

Keauhou Fire Station

Stephen K. Yamashiro
Mayor



William G. Davis
Managing Director
Henry Cho
Deputy Managing Director

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County of Hawaii-97 JAN -9 P1:58

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

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

January 6, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 S. King St.
Honolulu, HI 96813

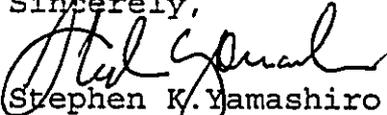
Dear Mr. Gill:

Subject: Final Environmental Assessment and FONSI for
County of Hawaii Purchase of Keauhou Fire
Station on TMK 7-8-007:053

The Hawaii County Mayor's Office has determined that this project will not have significant environmental effects and has issued a finding of No significant impact (FONSI).

We note that no comment letters were received during the 30-day public comment period which began on November 23, 1996. Please publish this notice in the January 23, 1996 edition of the OEQC Environmental Notice.

We have enclosed a completed OEQC Environmental notice publication form and four copies of the final EA. Please contact Norman Olesen, Hawaii County Planning Department Deputy Director, at 961-8565 if you have any questions.

Sincerely,

Stephen K. Yamashiro
Mayor, County of Hawaii

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1997-01-23-HI-*FEA-Keauhou Fire
Station*

JAN 23 1997
FILE COPY

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
KEAUHOU FIRE STATION**

TMK (3rd): 7-8-007:053
Keauhou, North Kona, Hawaii Island, State of Hawaii

January 1997

County of Hawaii
25 Aupuni Street
Hilo Hawaii 96720

1997-01-23-HI-FEA-Keauhou Fire
Station

JAN 23 1997
FILE COPY

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
KEAUHOU FIRE STATION**

TMK (3rd): 7-8-007:053
Keauhou, North Kona, Hawaii Island, State of Hawaii

January 1997

County of Hawaii
25 Aupuni Street
Hilo Hawaii 96720

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT (FONSI)
KEAUHOU FIRE STATION**

TMK (3rd): 7-8-007:053
Keauhou, North Kona, Hawaii Island, State of Hawaii

January 1997

APPLICANT:

Hawaii County Fire Department
777 Kilauea, Mall Lane, Room 6
Hilo, Hawaii 96720-4239

CONSULTANT:

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

APPROVING AGENCY:

Office of the Mayor
25 Aupuni Street
Hilo, Hawaii, 96720

CLASS OF ACTION:

Use of County funds and County 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 Impacts and Mitigation: Landclearing and construction activities have already produced short-term impacts to noise, air quality, traffic, access and scenery. Further impacts will be limited. Air quality concerns are being mitigated by control of fugitive dust.

Long Term Impacts

Traffic Impacts and Mitigation

The fire station will add minimal traffic to Puuloa Road and the Kuakini intersection, but emergency vehicles responding entering Kuakini Highway will require rapid access to and across this intersection. The following mitigation measures are proposed:

- o The emergency signal approach to the Puuloa intersection will be designed similar to the facility at the Palani Road Fire Station. A flashing red signal will be activated prior to and during exit of emergency vehicles.
- o The County of Hawaii will widen the Puuloa Road pavement from 14 to 20 feet from the entrance to the Kuakini Highway intersection, and provide culvert and drainage improvements.
- o In addition, the County will widen the curve radii of the Kuakini Highway intersection to 28 feet in order to accommodate fire trucks.
- o Kona Baptist Church, which supports the establishment of the fire station, has been informed of the possible need for extra precautions in regard to children's safety.

Noise Impacts and Mitigation

The fire station will generate noise during everyday operation and especially during emergency calls, which will probably occur between four and ten times/day. An emergency signal will flash on Kuakini Highway when emergency vehicles must exit from the facility. Sirens will be used only when necessary to alert traffic. Fire Department personnel are aware of and sensitive to the noise concerns of neighbors. Fortunately, the only noise sensitive use in the immediate vicinity is the Kona Baptist Church/Hualalai Academy, which have expressed support for the fire station.

Other Impacts

No other long-term adverse impacts are expected. The primary result of the project would be a long-term increase in the fire and emergency medical service experienced by the community.

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PART 1: ACTION DESCRIPTION

1.1 Project Location

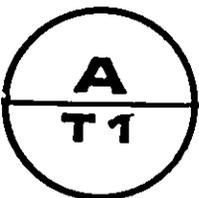
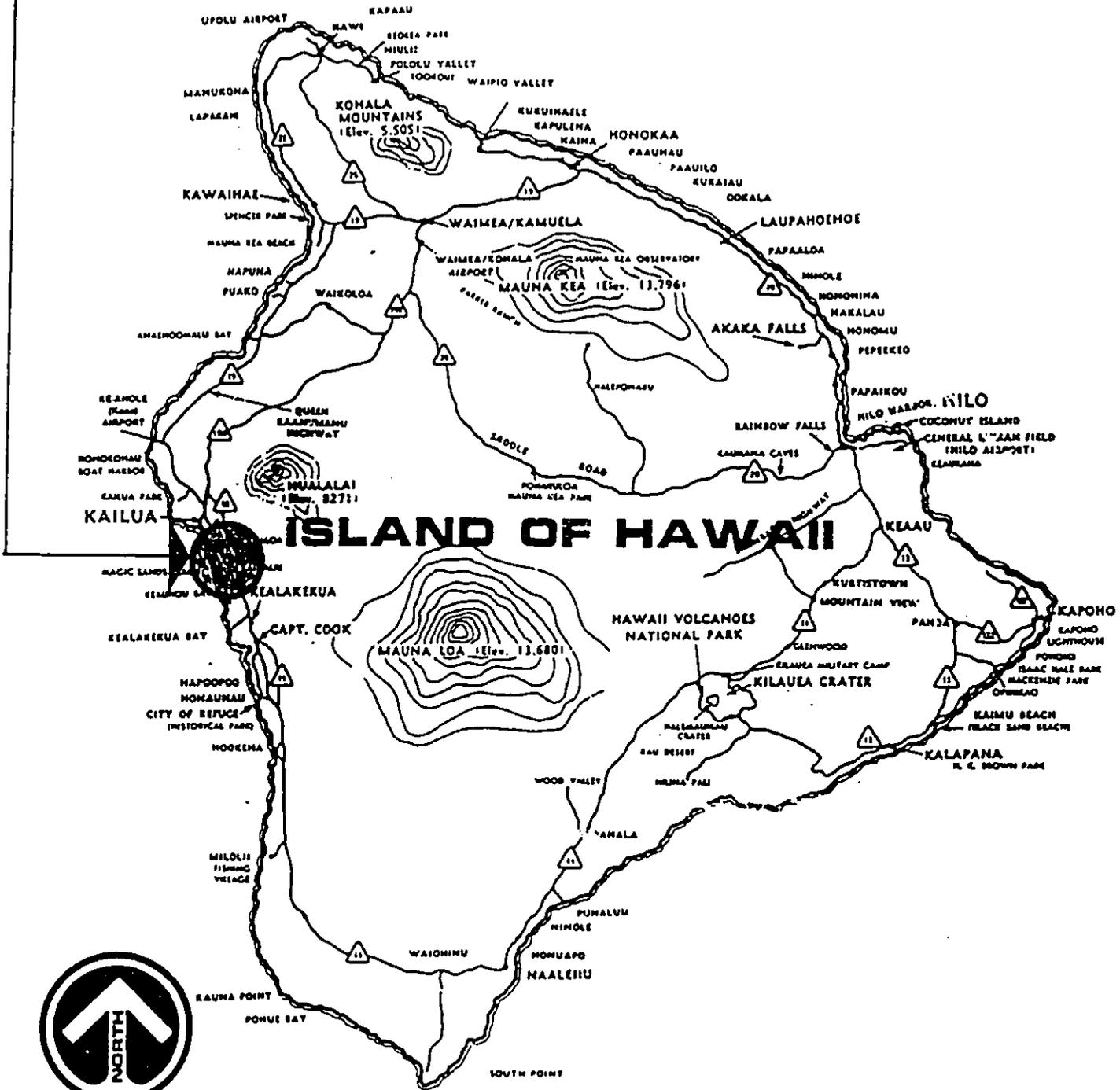
The proposed project is located at TMK (3rd): 7-8-007:053, Keauhou, North Kona District, Hawaii County. The site is on the corner of Kuakini Highway (State Highway 19) and Puuloa Road. The latitude and longitude for the site are 19° 33.8' N. Lat., 155° 56.6' W. Long. (Figs. A-B)

