Plaza, Suite 500  
500 Ala Moana Blvd.  
Honolulu, HI 96813-4918

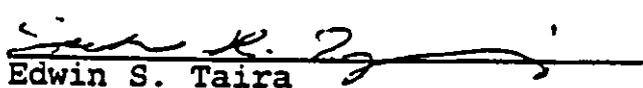
Attn: Frank Johnson

SUBJECT: 1990 Community Development Block Grant Program  
West Hawaii Transitional Housing for Families  
Notice of Finding of No Significant Impact (FONSI) and  
Request for Release of Funds (RROF)

Our office has received comments from interested parties subsequent to the deadline for comments to be submitted to the County of Hawaii pursuant to the FONSI/RROF published on August 8, 1994, for the above-described project.

In order for us to properly address the comments received on the project, we request that the deadline for comments on the FONSI be extended to September 21, 1994; and, further that the comment period on the RROF, submitted to your office on August 31, 1994, be reopened upon further written notice from the County of Hawaii.

If you should have any questions, please call William "Skip" Bethea at 961-8379.

  
Edwin S. Taira  
Assistant Housing Administrator



EQUAL HOUSING OPPORTUNITY

Stephen K. Yamashiro  
Mayor



County of Hawaii  
OFFICE OF HOUSING AND  
COMMUNITY DEVELOPMENT

50 Wailuku Drive • Hilo, Hawaii 96720-2484  
V/TT (808) 935-8581 • Fax (808) 935-4725

September 21, 1994

Phil Tinguely  
President  
Kauhale Poohala, Inc.  
P.O. Box 2747  
Kailua-Kona, Hawaii 96745

SUBJECT: West Hawaii Transitional Housing for Families Project  
Environmental Assessment - Extended Comment Period

As requested in your letter dated September 7, 1994, we have asked the U.S. Department of Housing and Urban Development (HUD) for an extension of the deadline for comments on the federal portion of the environmental assessment (EA) to September 21, 1994. In addition, we have requested that HUD's decision period be reopened upon further notice from the County of Hawaii (see letter dated September 14, 1994).

Enclosed are letters dated September 1 and 2, 1994, which our office received from the Concerned Citizens of Honalo-Keauhou (CCHK) opposing the project on this proposed site. As stated in your letter, you will continue working with neighbors and interested parties on this proposed site for your project. Please address the specific concerns raised by CCHK in their letters and notify us upon completion of your efforts so we may take the appropriate actions regarding the EA.

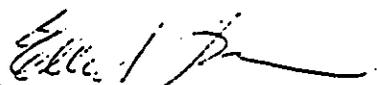
In the future, please keep our office fully informed of your progress in addressing the concerns of the community and in finalizing the EA.



EQUAL HOUSING OPPORTUNITY  
"AN EQUAL OPPORTUNITY EMPLOYER"

Phil Tinguely  
Page 2  
September 21, 1994

If you have any questions, or need additional information, please contact William "Skip" Bethea of our office at 961-8379.



---

Edwin S. Taira  
Assistant Housing Administrator

Encls.

Stephen K. Yamashiro  
Mayor



**County of Hawaii**  
**OFFICE OF HOUSING AND**  
**COMMUNITY DEVELOPMENT**  
50 Wailuku Drive • Hilo, Hawaii 96720-2484  
V/TT (808) 935-8581 • Fax (808) 935-4725

September 21, 1994

Concerned Citizens of Honalo-Keauhou  
c/o Yoshiyuki Kaneko  
P.O. Box 811  
Kealahou, Hawaii 96750

**SUBJECT: West Hawaii Transitional Housing for Families Project  
and County of Hawaii Baseyard  
Environmental Assessment**

On September 7, 1994, our office received your letters, dated September 1 and 2, 1994, which expressed your opposition to the proposed site for the West Hawaii Transitional Housing for Families Project and County of Hawaii Baseyard. We understand that Kauhale Poochala, Inc., the non-profit organization proposing to use federal funds to develop the transitional housing project, inadvertently delayed the delivery of the environmental assessment to you. Please be assured that your comments will be accepted, addressed and included in the environmental assessment.

To fulfill this commitment, our office, at the request of Kauhale Poochala, Inc., has asked the U.S. Department of Housing and Urban Development (HUD) to extend the deadline for public comments. Further, we have requested that HUD's decision period be extended until further notice from the County of Hawaii (see enclosed letter to HUD). This will allow the County to accept your letters which were received after the comment period deadline.

