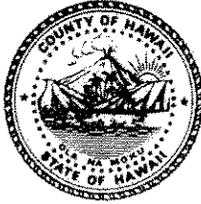


Harry Kim  
Mayor



Bruce C. McClure  
Director

Jiro A. Sumada  
Deputy Director

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

August 23, 2006

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

RECEIVED  
06 AUG 29 P 3:53  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT (FEA) / FINDING OF NO  
SIGNIFICANT IMPACT (FONSI) FOR THE WEST HAWAII CIVIC  
CENTER  
TMK: (3) 7-4-20: 25  
KEALAKEHE, NORTH KONA, HAWAII

Dear Ms. Salmonson:

The County of Hawaii, Department of Public Works has reviewed the Final Environmental Assessment (FEA) for the subject project and has issued a Finding of No Significant Impact (FONSI) determination. Please publish notice of the FEA/FONSI for this project in the next available *Environmental Notice*. We have enclosed the following items:

1. Two (2) hard copies and one (1) compact disc copy (PDF) of the FEA;
2. A completed OEQC Publication Form (enclosed on CD); and
3. Project Summary (enclosed on CD).

If you have any questions regarding the project, please contact Mr. David Yamamoto at (808) 961.8466, or Marissa Furfaro at (808) 961.3333.

Sincerely,

  
Bruce C. McClure, P.E., Director

# West Hawai‘i Civic Center

## *Final Environmental Assessment*



*TMK: (3) 7-4-20: 25*  
*Kealakehe, North Kona, Hawai‘i*

**Prepared for:**  
County of Hawai‘i  
Department of Public Works

**Prepared by:**



August 2006

# West Hawai‘i Civic Center

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## *Final Environmental Assessment*

*TMK: (3) 7-4-20: 25*

*Kealakehe, North Kona, Hawai‘i*

**Prepared for:**

County of Hawai‘i

Department of Public Works

Prepared by:



August 2006



**WEST HAWAI‘I CIVIC CENTER**  
FINAL ENVIRONMENTAL ASSESSMENT

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Appendix F	Pre-Assessment Consultation Letters and Responses
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**WEST HAWAI‘I CIVIC CENTER**  
FINAL ENVIRONMENTAL ASSESSMENT

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**WEST HAWAI‘I CIVIC CENTER**  
FINAL ENVIRONMENTAL ASSESSMENT

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## **1.0 INTRODUCTION**

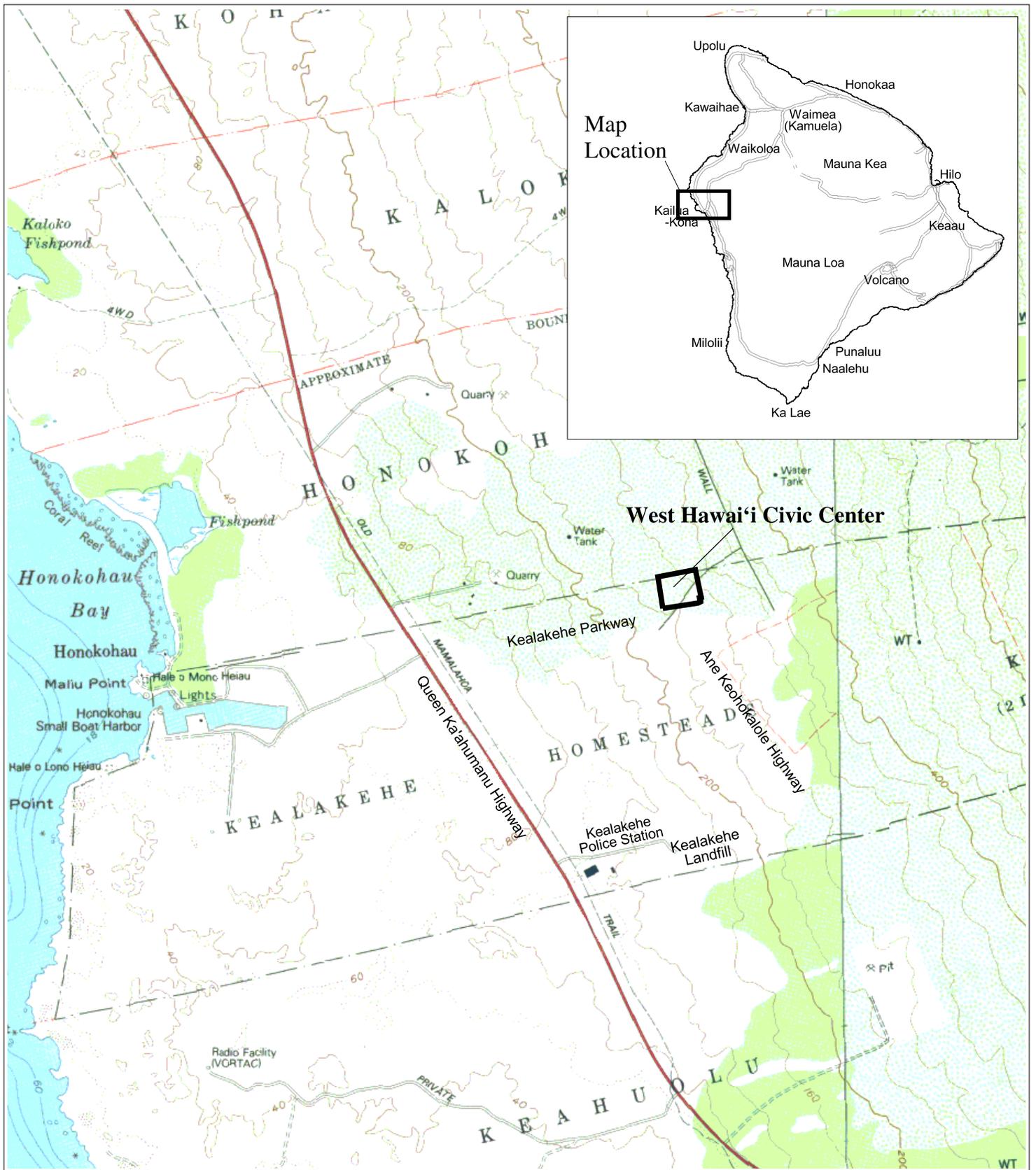
### **1.1 PROJECT SUMMARY**

The following summary describes the project location, existing entitlements, and proposed actions:

<b>Project Name:</b>	West Hawai‘i Civic Center
<b>Location:</b>	Kealakehe, North Kona, Hawai‘i (Figure 1)
<b>Landowner:</b>	County of Hawai‘i
<b>Applicant:</b>	County of Hawai‘i, Department of Public Works
<b>Tax Map Key:</b>	7-4-20: 25 (Figure 2)
<b>Land Area:</b>	Approximately seven acres
<b>Existing Use:</b>	Open, lava fields
<b>Proposed Use:</b>	Civic Center (Figures 3a through d)
<b>Land Use Designations:</b>	State Land Use District – Urban (Figure 4) Hawai‘i County Zoning – Open (Figure 5) Hawai‘i County General Plan – Urban Expansion (Figure 6)
<b>Action Requested:</b>	Use of County lands and funds for the development of the West Hawai‘i Civic Center
<b>Approving Authority:</b>	The County of Hawai‘i, Department of Public Works
<b>Determination:</b>	Finding of No Significant Impact (FONSI)

### **1.2 PROPOSING AGENCY**

In accordance with Section 343-5, *Hawaii Revised Statutes* (HRS), whenever an agency proposes the use of State or County lands, with certain exceptions, that agency shall prepare an environmental assessment for such action at the earliest practicable time to determine whether an environmental impact statement shall be required.



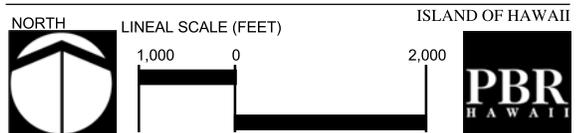
**Legend**

 West Hawai'i Civic Center

Figure 1

Location Map

**West Hawai'i Civic Center**



Source: United States Geological Survey

Disclaimer: This graphic has been prepared for general planning purposes only





**SITE PLAN**

Figure 3A  
Site Plan

**West Hawai'i Civic Center**

Source:  Wilson Okamoto Corporation  
Green Building Services  
Roth Sheppard Architects  
PBR Hawaii

Disclaimer: This graphic has been prepared for general planning purposes only.  
This site plan is subject to change.

NORTH



ISLAND OF HAWAII



# SECOND FLOOR PLAN

Figure 3B  
 Second Floor Plan  
 West Hawai'i Civic Center

Source:  Wilson Okamoto Corporation  
 Green Building Services  
 Roth Sheppard Architects  
 PBR Hawaii

Disclaimer: This graphic has been prepared for general planning purposes only.  
 This site plan is subject to change.



Figure 3c  
View from Kealakehe Parkway/  
Ane Keohokalole Intersection  
**West Hawai'i Civic Center**

ISLAND OF HAWAII



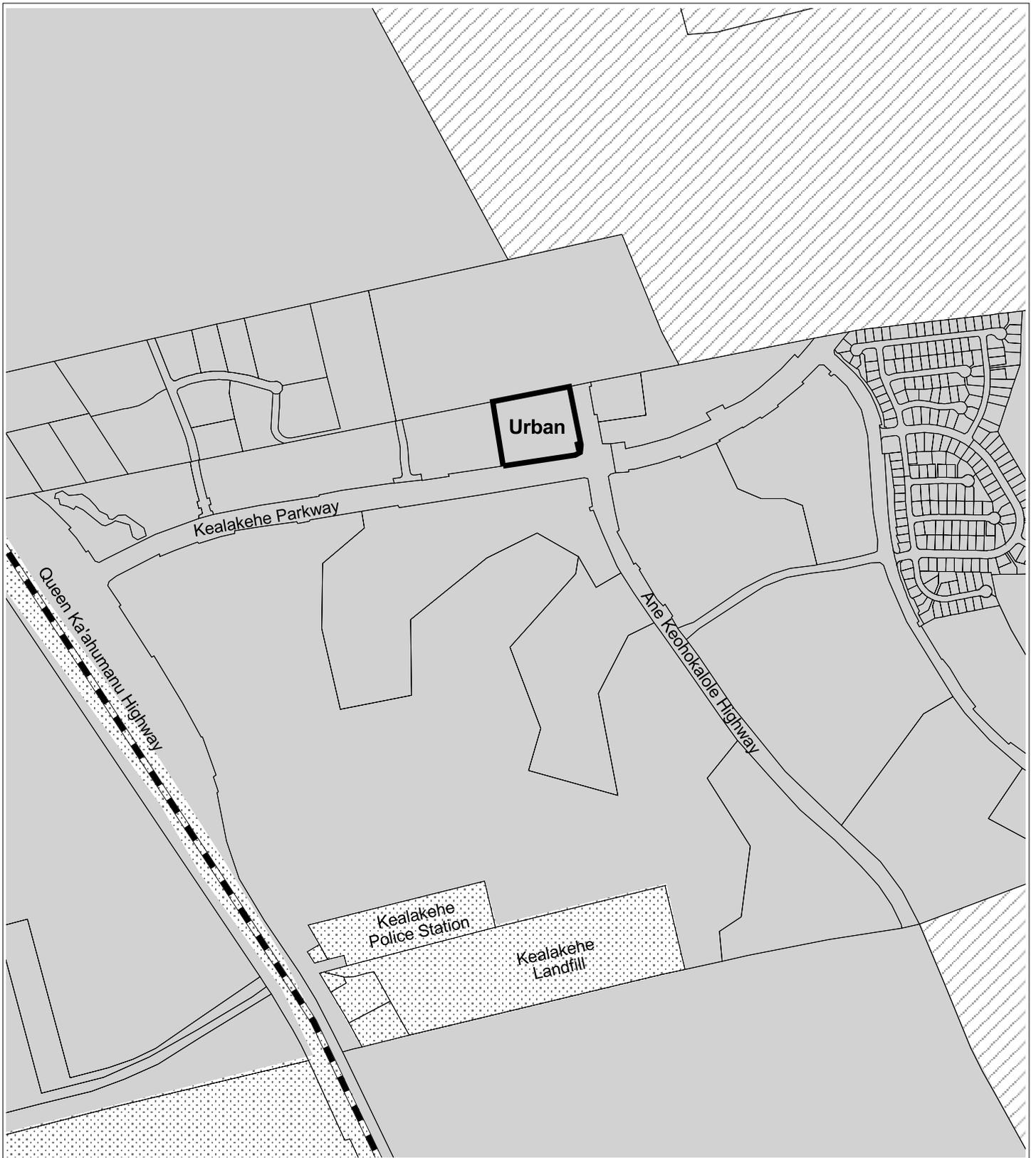
Figure 3d  
View of Civic Center From Lower Site  
**West Hawai'i Civic Center**

ISLAND OF HAWAII



Wilson Okamoto Corporation  
Green Building Services  
Roth Sheppard Architects  
PBR Hawaii





**Legend**

- Land Use Districts
  - Conservation
  - Agricultural
  - Urban
- West Hawai'i Civic Center

Figure 4  
 State Land Use District Boundary Map  
**West Hawai'i Civic Center**

NORTH LINEAL SCALE (FEET) ISLAND OF HAWAII

**PBR**  
HAWAII

Source: State Land Use Commission (2004)  
 Disclaimer: This graphic has been prepared for general planning purposes only.



**Legend**

Zoning Districts

- A-5a: Agricultural
- MCX-1a: Industrial-Commercial Mixed
- MG-5a: General Industrial
- ML-1a: Limited Industrial
- ML-3a: Limited Industrial
- OPEN
- RS-7.5: Single-Family Residential
- (road)

West Hawai'i Civic Center

Source: County of Hawaii (2005)  
 Disclaimer: This graphic has been prepared for general planning purposes only.

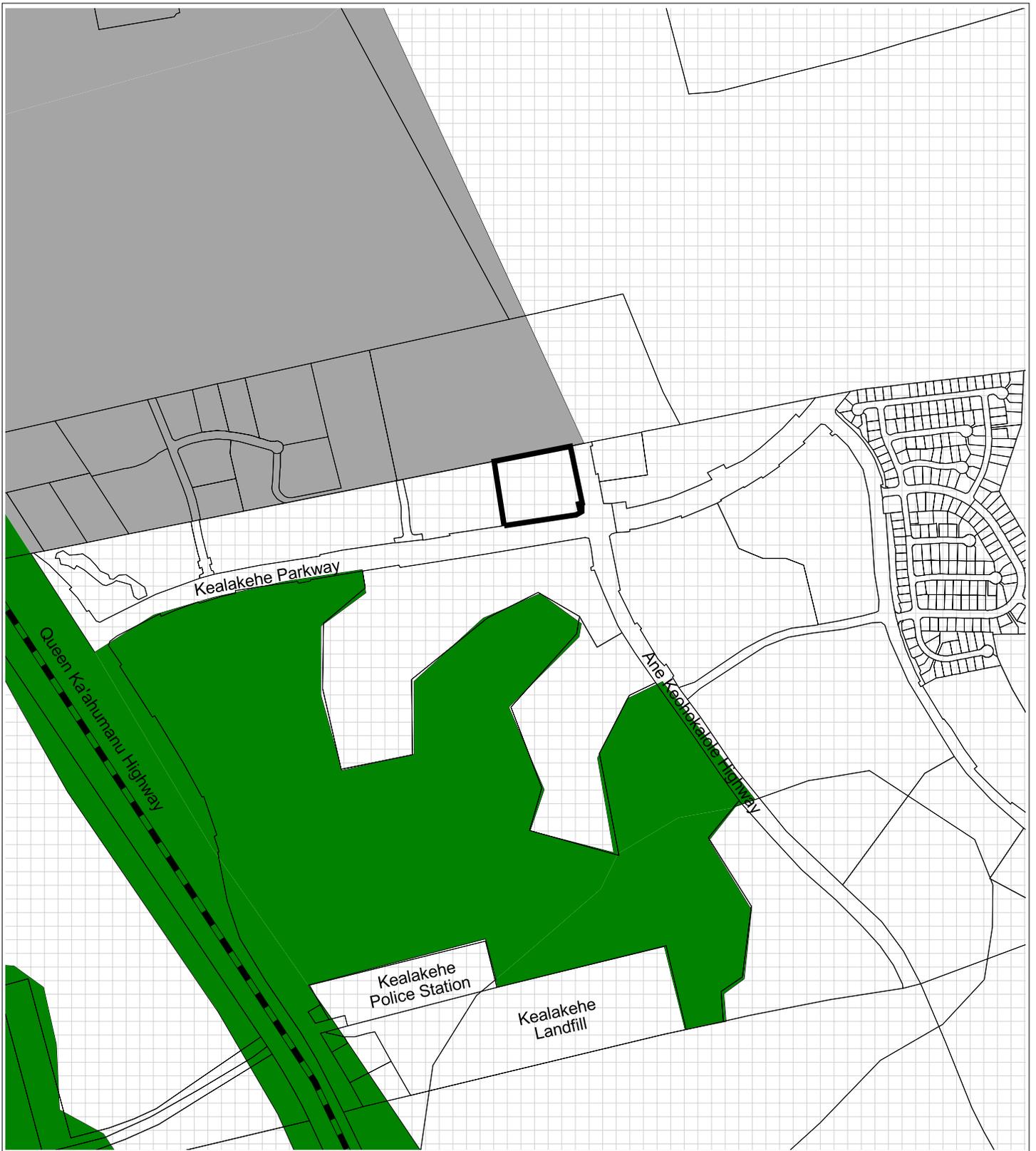
Figure 5  
 County Zoning Map

**West Hawai'i Civic Center**

NORTH LINEAL SCALE (FEET) ISLAND OF HAWAII

500 0 1,000

**PBR**  
HAWAII



**Legend**

Land Uses

-  Industrial
-  Open Area
-  Urban Expansion

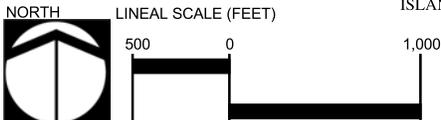
 West Hawai'i Civic Center

Source: County of Hawaii (2005)  
 Disclaimer: This graphic has been prepared for general planning purposes only.