1.2 Project Description

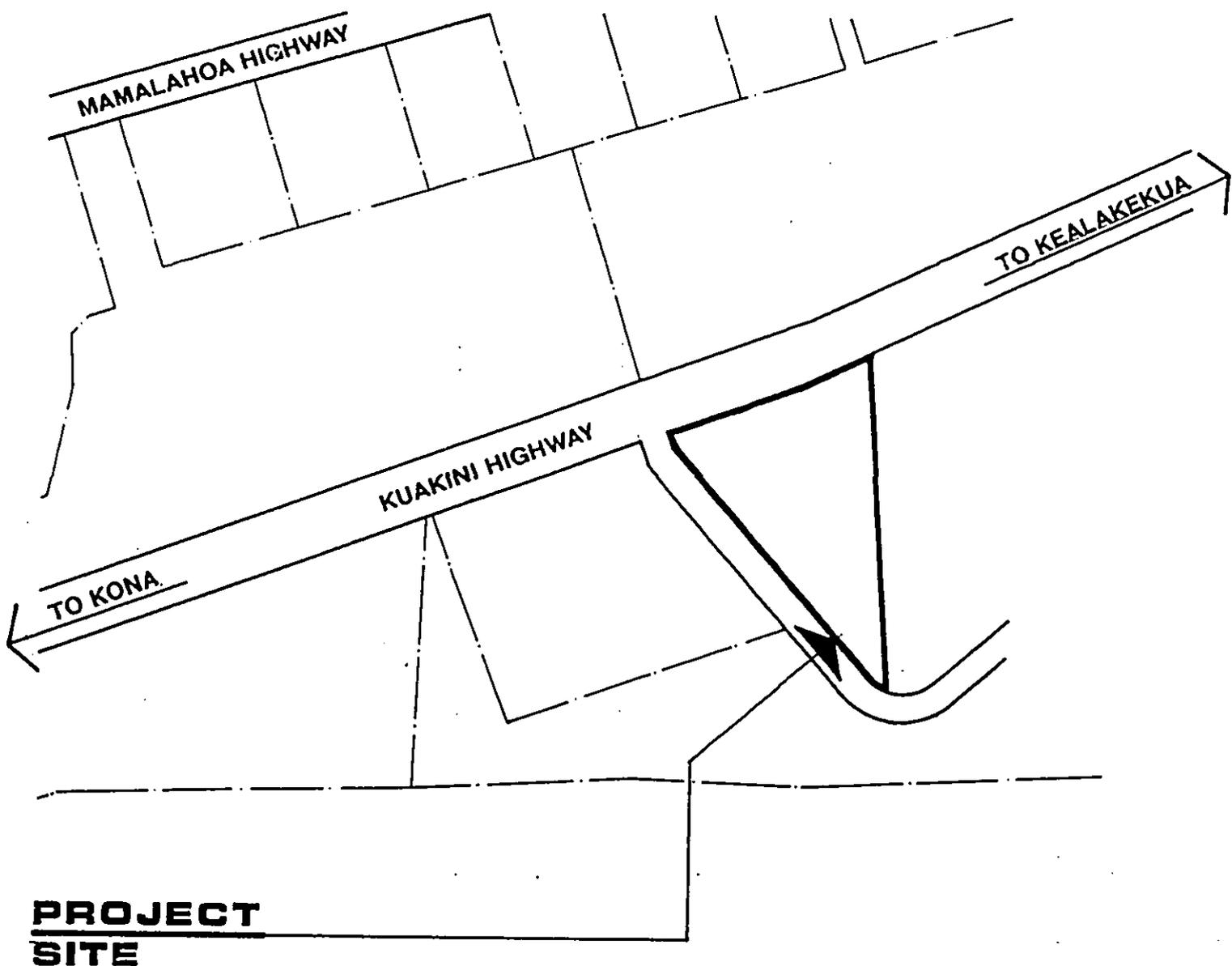
The County of Hawaii proposes to purchase a turn-key fire station from the Kamehameha Investment Corporation (KIC). The fire station is similar in design to the existing South Kohala Station on Queen Kaahumanu Highway. The station will enclose 4,460 sq. ft. in a one-story structure with a maximum height of 24 feet (Figure C). A two-bay apparatus room for vehicles (with the ability to expand to three bays), an equipment storage and maintenance room, utility rooms, offices, a kitchen, a dining room, bathing facilities and a dormitory are included. The exterior will be a combination of metal siding and concrete block. Landscaping will be provided through planters skirting much of the building and at various locations around the station yard. Outdoor facilities include driveways, a paved recreation area, a fuel tank area, and fifteen parking stalls. Twelve to fifteen personnel will be assigned to the station, on three shifts.

KIC is in the process of building the fire station, which will be purchased on a turn-key basis for \$1.275 million by the County of Hawaii. Funding will be derived from General Obligation bonds. County officials plan to recover two-thirds of the fire station cost over the next ten years by an impact fee charged to all new construction within a five-mile radius. This measure has been passed by the Hawaii County Council, and the Department of Public Works is currently developing implementation procedures.

