

Stephen K. Yamashiro
Mayor



Bush Family Agriculture
Subdivision

Virginia Goldstein
Director

Russell Kokubun
Deputy Director

March 3, 1998

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
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KFC. D. ...
QUALITY ...

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 S. Beretania Street
State Office Tower, Suite 702
Honolulu, HI 96813

Dear Mr. Gill:

**Final Environmental Assessment and Finding of No Significant Impact (FONSI)
for the Development of the Proposed Marion K. Bush Family Agriculture Subdivision
TMK: 8-2-08: 57; Kahauloa 2nd, South Kona, Hawaii**

Pursuant to Section 11-200-11.1(a) of Title 11, Chapter 200, Hawaii Administrative Rules regarding Environmental Impact Statements, please find enclosed four (4) copies of the Final Environmental Assessment and FONSI for the above-described project for publication in the March 23, 1998, edition of The Environmental Notice. A diskette containing the project description will be transmitted to you via e-mail from the project consultant.

We have carefully reviewed the comments received on the Draft EA for the subject project during the 30-day public review period which began on September 8, 1997, and have determined that this project will have no significant environmental effect. We are hereby issuing a Finding of No Significant Impact (FONSI) for the proposed agricultural subdivision development for the reasons as detailed within the final environmental assessment.

Please contact Daryn Arai of this office should you have any questions regarding this submittal.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

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Mr. Gary Gill, Director
Office of Environmental Quality Control
Page 2
March 3, 1998

Attachments (4 copies of FEA & publication form)

c: Ron Terry, Geo Metrician
West Hawaii Office w/1 copy of FEA

1998-03-23-HI-^{FEA}~~23~~-Bush Family
Agriculture Subdivision

MAR 23 1998

FILE COPY

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
MARION K. BUSH FAMILY AGRICULTURE
SUBDIVISION, NAPO'OPO'O ROAD**

TMK (3rd): 8-2-8:57
Kahauloa 2, South Kona, Island of Hawaii

November 1997

Prepared for Marion Keliikipi Bush
P.O. Box 1145
Kealahou Hawaii 96750

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
MARION K. BUSH FAMILY AGRICULTURE
SUBDIVISION, NAPO'OPO'O ROAD**

**TMK (3rd) 8-2-8:57
Kahauloa 2, South Kona, Island of Hawaii**

APPLICANT:

Marion Keliikipi Bush
P.O. Box 1145
Kealahou, Hawaii 96750

CONSULTANT:

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

APPROVING AGENCY:

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

CLASS OF ACTION:

Use Within Historic District

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).

**FINAL ENVIRONMENTAL ASSESSMENT
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SUMMARY

The proposed subdivision would occur on TMK (3rd) 8-2-8:57, a 7.429-acre parcel of land just makai of the coffee mill on the north side of Napo'opo'o Road. The property, which was farmed and bulldozed in the past and is now vacant, is currently the subject of a Change of Zone request, from Agricultural Five Acres (A-5a) to Family Agriculture One Acre (FA-1A). The request has been approved by the Hawaii County Planning Commission and Hawaii County Council. After rezoning the applicant intends to subdivide the property into six lots, two of which will be sold to provide funding for infrastructure on the remaining four lots, which will provide agricultural opportunities for the Bush family.

The basic alternative to the proposed subdivision is to leave the property intact as one parcel. Although multiple homes could be accommodated through farm dwellings or condominium property regimes, such arrangements would not satisfy Mrs Bush's basic objectives: to accommodate and finance agriculturally based homesteads for her family.

The subdivision will have few impacts. Brief, temporary effects to air quality and ambient noise will occur during construction of homes and farm buildings, and longer effects will occur during farming activities, but such effects are an accepted part of the farming lifestyle of South Kona and are protected under the Right-to-Farm Act. Six households could be accommodated on the property instead of one, which could increase the population by about 15. The subdivision has been granted approval subject to conditions concerning fair share contributions to the County and coordination of infrastructure improvements with the appropriate County agencies, which will mitigate for impacts related to public facilities and services generated by this modest increase.

The site is located within the Kealahou Bay Historic District. The State Historic Preservation Division has determined that no historic sites are present and that no effects on historic sites would likely occur as a result of the action. The only registered or inventoried site in the vicinity is the Sunset Coffee Mill (Hawaii Register No. 10-47-7343), just upslope. No historic sites are present on the property or would be affected by the proposed action or development that might result from it. The proposed project will not adversely affect the historic character of the area by inserting incongruous land uses or interfering with scenic public views. The subdivision would not affect the Coffee Mill. The subdivision into Family Agriculture lots will perpetuate low-density agricultural uses for the area and preserve the character of the Historic District.

PART 1: ACTION DESCRIPTION

1.1 Project Location

The proposed subdivision would occur on TMK (3rd) 8-2-8:57, a 7.429-acre parcel of land just makai and to the west of the coffee mill on the north side of Napo'opo'o Road (Fig. 1). The latitude and longitude of the site are 19° 28.3' N. Lat., 155° 54.7' W. Long.

1.2 Project Description, Purpose and Objectives

The property, which was farmed and bulldozed in the past and is now vacant, is currently the subject of a Change of Zone request, from Agricultural Five Acres (A-5a) to Family Agriculture One Acre (FA-1A). In May of 1997, the Hawaii County Planning Commission approved the request, and an ordinance to amend the South Kona Zone Map was approved by the Hawaii County Council on July 2, 1997. These approvals were granted subject to standard conditions concerning fair share contributions to the County, coordination of infrastructure improvements with the appropriate County agencies and compliance with historic sites laws and regulations. Another condition required all deeds to contain full disclosure of the Right to Farm Act.