Figure 6  
 Hawai'i County General Plan  
**West Hawai'i Civic Center**

NORTH LINEAL SCALE (FEET) ISLAND OF HAWAII

500 0 1,000



**PBR**  
HAWAII

**WEST HAWAI‘I CIVIC CENTER**  
FINAL ENVIRONMENTAL ASSESSMENT

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To identify the appropriate uses for the study area, the Department of Public Works (DPW) has contracted with PBR HAWAII to prepare an environmental assessment in compliance with Chapter 343, HRS. The DPW is the Proposing Agency for this project. The mailing address and primary contact person for the DPW is listed below:

Mr. Bruce McClure, Director  
County of Hawai‘i  
Department of Public Works  
101 Pauahi Street, Suite 7  
Hilo, Hawai‘i 96720

### **1.3 OWNERSHIP AND MAJOR APPROVALS REQUIRED**

The State of Hawai‘i is the landowner of the subject property; the property was previously part of the Villages of La‘ī‘ōpua (Village 8) subdivision, in Kealakehe. By Governor’s Executive Order No. 3952, the property was set aside for the County of Hawai‘i for the purpose of developing the civic center. The County of Hawai‘i DPW is the agency preparing this environmental assessment. The DPW is also acting as applicant for the applicable entitlements. Primary approval from the State will be acceptance of the environmental disclosure documents in accordance with Chapter 343, HRS.

### **1.4 DESCRIPTION OF THE PROPERTY**

The Kealakehe region is located in the North Kona District of Hawai‘i, along the western slopes of Hualālai. The West Hawai‘i Civic Center will be located along Kealakehe Parkway, east (mauka) of Queen Ka‘ahumanu Highway. The property is located approximately five miles south of Keāhole Airport and two miles north of Kailua-Kona. The civic center site is located makai of the water tank at the intersection of Kealakehe Parkway and Ane Keohokalole Highway. The site is essentially raw land, moderately vegetated with arid-climate shrubs, grasses, and haole koa.

### **1.5 SURROUNDING LAND USES**

The project site is bounded by Kealakehe Parkway to the south and Ane Keohokalole Highway to the east (mauka). Further south, across Kealakehe Parkway, is the Department of Hawaiian Home Lands Villages of La‘ī‘ōpua. Beyond that is an approximately 43-acre parcel, which contains the Kealakehe Landfill, County transfer station, terminal freight storage facility, West Hawai‘i Humane Society Animal Shelter, County police substation, and an electrical substation.

Further east of the project site is the Kealakehe community, which includes affordable housing units and State-assisted public housing, as well as the Jack Hall Memorial Housing, Kealakehe Elementary, and Kealakehe Intermediate and High School. State-owned land containing the Kealakehe Sewage Treatment Plant and the Honokōhau Small Boat Harbor are located west (*makai*) of the project site and Queen Ka‘ahumanu Highway. Approximately 43 acres of industrial zoned property, some of which is developed, is located to the northwest of the project site (Figure 5).

Surrounding uses that could be developed in the future include a 12-acre proposed school site that straddles the boundary of Kealakehe and Keahuolu. Additionally, zoning is in place for

# WEST HAWAI‘I CIVIC CENTER

## FINAL ENVIRONMENTAL ASSESSMENT

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approximately 14 acres of single-family residential units (RS-7.5) to the northeast of the project site. The State is also considering locating future government facilities in adjacent properties; facilities being considered are the Judiciary Building, Department of Public Safety Detention Center, State Office Building, State Civic Center, and the Department of Accounting and General Services’ baseyard. Also located within the vicinity of the project site is the proposed Kona Kai Ola development, makai of Queen Ka‘ahumanu Highway. Kona Kai Ola proposes an expanded marina, open space, hotels, time share units, commercial activity, and other amenities.

### **1.6 BACKGROUND**

The project site was originally part of a State Land Use District reclassification for approximately 727 acres of land in the Conservation and Agricultural Districts to the Urban District (LUC Docket NO. A90-660/Housing Finance and Development Corporation) for the Villages of La‘ī‘ōpua master-planned community. Although the civic center was not among the uses proposed for the community at that time, Executive Order No. 3952 set aside the project site to the County of Hawaii for that purpose.

The Department of Public Works is responsible for all matters relating to engineering; public and private building construction and inspection; construction, inspection and maintenance of public streets, highways, bridges and drainage facilities; acquisition of public and private properties for public purposes; design, operation and maintenance of traffic signals and traffic control devices excluding wastewater and solid waste; and all other public works projects (County of Hawai‘i, 2005). The West Hawai‘i Civic Center will be a County facility, and the DPW is the Proposing Agency for this project as well as the Approving Authority for this environmental assessment.

## **2.0 PROJECT DESCRIPTION**

### **2.1 PROJECT GOALS AND OBJECTIVES**

The objective of this project is to provide a civic center to better serve the West Hawai‘i community and facilitate coordination between existing County services and offices, which are currently situated at different locations throughout Kailua, Kealahou, and Captain Cook. The preliminary plans show that the following offices and facilities would be consolidated into a single structure in the proposed civic center: Department of Finance (Department of Motor Vehicles and Real Property Tax Division), Driver’s Licensing, Planning Department, Department of Public Works (Engineering and Building Divisions), State Department of Health (to expedite building permit processing), Mayor’s Office, County Council Offices, County Council conference and training room, Corporation Counsel, Department of Research and Development, Mass Transit Agency, Office of Liquor Control, Department of Parks and Recreation, Data Systems, a heritage museum, a community library and meeting room, a café, a passive park, an open lawn and an amphitheater with a removable shade structure.

The proposed project will enhance convenience for residents and facilitation between the various County agencies. The departments and offices to be located in the proposed civic center will vacate their existing offices in Kailua, Kealahou, and Captain Cook. The Civic Center, as proposed, allows for the expansion of the facility to accommodate other departments or agencies should it be determined necessary and appropriate for them to relocate there.

### **2.2 PURPOSE AND NEED FOR THE PROJECT**

According to the State of Hawai‘i Department of Business, Economic Development and Tourism (DBEDT), Hawai‘i County has experienced a 35.4 percent average annual population growth rate from 2000 to 2004, compared to a 4.2 percent average growth rate for the State. Based on County information, aside from Puna in East Hawai‘i, the West Hawai‘i districts of North Kohala, South Kohala and North Kona are the next fastest growing districts on the island, indicating a need for facilities serving residents to be located near the area.

Currently, County many offices serving the Kona districts are housed at different locations in Kealahou, Kailua, and Captain Cook. The dispersal of such offices is inconvenient for residents and complicates coordination efforts among the various agencies. The 2000 Census indicates that the population of North Kona will grow. Population projections for the West Hawai‘i area indicate that Kealahou, North Kona would be an ideal location for the development of a new civic center.

The *County of Hawaii General Plan* indicates that as of 2005, West Hawai‘i services are in need of expansion and consolidation. The proposed West Hawai‘i Civic Center will address this issue by consolidating County offices currently located throughout West Hawai‘i into one public center. The civic center will be conveniently located in Kealahou, where new residential developments and roadway improvements are planned. It will improve the West Hawai‘i community’s access to County offices and relieve some traffic congestion within Kailua town.

## **2.3 KEY ELEMENTS OF THE CONCEPTUAL PLAN**

The proposed West Hawai‘i Civic Center will be developed on a seven-acre site. Figures 3A through 3D show the site plan, floor plan, and proposed building elevations. These plans are subject to change through the design phase.

Currently, the West Hawai‘i Civic Center is planned to include a town hall, County Council building, other buildings for County departments, a heritage museum, a community library and meeting room, an amphitheater pavilion with open lawn, courtyards, a café, and parking for approximately 320 vehicles. The civic center will be comprised of four buildings, ranging in size from 4,500 square feet to 25,825 square feet. The proposed civic center facilities are described in further detail below. It should be noted that the building and facility names provided below are placeholder names until permanent names can be selected by the Department of Public Works in conjunction with a cultural advisory board.

**Kona Town Hall.** The town hall is located adjacent to the Kona Council Building, Honaunau Court, and the open lawn for the amphitheater pavilion. The town hall is approximately 3,000 square feet.

**Kona Council Building.** County Council offices will be located in this building sited along Kealakehe Parkway. The one story building is 7,000 square feet.

**Honaunau Building.** The Department of Parks and Recreation and the Office of Aging are located on the first floor of this building. The Corporation Council and Office of Liquor Control will be located on the second floor of this in the two-story Honaunau Building, which is 13,200 square feet.

**Honaunau Court.** This area will include a landscaped courtyard with shade trellis and tables. Outdoor gatherings and meetings can be conducted here for public use. The County is considering providing high speed internet access to government websites only.

**Honalo Building.** The Mayor’s Office and the Department of Research and Development will be located on the second floor in the Honalo Building. The first floor will house Vehicle Registration, Driver’s Licensing, Mass Transit, Housing and Community Development and Civil Service Offices. This building is located near parking areas at the main entry to the site from Ane Keohokalole Highway. The Honalo Building will be approximately 13,100 square feet.

**Café.** A café will be located near Honalo Building and the open lawn for the amphitheater pavilion. Civic center employees and visitors will be able to dine at this café.

**Puako Building.** The Puako Building is the building furthest from Kealakehe Parkway and Ane Keohokalole Highway. The building is adjacent to parking areas and the main entry to the civic center. The Building, Engineering, Planning Department, Real Property Tax Division, and Data Systems will be located in this two-story building, which is approximately 25,825 square feet.

**Puako Court.** This area will include a shaded courtyard for public gathering and waiting areas.

# WEST HAWAI‘I CIVIC CENTER

## FINAL ENVIRONMENTAL ASSESSMENT

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**Heritage Museum.** The approximately 3,000-square foot Heritage Museum will tell the story of the inhabitants of Big Island through historical artifacts and interactive displays.

**Community Library and Meeting Room.** An approximately 1,500-square foot library and meeting room will be provided for community use. The library and meeting room are located adjacent to Puako Building and Puako Court.

**Amphitheater Pavilion.** An outdoor amphitheater and open lawn are located at the center of the civic center.

**Parking.** Currently, 320 parking stalls are provided within the project site. A parking structure is located along the northwest portion of the site, with on-grade parking at the northeast and southwest portions. The number of parking stalls provided to accommodate civic center employees and visitors is subject to change, as the site plan may be further revised.

**Passive Park.** A passive park area is located at the southwestern corner of the site, along Kealakehe Parkway. The park is envisioned to include garden paths, shaded seating, play areas for children, lawns, and a landscaped sculpture.

### 2.3.1 Design Elements

An adjacency diagram was used to determine program needs and requirements, and to locate related offices and departments near one another. This enables improved coordination and increased efficiency among County departments.

The U.S. Green Building Council’s Leadership in Energy and Environmental Design Green Building Rating System (LEED) is a voluntary program that was developed to encourage the design of high-performance, sustainable buildings. The West Hawai‘i Civic Center design was based on achieving LEED certification. A preliminary LEED-NC checklist for the project is provided in Appendix A.

Sustainable site strategies such as establishing the path of the sun throughout different times of the year were used to determine building orientation. For example, the exposure to westerly, low afternoon sun is minimized by having the long sides of the buildings face north and south. The side of the building adjacent to Ane Keohokalole Highway lies in the afternoon shadow.

Wind direction was also considered since the breezes come from the ocean during the day and at toward the ocean at night. The proposed buildings open up to the prevailing winds and funnel breezes into the main gathering space. Ambient temperature drops when the breezes flow over the large pool of water at the head of the main gathering space.

The site’s natural slope and drainage pattern were studied to direct site drainage to the retention pond *makai* of the facility.

Prominent views towards the ocean are protected by concentrating the parking on the upper portion of the site, behind the civic center. The lower portion of the site will remain natural and allow existing drainage patterns to continue. Additionally, buildings were designed to generally follow the contours of the site to minimize the amount of site work, such as grading. The long

# WEST HAWAI‘I CIVIC CENTER

## FINAL ENVIRONMENTAL ASSESSMENT

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sides of the buildings are oriented toward the ocean and Kailua town in order to maximize the number of offices that can enjoy the view planes.

Solar and day lighting strategies were also incorporated into the design of the civic center. These include:

- Planting trees and providing building sunshades to help reduce solar heat gain;
- Providing light shelves at windows to bounce daylight deep into rooms;
- Integrating photovoltaic panels into the roofing;
- Maximizing roof insulation for energy cost savings;
- Using outdoor corridors to reduce the need for cooling;
- Installing clerestory windows to introduce daylight into the middle of buildings; and
- Providing deep overhangs and trellises on the exterior of the building to provide shade.

The architectural design of the facility provides shelter for pedestrians from the sun and rain, while promoting way-finding and orientation to the complex. The landscape treatment will be simple and restrained, but will provide some shade trees for the comfort of the civic center employees and visitors.

West Hawai‘i residents expressed their desire for a facility designed to retain the character of West Hawai‘i and as much of the natural landscape as possible. A suggested design element of stone bases for the buildings will reflect the area's volcanic landscape and create a smooth transition from the natural environment to the built environment. The landscape design recognizes the site characteristics and honors the region by using native plants and trees as well as volcanic rock. A xeriscape demonstration garden will reflect upon the dry climate of the area and will feature drought tolerant native plants.

A fundamental design element of the civic center was to create a space for the community, to encourage public use beyond the functions of the County agencies within the facility. Users and visitors of the civic center will experience a connection with the natural environment as various buildings within the facility will open out to two courtyards, an open lawn, and an amphitheater that has views to the ocean. These outdoor spaces, including the passive park at the southwest corner of the site, could be used for discussions, concerts, events and community performances. In addition to the outdoor spaces described above, the civic center will have an open-air entry lobby and corridors that will provide waiting areas and opportunities for informal gathering.

## **2.4 PHASING AND TIMING OF ACTION**

The proposed project is anticipated to be completed in two phases. Phase 1 includes several government office buildings with a total floor area of approximately 65,000 to 70,000 square feet. Phase 1 is anticipated to be completed by 2008.

Phase 2 of the project includes an additional government office building with a total floor area of approximately 30,000 to 32,000 square feet. Phase 2 is anticipated to be completed by 2018.

### **3.0 ASSESSMENT OF THE EXISTING NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES**

This chapter describes the existing natural environment associated with the property and potential impacts that may result from development of the West Hawai‘i Civic Center. Mitigation measures to address potential impacts are also described, as applicable.

#### **3.1 CLIMATE**

The climate of the project area is mild and semi-arid, as it is located on the leeward side of the island. Winds exhibit a daily reversal, with light sea breezes during the day and a shallow mountain drainage wind from the east during the night. Wind speeds are generally light and seldom exceed an average daily speed of 10 miles per hour. Light and variable westerly Kona winds occasionally occur, usually during the winter.

The Kona coast is unique among the leeward sides of the Hawaiian Islands. It is the only region in which summer rainfall exceeds winter rainfall. The average annual rainfall in the general vicinity of the project site is approximately 30 inches. The summer season brings a high frequency of late afternoon or early evening showers. Overall conditions are somewhat warmer, and also drier, than in windward locations. (WRRC 2006)

##### ***Potential Impacts and Mitigation Measures***

With project build-out, there may be some localized temperature increases resulting from paved surfaces and roofs. However, cooling strategies such as landscaping the site with shade trees, and return air registers located at the ceilings of the buildings will help mitigate localized temperature increases from roadways and buildings. No impacts to the regional climate are anticipated.