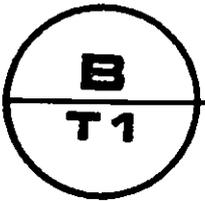
**PROJECT
SITE**



**LOCATION MAP
NOT TO SCALE**

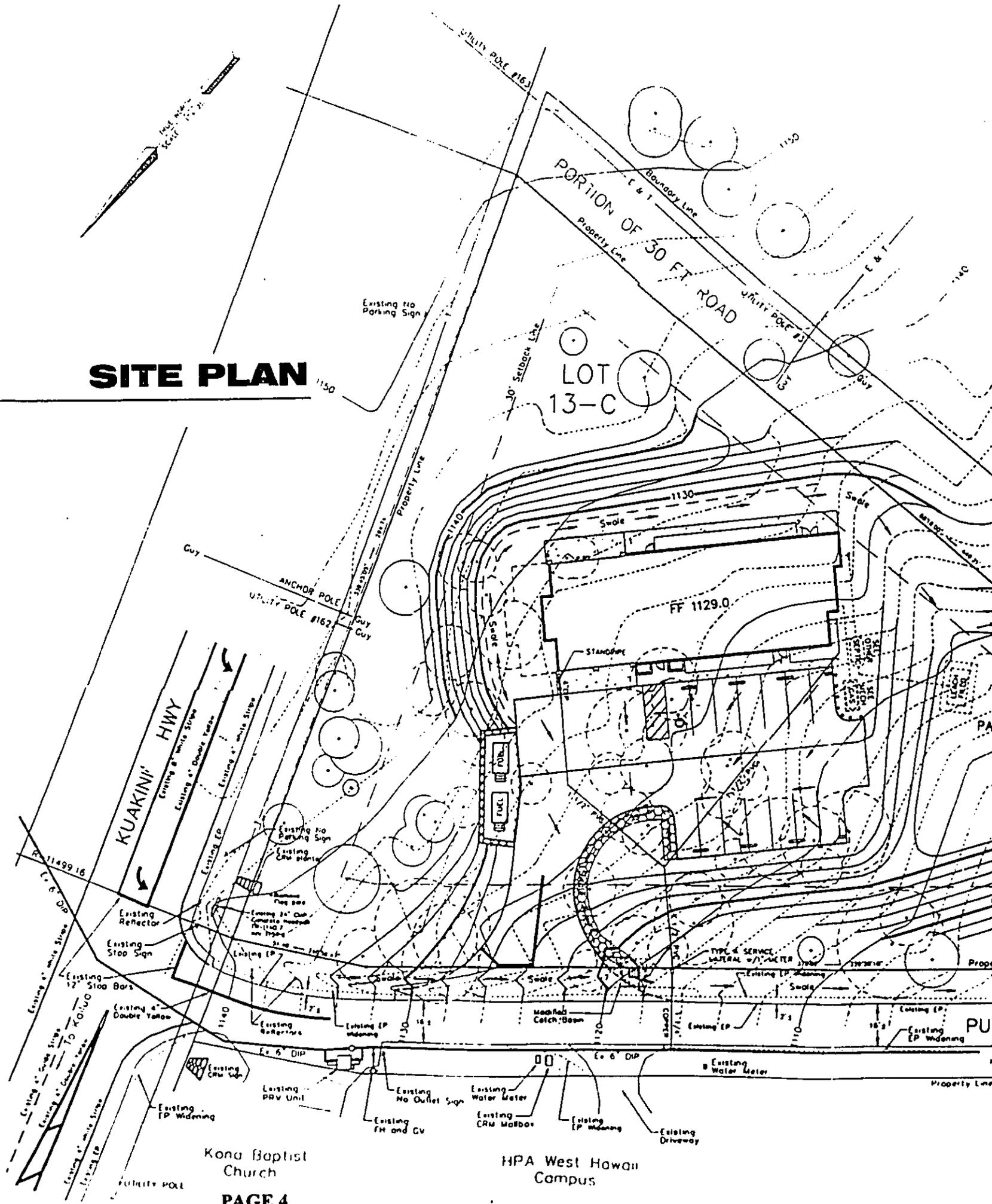


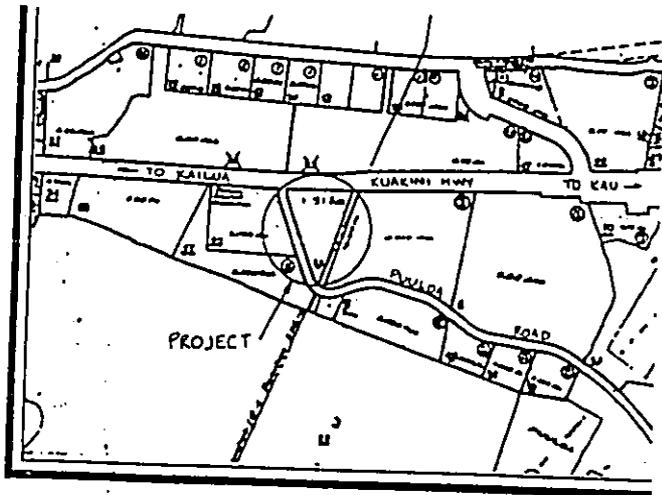
**PROJECT
SITE**



**VICINITY MAP
NOT TO SCALE**

C SITE PLAN

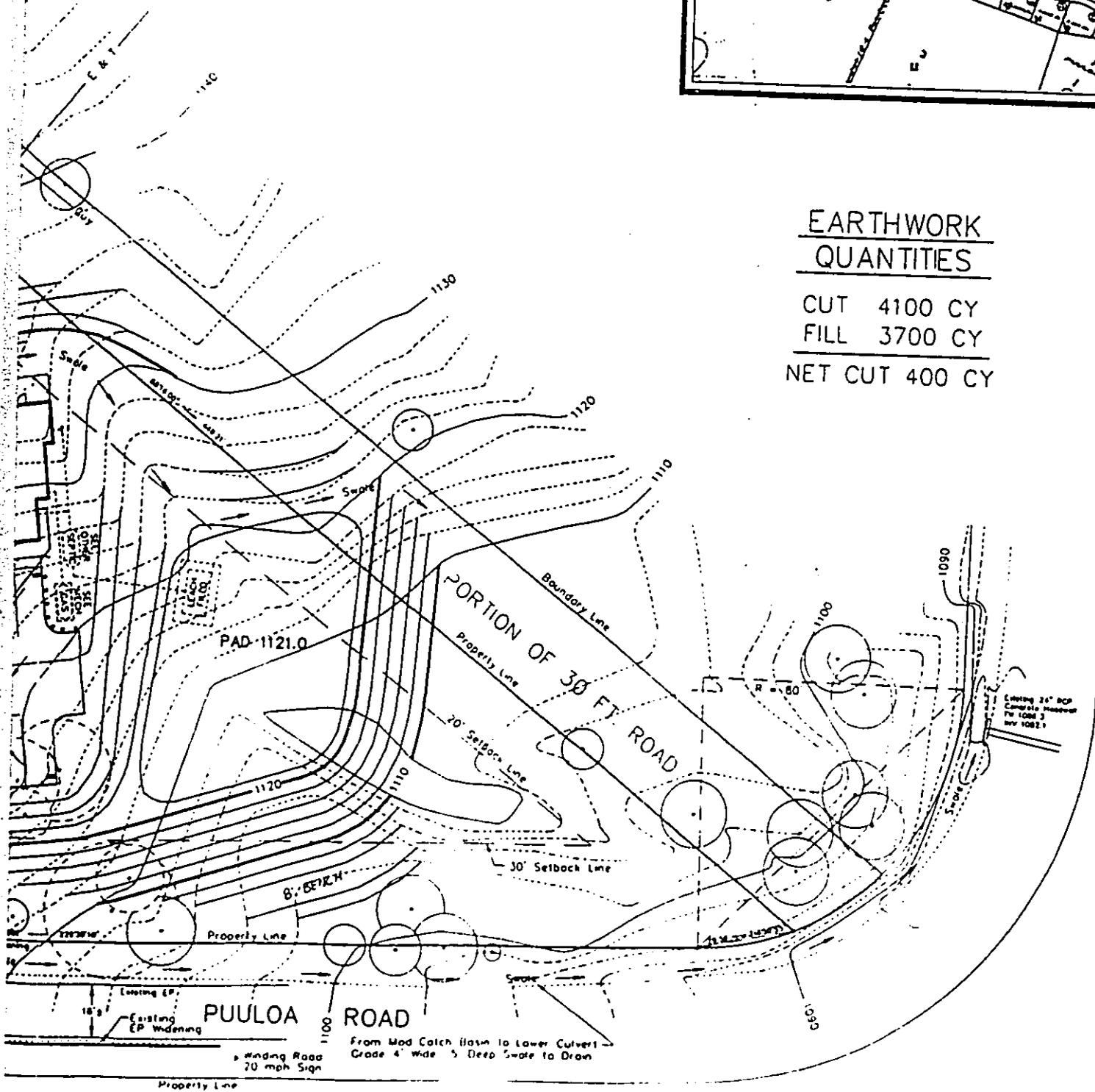




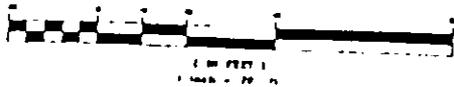
EARTHWORK
QUANTITIES

CUT 4100 CY
FILL 3700 CY

NET CUT 400 CY



GRAPHIC SCALE



1.3 Background, Purpose and Objectives of Action

The rapid growth of the area between Kealahou and Kailua over the last three decades has increased the demand for fire protection. Currently, the area relies on service from fire stations on Palani Road in Kailua and in Captain Cook. As these are both about 7 miles distant from Kealahou, much of the Kealahou area is outside the 5-mile radius criteria used by the Hawaii Fire Insurance Rating Bureau. The rating for Kealahou is currently 10 - the lowest rating. Having a fire station within a five mile radius will boost the rating for hundreds of homes and businesses to a 5 or a 6, which can yield considerable savings on fire insurance.

Table 1 presents the numbers and types of calls responded to by the Palani Road and Captain Cook fire stations, sorted by Census Tract for the North Kona, Captain Cook and Kealahou areas.

Table 1
Fire Department Call Types, July 1, 1995-June 30, 1996, by Census Tract

Census Tract	Emergency Medical	Hazardous Condition	Rescue	Building Fires	Brush/Outdoor	Vehicle Fires	Total*
216 (Kailua-Town)	647	16	13	8	11	13	879
214 (Captain Cook/ Kealahou)	280	4	4	4	6	2	346
215 (N. Kona outside Kailua)	1,039	17	34	7	27	24	1,426

Source: Hawaii County Fire Department. *Note: Total includes miscellaneous calls.

As illustrated by Table 1, the largest volume of calls occurs in Tract 215, on the margins or outside of the areas directly served by the current fire stations. The area within a 5-mile radius of the proposed fire station includes Kealahou, Kahaluu, Honalo, and a portion of Kealahou. Jointly, these areas account for about 33 percent of population in Census Tract 215, and account for a roughly a third of the calls. A clear demand for a fire station providing service exists in this area.

1.4 Alternatives

1.4.1 No Action

If no action is taken to acquire the fire station, the quality and response time for fire and emergency medical service for the Keauhou area will remain unsatisfactory. This would perpetuate deleterious effects to property, insurance rates, and human health.

1.4.2 Alternative Site Locations

The Hawaii County Fire Department originally planned the project for a parcel along Ali'I Drive that was donated to the County specifically for that purpose in the 1980s by Kamehameha Schools/Bishop Estate (KSBE). When the time came to begin serious site planning, Fire Department officials determined that the 0.6 acre site was somewhat smaller than what they required. Also, the location at the bottom of the steeply sloping Kona coast was less than ideal for fast response time to mauka locations. Furthermore, the site lacked the centrality to the service area that is desired in a fire station. Much of the area within a five-mile radius (used by the insurance industry as a cutoff distance for minimum acceptable fire service) would be within the Pacific Ocean. After it was decided to move the site, a number of alternative KSBE parcels were examined for suitability. Only the proposed site offered the proper attributes of size, shape, access and suitable context to accommodate a fire station.

1.5 Ownership

The parcel is owned in fee simple by Kamehameha Investment Corporation (KIC). The County would purchase both the facility and land in fee simple as part of the proposed project.

1.6 Land Use Designation and Controls

The parcel is zoned Unplanned and is in the State Land Use Agricultural District. The County General Plan Land Use Allocation Guide Map (LUPAG) designates the area for Extensive Agriculture. Because of its location in the Agricultural District, a Special Permit was necessary to construct the fire station. Special Permit No. 918 was granted by the Hawaii County Planning Commission on 13 December 1995.