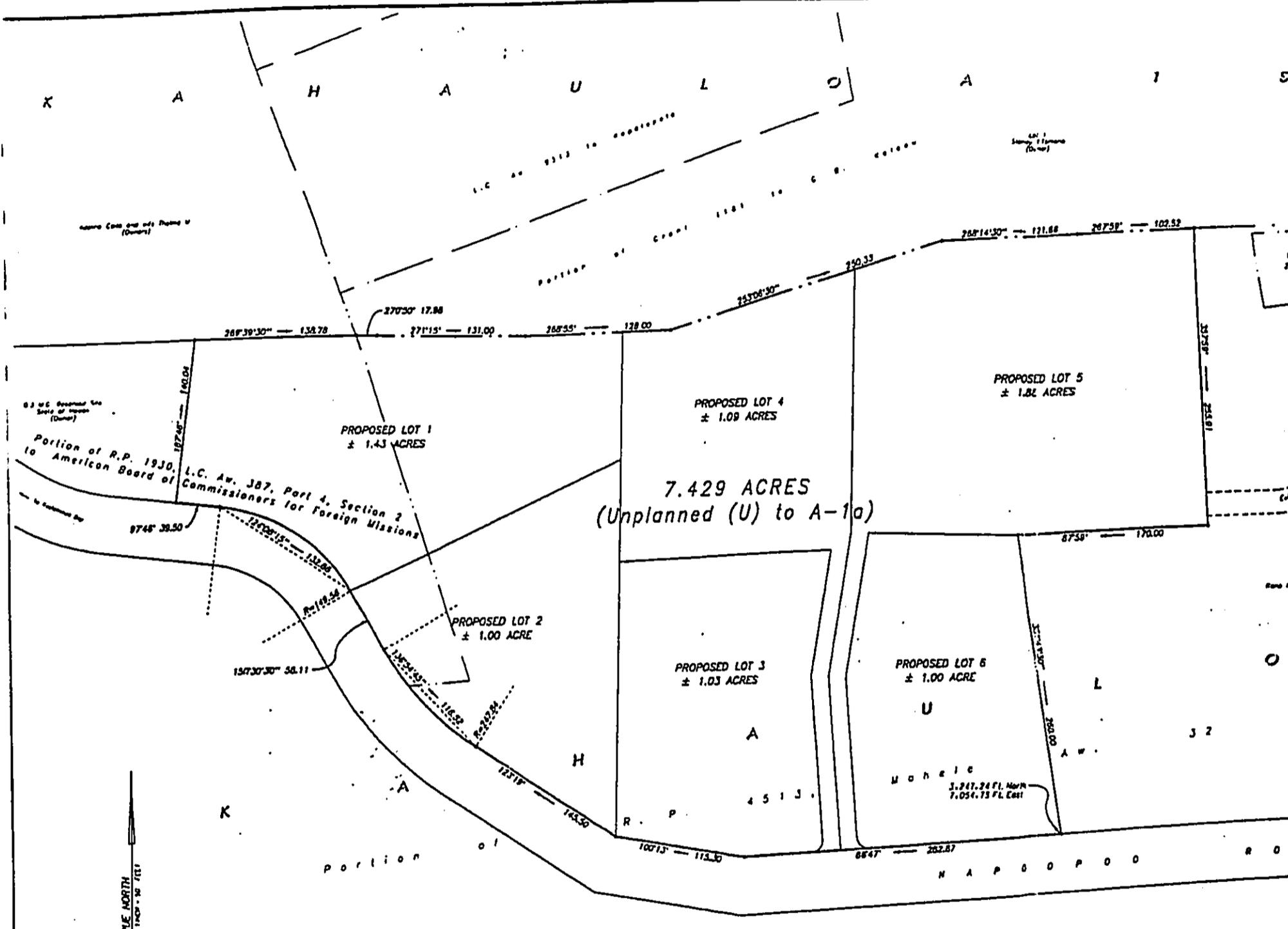
Subsequent to the change of zone, the property will be subdivided into 6 lots of between 1.00 and 1.88 acres each. Two lots will be sold to provide funding for infrastructure on the remaining four lots, which will provide agricultural opportunities for the Bush family.

1.3 Alternatives

The basic alternative to the proposed subdivision is to leave the property intact as one parcel. Although multiple homes could be accommodated through farm dwellings or condominium property regimes, such arrangements would not satisfy Mrs Bush's basic objectives: to accommodate and finance agriculturally based homesteads for her family. It is important to note that the basic decisions concerning the appropriate land use and density are determined during the rezoning process. The basic purpose of subdivision code and review process is to ensure that all subdivisions conform as closely as is practical and sensible with the County's design standards.

1.4 Ownership

The property is owned by Marion K. Bush.



THIS IS A REDUCED MAP

FIGURE 1
 MAP SHOWING
 PORTIONS OF R.P. 4513, MAHELE AW. 32 TO KANELE
 AND R.P. 1930, L.C. AW. 387, PART 4, SECTION 2 TO
 AMERICAN BOARD OF COMMISSIONERS FOR FOREIGN MISSI

At Kahauloa 2nd, South Kona
 Island and County of Hawaii, State of Hawaii

NOTES:
 1. Bearings and coordinates are referred to Government Survey
 Triangulation Station "PALEWANG".
 2. Names of owners of adjoining parcels are from available Tax
 Map records.

Prepared for:
 MARION P.K. BUSH TRUST (Owner)
 P.O. Box 1115
 Kaneohe, Hawaii 96750-1115

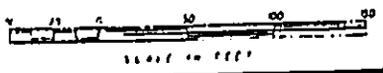
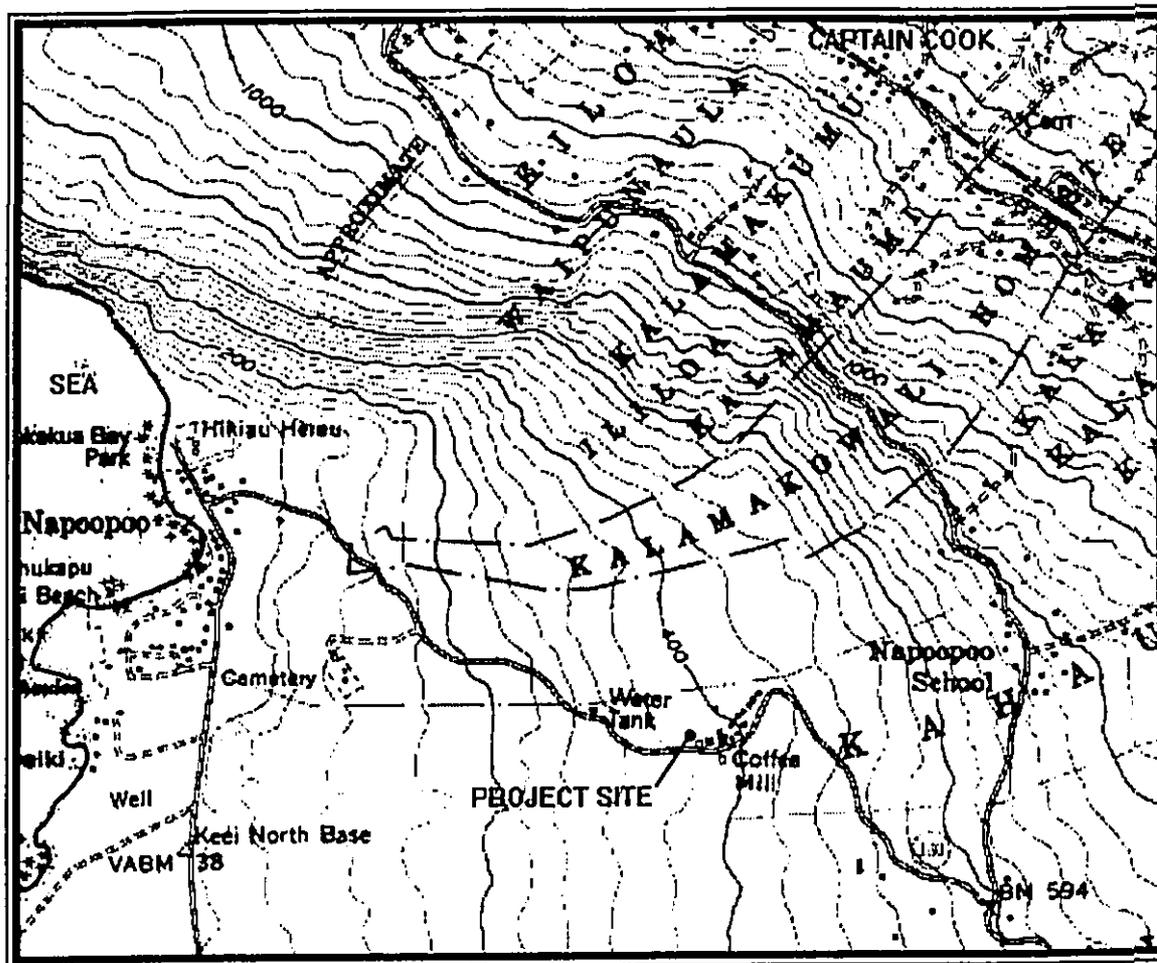


FIGURE 2a USGS MAP



Scale: 1 inch = 1,600 feet

Source: USGS 1:24,000 Honaunau Quad (1959)

1.5 Land Use Designation and Controls

The current zoning of the parcel is Agricultural Five Acres (A-5a). As discussed above, the property is currently the subject of a Change of Zone request to Family Agriculture One Acre (FA-1A). The State Land Use District is Agricultural, and the General Plan designation is Orchards, which allow the applicants' intended use. The property has been used for farming in the past but is currently vacant. The property is within the Special Management Area (SMA), where development is subject to review by the County Planning Department to ensure consistency with guidelines meant to protect coastal resources. The property lies within the Kealahou Bay Historical and Archaeological District. Land use in neighboring parcels is mostly agricultural, in conformance with the State Land Use District and County zoning for these parcels.