#### **3.2 TOPOGRAPHY AND GEOLOGY**

The proposed civic center is located about one mile *mauka* of Queen Ka‘ahumanu Highway, on the lower slopes of Hualālai. The site slopes down from northeast to southwest, with slopes ranging from 5 to 20 percent. Ground surface elevations range from approximately 226 feet above mean sea level (amsl) to 286 feet amsl. The site is essentially raw land, moderately vegetated with arid climate shrubs, grasses and *haole koa* bushes. The site is located where two lava flows intersect. The older flow consists of ‘a‘ā lava and was formed by a slow moving and very viscous molten rock. The ‘a‘ā flow consists of a layer of clinkers and a core of hard, massive basalt. The younger flow consists of pāhoehoe lava, which overlies the ‘a‘ā at the site. Pāhoehoe lava is a more fluid lava that flows relatively quickly down slopes.

##### ***Potential Impacts and Mitigation Measures***

Portions of the site will be cleared and grubbed to accommodate the civic center. The clinker material in the ‘a‘ā lava is very easy to excavate and compact. However, the pāhoehoe lava, which is located below the ‘a‘ā lava, is very hard to excavate and compact. A large bulldozer with a ripping attachment will be required to excavate the pāhoehoe lava. Clearing and grubbing

# WEST HAWAI‘I CIVIC CENTER

## FINAL ENVIRONMENTAL ASSESSMENT

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material that can not be reused on-site will be disposed of at the Pu‘uanahulu Landfill. No significant impacts to the regional geology and topography are anticipated as a result of the proposed project. The design of the civic center considered the slope of the property in the placement of buildings, and the steep slope at the northeastern corner of the site will remain undeveloped.

### 3.3 DRAINAGE

The project site is designated Zone X by the Flood Insurance Rate Map, indicating that it is located outside of the 500-year floodplain (Figure 7). There are no natural gulches, waterways, or streams on the project site. The site slopes from the northeast corner down to the southwest corner. Runoff ponds and percolates into the lava at a depression in the southwest corner of the site. Since no drainage improvements have been made to the site, when overflow of the depression occurs, runoff flows into the adjacent lot makai of the site.

#### *Potential Impacts and Mitigation Measures*

Portions of the site will be graded to accommodate proposed buildings and parking areas. Runoff will flow into drywells within parking areas and will then be conveyed to the depression at the southwest corner of the site by drainage swales. Pipe drains and inlet structures will not be used, in order to reduce construction costs and minimize maintenance of the drainage system.

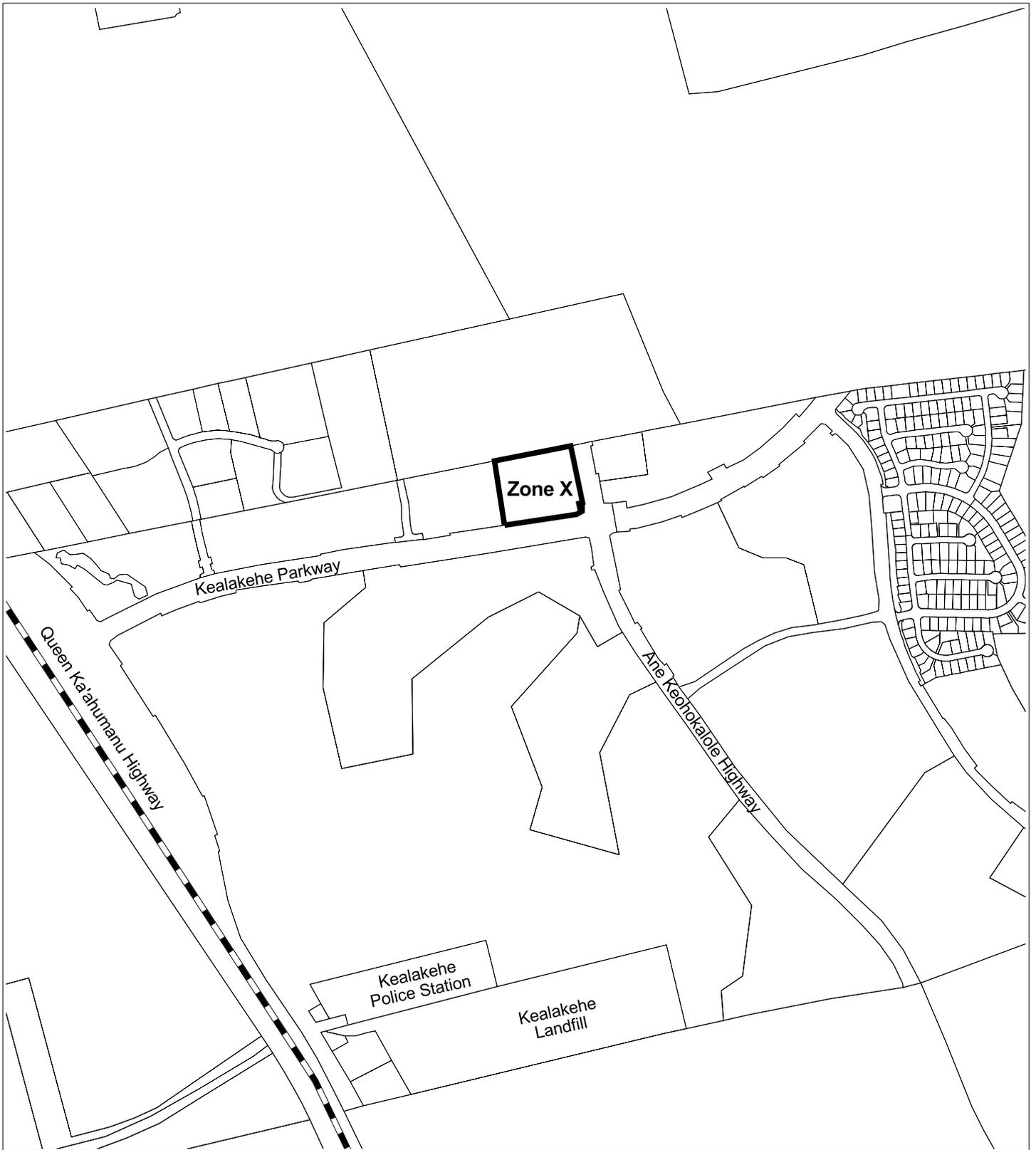
The project site is located southwest of an existing 1.0-million-gallon (MG) water tank that is part of the North Kona water system. Potential malfunctions of the water tank (such as pipe breaks, and cracks in tank walls) may occur and water from the tank would flood Ane Keohokalole Highway. However, the civic center buildings are not likely to flood, as water from the tank would flow onto Kealakehe Parkway from Ane Keohokalole Highway. Kealakehe Parkway is very wide and has drywells to accommodate runoff.

### 3.4 SOILS

The project site is situated on the lower slopes of Hualālai, a dormant volcano that last erupted in 1800 and 1801. According to the *Soil Survey of the Island of Hawaii, State of Hawaii* (U.S. Department of Agriculture, 1972), approximately half of the soils found on the project site consist of Lava Flow, Pāhoehoe (rLW), and the other half of the site consists of Lava Flow, ‘a‘ā (rLV) (Figure 8).

**rLW** Pāhoehoe lava flows have a billowy, glassy surface that is relatively smooth; there is no soil cover and the lava flow is typically bare of vegetation except for mosses and lichen. This type of landform has a subclass capability of VIII, which means that it has limitations that preclude their use for commercial plants and restrict its use to recreation, wildlife, water supply, or to aesthetic purposes.

**rLV** ‘A‘ā lava flows have practically no soil cover and generally are bare of vegetation except for mosses, lichens, ferns, and a few small ‘ōhi‘a trees. This lava is associated with pāhoehoe lava flows and is rough and broken. It is a mass of clinkery, hard, glassy, sharp pieces piled in tumbled heaps. This type of landform is classified as having subclass capability of VIII, which means it has limitations that preclude its use for commercial plants and restrict its use to recreation, wildlife, water supply, or to aesthetic purposes.



**Legend**

Flood Zone

 Zone X: Outside 500-Year Floodplain

 West Hawai'i Civic Center

Source: Federal Emergency Management Agency Issued Flood Insurance Rate Map  
 Panels 1551660692C (1988) and 1551660711C (1988)  
 Disclaimer: This graphic has been prepared for general planning purposes only.

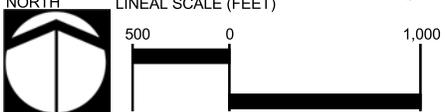
Figure 7

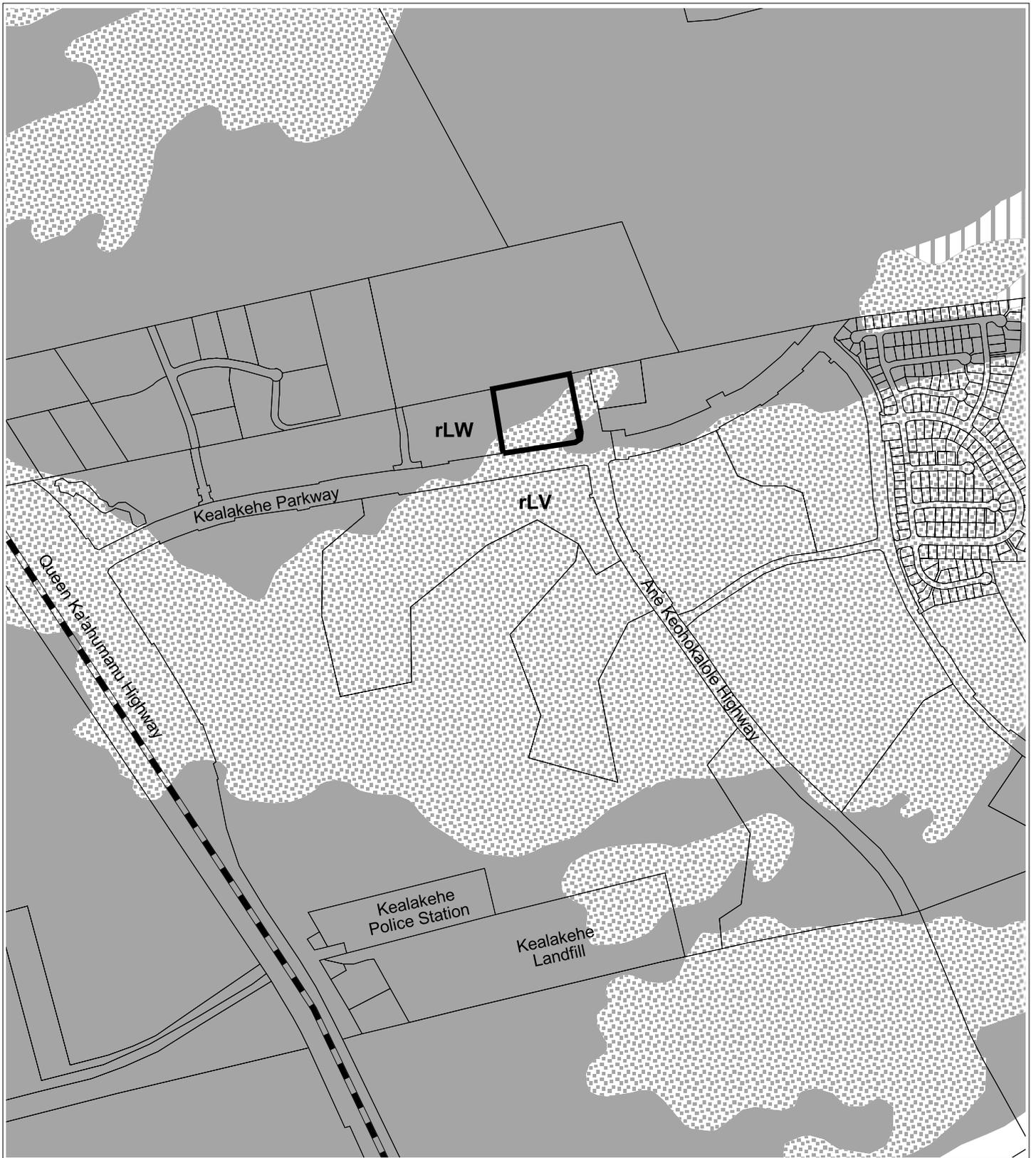
Flood Insurance Rate Map

**West Hawai'i Civic Center**

NORTH LINEAL SCALE (FEET) ISLAND OF HAWAII

500 0 1,000



### Legend

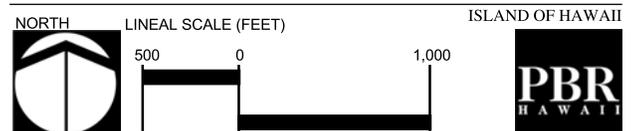
#### Soil Types

-  rKED: KAIMU Extremely Stony Peat, 7-25% Slopes
-  rLV: Lava Flows, AA
-  rLW: Lava Flows, PAHOEHOE
-  rPYD: PUNALUU Extremely Rocky Peat, 6-20% Slopes

 West Hawai'i Civic Center

Source: Natural Resources Conservation Service (1995)  
 Disclaimer: This graphic has been prepared for general planning purposes only.

Figure 8  
 Natural Resources Conservation Service Soil Survey  
**West Hawai'i Civic Center**



### ***Potential Impacts and Mitigation Measures***

The project area is unsuitable for agricultural use and has been designated for Urban use by the State Land Use Commission (Figure 4). The County General Plan has designated the project site for Urban Expansion (Figure 6). Therefore, the proposed civic center is an appropriate use of the site.

Erosion control measures will be provided in accordance with County of Hawai‘i grading ordinance. An erosion control plan will be required for construction activities and grading work, and will include temporary erosion control measures such as sedimentation basins, silt fences, earth berms, graveled egress pad, etc. Permanent erosion control measures, including the installation of ground cover, pavements, and drywells, will be provided to eliminate or reduce erosion.

Since grading work will occur on an area greater than one acre, a National Pollutant Discharge Elimination System (NPDES) permit will be required prior to construction of the civic center. The designer of record will prepare the NPDES permit application and submit it to the State Department of Health for review and approval.

## **3.5 GROUNDWATER RESOURCES AND HYDROLOGY**

Tom Nance Water Resource Engineering assess of the potential impact on surface and groundwater resources for the Kealakehe Commercial/Industrial Park (Tom Nance Water Resource Engineering 2002). The commercial/industrial park was proposed for a location makai of Queen Ka‘ahumanu Highway, within the general vicinity of the West Hawai‘i Civic Center project site. The findings of this surface and ground water report were based on data collected in July, August, and September 2001, as well as on previously collected data for other projects in the general vicinity during 1994, 1996, and 2000.

The natural ground surface of the Kealakehe area generally has a high permeability; therefore, surface runoff does not usually occur, even during the most intense rainfalls. The area has no natural gulches or waterways formed by surface runoff. A 30-inch pipe culvert on Queen Ka‘ahumanu Highway has generally never conveyed more than a minimal amount of localized roadside runoff. Consequently, the area’s water resources primarily include groundwater.

From the shoreline inland to the vicinity of Māmalahoa Highway, groundwater occurs in a thin and brackish basal lens. There is a low flow rate through the basal lens and a significant amount of saltwater mixing.

Since the discovery of high-level groundwater inland of Keauhou Bay in 1990, at least 16 wells have been completed *mauka* of Māmalahoa Highway in North and South Kona. All of these wells encountered groundwater standing between 40 and 1,280 feet above sea level. Seven of these wells are within the North Kona area and are generally located *mauka* of the project site. Some of the wells have been outfitted with permanent pumps and are connected to the County Department of Water Supply (DWS) North Kona system. As DWS water transmission improvements are completed, greater use of the high-level wells will occur.

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### *Potential Impacts and Mitigation Measures*

Due to the high salinity of basal groundwater in the Kealakehe area, very little groundwater is directly used. The proposed civic center will obtain potable water from the high-level wells. The existing depression in the southwest corner of the project site will continue to accommodate surface runoff, and the very porous and highly permeable ‘a‘ā and pāhoehoe lava will facilitate groundwater renewal.

Development of the site will convert some of the permeable land surface to impermeable roadways, roof tops, parking areas, and other asphalt and concrete surfaces, thus creating the potential for increased stormwater runoff. Drainage and surface runoff mitigation measures previously discussed in Section 3.3 will limit off-site surface runoff.

Landscaping for the facility will rely on drought tolerant native plants, and keep much of the lower portion of the site in a natural state. This will reduce the need for landscape irrigation, which would otherwise percolate downward and impact groundwater quality. Levels of nutrients such as nitrogen and phosphorus in stormwater may increase with the installation of landscaping; however, this increase is not expected to significantly impact regional groundwater resources.

Since existing County offices and departments located in West Hawai‘i will be relocated to the proposed Civic Center, future businesses are expected to locate in the existing County office space. DPW water commitments would increase by the amount required by the new Civic Center. A licensed engineer will calculate the water demands based on the final design of the facility and provide those numbers to the County. Water system improvements are expected to be required in order to accommodate the potable water demand of the proposed civic center.