The State Land Use District and County zoning for adjacent areas are identical. Surrounding land uses include the Kona Baptist Church/Hualalai Academy and the residential neighborhood of Puuloa.

The consistency of the proposed project with the Hawaii County General Plan was analyzed by the Hawaii County Planning Commission staff¹:

"The request is not contrary to the General Plan. The County General Plan Land Use Pattern Allocation Guide Map (LUPAG) Map designates this area for Extensive Agricultural. The property is situated within the County's Unplanned (U) zoned district. The proposed development would also be in keeping with the following goal, policies and standards of the General Plan Public Facilities Element:

GOALS

- 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.

POLICIES

- o The County shall continue to seek ways of improving public service through the coordination of service and by maximizing the use of personnel and facilities.
- o The County shall coordinate with appropriate State agencies for the provision of public facilities to serve the needs of the community.
- o The County shall develop short and long-range capital improvement programs and operating budgets for public facilities and services.
- o The County's Capital Improvement and Operating budgets shall reflect the goals and policies of the County General Plan.
- o The County shall require a 6-year, long-term, capital improvements budget by County Departments and agencies which shall be reviewed for consistency with the County's General Plan.

STANDARDS

- o Development of police and fire facilities should entail joint use structures whenever feasible.
- o The establishment of a fire/police facility shall consider site size and locations which permit quick and efficient vehicular access.
- o Stations in outlying districts shall be based on the population to be served and response time rather than on geographic district.
- o The County of Hawaii Emergency Operations Center shall be improved to meet the requirements set forth by federal and state regulations.

The proposal will also complement the Course of Action for North Kona which states *Service facilities shall be improved to meet needs.*"

¹ For full text, see letter from Hawaii County Planning Commission in Appendix 1.

1.7 Agency and Public Consultation

The following agencies and organizations have been consulted during the Environmental Assessment Process:

County:

Planning Department
County Council
Civil Defense Agency

Department of Public Works
Police Department

State:

Department of Land and Natural Resource,
Historic Preservation Division (during Special Permit)
Department of Transportation

Private

Kona Baptist Church

Copies of replies from those agencies and organizations with substantive comments are provided as Appendix 1. Comments are discussed in the appropriate sections of the Environmental Assessment.

A public meeting was held at the Kona Baptist Church on 10 September 1996 to allow County officials to update the community about the project and to gather comments and information for this EA. Appendix 2 contains the sign-in sheets from this meeting and a summary of the issues and questions raised. Input from the meeting is discussed in the appropriate sections of the text.

Notice of the availability of the Draft EA was published by the Hawaii State Office of Environmental Quality Control (OEQC) in the *Environmental Notice* of 23 November 1996. This initiated a 30-day comment period during which the public was invited to respond to the Draft EA with comments or questions. No comment letters were received.

PART 2: ENVIRONMENTAL SETTING, IMPACTS AND PROPOSED MITIGATION MEASURES

2.1 Basic Geographic Setting

The site is located at an elevation of approximately 1,130 feet above sea level. Slopes on the site vary from 12 to 16 percent. The soil is classified by the U.S. Natural Resources Conservation Service as part of the Punaluu Soil Series, which is classified by the Land Study Bureau as "E" - Very Poor for agriculture except for limited pasture use (U.S. Soil Conservation Service 1973). No streams or identified water courses are near the site.