1.6 Consultation With Agencies, Organizations and Individuals

The following agencies, organizations and individuals have been consulted during the Environmental Assessment Process and/or Change of Zone process:

County:

Planning Department	Department of Public Works
County Council	Fire Department
Police Department	Department of Water Supply

State:

Department of Land and Natural Resources, Historic Preservation Division

Public hearings on the Change of Zone request were held before the Planning Commission on 1 May 1997, before the Planning Committee of the Hawaii County Council on 3 June 1997, and twice before the full Hawaii County Council, on 18 June and 2 July 1997. Notices of the all hearings were published in the *West Hawaii Today* and the *Hawaii Tribune Herald* newspapers. The only testimony occurred at the Planning Commission. A representative of the coffee cooperative for the mill adjacent to the property emphasized that operations there might produce noise and odor. A neighboring beekeeper wanted the Commission to include the Right-to-Farm Act formally in its approval conditions so that his right to carry out his operations would be formally recognized. The Commission acceded to his request. No one spoke in opposition to the request. At the next three meetings, no testimony or discussion occurred.

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 September 1997. This initiated a 30-day comment period during which the public was invited to respond to the Draft EA with comments or questions. Two comment letters were received. These letters and the responses to them are included as Appendix 3. The Final EA was revised in portions to incorporate corrections or clarifications supplied by the comment letter from OEQC.

PART 2: ENVIRONMENTAL SETTING, IMPACTS AND PROPOSED MITIGATION MEASURES

2.1 Basic Geographic Setting

The property is located approximately 360 feet above mean sea level some 3,600 feet from the coast. The regional slope is about 9 percent, but the site has been graded into fairly level terraces and steep areas are mostly limited to the edges. Geologic maps show that the site is on the boundary of two lava flows from Mauna Loa, one dating from approximately 3-5,000 ago and the other less than 750 years old (Wolfe and Morris 1996). Grading has left it difficult to determine the exact boundary of the flows. Soil on the older flow has been classified as Kainaliu Very Stony Silty Clay Loam, a well-drained soil with little erosion or runoff potential that is often used for coffee and macadamia nuts (U.S. Soil Conservation Service 1973). The younger flow has not developed true soil and is extremely well-drained. Annual rainfall is approximately 50 inches (Giambelucca et al 1986). No watercourses are present on or near the site.

2.2 Physical Environment

2.2.1 Drainage

Environmental Setting

Most of the property is designated Zone X, defined as areas outside the 500 year flood plain on the Flood Insurance Rate maps (FIRM). A small portion near Napo'opo'o Road is classified Zone AE, defined as a Special Flood Hazard Area subject to inundation as determined in a Flood Insurance Study by detailed methods. However, since the U.S. Soil Conservation Service (now U.S. Natural Resources Conservation Service) installed a box culvert on the opposite side of the road as part of the Napo'opo'o Road Diversion Project several years ago, all flood waters are channelized away from the property. Although a Letter of Map Revision (LOMR) was not applied for, the Hawaii County Department of Works does not consider the property subject to flooding.

Impacts and Mitigation Measures

Development on the site will be required to contain all runoff onsite, in conformance with Chapter 27 of the Hawaii County Code. The proposed rezoning ordinance contains the following provision:

"A drainage study of the subject property, if required, shall be prepared for review and approval by the Department of Public works, prior submittal of plans for subdivision review. Drainage improvements, if required, shall be

constructed in a manner meeting with the approval of the Department of Public Works prior to issuance of Final Subdivision Approval [see Appendix 2].”

Accordingly, the Hawaii County Department of Public Works will examine the property further and determine if there is a need for the applicant to construct drainage improvements. Additionally, they may require a flood zone easement to preclude any development in or alteration of the Zone AE area. These requirements will be imposed during the subdivision process.

2.2.2 Lava Flow and Earthquake Hazards

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. The site is located on the unsupported flank of Mauna Loa in an area of Lava Flow Hazard Zone 3 (on a scale of ascending risk 9 to 1). Zone 3 areas on Mauna Loa have had 15 to 20 percent of their surfaces covered by lava in the last 750 years. As such, there is considerable risk of lava inundation over relatively short time scales (see 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.

Impacts and Mitigation Measures

A comparable level of geologic risk is a fact of life for the majority of locations and residents on the island of Hawaii. As such, there are no reasonable alternatives to assuming such risk, and geologic conditions per se impose no constraints on the project.

2.2.3 Flora, Fauna and Ecosystems

Environmental Setting and Impacts

A walk-through biological reconnaissance of the area was conducted in May 1997. Aside from a few individuals of the tree opiuma (Pithecellobium dulce) and the shrub koa haole (Leucaena leucocephala), the site was lightly covered with noxious alien weeds and vines including balsam pear (Momordica charantia), Spanish clover (Desmodium spp.), castor bean (Ricinus communis), and guinea grass (Panicum maximum). Individuals of two common native shrub/herbs, uhaloa (Waltheria indica) and ilima (Sida fallax), were observed. The low elevation and disturbed site conditions preclude the presence of wildlife habitat or native birds.

No impact to flora, fauna or ecosystems would be expected to result from the proposed subdivision or any activities associated with it.

2.2.4 Air Quality and Noise

Environmental Setting

Human-caused air pollution on the Big Island is minimal. Kona suffers from a visible haze (vog) caused when volcanic emissions of sulfur dioxide produced by Kilauea volcano drift into the circulation of Kona and convert into particulate sulfate.

Ambient noise in the area is slight, although traffic, construction and agricultural activity may raise local noise to high levels for periods of hours to days.

Impacts and Mitigation Measures

The proposed action will have little effect on either air quality or noise in the area. The applicant was reminded at Planning Commission hearings during the rezoning process that neighboring agricultural activities may produce temporary odors, fumes and noise. As the applicant intends to use the property for agriculture herself, these conditions do not represent impacts.

2.2.5 Scenic Impacts

The guidelines contained in Rule 9 of the Hawaii County Planning Commission Rules (which governs the SMA) express the intent to minimize development that would "substantially interfere with or detract from the line of site toward the sea from the State Highway nearest the coast or from other scenic areas identified in the General Plan."