### **3.6 NATURAL HAZARDS**

Natural hazards that could impact the property include earthquakes, volcanic eruptions, hurricanes, and flooding. The island of Hawai‘i is associated with volcanic eruption and earthquakes. The U.S. Geological Survey (USGS) has developed Lava-Flow Hazard Zones with a numerical rating of 1 to 9, with 1 having the greatest risk (USGS 1992). The West Hawai‘i Civic Center site is in Lava-Flow Hazard Zone 4, which indicates that the surface area covered by lava is approximately 5 percent since 1800, and less than 15 percent within the last 750 years (USGS 1992). Hualālai last erupted in 1800 and 1801, producing the Ka‘ūpūlehu and Hu‘ehu‘e flows. The 1800 Ka‘ūpūlehu flow is located between Kona Village Resort and Kīholo. The 1801 Hu‘ehu‘e flow covers a portion of the Keāhole International Airport. According to the USGS, the seismic and geodetic monitoring efforts of the USGS give no indication that the dormant Hualālai volcano is awakening. The entire island of Hawai‘i is designated in Seismic Zone 4.

The State of Hawai‘i has been affected twice in the past two decades by devastating hurricanes – Hurricane ‘Iwa in 1982 and Hurricane ‘Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could occur. The project area, as is the rest of the island and state, is vulnerable to the destructive winds and torrential rains associated with hurricanes. Kealakehe High School, located to the east of the project site, is a designated Emergency Evacuation Center for the North Kona area.

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According to the Flood Insurance Rate Map, the project site is designated Zone X, meaning that it is outside of the 500-year floodplain (Figure 7). The site is located approximately 2.5 miles from the shoreline and is outside of the tsunami evacuation area.

### *Potential Impacts and Mitigation Measures*

The construction of the proposed civic center is not anticipated to exacerbate any hazardous conditions. To minimize potential damage from destructive winds, torrential rainfall, tropical hurricanes, and earthquakes, all structures will be designed and constructed in accordance with applicable County design standards for Seismic Zone 4 areas and the Uniform Building Code adopted by the County of Hawai‘i. Because the new Civic Center may be used as a Civil Defense emergency command center, selective hardening will be included in the design. This will include missile-resistant glazing, and possibly missile-resistant walls.

### **3.7 FLORA**

A botanical survey of the project site was conducted for the *Kealakehe Planned Community Final Environmental Impact Statement* (Belt Collins 1990) by Char & Associates (1989). The survey included approximately 840 acres of land *mauka* of the Queen Ka‘ahumanu Highway and approximately 150 acres on the adjacent property owned by the Queen Lili‘uokalani Trust. The proposed West Hawai‘i Civic Center site was included in this botanical survey, as it is located at the northern boundary of the surveyed area.

Four major vegetation types are recognized on the 990-acre surveyed site: Open Mixed Shrubland, Canthium/Christmas Berry Shrubland, Koa-haole Shrubland, and Fountain Grass Grassland. Koa-haole Shrubland and Fountain Grass Grassland are the two vegetation types found on the project site and are described below.

**Koa-haole Shrubland:** This vegetation type is generally found associated with pāhoehoe substrate. Dense to open koa-haole (*Leucaena leucocephala*) shrublands are found, with plants varying in height from 8 to 12 feet tall, although in places they may be somewhat taller. Scattered trees of kiawe (*Prosopis pallida*) and ‘opiuma (*Pithecellobium dulce*) are usually found associated with this shrubland. Other trees and shrubs *occasionally* found here include alahe‘e (*Psydrax odorata*), Christmas berry (*Schinus terebinthifolia*), monkeypod (*Samanea saman*), lantana (*Lantana camara*), maiapilo (*Capparis sandwichiana*), and naio (*Myoporum sandwicense*). Locally abundant are ‘ilima (*Sida fallax*) and ‘uhaloa (*Waltheria indica*). The lower elevation koa-haole found at the civic center site usually supports a dense groundcover of fountain grass (*Pennisetum setaceum*). When this vegetation type occurs on ‘a‘ā substrate, there is very little groundcover, and the koa-haole shrubs tend to occur in scattered patches, usually in shallow depressions.

**Fountain Grass Grassland:** This grassland is rather extensive and dense, with the occurrence of some scattered koa-haole shrubs. Other shrubs and subshrubs occasionally found in the grassland include ‘ilima, indigo (*Indigofera suffruticosa*), alahe‘e, ‘uhaloa, and maiapilo. A few trees of kiawe and ‘ohe can be observed scattered through the grassland. In general, these grasslands tend to be species poor, as the aggressive fountain grass forms a dense cover which crowds out other plants. Fountain grass is considered a serious pest in dry areas on Hawai‘i Island since it dominates most native species for establishment.

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## FINAL ENVIRONMENTAL ASSESSMENT

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Although the botanical survey of the 990-acre area identified one officially listed endangered species and one candidate endangered species, neither species occurred on the proposed civic center site.

On July 17, 2006, a botanical specialist from PBR HAWAII revisited the project site to identify the general vegetation on the site and, more specifically, to look for the following endemic plant species: uhiuhi, loulu, ko'oko'olau, hala pepe, 'aiea, and pua pilo (also known as maiapilo) (Higa 2006).

In general, the July 2006 field survey found that the vegetation at the site is similar to that on surrounding properties, consisting primarily of koa haole and other non-native, weedy species such as fountain grass. Five individuals of the native plant species pua pilo (*Capparis sandwichtiana*) were found in Map Areas 2 and 6, and two individuals of alahe'e were found in Areas 1 and 7 (see map, Appendix B). In addition, 'ilima and 'uhaloa, also Hawaiian native plants, were found in various locations at the project site. No specimens of uhiuhi, loulu, ko'oko'olau, or hala pepe were found. The pua pilo individuals, and the alahe'e, were marked with yellow flagging tape so that they can be easily relocated.

### ***Potential Impacts and Mitigation Measures***

Most of the vegetation within the seven-acre project site will be removed; however, most of the plant species on the site are invasive aliens. Fountain grass, especially, is considered a serious pest in dry areas of Hawai'i Island, and its removal will benefit native plants, which are often unable to compete with it.

The project would be planned so as to enhance botanical resources at the site. Individuals of the four native species identified there would be replanted at a location on the site that would not be impacted by construction and would later be incorporated into project landscaping. Further, the landscaping would make use of additional native species.

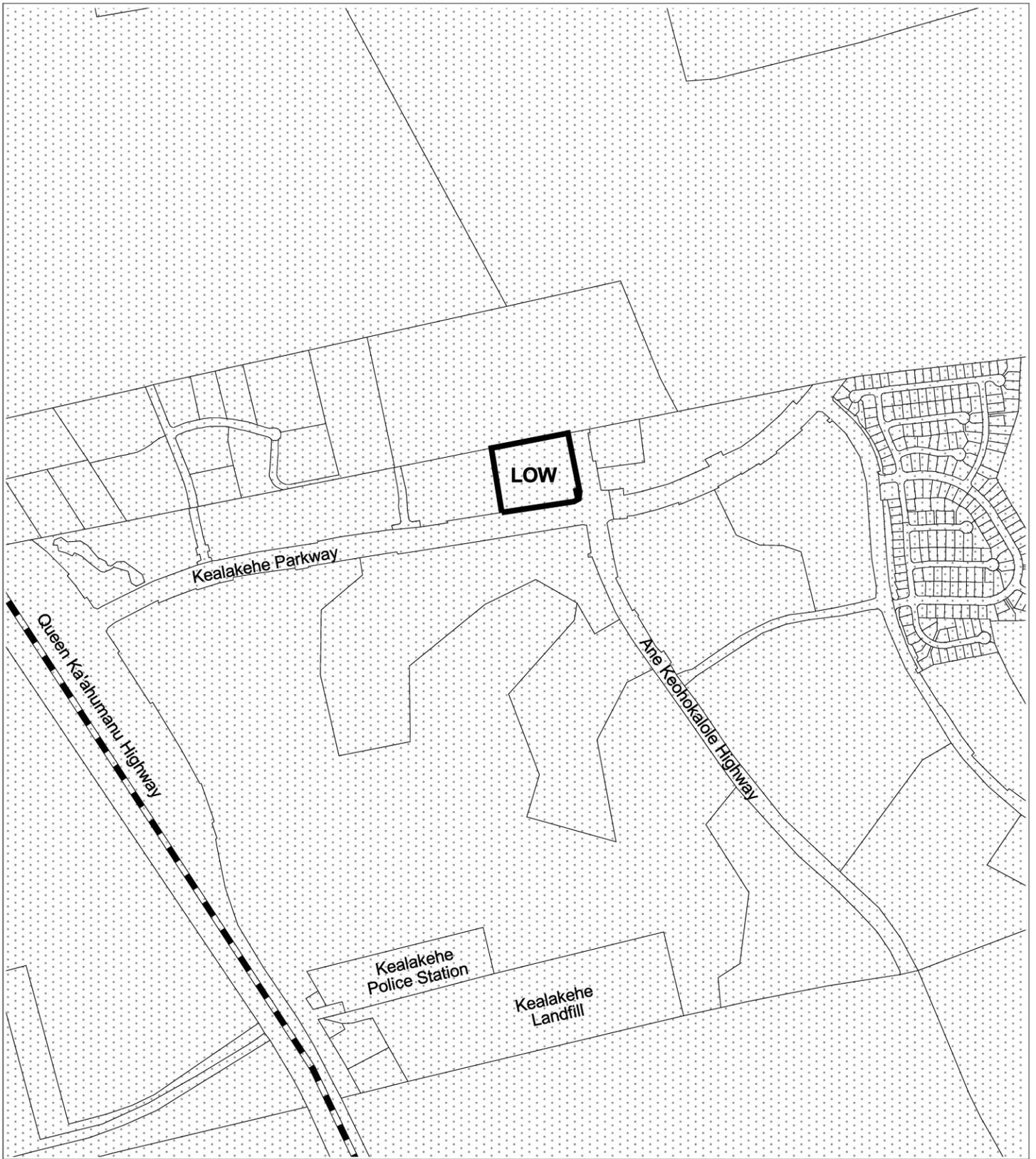
## **3.8 FAUNA**

An avifauna and feral mammal survey of the project site was conducted for the *Kealakehe Planned Community Final Environmental Impact Statement* (Belt Collins & Associates, 1990) by Phillip L. Bruner (1989). The survey included approximately 840 acres of land mauka of Queen Ka'ahumanu Highway. The proposed West Hawai'i Civic Center site was included in this survey.

**Birds.** No native birds or water birds were observed. Eighteen introduced species were observed throughout the entire study area, of which the project site is a small fraction. The most abundant species were the White-eye, Common Myna, House Finch, and Zebra Dove.

**Feral Mammals.** Small Indian mongoose, feral cats, and the skeletal remains of pigs and cows were observed on the property. Evidence of rats and mice was found near the Kealakehe Landfill, southwest of the project site. No Hawaiian Hoary Bats were observed during the survey.

**Endangered Species.** No endangered species were observed during the survey. According to The Nature Conservancy, the density of endangered species on the project site is low (Figure 9).



**Legend**

Endangered Species Density

- Little/ No Species
- Low
- Medium
- High
- Very High

West Hawai'i Civic Center

Source: Nature Conservancy (1992)  
 Disclaimer: This graphic has been prepared for general planning purposes only.

Figure 9  
 Endangered Faunal Species

**West Hawai'i Civic Center**

NORTH LINEAL SCALE (FEET) ISLAND OF HAWAII

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**Critical Habitats.** According to the U.S. Fish and Wildlife Service, the project site is not a critical habitat (Figure 10).

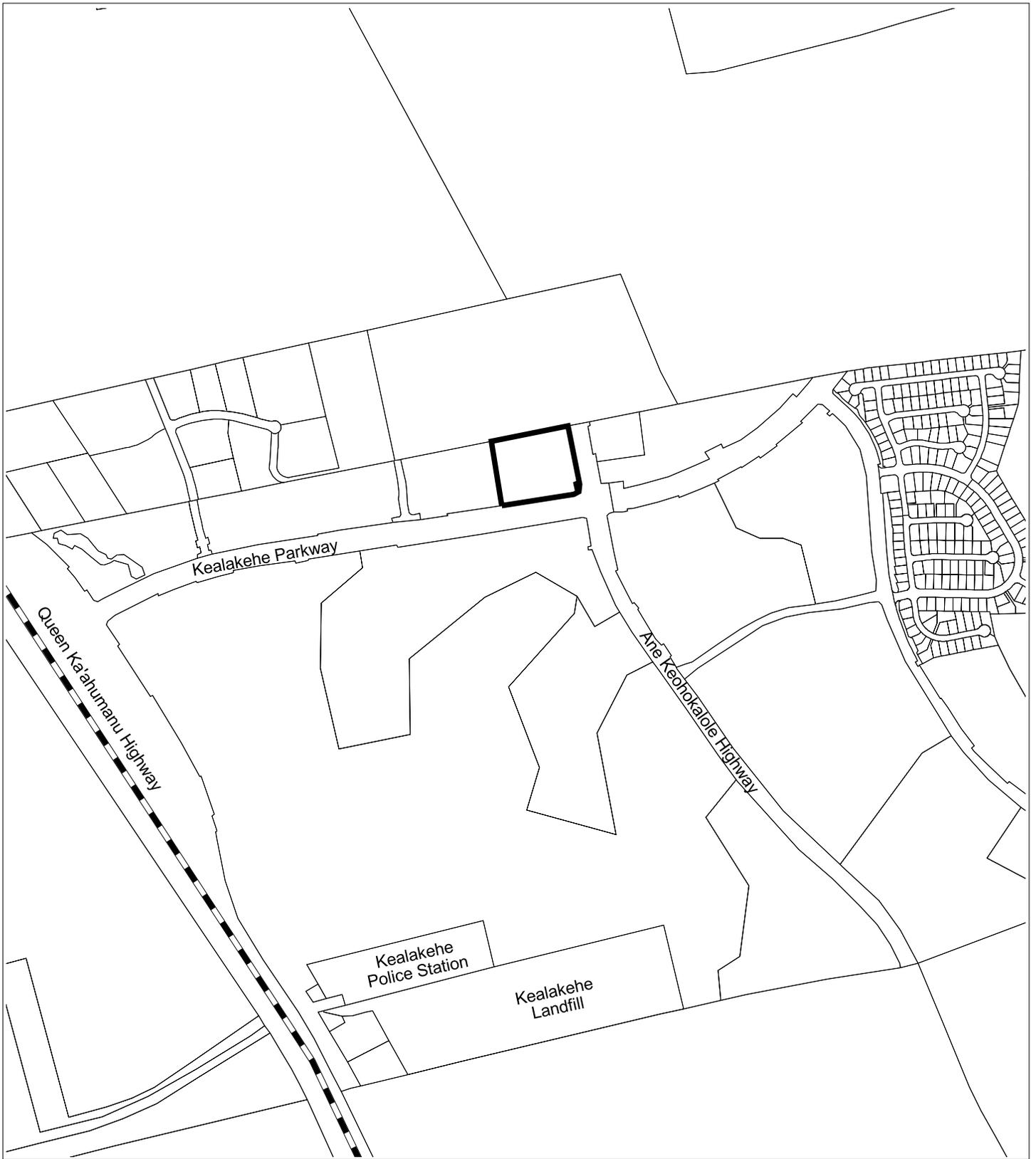
On August 5, 2006, Reggie David, of Rana Productions, conducted a faunal survey (Appendix C) for the purpose of determining whether the currently existing habitat and general faunal makeup of the project area had changed since the Bruner (1989) survey. The survey was conducted by means of two avian count stations, listening for vocalizations, and by pedestrian survey. A total of 74 individual birds of nine species were recorded. Avian diversity was low, and with the exception of Pacific Golden-Plover, all recorded species were alien to Hawai'i.

Five mammalian species were detected during the 2006 survey, including dog (*canis f. familiaris*) goat (*Capris h. hircus*), sheep (*Ovis aries*), cat (*Felis catus*), and small Indian mongoose (*herpestes a. auropunctatus*). All of these species are alien to the Hawaiian Islands. The endangered Hawaiian hoary bat was not detected.

David concluded that the avian and mammalian makeup of the project site was dominated by alien species, as would be expected given the location and the habitat present on the site. He also concluded that the only resident native avian species likely to use resources within the project area is the Short-eared Owl (*Asio flammeus sandwichensis*). David reported that it is possible that small numbers of the endangered endemic Hawaiian Petrel (*Pterodroma sandwichensis*) and the threatened Newell's Shearwater (*Puffinus auricularis newelli*) might overfly the project area. He also stated that after completion of the project, Pacific Golden-Plover will likely use open the open spaces proposed as part of the exterior design, such as parking lots and open lawns or verges.