The annual rainfall in the area is about 55 inches (Giambelucca et al 1986). Temperatures are mild. Winds are generally calm, with gentle upslope winds in the day that by afternoon build up a cloud cover (particularly during summer), and gentle downslope drainage winds at night.

2.2 Physical Environment

2.2.1 Drainage

Environmental Setting

The project site is designated "X", defined as areas outside the 500 year flood plain, on the Flood Insurance Rate maps (FIRM) (Panel 929-C). Permeability is rapid, runoff slow, and erosion hazard slight on the soil at the site (U.S. Soil Conservation Service 1973).

Impacts and Mitigation Measures

The site is not susceptible to flood damage. Any increase from storm runoff associated with activity on the parcel will be contained onsite as required by the 1970 Hawaii County Department of Public Works *Storm Drainage Standards*, using onsite drywells.

2.2.2 Lava Flow and Earthquake Hazards

Environmental Setting and Impacts

The Keauhou area is rated Lava Flow Hazard Zone 4 on a scale of ascending risk 9 to 1. Zone 4 areas have had only 5 percent of their surfaces covered by lava within the past 200 years, and about 15 percent covered in the last 750 years. As such,

there is only moderate risk of lava inundation over relatively short time scales (Heliker 1990). The entire island of Hawaii is in Zone 3 on a scale of ascending risk 1 to 4 in the Seismic Probability Rating (Furumoto et al 1973:34). Major damage corresponding to a score of 7 or above on the Modified Mercalli Scale is possible.

Geologic hazards impose no constraints on the project. The fire station is designed to remain operational during severe earthquakes through adherence to structural requirements for Seismic Zone 3 and other measures such as "break-through" doors.

2.2.3 Flora, Fauna and Ecosystems

Environmental Setting and Impacts

A walk-through biological survey was performed by the author in March 1996, before the site was graded, and in August 1996, when only a fringe of vegetation remained. On the first visit, the site was densely vegetated with the aliens Christmas berry (Schinus terebinthifolius), autograph tree (Clusia rosea), and lantana (Lantana camara), as well as the native tree 'ohi'a (Metrosideros polymorpha). Several dozen alien trees, shrubs, forbs and grasses were also present, including many ornamentals. Several natives, including huehue (Cocculus trilobus), lama (Diospyros sandwicensis), 'ulei (Osteomeles anthyllidifolia), moa (Psilotum nudum), and 'uhaloa (Waltheria indica), were present. After the lot was mostly cleared, a clump of 'ohi'a and several ornamental trees including a large sausage tree (Kigelia pinnata) was preserved at the north corner of the lot. A fringe of trees and shrubs, including 'ohi'a, hibiscus, allamanda, avocado, shower tree, bougainvillea and guava, was left along the Puuloa Road frontage. One or several individuals of most of the natives listed above were also (fortuitously) spared. The site formerly afforded habitat to a number of alien birds and feral mammals.

No listed, candidate or proposed endangered animal or plant species are or were found on the property. In terms of conservation value, no biological resources requiring special protection are present. No impacts to biological resources would occur.

2.2.4 Air and Water Quality, Noise, and Scenic Resources

Environmental Setting

Human-derived air pollution in the area is minimal. However, volcanic emissions of sulfur dioxide from Kilauea Volcano convert into particulate sulfate that causes a volcanic haze (vog). This periodically affects all areas of the Island of Hawaii when trade winds are not present, and is almost always present in Kona.

No surface water features are present. No aquifers designated as Principal or Sole-Source aquifers are located in or near the project area. There are no State Wellhead Protection Plans in force in or near the project area.

The site currently generates no noise, but its situation adjacent to Kuakini Highway exposes the site to typical highway noise levels, especially near the mauka boundary of the parcel. The site has formerly had little scenic value other than open space.

Impacts and Mitigation Measures

The fire station will not detrimentally impact air or water quality. After processing through an oil-water separator, water from vehicle washdown will be disposed of in the septic tank for the facility.

The fire station will generate noise during everyday operation and especially during emergency calls, which will probably occur between four and ten times/day. An emergency signal will flash on Kuakini Highway when emergency vehicles must exit from the facility. Sirens will be used only when necessary to alert traffic. Fire Department personnel are aware of and sensitive to the noise concerns of neighbors. Fortunately, the only noise sensitive use in the immediate vicinity is the Kona Baptist Church/Hualalai Academy, which has expressed support for the fire station.

2.3 Socioeconomic and Cultural

2.3.1 Socioeconomic

Environmental Setting

Table 2 displays basic socioeconomic data from the 1990 U.S. Census of Population for Hawaii County and the Keauhou-Kahaluu and Honalo Census Designated Places (CDPs), the areas most affected by the fire station. Honalo is an older, mauka settlement of homes scattered in Kona's "coffee belt." It is nearly a microcosm of the rest of Hawaii County in socioeconomic measures. The demographic makeup of Kahaluu-Keauhou, by contrast, reflects the grafting of a smaller version of Honalo in the mauka area onto a makai area of upscale condominiums and homes occupied by somewhat older, newcomers.

Table 2
Selected Socioeconomic Characteristics

CHARACTERISTIC	GEOGRAPHIC AREAS		
	Hawaii Island	Kahaluu-Keauhou	Honalo
Total Population	120,317	1,990	1,969
Average Household Size	2.90	2.54	2.92
Percent Caucasian	39.9	75.1	43.7
Percent Asian	37.0	12.5	28.2
Percent Hawaiian	20.0	9.3	22.1
Percent Under 18 Years	28.7	20.9	25.9
Percent Over 65 Years	12.6	18.4	12.6
Percent Who Lived in State of Hawaii in 1985 and 1990	84.5	69.0	82.6
Percent Over 25 Years With High School Diploma	77.7	87.4	79.6
Percent Adults in Labor Force	64.2	57.0	67.9
Median Family Income	\$33,186	\$43,490	\$30,368
Percent in Poverty	14.2	9.4	10.1
Percent Housing Vacant	14.1	48.2	13.5
Median Home Price	\$113,000	\$290,500	\$206,700

Source: U.S. Bureau of the Census: 1990 Census of Population and Housing. STF 1-A, STF 3-A

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.

Impacts and Mitigation Measures

A fire station would help satisfy the ever-increasing need for fire and emergency protection for all residents of Keauhou and Honalo. The relatively high proportion of the population over 65 implies a greater than average need for emergency medical

services. The presence of a major road with climbing Average Daily Traffic in Kuakini Highway (with a major bypass planned for the year 2000) also produces the need for more fire/emergency services.

Most attendees at the public meeting held on 10 September 1996 expressed support for the fire station at the project site (see Appendix 2 for sign-in sheet). The guarantee of a permanent, full-time fire station and the likely reduction of insurance rates resulting from upgrades to the area's Fire Insurance Rating were seen as substantial benefits.

However, several concerns about the project were also raised at this meeting and at the hearing held for the Special Permit on 13 December 1996. The chief concerns related to traffic at the intersection, the "attractive nuisance" created by a fire station in proximity to a school, the propriety of a fire station in an agricultural zone, and noise. Another comment not specifically related to environmental conditions but worthy of mention was that building a fire station without an Environmental Assessment and then requiring an EA as simply the condition of purchasing the station was inappropriate.