Furthermore, we have forwarded your letters to Kauhale Poochala, Inc., who has requested to initially work with you to address the specific concerns you have raised (see enclosed letter to Kauhale Poochala, Inc.). We have asked them to keep us fully informed of their progress; however, should you feel your concerns are not being addressed, please contact our office.



**EQUAL HOUSING OPPORTUNITY**  
"AN EQUAL OPPORTUNITY EMPLOYER"

Yoshiyuki Kaneko  
Page 2  
September 21, 1994

If you have any questions or need additional information, please contact Phil Tinguely, president of Kauhale Poochala, Inc., at 329-8838, or call William "Skip" Bethea of our office at 961-8379.

  
\_\_\_\_\_  
Edwin S. Taira  
Assistant Housing Administrator

Encls.

xc: Phil Tinguely  
Kauhale Poochala, Inc.

✓ Ron Terry, Ph.D.  
GeoMetrician

**KAUHALE PO'OHALA, INC.**  
**'A CENTER FOR FAMILIES IN TRANSITION'**

**JARD OF DIRECTORS**

**Mr. Phil Tinguely**  
President

November 16, 1994

**Mr. Mike Matsukawa**  
Vice-President

Dear Friends:

**Mr. Rodney Watanabe**  
Secretary

On behalf of Kauhale Po'Ohala, Inc., I want to acknowledge our receipt of the petition which you signed in regard to our recent Environmental Assessment (EA) of the three-acre state-owned land in Keauhou, just south of Higashihara Park. The purpose of the Environmental Assessment is to disclose the environmental impacts of our proposal to build a 17-unit transitional housing project to meet housing needs in Kona. A great need exists in Kona for this project.

**Mr. Joe Yoshishige**  
Treasurer

**Mr. C.B. Dwight IV**

Several of your friends and neighbors, including Fusao and James Sugai and Yoshiyuki Kaneko, met with us to express their and the community's concerns. We discussed the State and County's past actions to condemn land for Kuakini Highway and for the Marshalling Yard as well as the use of the mauka portion of the old quarry site as a solid waste transfer station. These "invasions" into the Honalo-Keauhou community, no doubt, may have left many of you with a feeling of having sacrificed enough to accommodate public projects.

**Ms. Carol Ignacio**

**Mr. Henry Shimakura**

**Mr. Edward Van Cleave**

Our unique feature of the proposal is the five-year start-up concept. Since the land is public land, the State and County wish to use the land sometime in the future. Meanwhile, we would use the land for at least five years. One reason why we are willing to consider such a plan is that (1) the state and county's needs must be recognized and (2) we have a concurrent long-term site acquisition program underway.

**Mr. William Wong**

Furthermore, we have found that transitional housing projects are often misunderstood by the public because there are many different kinds of projects, different kinds of programs and different kinds of people being served. For that reason, our proposal is being developed with input from as many different people as possible, including neighborhood people like you, to be sure our program meets the highest management standards as possible and serves the best interests of all people. Guidelines and controls over client selection, staff selection, program development and community welfare are being developed.

P.O. Box 1245 - Captain Cook, HI 96740

Kauhale Po'ohola, Inc.  
Page 2

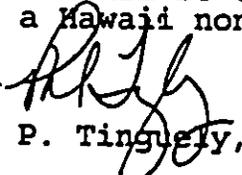
The Kauhale Po'ohala Board of Directors has currently decided to proceed with the project and finalize the EA. We have attached an addendum to this letter which provides a point by point response to your September 1st and 2nd, 1994, letters and petition. This addendum will be in the final State EA. The EA contains a proposed recommendation that "the proposed project will not significantly alter the environment and impacts will be minimal". We anticipate that the state will issue a Negative Declaration meaning that a formal Environmental Impact Statement will not be required.

We appreciate your concern and thank you for taking time to make your views known to us. Please note that the Environmental Assessment is only the first stage of the approval process. The state Department of Land and Natural Resources and the Hawaii County Council must also approve the lease, as well as other building and land use requirements.

In closing, I want to invite you to call on us regarding the program description and procedures manual which is available for your inspection. Your input is important to us. Please feel free to call me at 329-8838 or any of the directors whose names are listed on the letterhead. Thank you.