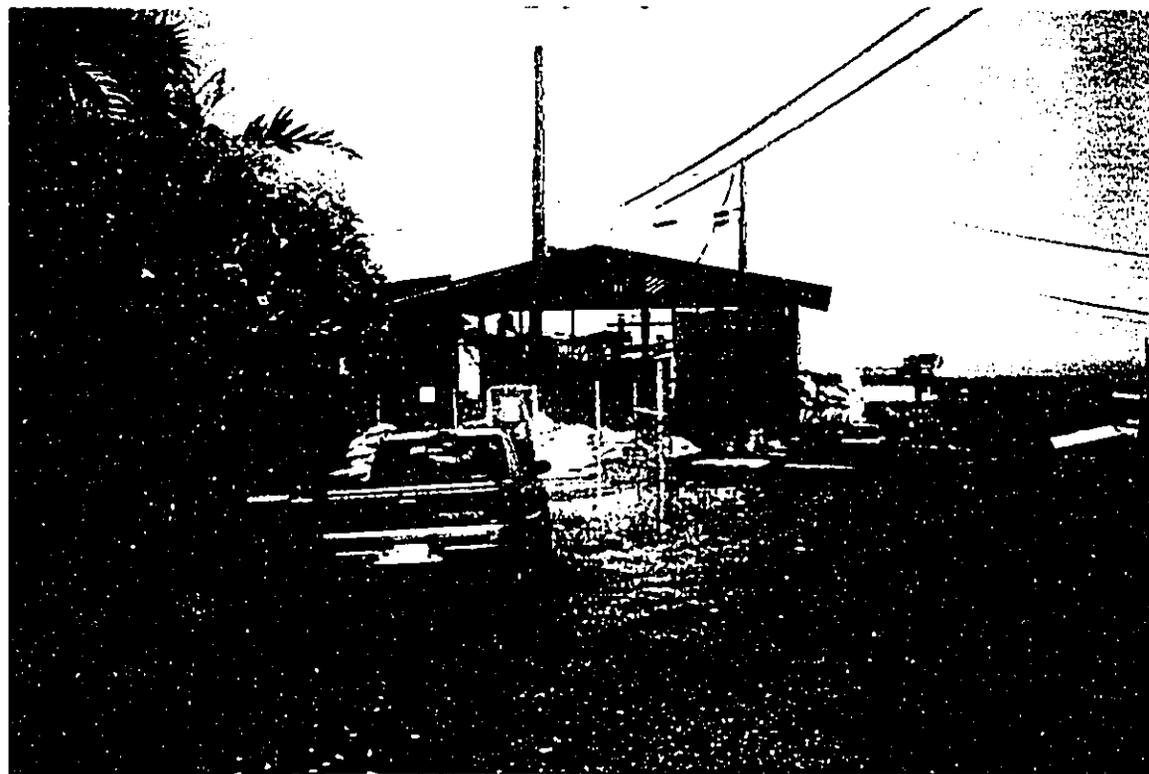
The Hawaii County General Plan contains Goals, Policies and Standards intended to preserve areas of natural beauty and scenic vistas from encroachment. For South Kona, the affected viewplanes or viewpoints areas pertinent to this permit application are listed as follows:

<u>View</u>	<u>TMK</u>	<u>Ahupua`a</u>
Kealakekua Bay from Kaawaloa Road and Lower Government Road	8-1-07:01 8-1-10:01, 02 8-1-11 8-2-02 8-2-04	Keopuka
Viewpoint Cove White Sand Beach Viewpoint (Palemano Point) Honaunau & Scenic View from Ke Ala o Keawe Road	8-3-03:29 8-3-04:01 8-3-04:04 8-3-04:05 8-4-11, 12 13	Kahauloa Keei 1 Keei 1 Keei 1 Honaunau, Keokea

Figure 2



Rear of Coffee Mill Looking Makai



Coffee Mill Viewed from Mauka Edge of Bush Property, Showing Elevation Difference

In addition, as the property lies within the Kealahou Bay Historical and Archaeological District, the viewplanes towards and from individual historic sites also merit consideration. The only registered or inventoried historic site near the project is the Sunset Coffee Mill. The mill, which is not in itself open to the public but is fronted by a recent building operated as a commercial visitor attraction, does not afford substantial views towards the coast and has a heavy screen of vegetation on the makai side (Fig. 2).

Impacts

Because of the relative location of the property and nearby roads, any structures built on the property would not detract from the coastal viewplane from Napo'opo'o Road or any other public road. Views of the site are also minimal from the coast, because the dominant feature is the horizon formed by the Pali Kapu o Keoua above Kealahou Bay and the steep slope that parallels the Hawaii Belt Road. Although the landscape below this dramatic horizon is dominated by vegetation, numerous manmade objects, including homes, roads, and particularly utility lines, are also present.

As the land slopes very steeply below the coffee mill towards the Bush property, the homes and farms that will be developed would not be expected to interfere with views either from or of this mill.

2.3 Socioeconomic and Cultural

2.3.1 Socioeconomic

Environmental Setting

The South Kona district has undergone far less growth than other areas of West Hawaii. It is still an area of largely farm dwellings and single family residences. The census statistics (Table 2-1) for the island, the district, and Captain Cook, the census unit closest to the project area, show a great deal of similarity, demonstrating that this rural area is in many ways a microcosm of the Big Island, unlike urban, wealthy and newcomer-dominated North Kona.

Table 2-1
Selected Socioeconomic Characteristics

CHARACTERISTIC	GEOGRAPHIC AREAS		
	Hawaii Island	South Kona	Captain Cook
Total Population	120,317	7,658	2,595
Average Household Size	2.90	2.95	3.04
Percent Caucasian	39.9	38.6	35.4
Percent Asian	37.0	36.0	42.6
Percent Hawaiian	20.0	23.5	18.8
Percent Under 18 Years	28.7	30.3	29.2
Percent Over 65 Years	12.6	11.0	12.1
Percent With Work Disability	9.6	7.9	6.0
Percent Over 25 Years With High School Diploma	77.7	81.3	58.1
Percent Adults in Labor Force	64.2	71.5	74.4
Median Family Income	\$33,186	\$35,263	\$41,109
Percent in Poverty	14.2	14.2	14.2
Median Home Price	\$113,000	\$171,500	\$185,500

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

Impacts and Mitigation Measures

The subdivision will have very little impact on the greater socioeconomic environment. The action will create the potential to accommodate six households on the property instead of one, which under average South Kona household circumstances could increase the population by about 15. This increase is minor, even in the context of sparsely populated South Kona.

2.3.2 Archaeology and Historic Sites

Environmental Setting

The site is located within the Kealahou Bay Historic District. This district was established to protect the archaeological and historic values of the area by providing an extra level of review for projects that occur within its boundaries. A number of

historic sites are present in both the coastal areas, which were densely populated and exploited during prehistory and early history, and in the moist mauka areas upslope from the project site, where productive systems of terraced fields are to some extent still present. These associations with Hawaiian history are reinforced by the tradition of diversified small-scale agriculture, which has left a landscape rich in fruit trees, flowers and scenic vistas of unspoiled coastline.

The only registered or inventoried site in the vicinity of the Bush property is the Sunset Coffee Mill (Hawaii Register No. 10-47-7343), which is just upslope (Fig. 2). The coffee mill, built in the early part of the century, was placed on the register in 1973 because it has value as one of the few existing representatives of agricultural industry in Kona. Recent buildings in front of the site now serve as a commercial visitor attraction. The mill itself is not accessible to the public.

Impacts

No historic sites are present on the property or would be affected by the proposed action or development that might result from it. The proposed project will not adversely affect the historic character of the area by inserting incongruous land uses or interfering with scenic public views. The subdivision would not affect the Coffee Mill. The subdivision into Family Agriculture lots will perpetuate low-density agricultural uses for the area and preserve the character of the Historic District.