Representatives of the County of Hawaii have attempted to answer these concerns. Questions related to traffic are dealt with in Section 2.4.1. The issue of whether a fire station is an appropriate use in the State Land Use Agricultural District was dealt with by the Hawaii County Planning Commission (see letter granting Special Permit 918 in Appendix 1), which decided that the use represents "an unusual and reasonable use" and thus satisfies State Land Use law. In answer to the last question, it is important to note that environmental studies, including an archaeological inventory, were accomplished during the Special Permit application process. In addition, this consultant surveyed the property prior to any grading for rare or endangered plant and animal species and found no species or habitat of concern.

2.3.2 Archaeology and Historic Sites

Environmental Setting and Impacts

The project site was inspected prior to site grading by an archaeologist with the State Historic Preservation Division (SHPD) for historic sites. SHPD determined that no historic sites are present and that no effects on historic sites would likely occur as a result of the action (see Appendix 1).

Mitigation Measures

Because site preparation is essentially complete, finds of artifacts, charcoal deposits, or human remains are not expected. However, if they are discovered, work will

immediately cease and SHPD will be consulted to determine the appropriate mitigation.

2.4 Public Facilities and Services

2.4.1 Roads and Traffic

Existing Facilities and Traffic

The project site is at the corner of Kuakini Highway (State Highway 11) and Puuloa Road. Puuloa Road has a 40-foot right of way with a pavement width of approximately 14 feet in the section fronting the subject property.

Puuloa Road provides access to about twenty homes. The church leases space to the Hualalai Academy, which has a Special Permit to operate a private school for children ages 5-14. About 70 vehicles travel to and from the school on school days. Peak times are 7:45 to 8:00 AM (which coincides with Kuakini Highway's AM peak) and 2:30 to 3:00 PM. Children also use the unfenced parking lot as a playground.

Consultation with the State Department of Transportation and the Hawaii County Police Department (see Appendix 1) indicate that traffic at the Puuloa Road/Kuakini Highway intersection can be a problem. Reports at the 10 September 10 1996 public meeting on the EA, as well as testimony from the 13 December 1995 Special Permit public hearing, confirm that residents are aware and concerned about this problem.

Impacts

The fire station will add traffic to Puuloa Road and the Kuakini intersection, but this in itself should not cause substantial traffic impacts. The amount added by maintenance and service vehicles and the exit and entry of the four or five personnel per shift is expected to be minimal. Furthermore, the Kuakini/Mamalahoa Bypass planned as part of the Villages of Hokuano project will relieve much of the current traffic burden from the Kuakini Highway in Keauhou and Honalo by the year 2000. However, vehicles entering Kuakini Highway during emergency responses need special traffic signals in order to rapidly control the intersection.

The driveway for the facility is located several hundred feet makai of this intersection, aligned with the makai driveway of the Kona Baptist Church. No direct access to Kuakini Highway will be taken from the fire station. The fire station will add traffic to the intersection, which is often congested during rush hours, when children are dropped off or picked up from school, and on Sunday mornings after church services. Fire Chief Nelson Tsuji noted in testimony at the 13 December 1995 Special Permit meeting that the Keau Fire Station has also been located across the street from a pre-school for many years without any incidents.

Mitigation Measures

- o The emergency signal approach to the Puuloa intersection will be designed similar to the facility at the Palani Road Fire Station. A flashing red signal will be activated prior to and during exit of emergency vehicles on a call.
- o The County of Hawaii will widen the Puuloa Road pavement from 14 to 20 feet from the entrance to the Kuakini Highway intersection, and provide culvert and drainage improvements.
- o In addition, the County will widen the curve radii of the Kuakini Highway intersection to 28 feet in order to accommodate fire trucks.
- o Kona Baptist Church has been informed of the possible need for extra precautions in regard to children's safety.
- o The Hualalai Academy is required by the conditions of its Special Permit to relocate by September 1999. If they do not relocate, they will be required to pay for channelizing the Puuloa Road intersection, sharing the cost with the County of Hawaii. If they do relocate, as expected, no channelization improvements will be necessary.

2.4.2 Utilities

Existing Facilities and Impacts

All necessary utilities are available on-site. Electrical service is provided by the Hawaii Electric Light Company (HELCO). Telephone service is through GTE Hawaiian Telephone. Water is provided by the Hawaii County Department of Water Supply. Wastewater treatment will be through a septic tank system approved by the Hawaii State Department of Health. No impacts or burdens to utility services or other customers would be experienced as a result of building the fire station.

2.4.3 Public Services

No effect or impact on any public service, such as schools, parks, or public safety services, would be expected as a result of the proposed action, other than the beneficial impact of providing improved fire service.

2.5 Required Permits and Approvals

Special Permit 918 (granted 13 December 1996)
Hawaii County Grading Permit (obtained)
Hawaii County Building Permit (obtained)

PART 3: DETERMINATION

The Hawaii County Mayor's Office has determined that impacts from the proposed project will be minimal and that the project will not significantly alter the environment. Therefore, the Mayor's Office 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 4: FINDINGS AND REASONS

1. The project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.
2. The project will not curtail the range of beneficial uses of the environment.
3. The project will not conflict with the State's long-term environmental policies.
4. The project will not substantially affect the economic or social welfare of the community or State. The fire station will benefit the social and economic welfare of the Keauhou area.
5. The project does not substantially affect public health in any detrimental way, and would enable expansion of adequate fire and emergency medical services.
6. The project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
7. The project will not involve a substantial degradation of environmental quality.
8. The 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 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 project will not detrimentally affect air or water quality or ambient noise levels. Although noise will increase, the project does not border noise-sensitive uses for the most part.
11. Although the 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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- Giambelucca, T.W., Nullet, M.A., and T.A. Schroeder. 1986. *Rainfall Atlas of Hawaii*. Honolulu: Hawaii Department of Land and Natural Resources.
- Hawaii County Department of Public Works. 1970. *Storm Drainage Standards*. Hilo.
- Heliker, C. 1990. *Volcanic and Seismic Hazards on the Island of Hawaii*. Washington: U.S. GPO.
- U.S. Bureau of the Census. 1991. *1990 Census of Population, General Population Characteristics*. 1990 CP-1-13. Washington: GPO (portions electronically republished in *Hawaii Data Disc*. 1973. CD-ROM. Honolulu: Hawaii State Department of Business, Economic Development and Tourism.
- U.S. Soil Conservation Service. 1973. *Soil Survey of Island of Hawaii, State of Hawaii*. Washington: U.S.D.A.
- University of Hawaii at Manoa, Dept. of Geography. 1983. *Atlas of Hawaii*. 2nd ed. Honolulu: University of Hawaii Press.

APPENDIX 1

COMMENT LETTERS

FROM AGENCIES AND ORGANIZATIONS

IN RESPONSE TO PRE-CONSULTATION



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
23 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL S. WALDOE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMABARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

May 24, 1996

Dr. Robert Spear
Scientific Consultant Services, Inc.
711 Kapiolani Boulevard, Suite 777
Honolulu, Hawaii 96813

LOG NO: 17524
DOC NO: 9605PM13

Dear Dr. Spear:

SUBJECT: Revised Report: "An Archaeological Inventory Survey of a 1.5 Acre Parcel,
Keauhou I Ahupua'a District of North Kona, Kailua Kona
Island of Hawaii" (McGerty, Fortini and Spear 1996)
TMK: 7-8-7:53

Thank you for submitting the revised report, received in our office on May 13, 1996, for our continued review and approval.