Yours truly,

KAUHALE PO'OHALA, INC.,  
a Hawaii nonprofit corporation

  
P. Tinguely, President

PT/fm

**KAUHALE PO'OHALA, INC.**  
**"A CENTER FOR FAMILIES IN TRANSITION"**

**BOARD OF DIRECTORS**

Mr. Phil Tinguely  
President

Mr. Mike Matsukawa  
Vice-President

Mr. Rodney Watanabe  
Secretary

Mr. Joe Yoshishige  
Treasurer

Mr. C.B. Dwight IV

Ms. Carol Ignacio

Mr. Henry Shimakura

Mr. Edward Van Cleave

Mr. William Wong

Dear Concerned Citizens of Honalo & Keauhou:

We have reviewed your two letters responding to the Draft Environmental Assessment for the Kauhale Po'ohala Project. We offer the following responses to your individual comments:

A. Failure to Inform Affected Parties. As was communicated to Mr. Kaneko in several letters from the Kauhale Po'ohala Board, the copies of the EA which were specially made for you and Mr. Curtis Dahl were, regrettably, never mailed. As a result, the Kauhale Po'ohala Board offered to extend the comment period another two weeks to insure adequate time for you and other concerned parties to prepare comments. We apologize for the oversight.

B. "Not a single one of our objections were addressed in the Environmental Assessment", The consultant took notes at the May 12, 1994 meeting and agrees that the concerns mentioned in your letter were also expressed at the meeting. We disagree, with your assertion that the EA does not address these issues. Please refer to the following responses to your individual points:

1a. Project density is incompatible with agricultural zoning:

Sections 1.6 (p. 7) and 2.2.2 (p. 14) of the EA, which deal with the existing zoning and character and impacts of the proposed projects states that the project "will insert an element of much higher density than what currently exists..." These sections also state that the "placement of 17 homeless families will unavoidably alter the demographic character of the area, in ways that may be perceived as both positive and negative."

The issue of land use compatibility is complex. There is no question, however, that the proposed use is a permissible use, and in that sense is consistent with the existing land use classification and zoning for the area. As stated on page 7 of the EA, "Legal use of the site for Transitional

Housing would require Pre-emption of Zoning using County Housing Powers under Chapters 46 and/or 201-E, HRS, by the Office of Housing and Community Development, as well as a Special Permit for the project in the State Land Use Agricultural District." The State and County have provisions that allow for certain classes of housing projects in non urban areas. Therefore, agricultural zoning and farms do not per se make a housing project "incompatible".

However, we acknowledge that the general issue of competing interests and policies over land use and striking the appropriate balance between private and public interests is a difficult task. The Draft EA has been revised to add Section 2.4, "Relationship to Plans and Policies" to provide further discussion of the issues. In order to clarify the relationship between separate and perhaps conflicting policies, a new section has been added to the EA, Section 2.4, "Relationship to Plan and Policies."

1b. Project will interfere with business and result in loss of income and damage to lifestyle.

The facility would have a separate entrance from all neighboring properties and would include a fenced, landscaped buffer. Your concern that the facility would interfere with business and produce a loss of income was not supported by a clear statement as to how this might occur. It is not clear to us how neighborhood businesses would suffer and we are unable to respond to this assertion.

Issues of "lifestyle" are dealt in the following two sections.

2. Increase in trespassing and security will be necessary.

We acknowledge that any increase in human activity in an area may result in unauthorized entry (trespasses into) adjacent property. However, there is no reason to believe that the residents of the facility will be more likely than other classes of neighbors to commit acts of trespass. It must be remembered that

homelessness is not a crime and that intended residents are no more likely to be criminals than any other groups of people in society. Careful screening and close supervision integral to the facility's management, should keep trespassing problems to a minimum.

3. Property values will be depressed.

You correctly point out that we did not analyze the relationship between building the proposed facility and future property values. The Hawaii Environmental Policy Act does not require Environmental Assessments to include research on the effect of actions on property values, although broad calls for "general description of the action's technical, economic, social, and environmental characteristics (S11-200-9 (5)-(D) is stipulated.

For certain classes of actions (e.g., a power plant or solid waste landfill), a study of property values is appropriate. We believe that such a study is inappropriate when considering issues of housing. Important public laws underlie our conclusion.

No socioeconomic group of human beings is legally permitted to be treated as an undesirable class whose very presence allegedly degrades a neighborhood. The Federal Fair Housing Act guarantees the right of all Americans to fair housing. No person may be subjected to discrimination because of race, color, religion, sex, handicap, familial status, or national origin.