The project site was inspected by an archaeologist with the State Historic Preservation Division (SHPD) for historic sites. SHPD has 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

Although such finds are not expected on a site where heavy land disturbance has already occurred, if any artifacts, charcoal deposits, or human remains are discovered during construction, work will immediately cease and SHPD will be consulted to determine the appropriate mitigation.

2.4 Public Facilities and Services

The property is accessed via Napo'opo'o Road, a two-lane county road that is the main route connecting State Highway 19 (the Hawaii Belt Road) and Kealahou Bay. Traffic is generally light but steady on the road, which is used by both residents and visitors. Sight distance along the entire frontage of the property is adequate both mauka and makai.

Waterlines of the Hawaii County Department of Water Supply are present along Napo'opo'o Road. Electricity and telephone lines are also present. The area is not served by sewer lines.

Impacts and Mitigation Measures

The applicant has addressed off-site development requirements in her rezoning request. Two driveways from Napo'opo'o Road will be developed for the six lots in locations approved by the Hawaii County Department of Public Works. Water is available to the site and meters will be placed along Napo'opo'o Road in compliance with requirements of the Hawaii County Department of Water Supply. Drainage improvements in conformance with requirements of the Hawaii County Department of Public Works will be installed. Finally, the applicant will install individual wastewater treatment systems in conjunction with construction of individual homes in compliance with State Department of Health regulations.

In its comment letter of 25 June 1997 in response to preconsultation, the Hawaii County Fire Department reiterated the fire code for the County of Hawaii. The applicant understands that the subdivision must conform to the fire code and will perform all improvements as required by the Fire Department at subdivision.

2.5 Secondary and Cumulative Impacts

Secondary effects related indirectly to the subdivision are negligible. A population increase of about 15 will generate very slight additional demand on public facilities and services, which is compensated for by fair share contributions to the County. The proposed land use is similar to that of surrounding properties, which do not individually or jointly produce appreciable adverse environmental impacts.

No large scale development projects are currently in planning in the area. According to the records of the Hawaii County Planning Department, there is only one other rezoning or subdivision request in the Napo'opo'o area, either mauka or makai. That request involves a seven-lot subdivision on the mauka portion of Napo'opo'o Road, several miles from the Bush property. There are therefore no other projects involving development-related impacts with which the impacts of the Bush subdivision could accumulate.

2.6 Required Permits and Approvals

In addition to the Subdivision request which has triggered the need for this EA, the project requires the completed approval of the Change of Zone request. If these approvals are granted, then County building and grading permits may be required for further site preparation and structures. A Special Management (SMA) review, including possible permits, will be required for any development on the property.

2.7 Consistency With Government Plans and Policies

2.7.1 West Hawaii Plan

The *West Hawaii Regional Plan* (Hawaii OSP 1989) represents an attempt to coordinate planning efforts among State agencies that have programs, facilities and other interests in the region. The basic purposes are to respond more effectively to emerging needs and critical problems, to coordinate Capital Improvements within a regional planning framework, and to provide guidance in State land use decision-making processes.

According to the Plan, the State "remains committed to protecting the coffee belt" and supports strategies "to protect productive agricultural land from urban encroachment and other conflicting land uses" (Ibid: 26-27). In the sense that the proposed subdivision would encourage development of genuine orchard tree crops such as macadamia nuts, coffee, flowers and papaya, it is consistent with the goals of the Plan.

2.7.2 Hawaii County General Plan

The General Plan for the County of Hawaii is the document expressing the broad goals and policies for the long-range development of the Island of Hawaii. The plan was adopted by ordinance in 1989. The General Plan is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawaii.

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.

Specific recommendations for the Kona District include:

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

The proposed subdivision supports an agricultural development that would genuinely promote agriculture and is thus consistent with General Plan goals for Kona and in the area of agriculture. Consistency with aspects of the General Plan related to scenic resources are discussed in Section 2.2.5, above.

PART 3: DETERMINATION

The Hawaii County Planning Department has determined that impacts from the proposed project will be minimal and that the project will not significantly alter the environment. Therefore, it 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

Chapter 11-200-12, Hawaii Administrative Rules, outlines those factors agencies must consider when determining whether a project has significant effects:

1. *The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.*

No natural or cultural resources are present on the property or would be irrevocably committed or lost by the proposed subdivision.

2. *The proposed project will not curtail the range of beneficial uses of the environment.*

No restriction of beneficial uses would occur. The project would promote agriculture.

3. *The proposed project will not conflict with the State's long-term environmental policies.*

The project is environmentally benign and is consistent with all elements of the State's long-term environmental policies as expressed in Chapter 344, HRS, the broad goals of which are to conserve natural resources and enhance the quality of life. The project does not conflict with any aspect of this policy, and is consistent with those aspects maintaining small farms and rural lifestyles.

4. *The proposed project will not substantially affect the economic or social welfare of the community or State.*

No substantial effect, either adverse or beneficial, would occur as a result of the proposed subdivision, which will produce only very minor effects of any kind.

5. *The proposed project does not substantially affect public health in any detrimental way.*

Public health and safety will be maintained through adherence to subdivision requirements regarding water supply, wastewater treatment, roads, drainage, and fire protection. The project is carefully reviewed by a number of County agencies and must conform with their requirements.

6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.*

No appreciable secondary impacts are associated with the subdivision.

7. *The proposed project will not involve a substantial degradation of environmental quality.*

The project would not degrade environmental quality.

8. *The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.*

No rare, threatened or endangered species of flora or fauna are known to exist on the project site, which has long been graded for agriculture. No such species will be affected by any actions on the property.

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.*

The project is not related to other activities in the region in such a way as to produce adverse cumulative effects or involve a commitment for larger actions. There are no other nearby projects involving development-related impacts with which the impacts of the Bush subdivision could accumulate.

10. *The proposed project will not detrimentally affect air or water quality or ambient noise levels.*

No substantial effects to air, water, or ambient noise would occur. Brief, temporary effects will occur during construction of homes and farm buildings, and longer effects will occur during farming activities, but such effects are an accepted part of the farming lifestyle of South Kona and are protected under the Right-to-Farm Act.

11. *The project does not affect an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.*

The project is not located near coastal or inland waters. A small area that is formally considered within a flood zone is present on the property. The Hawaii County Department of Public Works will determine whether an easement to preclude development of or alteration to this area is required. Although the proposed project is located in an zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives.

12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No protected viewplanes in the area would be adversely impacted.

13. *The project will not require substantial energy consumption.* A negligible level of energy input would be required for the construction that would likely ensue subdivision.

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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APPENDIX 1

COMMENT LETTERS

FROM AGENCIES AND ORGANIZATIONS

IN RESPONSE TO PRE-CONSULTATION

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

Gilbert Coloma-Agaran

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

June 19, 1997

Dr. Ron Terry
Geo Metrician
HCR 9575
Keaau, Hawaii 96749

LOG NO: 19642 ✓
DOC NO: 9706PM14

Dear Dr. Terry:

**SUBJECT: Environmental Assessment for Proposed
Family Agriculture Subdivision
Napoopoo, South Kona, Hawaii Island
TMK: 8-2-8:57**

Thank you for your letter of June 5, 1997 and the opportunity to review and comment on the EA that your firm is preparing.