### ***Potential Impacts and Mitigation Measures***

The findings of David's 2006 survey were consistent with those of Bruner in 1989. It is unlikely that native birds or other threatened or endangered species use the civic center site, which was included in the broader 840-acre area surveyed by Bruner (1989). According to Bruner, some introduced species will decline in abundance when some vegetated areas are eliminated. However, the proposed civic center will create an urban environment, increasing the population of birds common in urban areas (e.g., Common Myna and House Sparrows). In addition, Pacific Golden-Plover will likely use exterior open spaces at the site after the project is completed. No mitigation measures are necessary, however. To reduce mortality among the night-flying endangered Hawaiian Petrel and threatened Newell's Shearwater, which may overfly the project site, David recommended that any outdoor lighting installed in conjunction with the proposed West Hawai'i Civic Center be shielded. No other mitigation measures are recommended or planned.

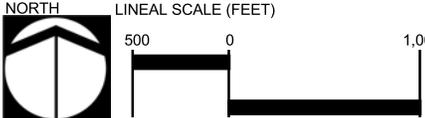


**Legend**

- Critical Habitats by Species
-  Blackburn's Sphinx Moth
  -  Palila (honeycreeper)
  -  Plants
  -  Not in Critical Habitats
  -  West Hawai'i Civic Center

Figure 10  
 U.S. Fish and Wildlife Service Critical Habitats Map  
**West Hawai'i Civic Center**

NORTH LINEAL SCALE (FEET) ISLAND OF HAWAII




Source: U.S. Fish and Wildlife Service, Pacific Islands Office (2004)  
 Disclaimer: This graphic has been prepared for general planning purposes only.

**WEST HAWAI‘I CIVIC CENTER**  
FINAL ENVIRONMENTAL ASSESSMENT

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## **4.0 ASSESSMENT OF THE EXISTING HUMAN ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES**

This chapter provides background information on the existing human environment of the proposed project area. Subject areas addressed include archaeology, historic resources, culture, noise, air quality, visual environment, population and housing, community character, and economic environment. This chapter also addresses the potential impacts of the project and identifies appropriate mitigation measures to minimize the identified short- and long-term impacts.

### **4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES**

Paul H. Rosendahl, Ph.D., Inc. (PHRI) conducted an archaeological inventory survey (Donham 1990a) for the Kealakehe Planned Community in September 1989, with addendums in 1990 (Donham 1990b) and 1992 (Burgett and Rosendahl 1992). PHRI also developed a mitigation plan for data recovery in 1992 (Jensen et al. 1992) and 1994 (O’Hare and Goodfellow 1994), and a Historic Preservation Review and field inspection in 2006 (Appendix D). The 1989 survey included approximately 950 acres of land in the Kealakehe *ahupua‘a*, between Queen Ka‘ahumanu Highway and Palani Road, along the western slope of Hualālai. The proposed West Hawai‘i Civic Center site was included in this surveyed area.

Although the PHRI’s 1989 archaeological inventory survey identified 53 sites in the Kealakehe *ahupua‘a*, only two of those sites were found in the proposed West Hawai‘i Civic Center site. These two sites are described below.

**Site 13180:** This site was initially identified in 1989 as a land division/ranching wall and required detailed recording. A second assessment in 1992 identified this site as a complex of three features; Feature A was a wall, Feature B was a trail, and Feature C was a modified outcrop with planting areas. In 1992, the site was recorded in detail and was determined to be significant solely for information content. As such, the site required no further archaeological work.

**Site 16010:** This site was initially identified in 1992 as a complex of three features; Feature A was a terrace, Feature B was a modified outcrop, and Feature C was a rock mound. The site was recorded in detail and was determined to be significant solely for information content. As such, the site required no further archaeological work.

In January 2006, a field inspection was conducted to relocate and update the status of Sites 13180 and 16010, and to examine the remainder of the civic center site (Rosendahl 2006). Site 13180 was located and Features A and C were found intact, but most of Feature B was found destroyed (probably due to the construction of gravel roads in the area). Site 16010 has been entirely destroyed by bulldozing.

#### ***Potential Impacts and Mitigation Measures***

The West Hawai‘i Civic Center is not expected to have an impact on archaeological resources. Previous archaeological inventory surveys of the project area and the recent field inspection of

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the civic center site revealed only one currently intact site. The site has already been recorded in detail and no further archaeological work is required.

Should any historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during construction activities, work will cease immediately in the vicinity of the find. The State Historic Preservation Division (SHPD) will be contacted immediately and the find will be protected from damage. The SHPD will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

## 4.2 CULTURAL RESOURCES

A Cultural Impact Assessment (CIA) of Kealakehe *ahupua‘a*, and more specifically 200 acres of Department of Hawaiian Home Lands property *makai* of Queen Ka‘ahumanu Highway, was conducted by Pua Kanahale in November 2001 (Kanahale 2001). The West Hawai‘i Civic Center site is within the studied area as it falls within the Kealakehe Ahupua‘a. The study was made up of six components: 1) the study of maps; 2) archival documents; 3) historical material; 4) pre-historical literature (both in chant and narrative form); 5) walking/diving the area; and 6) oral history. Personal interviews were conducted in order to gain perspectives from various people living within the area.

The *ahupua‘a* of Kealakehe is one of the *ahupua‘a* that was traditionally known as “Kekaha-wai-‘ole-o-na-Kona”, or the hot, dry, waterless shores of Kona. While this name conveys an image of a barren place, Kanahale points out that the people of this region had great knowledge of their land’s cycles, its productive abilities, and what time of year was suited for occupation near the lowlands of the *ahupua‘a*.

The name Kealakehe can be interpreted two different ways: Kealakehē, with an emphasis on the last syllable, translated to mean “the pathway of graves”; and Kealake‘e, with an ‘okina replacing the “h”, is a more common definition which means “winding path”. There is no definition for the current spelling of Kealakehe (Kanahale, 2001).

The *ahupua‘a* that border the Ahupua‘a of Kealakehe are Honokohauiki to the north, Keahuolū to the south, and Honua‘ula at the mauka border.

Some of the significant physical features and stories associated with the Ahupua‘a of Kealakehe area are listed below:

- Maliu Point separates Kealakehe and Honokohauiki, and is known to have a shark hole named Hale Manō. Historically, the point was named Pu‘uiona.
- ‘Alula Bay is located south of Honokōhau Small Boat Harbor and has a white sand beach known in chants and stories as ‘Alula. According to some interviewees, the original name for the beach was ‘Aulaulā, which describes the broad current of the bay. There is an ‘ōpelo ko‘a, or fishing ground, in the bay.
- Hale o Lono heiau was built in a freshwater pond on the northern shore of ‘Alula Bay to evoke the god Lono during makahiki season for abundant rain, greenery, and enough fresh water to last through the next heavy rain season. Hale o Lono was also likely used to train priests and for the subincision ceremony or “kā imua” for a male child considered

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ready for manhood. According to Kanahēle, Hale o Lono is the most important man-made cultural structure in Kealekehe; it is a reminder of the cycles of creation and procreation involving humans, ocean and land, and flora and fauna.

- Hale o Kāne Heiau is located above ‘Alula Bay. The historic function of the structure was unable to be determined.
- Surfing and *lele koali* are two sports associated with Kealakehe.
- Ka Lae o Kaiwi is the point on the boundary of Kealakehe and Keahuolū. According to fishermen of the area, Kaiwi Point houses a mamamo ko‘a (shrine to attract fish). There is also a story and chant that explains the lava flow that is seen at Kaiwi Point.
- Pili grass was plentiful in the makai area of Kealakehe during the days when pili grass houses were used.
- There are various ahu (small rock cairns) found in the makai portion of the ahupua‘a, but none on the project site. An ahu was constructed to mark a boundary, bring attention to a location, as a place for offerings to an occupational deity, collect water, or as a place where articles could be temporarily cached.
- Kanahēle’s field visits outside of the proposed West Hawai‘i Civic Center project site revealed some possible burial locations.
- Native Hawaiian deities that are attached to Kealakehe makai are Pelehonuamea, Hi‘iakaike‘ale‘ī, Hi‘iakaike‘alemoe, and Hi‘iakanoholae. These deities are associated with Kaiwi Point.

### ***Potential Impacts and Mitigation Measures***

Cultural gathering is not known to be practiced on the civic center site. Additionally, the project is not expected to impact the gathering of native vegetation that occurs throughout the rest of the Kealakehe Ahupua‘a.

The Ahupua‘a of Kealakehe contains a number of significant cultural sites. However, the features and accounts described in the CIA are not found on the location of the proposed civic center. It can be concluded that no physical cultural sites beyond the two identified archaeological sites were found on the project site. Additionally, it is acknowledged that the proposed civic center site is part of a greater Native Hawaiian cultural history of the Kealakehe region and is intended to recognize the significance of past practices and cultural beliefs that once took place on the land. The combination of preservation, along with a design that honors past tradition, is deemed to be appropriate in terms of acknowledging Hawaiian cultural practices and beliefs.

## **4.3 NOISE**

Currently, the project site is an open area of lava fields. No significant noise is generated on-site, and ambient noise levels in the area are attributed to wind, wildlife, and traffic along Kealakehe

Parkway and Ane Keohokalole Highway.

***Potential Impacts and Mitigation Measures***

During construction of the civic center, noise will be generated by construction equipment. However, these short-term noise impacts will occur only during working (daytime) hours, and the project will comply with State Department of Health (DOH) noise regulations. If construction noise is expected to exceed the DOH’s “maximum permissible” property line noise levels, a permit will be obtained from the DOH (to allow the operation of vehicles, construction equipment, power tools, etc.).

After construction, long-term noise impacts could result from vehicular traffic associated with the project. These impacts, however, are not expected to be significant. Project activities will comply with Chapter 11-46, HAR, regarding Community Noise Control, and operating hours of the civic center will be the regular County of Hawai‘i operating hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), unless a special event, activity, or performance is held in one of the outdoor venues.

#### **4.4 AIR QUALITY**

Air quality in the area is mostly affected by emissions from motor vehicles on nearby roadways, industrial uses north of the site, and natural sources. Vehicles traveling on Queen Ka‘ahumanu Highway, Kealakehe Parkway and Ane Keohokalole Highway can impact air quality at the project site. Vehicles with gasoline-powered engines are significant sources of carbon monoxide. The Hawaiian Electric Light Company (HELCO) Keāhole Power Plant, located approximately 5 miles north of the project site, emits mostly sulfur dioxide and nitrogen oxides. Additionally, volcanic emissions of sulfur dioxide from Kīlauea Volcano convert into particulate sulfate, forming a volcanic haze called VOG. The trade winds carry the VOG to West Hawai‘i, where it is trapped in the atmosphere because of the daily wind reversal (from the ocean during the day, and to the ocean at night).

The Kealakehe Landfill, located southwest of the project site, is closed but smoldering, impacting air quality in the project area.

***Potential Impacts and Mitigation Measures***

Short-term air quality impacts could include fugitive dust and exhaust emissions produced by construction equipment and vehicles. No significant long-term regional impacts on air quality are expected to result from the project, as vehicular and electrical use is not expected to increase since the proposed civic center will house only existing offices and departments currently located in West Hawai‘i. The following mitigation measures may be implemented to minimize air quality impacts.

***Short-term Mitigation***

- Frequent watering during construction activities to maintain dust control in active work areas at least twice daily on days without rainfall.
- Initiation of a construction phasing plan that considers wind patterns and existing and future residential land uses to minimize downwind dust impacts within the project site and surrounding residential areas.

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- Landscaping as soon as practicable, once grading has been completed.
- Wind screening as appropriate to limit fugitive dust.
- Application of mulch and soil stabilizers on graded areas.
- Covering trucks traveling on roadways and on-site washing to keep dirt from traveled roadways.
- Monitoring dust at the project boundary during the construction period.
- Construction activities will comply with the provisions of the *Hawaii Administrative Rules*, Section 11-30.1-33 on Fugitive Dust

### ***Long-term Mitigation***

- Federal air pollution control regulations requiring new motor vehicles to be equipped with emission-control devices and amendments to the Clean Air Act requiring further emission reductions.
- Encouraging and maintaining landscaping to maintain good air quality.
- Encouraging the use of LEED building techniques such as cooling strategies that diminish the need to use air conditioning systems at their maximum settings, in turn reducing the emissions from those cooling systems.
- Encouraging the use of recycled materials and LEED certified building materials help to minimize emissions from production (recycled materials) and emissions from materials such as paint, carpet, sealants, etc.
- Locating a mass transit stop at the civic center to encourage use of the County’s bus system, and ultimately reducing the number of individual vehicles that frequent the facility.

## **4.5 VISUAL RESOURCES AND OPEN SPACE**

The natural beauty of Hawai‘i is a universally recognized and considered to be a significant and valuable asset. As described in the *County of Hawai‘i General Plan*, examples of sites and vistas in North Kona include Hualālai, whose steep slopes provide a green backdrop when viewed from the coast, and spectacular views of the coastline, ocean and horizon from higher elevations.

The project site is not listed as an example of natural beauty in the *General Plan*; however, two nearby examples include the coastline along Honokōhau and Kealakehe, and the mauka-makai view plane along Queen Ka‘ahumanu Highway. Views offered from the site include those of the ocean, the Kohala Coast to the north, and the Kona coast to the south. A water tank directly mauka of the project site somewhat obstructs mauka views, but portions of the Kealakehe community can be seen beyond the water tank.

### ***Potential Impacts and Mitigation Measures***

The development of the civic center will change the visual character of the site, which is currently undeveloped. The proposed civic center will be visible from Kealakehe Parkway, Ane Keohokalole Highway, and Queen Ka‘ahumanu Highway.

Since the project site is only seven acres and the proposed civic center at complete build-out will cover approximately 2.2 acres of the site (or 30 percent of the land), the project will not pose a significant visual impact on the surrounding area. It should also be noted that the project site is

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part of the Urban State land Use District and is designated for Urban Expansion by the General Plan; therefore the civic center is an appropriate use of the site.

The design of the civic center considered visual impacts and preserves prominent views towards the ocean by concentrating parking on the upper portion of the site, behind the civic center. The long sides of the buildings are oriented toward the ocean and Kailua town, in order to maximize the number of offices that can enjoy the view planes. Additionally, buildings were designed to generally follow the contours of the site, minimizing the amount of site work required.

The civic center site will be extensively landscaped. Courtyards, an amphitheater pavilion, and open lawn will be located adjacent to proposed buildings. Additionally, a passive park will be located at the southwest corner of the site, along Kealakehe Parkway. The landscaped areas will provide opportunities for civic center employees and visitors to enjoy the outdoor setting.

It should be noted that a future State civic center could be located in the area and may impact existing views. However, the final site for the proposed State civic center has not yet been selected.

### **4.6 POPULATION**

According to the State of Hawai‘i Department of Business, Economic Development and Tourism (2005), Hawai‘i County has experienced a 35.4 percent average annual population growth rate from 2000 to 2004, compared to the State’s annual growth rate of 4.2 percent (based on a year 2000 Hawai‘i County population of 148,677). Population has grown rapidly throughout West Hawai‘i, with the population of North Kona increasing from 4,832 in 1970 to 22,284 in 1990, and to 28,543 in 2000.

Kona’s population has grown since the 1960s as a result of the steady stream of new residents drawn by Kona’s attractions, and the employment and entrepreneurial opportunities of the tourism industry. Many permanent residents today are affluent, older (often retired), relative newcomers from the mainland.

The prevalence of tourism has also increased the visitor share of the de facto population (those actually present on any given day) to about one-fourth of the resident population. Both the resident and de facto population are expected to continue rising, although not as rapidly, in the foreseeable future. In 2000, approximately 1,267,966 visitors traveled to the island of Hawai‘i, with approximately 87 percent primarily visiting the Kona area.

Aside from Puna in East Hawai‘i, the West Hawai‘i districts of North Kohala, South Kohala and North Kona are the next fastest growing districts on the island, indicating a need for additional facilities in the area. Currently, County offices serving the Kona districts are housed at different locations in Kailua, Kealakekua, and Captain Cook. The dispersal of such facilities does not accommodate residents or facilitate coordination amongst the various agencies.

#### ***Potential Impacts and Mitigation Measures***

The population of Kealakehe, North Kona and the greater West Hawai‘i region is expected to continue to grow. This increase in population will increase the demand for services and facilities in the region. To accommodate the population, the commercial area in Kailua Town has grown,

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but the region still lacks a centralized civic center. Based on population growth trends, Kealakehe, North Kona would be an ideal location for the new civic center.

The civic center is not expected to impact population, as existing County offices and departments will simply be relocated to the Kealakehe area. Employees at existing County facilities to be relocated may decide to move closer to Kealakehe; however, no new residents are expected to be introduced to the area as a result of the proposed civic center.