4. Peace and quiet will be shattered; degradation of physical environment.

The issue of noise is covered in Section 2.1.5 (p. 11) of the EA. As stated therein, the level of noise coming from the project is expected to be "reasonable"; i.e., equal to or less than (because of enforcement of strict house rules regarding noise output) noise levels that might emerge from a typical residential area. However, noise perception is relative and subjective. We accept the premise that residential noises may be perceived as "shattering" to certain people. For this reason, a noise/visual buffer of landscaping and earthworks is proposed for the site (see

item 4, p. 20).

Effects on the physical environment are thoroughly located in Section 2.1 of the EA (pp. 9-11).

5. Temporary or permanent facility.

The housing facility will be designed for portability. Most of the grading, fencing and pavement on the site would be equally useful to a housing facility or a baseyard. Water connections, electricity, phone and wastewater treatment are necessary for both projects.

Therefore, the concept of a temporary facility is genuine and not at all impractical. As you correctly point out, however, there is no guarantee that the Transitional Housing project will be actually relocated in the future after five years. As stated in the EA, "Upon the expiration of five years after the granting of the general lease to the County by the State, it will be decided by Kauhale Po'ohola and County agencies with advisory input from citizen group whether to relocate the Transitional Housing program to a new, permanent site which it would acquire during the interim period. A baseyard for the Highways Division of the County of Hawaii would then be constructed on the site."

6. Community has already given enough; no more public projects against community sentiment are appropriate.

The construction of Kuakini Highway is discussed in Section 2.2.2 (p.14). We acknowledge that the residents of this section of Honalo have had several public projects located near them: However, the highway, the transfer station and the Agricultural Marshaling Yard have all produced benefits to the neighborhood as well such as convenient access, the ability to dispose of solid waste without hauling it to the landfill and a facility for local farmers to gather, pack and ship their produce.

Other citizens in other neighborhoods throughout Hawaii County have also had to contend with the mixed blessings of social development which brings with it the need for

Kauhale Po'ohola, Inc.  
Page 5

highways, sewer lines, schools, landfills, airports and other public projects. There is no indication that Honalo is a community that has been particularly overloaded or blighted by such projects. Property values are stable in the area, unlike what one would expect in a community that had been "dumped on" by undesirable land uses and public projects.

**APPENDIX 6**

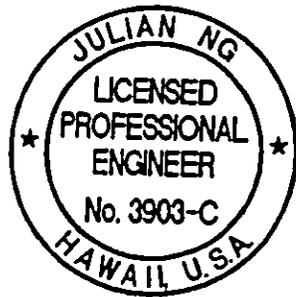
**TRAFFIC ASSESSMENT**

**TRAFFIC ASSESSMENT  
HONALO BASEYARD**

**North Kona, Hawaii**

**prepared for:**

**County of Hawaii  
Department of Public Works**



**THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION**

  
Signature

**prepared by:**

**Julian Ng, Incorporated  
P. O. Box 816  
Kaneohe, Hawaii 96744**

**November 1996**

## TRAFFIC ASSESSMENT

County of Hawaii, Honalo Baseyard

TMK: 7-9-17: 22

North Kona, Hawaii

The County of Hawaii has proposed to relocate most of their highway maintenance baseyard operations from an existing site in Kealahou to a 3.1-acre site near Honalo, on the west (makai) side of State Highway 11 (Kuakini Highway). Vehicular access to the highway will be through a county roadway which presently provides access to Higashihara Park. The 20-foot wide county road intersects Kuakini Highway at an unsignalized T-intersection. Kuakini Highway is a two-lane roadway on which average speeds are up to 60 miles per hour. No additional improvements have been made at the intersection.

This assessment was prepared to evaluate future conditions at the unsignalized intersection as a basis for recommending improvements for the intersection. Highway volumes are based on machine counts taken by the State Highways Division across the north leg of the intersection of Kuakini Highway and Old Mamalahoa Highway, approximately 3,000 feet to the south. Because Higashihara Park is in the process of being redeveloped and its use is expected to increase in the future, no counts of existing turning movements at the intersection were obtained. Estimates of turning movements at the intersection were made for the park and the proposed baseyard.