Your letter indicates that the 7.429 acre parcel has been bulldozed in the past, thus making it unlikely that any historic sites would remain. You also indicate that a field check undertaken by one of our staff confirmed that there are no sites on the property.

Given the apparent absence of historic sites on the subject parcel we believe that the proposed agricultural use will have "no effect" on significant historic sites. In view of this view there is no reason to send us a copy of the EA when it is completed because we would have nothing new to add to our present comments. We only ask that you include a copy of this letter in the EA.

If you have any questions please contact Patrick McCoy (587-0006).

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

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

June 19, 1997

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

Dear Dr. Terry:

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED FAMILY
AGRICULTURE SUBDIVISION OF TMK (3rd) 8-2-8:57,
NAPOOPOO ROAD, SOUTH KONA DISTRICT, ISLAND OF HAWAII

This acknowledges your June 5, 1997, letter requesting our input
on the above-proposed family agriculture subdivision.

While we do not believe this development will negatively impact
traffic along Napoopoo Road at this time, we defer to any
concerns that may be raised by the the general public or the
County Public Works Department in their review of this project.

We also do not foresee a negative impact on police services for
this area.

Thank you for the opportunity to comment.

Sincerely,

Wayne G. Carvalho
WAYNE G. CARVALHO
POLICE CHIEF

DAF:ir/lk

Stephen K. Yamashiro
Mayor



Nelson M. Tsuji
Fire Chief

Edward Bumatay
Deputy Fire Chief

County of Hawaii
FIRE DEPARTMENT

777 Kilauea Avenue • Mall Lane, Room 6 • Hilo, Hawaii 96720-1239
(808) 961-8297 • Fax (808) 961-8296

June 25, 1997

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

Dear Dr. Terry:

Subject: Environmental Assessment for Proposed Family Agriculture
Subdivision of TMK (3rd) 8-2-8:57, Napoopoo Road,
South Kona District, Island of Hawaii

The Fire Department's requirements as stated in the Fire Code are:

Water:

**"INSTALLATION AND MAINTENANCE OF FIRE-PROTECTION, LIFE-SAFETY
SYSTEMS AND APPLIANCES**

"Installation

"Sec. 10.301. (c) Water Supply. An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.



Ron Terry, Ph.D.
Page 2
June 25, 1997

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.

"(d) Fire Hydrant Markers. When required by the chief, hydrant locations shall be identified by the installation of reflective markers.

"(e) Timing of Installation. When fire protection facilities are to be installed by the developer, such facilities including all surface access roads shall be installed and made serviceable prior to and during the time of construction. When alternate methods of protection, as approved by the chief, are provided, the above may be modified or waived."

Or NFPA 1231:

Water supply for fire protection in subdivisions does not fall under the jurisdiction of the Fire Department; however, if input is needed from us for areas where there is no County water, the Fire Department provides the following information:

Standard on Water Supplies for Suburban
and Rural Fire Fighting - NFPA 1231

"This standard identifies minimum requirements for water supplies for fire fighting purposes in rural and suburban areas in which adequate and reliable water supply systems for fire fighting purposes do not exist.

"This standard provides minimum requirements and nothing herein shall be interpreted to mean the authority having jurisdiction cannot exceed any or all of these requirements where, in the judgment of such authority having jurisdiction, additional protection is warranted."

In determining water supply for fire protection, the Fire Department is guided by the following: 1) type of construction, 2) hazard classification, and 3) cubic feet of the structure.

An example is, for a 12,000 cubic foot structure without exposures (other structures within 50 feet), 2,571 gallons of water for fire protection would be required. The same structure with exposures would require 3,857 gallons.

Ron Terry, Ph.D.
Page 3
June 25, 1997

Fire Apparatus Access Road:

"Fire Apparatus Access Roads

"Sec. 207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

"2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).

"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) Width. The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) Vertical Clearance. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

Ron Terry, Ph.D
Page 4
June 25, 1997

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Sincerely,


NELSON M. TSUJI
Fire Chief

NMT/mo

APPENDIX 2

BILL NO. 92, DRAFT 2

CHANGE OF ZONE REQUEST BY MARION P.K. BUSH

TMK: 8-2-08:57

DOCUMENT CAPTURED AS RECEIVED

BOBBY JEAN LEITHEAD-TODD
Councilmember



Phone: (808) 961-8261
FAX: (808) 969-3291

COUNTY COUNCIL

County of Hawaii
Hawaii County Building
25 Aupuni Street
Hilo, Hawaii 96720

June 2, 1997

TO: James Y. Arakaki, Chair
and Members of the Hawaii County Council

FROM: Bobby Jean Leithead-Todd, Chair
Committee on Planning

Re: Proposed Bill No. 92, Draft 2
Change of Zone Request by Marion P.K. Bush
TMK: 8-2-08:57

Attached for your consideration is proposed Bill No. 92, Draft 2. The proposed amendments include conditions and language used consistently in similar zoning bills.

RECEIVED
'97 JUN 2 11 11 AM
COUNTY OF HAWAII

Comm. No. 327.01
File No. ZNG/KN
Ref. To: Presented - PC
JUN 03 1997

COUNTY OF HAWAII STATE OF HAWAII



BILL NO. 92 _____
(Draft 2)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 25-8-4 (SOUTH KONA ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO FAMILY AGRICULTURAL (FA-1a) AT KAHAULOA 2ND, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-2-08:57.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 25-8-4, Article 8, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Kahauloa 2nd, South Kona, Hawaii, shall be Family Agricultural (FA-1a):

Beginning at the Southeasterly corner of this parcel of land, being also a point on the Northerly side of Napoopoo Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PALEMANO" being 3,247.24 feet North and 7,054.75 feet East and running by azimuths measured clockwise from True South:

Thence, for the next seven (7) courses following along the Northerly side of Napoopoo Road:

1. 86° 47' 282.87 feet to a point;
2. 100° 13' 115.30 feet to a point;
3. 123° 19' 145.50 feet to a point;

Thence, following on a curve to the right with a radius of 247.84 feet, the chord azimuth and distance being:

4. 136° 54' 45" 116.52 feet to a point;
5. 150° 30' 30" 58.11 feet to a point;

Thence, following on a curve to the left with a radius of 149.56 feet, the chord azimuth and distance being:

- | | | | |
|----|--------------|--------|---|
| 6. | 124° 08' 15" | 132.86 | feet to a point; |
| 7. | 97° 46' | 39.50 | feet to a point; |
| 8. | 187° 46' | 140.04 | feet along 0.3 M.G. Reservoir Site (Government Land (State of Hawaii)) and along the remainder of Royal Patent 1930, Land Commission Award 387, Part 4, Section 2 to American Board of Commissioners for Foreign Missions to a point; |
| 9. | 269° 39' 30" | 138.78 | feet along the remainder of Royal Patent 1930, Land Commission Award 387, Part 4, Section 2 to American Board of Commissioners for Foreign Missions to a point; |

Thence, for the next six (6) courses following Lot 1 and along Grant 1181 to G. B. Kalaau:

- | | | | |
|-----|--------------|--------|------------------|
| 10. | 270° 50' | 17.98 | feet to a point; |
| 11. | 271° 15' | 131.00 | feet to a point; |
| 12. | 268° 55' | 128.00 | feet to a point; |
| 13. | 253° 06' 30" | 250.33 | feet to a point; |
| 14. | 268° 14' 30" | 121.66 | feet to a point; |
| 15. | 267° 59' | 102.52 | feet to a point; |

Thence, for the next three (3) courses following along the remainder of Royal Patent 4513, Mahele Award 32 to Kanele:

- | | | | |
|-----|----------|--------|------------------|
| 16. | 357° 59' | 255.91 | feet to a point; |
| 17. | 87° 59' | 170.00 | feet to a point; |

18. 351° 43' 30" 260.00 feet to the point of beginning and containing an area of 7.429 Acres.