### **4.7 HOUSING**

West Hawai‘i, and North Kona in particular, provides a significant percentage of the housing supply. The 2000 Census listed Hawai‘i County as having a total of 62,674 housing units, of which 13,960 or 22 percent are located within North Kona (County Data Book, 2004). Approximately 75 percent of the North Kona housing units were occupied in 2000. The current housing stock in West Hawai‘i has changed with the increasing population. The housing stock includes many newer condominium complexes which provide short-term rentals, timeshares for visitors, and retiree housing.

#### *Potential Impacts and Mitigation Measures*

The proposed civic center will not impact the existing housing inventory, as it proposes no residential use and is unlikely to impact population. The civic center will be built on land that is currently undeveloped, and will not displace any homes or residents. Employees at existing County facilities to be relocated may decide to move closer to Kealakehe; however, no new homes are expected to be built as a result of the proposed civic center.

### **4.8 LIFESTYLE AND CHARACTER OF THE COMMUNITY**

The Kealakehe area can be characterized as a mixed-use residential community. Residential homes and Kealakehe High School are located mauka of the proposed civic center site. The State Department of Hawaiian Home Lands (DHHL) is planning a residential community in which residents can live, work, and play. DHHL’s plan for the Villages of La‘ī‘ōpua shows the proposed uses in the Kealakehe Ahupua‘a, including the proposed civic center.

#### *Potential Impacts and Mitigation Measures*

The civic center will be conveniently located in an area planned for additional residential development. The Kealakehe area will be a residential community in which residents can live close to workplaces, schools, and recreational facilities. County offices and departments to be consolidated at the proposed civic center will be easily accessible by residents. A transit stop is planned to be located on Ane Keohokalole Highway, at its intersection with Kealakehe Parkway. The proposed project will therefore enhance residents’ quality of life by reducing traffic on roadways between existing County offices located throughout West Hawai‘i.

### **4.9 ECONOMIC CHARACTERISTICS**

Forty years ago, West Hawai‘i was a stable agrarian culture with scattered villages, a resident population of about 14,000, little tourism, and limited commercial and industrial development. All

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products were shipped from O‘ahu and there were few major retailers. West Hawai‘i had a relatively simple financial structure, and most of the island’s businesses were located in East Hawai‘i.

Today, many major businesses are represented in West Hawai‘i. The existing resident and visitor populations generate a significant demand for urban land uses, which are expected to continue to increase. Currently, the proposed civic center site is an open lava field. The site is located within the Urban State Land Use District and is designated by the General Plan as Urban Expansion. However, in its currently vacant state, the site does not generate any economic benefits to the State, County, or its residents.

### *Potential Impacts and Mitigation Measures*

The proposed civic center is anticipated to contribute to the regional business land base and enhance the island’s economy through construction and operation. The development of the civic center will result in significant expenditures that will favorably impact the West Hawai‘i economy on both a direct and indirect basis. Increased capital investment and capital flow in the region will create employment and widen the tax base. Construction industries, as well as industries supporting construction, will benefit from the employment and economic opportunities provided by the development. Increased personal income and expenditures made possible by construction of the project will result in the generation of income tax and general excise tax revenues for the State. For example, local businesses may benefit from the project, as construction workers and future employees at the civic center will spend their wages at off-site shops, restaurants, and service establishments throughout island.

## **4.10 EMPLOYMENT**

In 2000, the per capita personal income in Hawai‘i County was \$18,791, which was below the State average of \$21,525. The State’s unemployment rate was 3.8 percent, while the County’s unemployment rate was 4.9 percent. Recent statistics and estimates indicate that Hawai‘i County will continue to have lower earnings and higher unemployment than the State (U.S. Census Bureau, 2005).

The visitor industry is the main economic driver in North Kona, and it has expanded rapidly, particularly in the commercial area of Kailua-Kona. Other major sources of economic activity within the region include the Honokōhau Boat Harbor, various industrial uses to the north of the civic center site, an ocean and science technology park (Natural Energy Laboratory of Hawaii Authority), agribusiness, cattle ranching, and coffee farming.

### *Potential Impacts and Mitigation Measures*

The proposed civic center will generate direct, indirect, and induced construction-related jobs within the site, island-wide, and statewide. Construction industries, as well as industries supporting construction, will benefit from the proposed development. Local businesses may also benefit from the project, as construction workers and future employees at the civic center will spend their wages at off-site shops, restaurants, and service establishments throughout West Hawai‘i. The civic center will also employ workers at the proposed on-site café.

From a direct perspective, development and construction of the civic center will create numerous construction, equipment operator, and specialty trade jobs on and off site during the planning and

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construction of infrastructure, buildings, and other site improvements. In the long-term, additional jobs will be created by the café and necessary landscape and maintenance of the civic center. However, since only existing County offices and departments will be housed in the civic center, no new staff is anticipated to be hired at this time.

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## **5.0 ASSESSMENT OF THE EXISTING INFRASTRUCTURE AND PUBLIC SERVICES, AND POTENTIAL IMPACTS AND MITIGATION MEASURES**

This chapter discusses the existing infrastructure of the project area and the proposed infrastructure improvements. Mitigation measures have also been identified to address potential impacts.

Construction of the proposed West Hawai‘i Civic Center will begin with the development of necessary infrastructure facilities, after the applicable grading permits are issued. The County DPW will complete all improvements and install utilities in accordance with construction plans to be approved by the County of Hawai‘i.

**On-site Improvements.** Presently, there are no infrastructure facilities located on the property. New on-site infrastructure will be required, including water transmission and distribution lines, wastewater collection lines, internal roadways, drainage facilities, and electrical and communications systems.

**Off-site Improvements.** All improvements will be designed in accordance with the applicable standards of the County, State, and public utilities companies.

### **5.1 TRANSPORTATION FACILITIES**

**Bicycle Facilities.** In the project area, Queen Ka‘ahumanu Highway is planned to include a northbound bicycle lane, and a southbound bicycle route/paved shoulder lane.

**Mass Transit.** A transit stop will be located on Ane Keohokalole Highway and will provide convenient access to the facility and encourage users and employees to take advantage of the County’s mass transit system.

**Existing Roadways.** The proposed civic center site is located at the corner of Kealakehe Parkway and Ane Keohokalole Highway. Primary access to the project site will be provided via Ane Keohokalole Highway (Figure 3A). An entry off of Kealakehe Parkway is part of Phase 1, and will access the lower, on-grade-parking, service loading area and provide a fire access road as well a secondary entrance to the parking structure. These and other roads in the project area are described below:

**Queen Ka‘ahumanu Highway** is a two-way, two-lane arterial highway located makai of the project site. Queen Ka‘ahumanu Highway is the primary highway along the South Kohala and North Kohala coasts. It connects Kailua-Kona with the Kona International Airport and extends north to the Kawaihae Harbor and resort areas. Exclusive left- and right-turn deceleration lanes are provided on Queen Ka‘ahumanu Highway at Kealakehe Parkway and Hina Lani Street. The State of Hawai‘i Department of Transportation (DOT) is in the design-build phase of the proposed widening of Queen Ka‘ahumanu Highway from a two-lane highway to a four-lane divided highway between Henry Street in Kailua-Kona and the Keāhole-Kona International Airport Access Road. Queen

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Ka‘ahumanu Highway is planned to include two through lanes in each direction, a northbound bicycle lane, and a southbound bicycle route/paved shoulder lane.

**Kealakehe Parkway** is adjacent to and south of the proposed civic center site. Kealakehe Parkway is a two-lane, two-way arterial highway between Honokōhau Small Boat Harbor and Waena Drive. This road is signalized at its four-legged intersection with Queen Ka‘ahumanu Highway. The mauka portion of Kealakehe Parkway provides access to Kealakehe High School and the initial phases of the DHHL Villages of La‘ī‘ōpua project. This section of the road was completed by the State. Kealakehe Parkway is ultimately planned as a four-lane arterial roadway through the Kealakehe area, between Queen Ka‘ahumanu Highway and Palani Road.

**Ane Keohokalole Highway** is a County-owned road adjacent to and east of the proposed project site. Ane Keohokalole Highway intersects with Kealakehe Parkway, and the civic center site is located at the northwest corner of this intersection.

Other major roads in the vicinity of the project area include Makala Boulevard and Hina Lani Street. Makala Boulevard is a two-way, two-lane collector road between Kuakini Highway and Makalapua Center. Hina Lani Street is a two-way, two-lane collector roadway connecting Queen Ka‘ahumanu Highway and Māmalahoa Highway. Hina Lani Street runs parallel to and north of Kealakehe Parkway.

Kealakehe Parkway and Ane Keohokalole Highway bound the project site on the south and east sides, respectively. The north and west sides are bounded by unimproved lands, which may be developed in the future. A minimum of two access entries will be provided; one access entry will be located along Kealakehe Parkway at the southwest corner of the site. Since this entry is adjacent to the western boundary, it could also be used to access a State facility that may be located there in the near future. The other access entry will be located along Ane Keohokalole Highway.

### ***Potential Impacts and Mitigation Measures***

The future bicycle lanes and transit stop will provide facility users with alternative modes of transportation, further reducing traffic volumes at the site (Figure 3A). Further, the consolidation of the existing County facilities spread out between Kailua, Kealakekua, and Captain Cook to one location is expected to reduce traffic congestion on roadways between the existing public facilities.

In order to determine specific recommendations such as turn movements, travel lanes and ingress/egress points, a Traffic Impact Analysis Report (TIAR) for the project is currently being prepared. The entrance(s) to the project site and the location of the transit stop(s) are subject to change based on the results of the TIAR. The TIAR will also address regional traffic issues and take nearby facilities and planned developments into account. More specifically, the TIAR will discuss any improvements that may be needed at the Kealakehe Parkway-Ane Keohokalole Highway Intersection, which will be included in the final design of the facility. The TIAR will also take into account the improvements to the Kealakehe Parkway as proposed by the Kona Kai Ola Development (Oceanit 2006). The improvements proposed by Kona Kai Ola include:

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- A realignment of the road mauka of Queen Ka‘ahumanu Highway; and
- A new intersection with Queen Ka‘ahumanu Highway.

Additionally, the DPW is supportive of the following improvements to accommodate regional traffic:

- Extending Kamanu Street from Hina Lani Street to Kealakehe Parkway (the contract bid is expected to take place in late spring of 2007); and
- Completing Keanalehu Drive and Manawalea Street so that the existing cul-de-sac situation is not perpetuated (funding not yet available).

### **5.2 WATER SUPPLY FACILITIES**

The County of Hawai‘i Department of Water Supply (DWS) operates and maintains over 24 water systems and 67 sources across the island. The individual water systems are not interconnected except in South Hilo and Kona, where the population is more densely concentrated. The present average water consumption for the County is approximately 22.35 million gallons per day (mgd). The project site is located within the DWS North Kona system, which is supplied by four wells and one shaft at Kahalu‘u, and one well each at Hōlualoa, Keahuolū, Kalaoa, Honokōhau, and Hualālai. The four Kahalu‘u wells provide the majority of the water for the North Kona system, which has a total capacity of 14.9 mgd. Current water usage in this region is approximately 8.5 mgd (County of Hawai‘i 2005).

In the vicinity of the proposed West Hawai‘i Civic Center, a 16-inch water main is located along Ane Keohokalole Highway. This water main is connected to the existing 1.0 million gallon (mg) reservoir with a base elevation of 325 feet, and can be used to provide water to the civic center. The new water main for the civic center will be sized to provide fire flow and domestic flow for proposed and future water demands.

#### ***Potential Impacts and Mitigation Measures***

Since existing County offices and departments located in West Hawai‘i will be relocated to the proposed Civic Center, future businesses are expected to locate in the existing County office space. DPW water commitments would increase by the amount required by the new Civic Center and new on-site water facilities such as transmission mains will be required. The projected water demand is estimated at 21,000 gallons per day (gpd), however, a licensed engineer will calculate the water demands based on the final design of the facility and provide those numbers to the County (Appendix E).

### **5.3 WASTEWATER FACILITIES**

The Kealakehe region is currently being serviced by the County’s Kealakehe Wastewater Treatment Plant, which has a design capacity of 5.31 mgd. An existing 18-inch wastewater main is located along the south side of Kealakehe Parkway and is presently conveying wastewater from the existing housing area *mauka* of the project site, as well as from Kealakehe High School, to the wastewater treatment plant. The proposed wastewater main for the civic center will be connected to the existing 18-inch wastewater main and will be sized to accommodate both proposed and future wastewater flows.

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Given the growth that the Kona region has experienced and the potential for future growth, the County is studying the possibility of upgrading the Kealakehe system from R-2 to R-1 quality, and has initiated the planning of an R-1 treatment facility to augment the existing wastewater treatment plant.

***Potential Impacts and Mitigation Measures***

The proposed project is expected to generate a wastewater flow of approximately 20,000 gpd. Until the County implements any upgrades to the Kealakehe system, the wastewater will undergo secondary (R-2 quality) treatment and be disposed of in an open pit on the mauka side of Queen Ka‘ahumanu Highway. All of the treated wastewater delivered to the open pit will ultimately reach the underlying groundwater and subsequently discharge into the marine environment. However, once the County implements an effluent upgrade to R-1 at the treatment plant, wastewater will be treated and can be reused for irrigation. Disposal of treated wastewater in the open pit mauka of Queen Ka‘ahumanu Highway would be minimized significantly.

Wastewater is currently generated by County offices and departments located throughout West Hawai‘i. Because existing offices will be consolidated into the proposed civic center, the amount of wastewater generated is not expected to significantly change. Wastewater from the civic center will flow to the Kealakehe wastewater treatment plant.

**5.4 DRAINAGE FACILITIES**

There are no streams, natural gulches, waterways, or flood zones within the project site. The site slopes down from the northeast to the southwest. Ground surface elevations range from approximately 226 feet amsl to 286 feet amsl, with slopes ranging from 5 to 20 percent. Runoff water ponds and percolates into the lava at a depression in the southwest corner of the site. Since no drainage improvements have been made to the site, when overflow of the depression occurs, runoff flows into the adjacent lot makai of the site (Wilson Okamoto 2005).

The natural ground surface of the Kealakehe area generally has a high permeability; therefore, surface runoff does not usually occur, even during the most intense rainfalls. The area has no natural gulches or waterways formed by surface runoff. A 30-inch pipe culvert on Queen Ka‘ahumanu Highway has generally never conveyed more than a minimal amount of localized roadside runoff. Consequently, the area’s water resources primarily include groundwater.

***Potential Impacts and Mitigation Measures***

Any discharges related to project construction or operation activities will comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

Construction of the proposed civic center will create impervious surfaces such as buildings, roadways, parking areas, and walkways on a currently undeveloped site. Consequently, the project will increase runoff quantities compared to pre-development levels. However, in compliance with County regulations, proposed on-site storm drainage facilities be sized to control runoff in excess of estimated pre-development runoff quantities.

Portions of the site will be graded to accommodate proposed buildings and parking areas. Runoff will flow into drywells within parking areas and will then be conveyed to the depression at the

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southwest corner of the site by drainage swales. Pipe drains and inlet structures will not be used, in order to reduce construction costs and minimize maintenance of the drainage system. Drainage facilities will be designed in accordance with the County Storm Drainage Standards. Grading plans and proposed drainage improvements will be reviewed by the DPW.

### 5.5 SOLID WASTE DISPOSAL FACILITIES

The County of Hawai‘i has two active landfills, the Pu‘uanahulu Landfill in West Hawai‘i and the Hilo Landfill in East Hawai‘i. The old Kealakehe Landfill that was closed is located southwest of the project site and adjacent to the County Police Department. The Pu‘uanahulu Landfill is located northeast of the project site, near Waikoloa. According to the *Update to the Integrated Solid Waste Management Plan for the County of Hawaii*, in 2000, the total amount of solid waste managed by the County system was approximately 160,000 tons (Harding ESE, 2002). Of this amount, approximately 55 percent (or 90,000 tons) was deposited in the Pu‘uanahulu Landfill.

#### *Potential Impacts and Mitigation Measures*

The project will generate solid waste during construction and operation. All waste generated in West Hawai‘i is eventually disposed of at the Pu‘uanahulu Landfill. The estimated lifespan of the Pu‘uanahulu Landfill, with a 15 percent diversion rate and receiving only West Hawai‘i waste, is until the year 2049. If the Pu‘uanahulu Landfill receives all of the county’s waste, and if planned recycling and resource recovery efforts progress (potentially increasing the diversion rate to 45 percent), then the Pu‘uanahulu Landfill has capacity until the year 2045. Additionally, the proposed waste reduction technology in East Hawai‘i could potentially expand the Pu‘uanahulu Landfill beyond the year 2049 (County of Hawai‘i, 2004). Additionally, in order to achieve LEED certification status, one of the requirements of the project will be to divert a certain percentage of construction waste from landfills.

### 5.6 ELECTRICAL AND COMMUNICATIONS FACILITIES

**Electrical Facilities.** Near the project site, existing underground electrical infrastructure is located along the Ane Keohokalole Highway extension.