The intersection was analyzed using methods from the *Highway Capacity Manual*<sup>1</sup> to determine traffic conditions, with highway and intersection conditions being described by a "Level of Service" (LOS) ranging from "A" (good) to "F" (poor). For this rural intersection, LOS D or better conditions would be acceptable.

The site of the proposed project is north of Honalo, between Kealahou and Kailua in North Kona on the west side of the island of Hawaii. In this area, Kuakini Highway is the primary route for north-south traffic, serving more than 15,000 vehicles per day. Table 1 summarizes the traffic count data on the north leg of the intersection of Kuakini Highway and Mamalahoa Road approximately 3,000 feet to the south.

As indicated in Table 1, traffic volumes have not increased significantly between 1990 and 1996. Because a new bypass highway has been proposed west of and parallel to Kuakini Highway, volumes on Kuakini Highway are not expected to significantly increase. For this assessment, the 1996 counts at the Mamalahoa Highway intersection will be assumed to be the future volume on the highway at the project site.

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<sup>1</sup> Transportation Research Board, National Research Council, *Highway Capacity Manual* (Third Edition), Special Report 209, Washington, D.C., updated October 1994.

Table 1  
TRAFFIC COUNTS

Kuakini Highway at Mamalahoa Highway (8TT, 4&8)	<u>Southbound</u>	<u>Northbound</u>
24-hour (July 25-26, 1996)	8,068	7,891
AM Peak Hour (7:15-8:15 AM)	514	665
PM Peak Hour (4:00-5:00 PM)	750	619
24-hour (July 12-13, 1994)	7,595	7,625
AM Peak Hour (7:15-8:15 AM)	543	618
PM Peak Hour (4:30-5:30 PM)	705	596
24-hour (July 6-7, 1992)	8,216	7,366
AM Peak Hour (7:15-8:15 AM)	541	624
PM Peak Hour (4:00-5:00 PM)	796	572
24-hour (October 9-10, 1990)	7,961	7,336
AM Peak Hour (7:15-8:15 AM)	659	618
PM Peak Hour (4:15-5:15 PM)	791	585

Source: State of Hawaii, Department of Transportation, Highways Planning Branch and *Traffic Survey Data (Individual Stations) - Island of Hawaii*.

Future traffic will include primarily the traffic generated by Higashihara Park and the proposed baseyard. Over 50 parking spaces were available for Higashihara Park in 1994 and an additional 20 parking spaces are being provided as part of the park improvements. The traffic due to the park was estimated from the number of parking spaces and distributed using the peak hour highway volumes.

The proposed baseyard will have 15 employees, which includes office staff and field crews. Traffic generated by the baseyard will include employees arriving to and departing the workplace, as well as field crews leaving for a job site in the morning or returning at the end of the day. Although the peak hours for the baseyard would be earlier than the highway peak hours, highway volumes during the project's peak hour are nearly the same as the during highway's peak hour. The evaluation therefore assumed that the highway and site peak hours occurred at the same time. The distribution of the baseyard traffic was based on the existing traffic on the highway. Table 2 summarizes the estimates of traffic in and out of the county road that would provide access to the baseyard and the park.

Since the proposed baseyard is a relocation of an existing use to the south in Kealakekua, the project will affect highway volumes between the new site in Honalo and Kealakekua. Traffic to and from the north would decrease the volume between Honalo and Kealakekua while traffic to and from the south would increase the volume.

Table 2  
TURNING TRAFFIC ESTIMATES

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Park (70 parking spaces)	13	5	17	39
from/to north	6	3	9	18
from/to south	7	2	8	21
Baseyard (15 employees)	14	4	4	15
from/to north	6	2	2	7
from/to south	8	2	2	8

Exhibit 1 shows the peak hour traffic assignments at the intersection serving the proposed project for two cases, without and with the proposed baseyard. Peak hour traffic volumes on Kuakini Highway south of the site with the relocated baseyard would be about 99% of the traffic without the baseyard. The unsignalized intersection will operate under acceptable conditions. Table 3 summarizes the findings of the analysis.

Table 3  
UNSIGNALIZED INTERSECTION ANALYSIS

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>
Higashihara Park only				
Left turn from highway (northbound)	4	A	5	A
Shared lane from side road	12	C	16	C
Park and Baseyard				
Left turn from highway (northbound)	4	A	5	A
Shared lane from side road	12	C	17	C

Delay = average total delay in seconds

The American Association of State Highways and Transportation Officials (AASHTO) provides a guideline<sup>2</sup> for determining if a separate left turn lane should be considered for two-lane highways. This guideline uses the advancing traffic volume from which left turns are made; a separate lane may be warranted and should be considered if the volume exceeds the tabulated volumes for the given percentage of left turns, opposing traffic volume, and highway operating speed. However, left turns at this location are projected to be less than two percent of the advancing traffic, well below the lowest (5% left turns) shown in AASHTO's table.