All as shown on the map attached hereto, marked Exhibit "A" and by reference made a part hereof.

SECTION 2. This change in district classification is conditioned upon the following:

- A. The applicant, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.
- B. The applicant, successors or assigns shall be responsible for complying with all requirements of Chapter 205, Hawaii Revised Statutes, relating to permissible uses within the State Land Use Agricultural District.
- C. The applicant shall [install] ~~construct~~ applicable water system improvements meeting with the approval of the Department of Water Supply in conjunction with Final Subdivision Approval.
- D. The applicant shall submit the required water commitment payment to the Department of Water Supply in accordance with its "Water Commitment Guidelines Policy[.]" within ninety days from the effective date of this ordinance.
- E. Final Subdivision Approval of the proposed agricultural subdivision within the subject property for no more than six lots shall be secured from the Planning Director within five (5) years from the effective date of this change of zone.
- F. A drainage study of the [project site] subject property, if required, shall be prepared for review and approval by the Department of Public Works, prior to submittal of plans for subdivision review. Drainage improvements, if required, shall be constructed [in a manner] meeting with the approval of the Department of Public Works prior to the issuance of Final Subdivision Approval.

G. Access(es) to the subject property from Napoopoo Road shall be constructed [in a manner] meeting with the approval of the Department of Public Works.

H. [The applicant shall comply with the requirements of the Department of Finance, Real Property Division concerning the rollback taxes for the subject property.]
The applicant shall make its fair share contribution to mitigate the potential regional impacts of the subject property with respect to parks and recreation, fire, police, solid waste disposal facilities, and roads. The amount of the fair share contribution shall be the sum which is the product of multiplying the number of lots proposed to be subdivided by the amounts allocated hereinbelow for each such lot, and shall become due and payable prior to final subdivision approval for any portion of the subject property or its increments. If the subject property is subdivided in two or more increments, the amount of the fair share contribution due and payable prior to final subdivision approval of each increment shall be a sum calculated in the same manner according to the number of additional proposed lots in each such increment. The fair share contribution may be in a form of cash, land, facilities, or any combination thereof acceptable to the director in consultation with the affected agencies. The fair share contribution shall have a maximum combined value of \$7,239.16 per lot. Based upon the applicant's representation of intent to subdivide and develop up to six lots, the indicated total fair share contribution is \$43,434.96, however, the total amount shall be increased or reduced in proportion with the actual number of subdivided lots according to the calculation and payment provisions set forth in this Condition H. The fair share contribution shall be allocated as follows:

1. \$3,490.85 per lot, for an indicated total of \$20,945.10 to the County to support park and recreational improvements and facilities;
2. \$168.40 per lot, for an indicated total of \$1,010.40 to the County to support police facilities;

3. \$332.61 per lot, for an indicated total of \$1,995.66 to the County to support fire facilities;
4. \$145.62 per lot, for an indicated total of \$873.72 to the County to support solid waste facilities;
5. \$3,101.68 per lot, for an indicated total of \$18,610.08 to the State or County to support road and traffic improvements.

The fair share contributions described above shall be adjusted annually beginning three years after the effective date of the change of zone, based on the percentage change in the Honolulu Consumer Price Index (HCPD). In lieu of paying the fair share contribution, the applicant may construct and contribute improvements/facilities related to parks and recreation, fire, police, solid waste disposal facilities, and roads within the region impacted by the proposed development, subject to the approval of the director. For purposes of administering Condition H, the fair market value of land contributed or the cost of any improvements required or made in lieu of the fair share contribution shall be subject to the review and approval of the director, upon consultation with the appropriate agencies.

- I. Should any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials, be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-HPD when it finds that sufficient mitigative measures have been taken.
- J. To ensure that the agricultural uses in the surrounding area are maintained, restrictive covenant(s) in the deeds of all the proposed agricultural lots within the

subject property shall indicate full disclosure on the Right to Farm Act and that possible odor, noise and other impacts may result from existing and/or proposed agricultural activities on surrounding or nearby lands. A copy of the proposed covenant(s) shall be submitted to the Planning Director for review and approval prior to the issuance of Final Subdivision Approval. A copy of the approved covenant(s) shall be recited in an instrument executed by the applicant and the County in conjunction with the issuance of Final Subdivision Approval for any portion of the subject property. A copy of the recorded document shall be filed with the Planning Director upon its receipt from the Bureau of Conveyances.

K. An initial extension of time for the performance of conditions within the ordinance may be granted by the Planning Director upon the following circumstances:

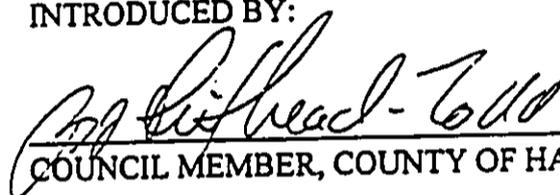
1. The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, its successors or assigns, and that are not the result of their fault or negligence.
2. Granting of the time extension would not be contrary to the General Plan or Zoning Code.
3. Granting of the time extension would not be contrary to the original reasons for the granting of the change of zone.
4. 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).

- L. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate rezoning of the [area] subject property to its original or more appropriate designation.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:

Date of 1st Reading:

Date of 2nd Reading:

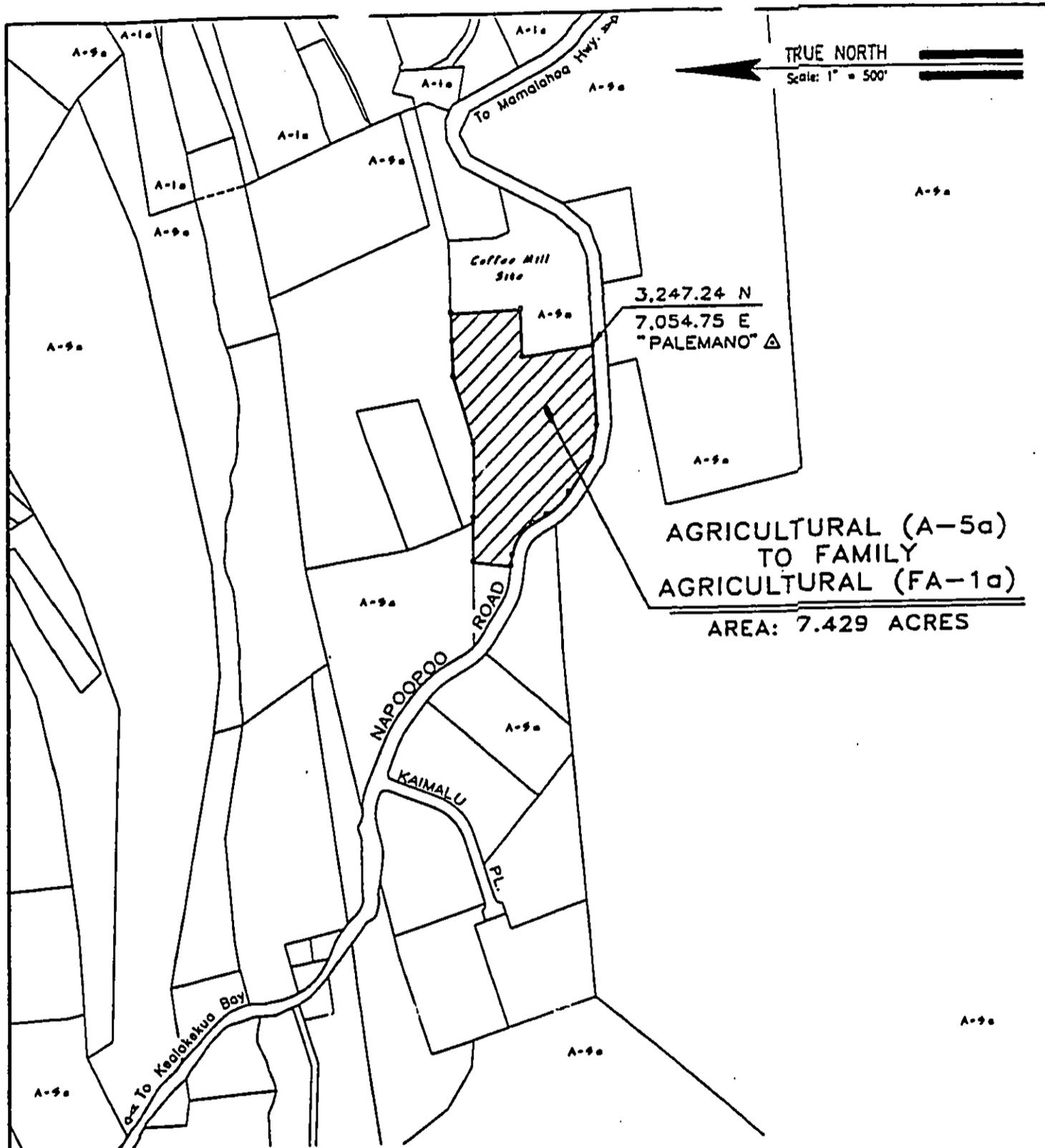
Effective Date:

REFERENCE: Comm. 327.01

APPROVED AS TO FORM AND LEGALITY

CORPORATION COUNSEL

DATED: _____



AGRICULTURAL (A-5a)
 TO FAMILY
 AGRICULTURAL (FA-1a)
 AREA: 7.429 ACRES

AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-8-4 (SOUTH KONA ZONE MAP) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO FAMILY AGRICULTURAL (FA-1a) AT KAHAULOA 2ND, SOUTH KONA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT
 COUNTY OF HAWAII

TMK : 8-2-08:57

EXHIBIT "A"

APRIL 28, 1997
 (MARION K. BUSH)



APPENDIX 3

COMMENT LETTERS TO DRAFT EA

AND RESPONSES

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

September 19, 1997

Virginia Goldstein, Director
Hawaii Planning Department
25 Aupuni Street
Hilo, HI 96720

Attention: Daryn Arai

Dear Ms. Goldstein:

Subject: Draft Environmental Assessment (EA) Bush Family Agriculture Subdivision, South Kona; TMK 8-2-8:57

We have the following comments to offer:

1. Location map: To assist readers who may be unfamiliar with this area, please include a map in the final EA that shows the property in relation to the nearest major roadway, the nearest town and the coastline.
2. Notify the Historic Hawaii Foundation and document your contact in the final EA.
3. Timeframe: What are the anticipated start and end dates of this project?

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,


GARY GILL

c: Ron Terry



GEO METRICIAN

Ron Terry, Ph.D.

HCR 9575
Keaau, Hawaii 96749
(808) 982-5831

November 11, 1997

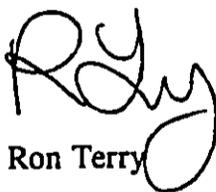
Gary Gill, Director
Office of Environmental Quality Control
236 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr Gill:

Subject: Marion K. Bush Family Agriculture Subdivision

Thank you for your comments dated 19 September 1997 on the subject project. Below is a point-by-point response.

- 1. Location Map.* I have added a portion of the USGS map (Fig. 2-a) that shows the relationship of the project area to the coastline and the nearest town.
- 2. Historic Hawaii Foundation Contact.* On October 22, I contacted David Scott, Executive Director, and sent the foundation an EA for their files and review. I extended the deadline to comment for another week and asked them that if they needed more time they should contact me by October 29. As of November 11, I have not received any message from this organization, and I will assume that they have no comments to make. If any comments arrive after this time, they will be forwarded to the Bush family for their review.
- 3. Timeframe.* The Bush family plans to begin the subdivision process as soon as possible but has no strict schedule regarding construction of homes or use of the land for farming operations. At this time, it is expected that at least some homes will be built within the 3-5 year timeframe.


Ron Terry



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5249
PHONE (808) 594-1888
FAX (808) 594-1885

October 07, 1997

Dr. Ron Terry
HCR 1 Box 9575
Keaau, HI 96749

Subject: Draft Environmental Assessment (DEA) for the Bush Family Agriculture Division, South Kona District, Island of Hawaii.

Dear Dr. Terry:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for the Bush Family Agriculture Division, South Kona District, Island of Hawaii. The Bush family property (7.4 acres) is the subject of a change of zone request from Agricultural Five Acres to Family Agriculture One Acre. Furthermore, the Bush family intends to divide the property into six lots to provide agricultural opportunities for their members.

The Office of Hawaiian Affairs (OHA) has no objections to the Bush family plans. Based on information contained in the DEA, the proposed property division apparently bears no significant long-term adverse impacts on adjacent areas nor upon existing flora and fauna. The land was previously bulldozed and is unlikely that archaeological resources still remain. Furthermore, no significant changes are expected from the intended division in either scenic resources, air quality, or road traffic.

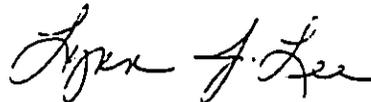
Letter to Dr. Terry
Page two

Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Leis A. Manrique, should you have any questions on this matter.

Sincerely yours,



Randall Ogata
Administrator



Lynn Lee
Acting Officer,
Land and Natural
Resources Division

LM:lm

cc Trustee Clayton Hee, Board Chair
Trustee Abraham Aiona, Board Vice-Chair
Trustee Rowena Akana, Land & Sovereignty Chair
Trustee Haunani Apoliona
Trustee Frenchy DeSoto
Trustee Moses Keale
Trustee Colette Machado
Trustee Hannah Springer
CAC, Island of Hawaii



GEO METRICIAN

Ron Terry, Ph.D.

HCR 9575

Keaau, Hawaii 96749

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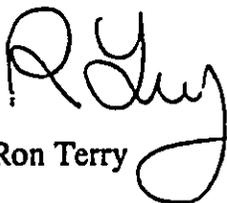
November 11, 1997

Lynn Lee
Acting Officer, Land and Natural Resources Division
Office of Hawaiian Affairs
711 Kapi'olani Blvd, Suite 500
Honolulu HI 96813-5249

Dear Ms Lee:

Subject: Marion K. Bush Family Agriculture Subdivision

Thank you for your comments dated 7 October 1997 on the subject project. Ms Bush and I appreciate your careful review of the Environmental Assessment.


Ron Terry