**Telecommunications Facilities.** Hawaiian Telcom provides telephone service to the project area. Existing telephone infrastructure runs along Kealakehe Parkway and the Ane Keohokalole Highway extension.

**Cable Television and High-Speed Internet.** Oceanic Time Warner Cable provides cable television and Road Runner high-speed services to the project area. A fiber optic cable runs in the duct line along Kealakehe Parkway.

#### *Potential Impacts and Mitigation Measures*

**Electrical Facilities.** Electrical service for the civic center will be provided by Hawaii Electric Light Company (HELCO), from existing underground facilities along the Ane Keohokalole Highway extension, which currently dead-ends at the north end of the project site. HELCO will provide a pad mounted transformer to serve the project. The service voltage will be 480Y/277

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volts, 3-phase, and 4-wire. The service will be metered at 480Y/277 volts. A new concrete pad for the pad mounted transformer will be provided to meet HELCO requirements. New 3-foot by 5-foot pre-cast concrete handholes will be provided and spaced approximately 200 feet apart, as required.

In compliance with Chapter 344 (State Environmental Policy) and Chapter 226 (Hawaii State Planning Act), HRS, all project buildings, activities, and site grounds will be designed with energy-saving considerations. Energy-efficient and conservation measures to reduce the maximum electrical demand will be designed into of the civic center where feasible, to achieve LEED certification. Due to the solar radiation that West Hawai‘i receives, daytime temperatures are frequently higher than 85 degrees Fahrenheit. This has favorable implications for both passive and active use of sunlight, and also indicates a high need for air conditioning and/or alternative cooling strategies. Some of the LEED principles that address these issues and were implemented into the design of the civic center are daylighting strategies, passive cooling strategies, and photovoltaic power.

**Telecommunications Facilities.** Hawaiian Telcom will provide telephone service to the civic center from the existing underground facilities along the Ane Keohokalole Highway extension. One 4-inch Schedule 40 PVC underground duct with pull string will be connected to the existing telephone handhole and stubbed at the base of the telephone plywood backboard in the main telecommunications room of the civic center. New 2-foot by 4-foot pre-cast concrete handholes will be provided and spaced approximately 200 feet apart, as required.

A new cable television node will be installed to intercept the existing fiber-optic cable and provide coaxial cable service (cable television and Road Runner services) to the site. One 3-inch Schedule 40 PVC underground duct with pull string will be connected to the existing cable television handhole and stubbed at the base of the cable television plywood backboard in the telecommunications room of the civic center. New 2-foot by 4-foot pre-cast concrete handholes will be provided and spaced approximately 200 feet apart, as required.

Electrical and communications improvements necessary to support the development can be served by utility companies, with some off-site work required. The off-site improvements are ongoing activities for the utility companies and should not have an adverse effect on their ability to service other areas. Cables and ducts will be suitable for underground applications and will be tolerant of both wet and dry conditions. All electrical and communications utility systems will be constructed and maintained according to approved utility standards. On-site facilities will have minimal impact on the environment, as noise, aesthetic, and safety considerations will be within normally applied guidelines.

## 5.7 EDUCATIONAL FACILITIES

**Public Schools.** Three public schools are located near the project site. These schools are Kealakehe Elementary School, Kealakehe Intermediate School, and Kealakehe High School. The 2004–2005 school year enrollments at these schools are listed in Table 1.

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**Table 1: 2005-2006 School Year Enrollment**

<b>School Name</b>	<b>Capacity</b>	<b>2005-2006 Enrollment</b>	<b>Projected Enrollment 2001</b>
Kealakehe Elementary	983	960	1,118
Kealakehe Intermediate	1,055	965	874
Kealakehe High	1,480	1,530	1,395

*Source: State of Hawai‘i Department of Education, April 2006.*

**Private Schools.** Private schools and daycare facilities in the project area include Hawai‘i Montessori School, Creative Day Preschool, and Makua Lani Christian School.

***Potential Impacts and Mitigation Measures***

The proposed West Hawai‘i Civic Center is not expected to impact the existing population or introduce school-aged children to the area. As such, enrollment at schools in the project area is not likely to increase. Construction of the project is also unlikely to impact school facilities. The nearest school, Kealakehe High School, is located approximately 0.75 miles from the project site. Construction noise and dust are not likely to affect the school, as appropriate mitigation measures will be implemented as necessary.

**5.8 POLICE PROTECTION**

The Hawai‘i County Police Department divides the island into two Area Operations Bureaus (Area I – East Hawai‘i and Area II – West Hawai‘i) and eight patrol districts. The Area II Operations Bureau includes the Kona, South Kohala, North Kohala, and Ka‘u districts – an area encompassing 2,345 square miles. The Area II Operations Bureau also includes a Community Policing branch. Community police officers are responsible for developing partnerships within the community in an effort to create a safe and secure environment (County of Hawai‘i Police Department, 2005).

The project site is within the Kona District, which is the largest of the eight police districts in size and the second largest in population. The Kona District encompasses the North and South Kona Districts and its officers operate from a central police station in Kealakehe, district stations in Keauhou and Captain Cook, and a mini-station in Kailua Village.

***Potential Impacts and Mitigation Measures***

The proposed West Hawai‘i Civic Center is not likely to introduce new residents to the project area. As such, no increase in demand for police service is anticipated. The new facility will house various County departments, which (in West Hawai‘i) are currently located throughout Kona. Although calls for police service are unavoidable, they are expected to be infrequent. Additionally, by consolidating County offices at a single location and reducing the distance that police officers would need to travel between offices, the project may enhance the level of service provided throughout the Kona patrol district.

## **5.9 FIRE PROTECTION**

Fire protective service and rescue services for the Hawai‘i County are provided by the Hawai‘i County Fire Department, which has a total of 14 fire stations, 18 volunteer fire stations, and 2 federal fire stations. These stations provide 24-hour emergency medical services and fire protection. Certification and licenses are possessed by all fire personnel who provide advanced and basic life support. The stations nearest to the project area are the Kealakehe station and the Kailua-Kona station, located on Palani Road (*Hawaii County General Plan, 2005*). The Kailua-Kona station is a multiple engine company serviced with a ladder truck (DPD Associates, Inc. 1994).

### ***Potential Impacts and Mitigation Measures***

The proposed West Hawai‘i Civic Center will not pose any significant changes in current need of services. By consolidating County offices into a single structure, it will provide easier access and convenience for the stations serving the area. Rather than the fire station responding to several County buildings, its response will be centralized to a single County structure. Additionally, the new facility will meet current building codes, which will minimize any potential hazards. Providing fire department access to the site also improves the fire department’s ability to provide service to the project site. The water supply provided to the site will be in accordance UFC Section 10.301(c).

## **5.10 HOSPITALS/HEALTH CARE FACILITIES**

Kona Community Hospital is the primary healthcare facility serving West Hawai‘i (Kona Community Hospital 2005). Located on Haukapila Street in Kealahou (approximately 15 miles from the project site), the Kona Community Hospital is an acute and long-term care hospital with 94 beds (49 acute, 11 psychiatric, and 34 long-term) and a 24-hour emergency room. Non-emergency medical facilities are located in Kailua-Kona.

### ***Potential Impacts and Mitigation Measures***

The proposed project is not expected to impact any healthcare facilities in the area. No impacts to population are anticipated, and as such, the project is not likely to increase the demand on existing facilities. Accidents requiring medical service are unavoidable but are not expected to occur frequently at the proposed civic center.

## **5.11 RECREATIONAL FACILITIES**

Recreational facilities in the project area include Honokōhau Beach, Honokōhau Small Boat Harbor, Kaloko-Honokōhau National Historic Park, and facilities at Kealahou schools. The civic center will boast a passive park with garden paths, shaded sitting nodes, and children’s play areas. Additional outdoor space provided at the civic center will include courtyards, an open lawn, and an amphitheater, all of which can be used to host community events, performances, and activities.

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***Potential Impacts and Mitigation Measures***

Existing recreational facilities in the project area are located away from the project site and are not expected to be impacted by construction or operation of the West Hawai‘i Civic Center. Since the project is not likely to impact population, no increase in demand for recreational facilities is anticipated. Additionally, the passive park will provide a space for civic-center users (while they wait for services or meetings) and for employees (during breaks) to connect with the environment without having to travel to a nearby recreational facility.

**5.12 COMMUNITY SERVICES**

Various community services and public facilities are located in the vicinity of the West Hawai‘i Civic Center site. These services are listed below and some have been discussed throughout this EA:

- Public and private schools;
- Kealakehe Central Police Station;
- Kealakehe Fire Station and Kailua-Kona Fire Station;
- Hospitals/healthcare facilities including the Kona Community Hospital;
- Several recreational facilities;
- Churches;
- Kailua-Kona Public Library;
- Kailua-Kona Post Office; and
- Commercial centers in Kailua-Kona.

The Queen Lili‘uokalani Children’s Center (QLCC) is located makai of Queen Ka‘ahumanu Highway. The QLCC is a Hawaiian organization established for the benefit of orphan and destitute Hawaiian children.

Currently, County offices serving the Kona district are housed at different locations in Kealahou, Kailua-Kona, and Captain Cook. The distance between these facilities is inconvenient for residents and does not facilitate coordination amongst the agencies.

***Potential Impacts and Mitigation Measures***

The proposed West Hawai‘i Civic Center will consolidate County services at a convenient location, thereby providing improved access to services for the community. No adverse impacts on other public services are anticipated, as the population and the demand for services in the project area are not expected to increase.

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## **6.0 LAND USE CONFORMANCE**

This section describes the State of Hawai‘i and County of Hawai‘i land use plans, policies, and ordinances relevant to the proposed West Hawai‘i Civic Center.

### **6.1 STATE ENVIRONMENTAL IMPACT STATEMENT LAW, CHAPTER 343, HAWAII REVISED STATUTES**

This Environmental Assessment is prepared pursuant to Chapter 343, HRS and Section 11-200-4, HAR, which states that, “the governor, or an authorized representative, whenever an action proposes the use of state/county lands or the use of state/county funds, or, whenever a state agency proposes an action within section 11-200-6(b) will be the final authority to accept an environmental impact statement.”

Since the proposed project requires the use of County lands and funds, it will comply with applicable provisions of Chapter 343, HRS and Section 11-200-4, HAR. Therefore, the Governor or designated representative, the County Department of Public Works, will act as the Approving Authority for the *West Hawai‘i Civic Center Environmental Assessment*.

#### **6.1.1 Chapter 205, Hawaii Revised Statutes – State Land Use Law**

The State Land Use Law establishes the Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. The West Hawai‘i Civic Center site is within the Urban District (Figure 4). The Urban District generally includes lands characterized by “city-like” concentrations of people, structures and services. This District also includes vacant areas for future development.

#### **6.1.2 Chapter 226, Hawaii Revised Statutes – Hawaii State Plan**

The *Hawaii State Plan* serves as a guide for the future long-range development of the State; it identifies goals, objectives, policies, and priorities for the State; provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources. The *State Plan* also assists the coordination of Federal and County plans with State plans, policies, programs, projects, and regulatory activities, and it establishes a system for plan formulation and program coordination to integrate all major State and County activities. Sections of the *Hawaii State Plan* applicable to the West Hawai‘i Civic Center are discussed in the following pages.

##### ***Section 226-4 State goals:***

*In order to guarantee, for present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:*

- (1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.*

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- (2) *A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.*
- (3) *Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.*

**Discussion:** The proposed West Hawai‘i Civic Center will support the local economy by providing numerous construction-related employment opportunities. The LEED principles applied to the design of the civic center will promote sustainability, protect the physical environment, and use the natural drainage system on the property. The civic center will also provide a venue for discussions, community events and performances, which will promote the physical and social well-being of the community.

***Section 226-5 Objective and policies for population:***

- (a) *It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter.*
- (b) *To achieve the population objective, it shall be the policy of this State to:*
  - (3) *Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.*
  - (7) *Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.*

**Discussion:** The proposed project complies with these objectives and policies by helping to satisfy the need for improved resident access to County offices and services. Socio-economic opportunities for Hawai‘i’s people will be offered by the project, which will provide new construction-related employment opportunities. The development of the project will support projected population growth and is consistent with policies for population.

***Section 226-11 Objectives and policies for the physical environment – land-based, shoreline, and marine resources:***

- (a) *Planning for the State’s physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives.*
  - (2) *Effective protection of Hawaii's unique and fragile environmental resources.*
- (b) *To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:*
  - (1) *Exercise an overall conservation ethic in the use of Hawaii’s natural resources.*
  - (3) *Take into account the physical attributes of areas when planning and designing activities and facilities.*

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- (4) *Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.*
- (6) *Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.*
- (8) *Pursue compatible relationships among activities, facilities, and natural resources.*

**Discussion:** This final environmental assessment (FEA) identifies the physical, archaeological, and cultural attributes of the West Hawai‘i Civic Center site. Several scientific surveys of the site have been conducted, and features such as slope, soil, drainage, archaeological sites, flora and fauna were identified. Potential impacts resulting from the project have been identified throughout this FEA, which also reports on proposed mitigation measures. No natural gulches or waterways for surface runoff have been formed, and there are no streams or defined drainageways on the project site. The project site is outside of the Special Management Area and approximately 2.5 miles away from the shoreline. As such, no significant impacts on coastal or marine resources are anticipated. Construction activities will comply with all State and County regulations to minimize environmental impacts.

***Section 226-12 Objective and policies for the physical environment – scenic, natural beauty, and historic resources:***

- (a) *Planning for the State’s physical environment shall be directed towards achievement of the objective of enhancement of Hawaii’s scenic assets, natural beauty, and multi-cultural/historical resources.*
- (b) *To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:*
  - (1) *Promote the preservation and restoration of significant natural and historic resources.*
  - (3) *Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.*
  - (4) *Protect those special areas, structures, and elements that are an integral and functional part of Hawaii’s ethnic and cultural heritage.*
  - (5) *Encourage the design of developments and activities that complement the natural beauty of the islands.*

**Discussion:** The LEED certification principles applied to the design of the project will preserve view planes to the extent possible and promote views from within buildings. This will preserve the quality of the natural environment, as well as enhance the quality of the work environment.

As discussed further in Section 5.1, two previously identified archaeological sites were located on the subject property. Those sites have been fully mitigated in compliance with the State Historic Preservation Division standards and procedures, have been assessed as significant solely for information content, and the information content has been adequately collected. No further

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archaeological work is necessary.

The project site was included in a botanical survey of a larger area in 1989 (Char & Associates 1989); the results of the 1989 survey was confirmed in 2006 (David 2006). The project site was identified as having both an open mixed shrub land vegetation type and koa haole shrub land vegetation type. No candidate endangered species or endangered species were identified on the civic center site.

The design of the facility is in concert with the character of Kona, and complements the natural beauty of the area.

***Section 226-15 Objectives and policies for facility systems – solid and liquid wastes:***

- (a) *Planning for the State’s facility systems with regard to solid and liquid wastes shall be directed towards achievement of the following objectives:*
  - (1) *Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.*

**Discussion:** The proposed West Hawai‘i Civic Center will be connected to the County’s wastewater system. Wastewater generated by the project will be transferred to the Kealakehe STP.

The project will generate solid waste during construction and operation. All waste generated in West Hawai‘i is eventually disposed of at the Pu‘uanahulu Landfill. The estimated lifespan of the Pu‘uanahulu Landfill, with a 15 percent diversion rate and receiving only West Hawai‘i waste, is until the year 2049. If the Pu‘uanahulu Landfill receives all of the county’s waste, and if planned recycling and resource recovery efforts progress (potentially increasing the diversion rate to 45 percent), then the Pu‘uanahulu Landfill has capacity until the year 2045. Additionally, the proposed waste reduction technology in East Hawai‘i could potentially expand the Pu‘uanahulu Landfill beyond the year 2049 (County of Hawai‘i, 2004).

***Section 226-16 Objective and policies for facility systems – water:***

- (a) *Planning for the State’s facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.*
- (b) *To achieve the facility systems water objective, it shall be the policy of this State to:*
  - (1) *Coordinate development of land use activities with existing and potential water supply.*

**Discussion:** In the vicinity of the West Hawai‘i Civic Center, there is a 16-inch water main along Ane Keohokalole Highway. This water main is connected to an existing 1.0 mg reservoir with a base elevation of 325 feet and can be used to provide water services to the civic center. The new water main for the facility will be sized to provide fire flow and domestic flow for proposed and future water demands. Since existing County offices and departments located in West Hawai‘i will be relocated to the proposed Civic Center, future businesses are expected to locate in the existing County office space. DPW water commitments would increase by the amount required by the

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new Civic Center and new on-site water facilities such as transmission mains will be required. The projected water demand is estimated at 21,000 gallons per day (gpd), however, a licensed engineer will calculate the water demands based on the final design of the facility and provide those numbers to the County. The landscaping for the facility has taken the climate into account and will use plants that do not require large amounts of irrigation.