<sup>2</sup> American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets 1990*, Washington, D.C., 1990. Table IX-15.

The guideline published by AASHTO is based on research done by M. D. Harmelink<sup>3</sup> in 1967. Left turn lanes on two-lane rural highways would provide an area outside of the through lane for vehicles wishing to make a left turn against oncoming traffic to wait without causing delay to any following vehicles. Harmelink suggested that the probability that a following vehicle will be delayed be used as the criterion for determining if a separate lane is warranted: the probability should not exceed 0.020 for operating speeds of 40 miles per hour (mph), 0.015 for 50 mph, and 0.010 for 60 mph.

As part of the unsignalized intersection analysis, the probability of unimpeded flow ("queue-free state") on the northbound lanes is determined. As shown in Table 4, the PM Peak Hour would be the critical case with the park only, where the probability of queueing due to left turns is 0.013; for the case with both the park and the baseyard, the critical AM Peak Hour probability is 0.020. Both of these exceed the 0.10 for the estimated operating speed of 60 mph on the highway and a left turn lane is warranted and should be considered with or without the proposed baseyard.

Table 4  
 QUEUE-FREE STATE, NORTHBOUND LANES

	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
Higashihara Park only	0.990	0.987
Park and Baseyard	0.980	0.983

If a left turn lane is constructed, its length would include a minimum 50 feet for storage plus deceleration, which for stopping from 55 miles per hour on a roadway with a downgrade exceeding 4 percent is 770 feet. Installation of a left turn lane would involve widening of the highway to relocate one or both of the through lanes to create the median for the left turn lane. The current standard for left turn lanes on State highways where the speed exceeds 45 miles per hour is a twelve-foot wide turn lane separated from the oncoming traffic by a six-foot wide painted median. Tapers to implement the widening would range from 1,080 feet (if widening occurs evenly on both sides) to 2,160 feet (if widening occurs only on one side). A left turn lane, therefore, would require highway improvements extending from between 540 and 1,080 feet north of the intersection to between 1,360 and 1,900 feet south of the intersection.

Widening of the intersection would be costly because of the terrain on which the highway is located; extensive cuts and fills may be necessary to provide sufficient level area for the widening. An parallel highway that has been proposed between Captain Cook and Keauhou Bay would handle some of the future regional traffic. Alternative mitigation measures, therefore, should be considered.

<sup>3</sup> Harmelink, M. D., "Volume Warrants for Left-Turn Storage Lanes at Unsignalized Grade Intersections." Highway Research Record No. 211, 1967

Measures to assure that the intersection is visible should be implemented. These measures include the placement of advance warning signs, appropriate pavement markings, and street lighting at the intersection. In addition, reduction of the northbound speed on the highway would mitigate the need for the left turn lane. Based on the probability of delay for northbound traffic, a left turn lane would not be warranted if the highway speeds are less than 55 mph for the future condition with the park only and 40 mph for the park and proposed baseyard. Appropriate speed zoning or advisory speeds should be posted for northbound traffic.