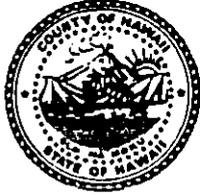
The revised report has satisfactorily addressed the comments in our review letter of March 28, 1996, and now meets with our approval. Since there is no indication that the single possible archaeological site on the 1.5 acre parcel, a lava tube, was used by humans we believe that the intended development of this parcel will have "no effect" on significant historic sites. If the lava tube should collapse during construction activities and be found to contain human burials or cultural remains work should stop and our office immediately notified.

Sincerely,

Don Hibbard
for DON HIBBARD, Administrator
State Historic Preservation Division

PM:jk

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Police Chief

James S. Correa
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2702

September 24, 1996

Mr. Ron Terry, Ph.D.
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

Dear Dr. Terry:

Re: Environmental Assessment for County of Hawaii Purchase of
Keauhou Fire Station on TMK 7-8-007:053

This is in response to your September 10, 1996 request for
comments on the proposed Keauhou Fire Station.

The majority of anticipated calls to the proposed station will
result in engines and/or rescue vans exiting from Puuloa Road and
turning left onto Kuakini Highway, which is the immediate
connector route between North and South Kona.

While we anticipate that the Department of Public Works' Traffic
Division will require certain intersection improvements, we offer
the following comments for consideration:

The approach to the Puuloa intersection should be designed with
warning lights and sirens similar to those used at the Palani Road
Fire Station. The warning system should be designed to compensate
for the 55 mph speed limit in this area. The noise from the
emergency vehicle sirens and the Kuakini warning system should
also be considered in the environmental assessment (EA).

A second traffic safety concern relates to the responding
emergency vehicles which may encounter problems getting past the
Kona Baptist Church or onto Kuakini Highway prior to and following
church services on Sundays.

Mr. Ron Terry, Ph.D.
September 24, 1996
Page 2

The church also leases classroom space to Hualalai Academy, which is a small, private school for children ages 5 to 14. During school days, approximately 70 vehicles travel to and from the school. Peak times are between 7:45 to 8:00 a.m. and 2:30 to 3:00 p.m.

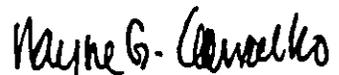
Staff also learned that the older children use the church parking area as their playground and that there is no fence separating the parking lot from Puuloa Road. School administrators will need to deal with these safety issues presented by responding emergency vehicles.

Almost all of the parents, teachers and churchgoers travel from the north, which requires only a right turn onto Puuloa Road with no noted traffic problems encountered. These same vehicles will have to make a left turn onto Kuakini Highway from Puuloa Road when they exit. This often times results in a traffic build-up. A left turn stacking lane on Kuakini may be appropriate.

We are very interested in receiving a copy of the draft EA when it is completed.

Thank you for the opportunity to comment.

Sincerely,


WAYNE G. CARVALHO
POLICE CHIEF

JED:ibr/lk

BENJAMIN J. CAYETANO
GOVERNOR



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION**

HAWAII DISTRICT
50 MAKAAALA STREET
P.O. BOX 4277
HILO, HAWAII 96720
TELEPHONE (808) 933-4640 • FAX (808) 933-4738

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-H
96-2.1258

October 2, 1996

Dr. Ron Terry, Ph.D.
Geo Metrician
HCR 9575
Kea'au, Hawai'i 96749

Dear Dr. Terry:

SUBJECT: Environmental Assessment for County of Hawai'i
Purchase of Keauhou Fire Station
Tax Map Key: (3) 7-8-7: 053

Thank you for requesting our comments on the Environmental Assessment for the Keauhou Fire Station. Our comments for the Special Permit Application by Kamehameha Investment Corporation for construction of the fire station remain applicable. Attached is a copy for your use.

We would appreciate receiving a copy of the draft Environmental Assessment.

If there are any questions regarding our comments, please call Mr. Robert Taira at 933-4640.

Very truly yours,

Bruce C. McClure

BRUCE C. McCLURE
Hawai'i District Engineer

Enc.

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

HAWAII DISTRICT
50 MAKAALA STREET
P.O. BOX 4277
HILO, HAWAII 96720
TELEPHONE (808) 933-4840 • FAX (808) 933-4738

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-H
95-2.1203

November 27, 1995

MEMORANDUM:

TO: Director, Planning Department
County of Hawaii

FROM: Stanley Tamura
Acting Hawaii District Engineer

SUBJECT: Special Permit Application (SPP 95-28)
Applicant: Kamehameha Investment Corporation (KIC)
Request: Construction of the Keauhou-Kona Fire Station
Tax Map Key: 7-8-7: 53

We have reviewed the application and our comments are:

1. Kuakini Highway has a short left-turn storage lane at the Puuloa Road intersection. This was installed by the State to mitigate the traffic problems caused by the Hawaii Preparatory Academy School at the Kona Baptist Church, Special Permit No. 449, Tax Map Key: 7-8-07: 60. We waived the school's requirement to fully channelize the intersection after the school stipulated that they would relocate by June 30, 1996.

If the school is permitted to continue operating beyond June 30, 1996; the intersection shall be channelized and the applicant for SPP 95-28 shall participate in their share of the cost of the improvements. Their share shall be limited to the improvements needed solely for the operation of the fire station. For example, widening the intersection to accommodate the larger turning radius of fire trucks and providing additional left-turn storage capacity for at least two fire trucks (over and above such space required for the school traffic).

Channelization shall not be required if the school relocates, as planned.

13333

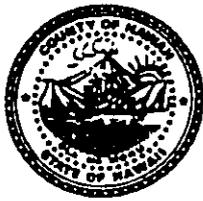
Exhibit C

County of Hawaii, Planning Director
November 27, 1995
Page 2

HWY-H
95-2.1203

2. Traffic signals for emergency fire vehicles and appropriate signs shall be installed by the applicant. The signals shall operate for emergency responses only. The intersection shall operate as a stop-controlled intersection at all other times.
3. Submit construction plans for the emergency traffic signals and signs for review and approval.

Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING COMMISSION

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

CERTIFIED MAIL
P 364 320 020

January 4, 1996

Ms. Rene Kitaoka
Kamehameha Investment Corporation
567 S. King Street, Suite 120
Honolulu, HI 96813

Dear Ms. Kitaoka:

Special Permit Application (SPP 95-28)
Applicant: Kamehameha Investment Corporation (KIC)
Request: Construction of the Keauhou-Kona Fire Station
Tax Map Key: 7-8-7:53

The Planning Commission at its duly held public hearing on December 13, 1995, voted to approve the above-referenced application. Special Permit No. 918 is hereby issued to allow the construction of the Keauhou-Kona Fire Station on 1.51 acres of land situated within the State Land Use Agricultural District. The subject property is located on the west (makai) side of Kaukini Highway at the southwest corner of the Kuakini Highway-Puuloa Road intersection at Keauhou 1st, North Kona, Hawaii.

Approval of this request is based on the following:

The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. In the case of the Agricultural District, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The proposed project will be located within an area whose soils are identified as of the Punaluu soil series by the Soil Conservation Service and is generally utilized for pasture. The soil is classified as "E" of "Very Poor" by the Land Study Bureau's Overall Master Productivity Rating and unclassified by the Department of Agriculture's ALISH map.