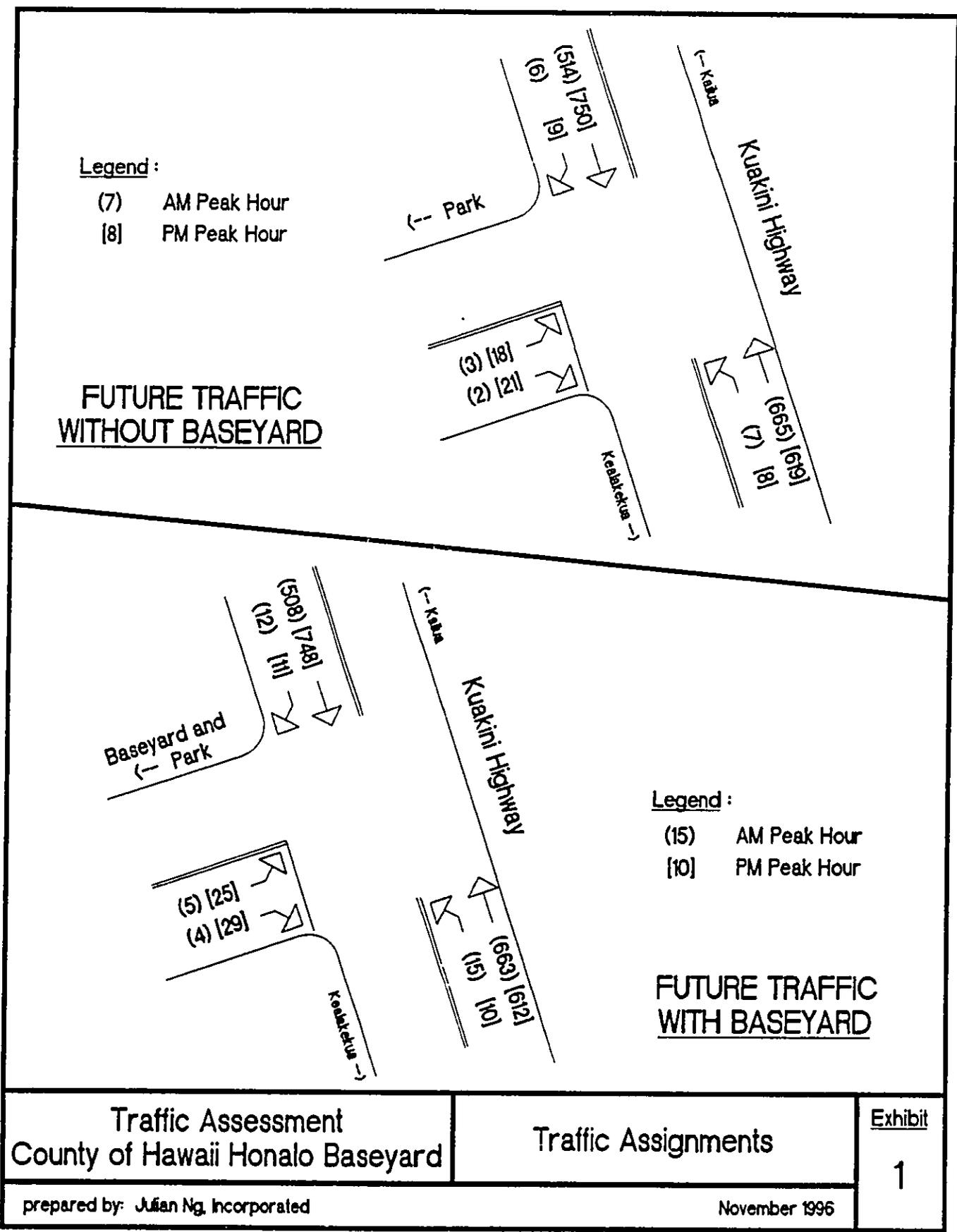
**Conclusions:** The proposed relocation of the County baseyard from Kealakekua to Honalo would have a minor effect on traffic volumes on the highway between Honalo and Kealakekua. The proposed access to the new site is through an existing county roadway which also serves Higashihara Park. Peak hour volumes and conditions at the intersection of Kuakini Highway and this access road were evaluated to determine if improvements or other changes are necessary.

The analyses found that:

- an unsignalized intersection would have adequate capacity and peak hour conditions would be Level of Service C or better.
- the proposed project has been estimated to increase the number of left turns from the northbound lanes of the highway into the access road from 7 to 15 vehicles per hour in the AM Peak Hour and from 8 to 10 vehicles per hour in the PM Peak Hour.
- due to the peak hour volumes and speed on the highway, a separate left turn lane for northbound traffic is warranted without or with the proposed project; a left turn lane, if required, would extend from as far north as 1,080 feet and as far south as 1,900 feet from the intersection.
- alternatively, if the speed of northbound traffic is lowered, the warrant for a separate left turn lane would not be met. The maximum highway speeds at which a left turn lane would not be warranted are 55 miles per hour without the baseyard and 40 miles per hour with the baseyard.

Additional signs should be installed and other measures should be implemented to improve the visibility of the intersection.

[Attached: one exhibit]



Traffic Assessment  
 County of Hawaii Honalo Baseyard

Traffic Assignments

Exhibit  
 1

prepared by: Julian Ng, Incorporated

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