In recognizing that lands within agricultural districts might not be best suited for agricultural activities and yet classified as such, and in recognition that certain types of uses might not be strictly agricultural in nature, yet reasonable in such districts, the legislature has

CC/SS

JAN 5 1996

provided for the Special Permit process to allow certain unusual and reasonable uses within the Agricultural district.

The subject property is situated within the County's Unplanned (U) zoned district. The proposed Fire Station will consist of approximately 4,460 square feet. The 65,776 square feet of land that will be taken out of the agricultural inventory for this area will not significantly affect the agricultural resource of the area, as the proposed use will be constructed on property which has limited agricultural potential and has not been utilized for any agricultural activity. In addition, no active agricultural lands will be taken out of production to provide the area necessary to establish this use. Therefore, based on the above circumstances, approval of the subject request would not be contrary to the objectives of the State Land Use Law Rules and Regulations given the subject conditions. The proposed use would not displace agricultural activity nor diminish the agricultural potential of the area since this parcel has not been in agricultural use in years. Therefore, the proposed use would not be contrary to the objectives of the State Land Use Law for the Agricultural district.

The desired use will not adversely affect the surrounding properties. The subject property is currently vacant. Lands to the south and west of the subject area are primarily vacant and overgrown. The property to the north is developed with a church and day care school facilities. There will be an area for 15 off-street parking and paved stalls. The property will have landscaping improvements around the entire perimeter of the proposed fire station. The property is of sufficient size to allow for adequate setbacks and buffers in minimizing any physical, social or other impacts that this Fire Station use may have on the neighborhood. Its location adjacent to the Kuakini Highway will also be an asset in its ability to be able to quickly access the main thoroughfare which provides access between the North and South Kona Districts.

The desired use will not unreasonably burden public agencies to provide roads and streets, sewers, water drainage and police and fire protection. All essential utilities such as electricity, water and telephone are available to the subject property. All requirements of the Department of Health, Department of Public Works, and Fire Department shall be complied with prior to establishment of the proposed use, including that of the State of Hawaii Department of Transportation, Highways Division. Consulted agencies had no objection to the request.

The land upon which the proposed use is sought is not unsuitable for the uses permitted within the district. As indicated previously, the proposed Fire Station will be constructed on a parcel which is not presently utilized for agricultural purposes. Therefore, no existing or proposed areas for agricultural activities will be curtailed or diminished as a result of the establishment of this use on this property. As such, other undeveloped areas are still available for agricultural development and the removal of 65,776 square feet of land from the agricultural inventory will not have a detrimental impact on the agricultural resources of the area or the County of Hawaii. In addition, this new Fire Station facility will be filling a void of fire and emergency response between the Captain Cook and the Kailua-Kona Fire Stations.

The use will not substantially alter or change the essential character of the land and the present use. The essential character of the land is vacant and overgrown in nature. The proposed Fire Station is situated adjacent to the Kuakini Highway and will be adjacent to

Kona Church Baptist. Therefore, from a physical standpoint, although the subject property will be developed with a Fire Station facility, its size, design and landscaping improvements will make it compatible with the existing urban character of the church development buildings on the parcel to the north. As such, the alteration to the subject property is not viewed to be substantially altering or changing the essential character of the land.

Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. The proposed Fire Station will be providing Fire and Emergency Response Services to an area which is presently serviced by the Captain Cook and Kailua-Kona Fire Stations.

The request is not contrary to the General Plan. The County General Plan Land Use Pattern Allocation Guide Map (LUPAG) Map designates this area for Extensive Agricultural. The property is situated within the County's Unplanned (U) zoned district. The proposed development would also be in keeping with the following goal, policies and standards of the General Plan Public Facilities Element:

GOAL

- 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.

POLICIES

- o The County shall continue to seek ways of improving public service through the coordination of service and by maximizing the use of personnel and facilities.
- o The County shall coordinate with appropriate State agencies for the provision of public facilities to serve the needs of the community.
- o The County shall develop short and long-range capital improvement programs and operating budgets for public facilities and services.
- o The County's Capital Improvement and Operating budgets shall reflect the goals and policies of the County General Plan.
- o The County shall require a 6-year, long-term, capital improvements budget by County Departments and agencies which shall be reviewed for consistency with the County's General Plan.

STANDARDS

- o Development of police and fire facilities should entail joint use structures whenever feasible.
- o The establishment of a fire/police facility shall consider site size and locations which permit quick and efficient vehicular access.

- o Stations in outlying districts shall be based on the population to be served and response time rather than on geographic district.
- o The County of Hawaii Emergency Operations Center shall be improved to meet the requirements set forth by federal and state regulations.

The proposal will also compliment the Course of Action for North Kona which states "Service facilities shall be improved to meet needs."

Based on the above considerations, the proposed Fire Station is an unusual and reasonable use of land, which would not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.

Approval of this request is subject to the following conditions:

1. The applicant, its successor or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim or demand for the property damage, personal injury or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors and agents under this permit or relating to or connected with the approval of this permit.
3. Construction of the fire station facility shall be completed within five (5) years from the effective date of the Special Permit. This time period shall include securance of Final Plan Approval for the development from the Planning Department. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. Plans shall identify structures, landscaping, fire protection measures and a minimum of 15 off-street parking stalls. Parking shall comply with the requirements of Chapter 25 (Zoning Code). Plans shall also include landscaping around the perimeter of the parking area.
4. The plans for the driveway access to the proposed off-street parking area shall meet with the approval of the Department of Transportation, Highways Division and/or the Department of Public Works, if applicable. This approved plan shall be submitted simultaneously with the plans for Final Plan Approval.
5. Improvement requirements on Kuakini Highway, if applicable, shall meet with the approval of the State Department of Transportation, Highways Division.
6. An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:
 - A. The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence.

Ms. Reñe Kitaoka
Kamehameha Investment Corporation
Page 5

- B. Granting of the time extension would not be contrary to the General Plan or Zoning Code.
- C. Granting of the time extension would not be contrary to the original reasons for the granting of the permit.
- D. The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).
- E. If the applicant should require an additional extension of time, the Planning Director shall submit the applicant's request to the Planning Commission for appropriate action.

Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Should you have any questions, please feel free to contact Alice Kawaha or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,



Edward E. Crook, Chairman
Planning Commission

AK:syw
LKameh01.PC

cc: Honorable Stephen K. Yamashiro, Mayor
Department of Public Works
Department of Water Supply
County Real Property Tax Division
West Hawaii Office
State Land Use Commission

APPENDIX 2

**NOTICE AND SIGN-IN SHEET FROM
10 SEPTEMBER 1996 PUBLIC MEETING**

Keauhou Fire Station

The County of Hawaii proposes to establish a fire station in Keauhou and a public meeting will be held Tuesday, Sept. 10, at 6:30 p.m. at the Kona Baptist Church. Hawaii County Fire Chief Nelson Tsuji and Deputy Planning Director Norman Olesen will be on hand to discuss the county's plans, answer questions about the project, and receive public input.

Because county funds are involved, an Environmental Assessment (EA) in conformance with Chapter 343, HRS, will be prepared. The meeting will also serve to gather information for this EA, which is being conducted by Ron Terry under contract from the county.

For more information contact Olesen at 961-8565, Tsuji at 961-8297, or Terry at 982-5831.