***Section 226-23 Objectives and policies for socio-cultural advancement – Leisure:***

- (a) *Planning for the State’s socio-cultural advancement with regard to leisure shall be directed towards achievement of the objective of the adequate provision of resources to accommodate diverse, cultural, artistic, and recreational, needs for present and future generations:*

**Discussion:** The West Hawai‘i Civic Center will house the County Department of Parks and Recreation, which is responsible for the County’s recreational facilities and activities. The proposed civic center will also provide outdoor space for public discussions, events, and performances, meeting the cultural, artistic, and recreational needs of the community. Additionally, the facility will house a heritage museum that will promote local culture and arts.

**6.1.3 Chapter 226, Hawaii Revised Statutes – State Functional Plans**

The *Hawaii State Plan* directs State agencies to prepare functional plans for their respective program areas. There are 14 State Functional Plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the *Hawaii State Plan*. The functional plans applicable to the West Hawai‘i Civic Center project, along with each plan’s applicable objectives, policies, and actions, are discussed below.

**Historic Preservation Functional Plan**

According to the *Historic Preservation Functional Plan*, the preservation of historic properties involves three major areas of activity: the identification, protection, and management and treatment of historic properties. The policies in the *Historic Preservation Functional Plan* are aimed primarily toward government action to provide mechanisms for improving the State’s inventory, preservation systems, public access, and public awareness programs on archaeological matters.

**Discussion:** An Archaeological Inventory Survey previously identified two archaeological sites on the subject property. Those sites have been fully mitigated in compliance with the State Historic Preservation Division standards and procedures, have been assessed as significant solely for information content, and the information content has been adequately collected. No further archaeological work is necessary. Additionally, the facility will house a heritage museum that will promote local culture and arts.

**Employment Functional Plan**

The policies and recommended actions in the *Employment Functional Plan* center around the development and improvement of career and job training programs, the expansion of the labor pool, and the improvement of quality of life for workers.

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**Discussion:** The proposed West Hawai‘i Civic Center will create direct, indirect, and induced construction-related jobs, both within the property and on an island-wide and statewide basis. Construction industries, as well as industries supporting construction, will benefit from the employment and economic opportunities provided by the project.

Additionally, the project may improve the quality of life for County workers employed at the new civic center by reducing traffic and their commuting time, while permitting them to work in a cleaner, safer environment deemed “sustainable” by the LEED certification system. Those working at existing County departments and offices in Kealahou, Kailua, and Captain Cook will be relocated to the proposed civic center and will benefit from its convenient location in North Kona. With the new civic center, travel time for other workers, and traffic near existing County offices throughout West Hawai‘i, will likely be reduced.

### **Energy Functional Plan**

The *Energy Functional Plan* outlines policies to promote energy efficiency, replace fossil fuel consumption, support public education and legislation on energy, and better develop and manage energy.

**Discussion:** The proposed West Hawai‘i Civic Center will promote energy efficiency through the use solar and day lighting techniques that will reduce solar heat gain, provide daylighting to interior portions of the building, the use of photovoltaic roof panels, and insulation.

### **Transportation Functional Plan**

The overall objective of the Transportation Functional Plan is to provide for the efficient, safe, and convenient movement of people and goods. The Transportation Functional Plan is implemented as a short- to mid-term action agenda by the State Department of Transportation. It identifies four key issue areas as the most critical concerns relating to transportation in Hawaii. They are: (1) congestion, (2) economic development, (3) funding, and (4) education.

**Discussion:** Kailua-Kona is an area that is experiencing rapid urban growth and road congestion; regional mobility in Kailua-Kona will be improved when existing County offices are relocated to the proposed project site. Because several county offices will be consolidated in one facility, the new civic center will reduce the number of vehicular trips that users of the facility will need to make to and within Kailua-Kona to visit the offices. A Traffic Impact Analysis Report (TIAR) is currently being prepared for the project. The analysis will account for regional traffic as well as guide the final design of the facility to mitigate impacts to traffic in the area.

#### **6.1.4 Section 205A, Hawaii Revised Statutes – Coastal Zone Management Program**

The objectives of the Coastal Zone Management Program are to provide the public with recreational opportunities, protect historic and prehistoric resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards, and manage development. Program objectives applicable to the West Hawai‘i Civic Center are discussed below.

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**Recreational Resources**

*Objective: Provide coastal recreational opportunities accessible to the public.*

**Discussion:** The proposed civic center is located approximately 2.5 miles away from the shoreline and should not impact opportunities for coastal recreational.

**Historic Resources**

*Objective: Protect, preserve, and where desirable, restore those natural and man made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

**Discussion:** An Archaeological Inventory Survey identified two archaeological sites on the subject property. Those sites have been fully mitigated in compliance with the State Historic Preservation Division standards and procedures. They have been assessed as significant solely for information content, and the information content has been adequately collected. No further archaeological work is necessary.

**Scenic and Open Space Resources**

*Objective: Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.*

**Discussion:** The West Hawai‘i Civic Center site is located outside of the Special Management Area, on the western slope of Hualālai. This area has been undeveloped and left as open lava fields. The site offers views of the ocean to the west. The coastline along Honokōhau and Kealakehe, and the mauka-makai viewplane along Queen Ka‘ahumanu Highway are listed as examples of natural beauty in the *General Plan*. Prominent views towards the ocean will be protected by concentrating the parking on the upper portion of the site, hiding it behind the civic center. The lower portion of the site will remain natural and allow existing drainage patterns to continue. Additionally, buildings were designed to generally follow the contours of the site to minimize the amount of site work, and the long sides of the buildings are oriented toward the ocean and Kailua town in order to maximize the number of offices that can enjoy the viewplanes.

**Coastal Ecosystems**

*Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

**Discussion:** The proposed civic center is located approximately 2.5 miles away from the shoreline and should not impact coastal ecosystems.

**Economic Uses**

*Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.*

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**Discussion:** The proposed West Hawai‘i Civic Center is in a suitable location, outside of Kailua-Kona; the center will consolidate the various County departments and offices that are currently located in Kealahou, Kailua, and Captain Cook and facilitate work among those departments as well as reduce the number of vehicular trips by users of those facilities.

### **Coastal Hazards**

**Objective:** *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*

**Discussion:** There are no streams or floodplains within the project site, which is located outside of the tsunami evacuation area. Therefore, the project area is not subject to storm waves, tsunami inundation, or stream flooding. Water and wind have the potential to cause soil erosion at the site during construction.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. All construction activities will also comply with the provisions of Chapter 11-60.1, Hawai‘i Administrative Rules, Section 11-60.1-33 on Fugitive Dust.

Best management practices will be implemented during ground disturbing activities. Structural controls that may be also implemented to prevent erosion include filter fabric fences, sediment traps, diversion swales, and temporary and permanent grassing.

After construction, establishment of permanent landscaping will provide long-term erosion control.

### **Managing Development**

**Objective:** *Improve the development review process, communication and public participation in the management of coastal resources and hazards.*

**Discussion:** Managing development is appropriately the role of those State and County agencies assigned the responsibility of implementing the provisions of Chapter 205A, HRS, and the Coastal Zone Management Program. All improvements will be developed in accordance with all Federal, State, and County requirements and standards affecting health and safety.

### **Public Participation**

**Objective:** *Stimulate public awareness, education, and participation in coastal management.*

**Discussion:** The EA process, of which this FEA is a part, has reported on the brought the potential short- and long-term impacts of the proposed West Hawai‘i Civic Center into the public arena. Prior to and throughout the development of this FEA, various agencies (or agency documents) were consulted (see consultation list in Section 9.0 and Appendices E and F). The Draft EA was distributed to various agencies and submitted to the Office of Environmental Quality Control (OEQC), commencing a 30-day public review period that allowed for public comment on the project.

### **Beach Protection**

*Objective: Protect beaches for public use and recreation.*

**Discussion:** The proposed civic center is located approximately 2.5 miles away from the shoreline and should not impact coastal recreational opportunities.

### **Marine Resources**

*Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*

**Discussion:** The demonstrated policy of DPW is to exercise a strong overall conservation ethic in the planning of all its projects. The DPW West Hawai‘i Civic Center constitutes a prudent use of land, as it is located near West Hawai‘i’s growing commercial-industrial core, away from the shoreline. The design of the West Hawai‘i Civic Center will comply with all environmental laws, including requirements for grading and drainage, so that Hawai‘i’s unique and fragile marine and coastal resources are protected. Particular attention will be paid to the disposal of wastewater.

## **6.2 COUNTY OF HAWAI‘I**

County-specific land use plans and ordinances pertaining to the proposed West Hawai‘i Civic Center include the *County of Hawaii General Plan*, the *Keahole to Kailua Development Plan* (K-K Plan), and the Hawai‘i County Code. The following subsections present relevant elements of these guidelines and regulations, accompanied with a description of how each will be addressed during the course of the proposed project.

### **6.2.1 General Plan**

The *County of Hawaii General Plan* was adopted in February 2005 and is a policy document for the long-range comprehensive development of the island of Hawai‘i. The *General Plan* provides direction for the future growth of the County and offers policy statements that embody the expressed goals for present and future generations. The *General Plan* provides the legal basis for all subdivision, zoning, and related ordinances and for the initiation and authorization of all public improvements and projects.

Specific goals and policies applicable to the proposed West Hawai‘i Civic Center are discussed below.

### **Natural Beauty**

*Goals:*

- (c) *Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.*

*Policies:*

- (a) *Increase public pedestrian access opportunities to scenic places and vistas.*

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**Discussion:** Prominent views toward the ocean will be protected by concentrating the parking on the upper portion of the site, hiding it behind the civic center. The lower portion of the site will remain natural and allow existing drainage patterns to continue. Additionally, buildings were designed to generally follow the contours of the site to minimize the amount of site work, and the long sides of the buildings are oriented toward the ocean and Kailua town in order to maximize the number of offices that can enjoy the viewplanes. The public users of the facility will also enjoy these views from many of the outdoor spaces provided.

### **Public Facilities**

#### *Goal*

- (a) *Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community.*

#### *Policies*

- (a) *Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.*

**Discussion:** The government operations in the proposed West Hawai‘i Civic Center constitute a public facility. The consolidation of existing facilities in Kailua, Kealakekua and Captain Cook into one common facility supports the General Plan goal of providing more effective service to the community.

### **Transportation**

#### *Policies*

- (a) *Improve the integration of transportation and land use planning in order to optimize the use, efficiency, and accessibility of existing and proposed mass transportation systems.*

**Discussion:** A transit stop will be provided along Ane Keohokalole Highway, adjacent to the facility. This transit stop will ensure direct access to the facility for users of the mass transportation system and may also encourage some users take advantage of the transportation system, further reducing traffic congestion.

### **Land Use – Public Lands**

#### *Goals*

- (a) *Use publicly owned lands in the best public interest and to the maximum benefit for the greatest number of people.*

**Discussion:** The West Hawai‘i Civic Center will help to meet the needs of a growing community; it will be a public facility, accessible to all groups of people. By incorporating this structure into the community, the DPW will provide a community center that will offer civic activities and services to the surrounding area. The proposed project is located near public facilities in Kealakehe, including the Kealakehe Police Station and the Kealakehe Schools. Additionally, the proposed site will be convenient for residents because it will consolidate existing, dispersed County offices and departments into a single structure, and it will enhance coordination between agencies through their proximity to each other.

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As shown in Figure 6, the General Plan designates the proposed project site as Urban Expansion. Land east, south, and west of the site is also designated Urban Expansion, while land directly north of the site is designated as Industrial. Since the project site is only seven acres, it is not expected to pose significant impacts on existing land use. The civic center will be compatible with the urban uses in the area.

### 6.2.2 Keāhole to Kailua Development Plan

The *Keahole to Kailua Development Plan* (K-K Plan) (County of Hawai‘i, April 1991) is a community plan for North Kona between Keāhole Point and Kailua-Kona, and from Māmalahoa Highway and the shoreline. The plan acts as an implementing tool for the Hawai‘i County’s General Plan. It includes objectives and goals and guides land use actions and future development.

The overall goal of the K-K Plan is to “develop a mixed residential, commercial, resort, industrial and recreational community, with approximately 8,000 or more residential units, in a functional, attractive, and financially viable manner. The community will include appropriate shoreline uses, public facilities, and infrastructure and will be built out over the next 20 years.”

The Land Use objective of the K-K Plan is to “develop a plan for an integrated community consistent with the County General Plan, which can be served by the required infrastructure in phases, and which provides for a mix of land uses in a functional, efficient and aesthetically pleasing manner.”

The K-K Plan supports a new civic center in Kealakehe. A new civic center was one of the major development themes of the K-K Plan, which noted that Kailua Village could not support a civic complex, as it would result in extreme traffic congestions and seriously impact the character of Kailua Village. The K-K Plan designated the Kealakehe area for the location of the civic center because of the ample room for expansion in the future. The proposed location of the West Hawai‘i Civic Center discussed in this FEA is in Kealakehe.

### 6.2.3 Hawai‘i County Zoning

The entire site is zoned Open by the County of Hawai‘i (Figure 5). The proposed civic center is a permitted use in the Open zone in accordance with Section 25-4-11 of the Hawai‘i County Code, which states:

*Public uses, structures and buildings and community buildings are permitted uses in any district, provided that the director has issued plan approval for such use.*

Plan Approval from the County Planning Department will be obtained prior to construction or installation of any new structure.

## 6.3 APPROVALS AND PERMITS

The DPW will be working with the State and County review agencies for examination and approval of project plans and specifications. Table 2 below lists the permits and approvals required for this project.

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**Table 2: Required Permits and Approvals**

<b>Permit/Approval</b>	<b>Responsible Agency</b>
Chapter 343, HRS compliance	State of Hawai‘i Department of Health Office of Environmental Quality Control
Plan Approval	County of Hawai‘i Planning Department
Building/Grading Permits	County of Hawai‘i Department of Public Works
National Pollutant Discharge Elimination System (NPDES)	State of Hawai‘i Department of Health

## **7.0 ALTERNATIVES TO THE PROPOSED ACTION**

### **7.1 ALTERNATIVES CONSIDERED**

Under Section 11-200-10(6), HAR, Environmental Impact Statement Rules, the alternatives to the proposed action considered are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts. The feasible alternatives must also address the project's economic characteristics while responding to the surrounding land uses that will be impacted by the project. In conformance with applicable regulations, the following alternatives, including alternative sites and uses of the property, have been identified and investigated.

### **7.2 ALTERNATIVE SITES**

In order to identify the best possible site for the civic center, a site selection study was done in 1994 (*Kona Civic Center Site Selection Study/Final Environmental Impact Statement*) by DPD Associates, Inc. This study identified a large site selection area based on various minimum evaluation criteria described below.

**Size.** The site should not be less than 30 acres; ownership by the state or county is desirable but not necessary.

**Location.** Proximity to Kailua town is desirable. As Kailua is the nearest major commercial center, it would be conducive in locating the civic center near this thriving area. The Office of State Planning has stated that the area from Keāhole to Kailua is to be a Subregional Planning Area. This term refers to areas that have the most potential to be expanded and experience infrastructure improvements in the future. Thus, the project area should ideally be located within Hawai‘i County’s Keāhole to Kailua (K-K) Development Plan areas.

**Slope.** The project area should not have a slope that is greater than 10 percent or be located in a landslide area. Ideally, a flat area is desirable in order to minimize clearing and grading costs.

**Tsunami and Flood Hazards.** The site should not cross through a major drainage channel or be located in a tsunami zone or flood plain.

**Land Ownership.** It is preferred that the project area is State- or County-owned.

**Displacement of Existing Tenants and Committed Development.** The site should avoid displacement of existing homes and other currently planned developments. Best candidate sites are those that are deemed vacant.

Although the currently proposed civic center site is not one of the five sites that were studied in the 1994 study, it is an ideal location as it meets the evaluation criteria:

- Location: The site is within fairly close distance to Kailua town and is near the recommended site area stated in the K-K plan;
- Slope: The slope of the site ranges from 5 to 20 percent;

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- **Tsunami and Flood Hazards:** The site is outside of the tsunami evacuation zone, outside of the 500-year floodplain, and is not situated on a major drainage channel;
- **Land Ownership:** The property was transferred from the State to the County through Governor’s Executive Order 3952; and
- **Displacement of Existing Tenants and Committed Development:** The proposed site is vacant and will not displace residents or other planned developments.

The Kealakehe area is rapidly growing, and additional services are required to meet residents’ needs. The currently proposed civic center site is an ideal location for County offices, as it will be convenient for both employees and visitors.

### **7.3 NO-ACTION ALTERNATIVE**

The no-action alternative would retain the current County offices and departments at various locations in Kailua, Kealakekua, and Captain Cook. Although keeping existing facilities in current locations would still serve the surrounding communities, it would be far more effective to build a consolidated center in Kealakehe. Doing so would better serve the West Hawai‘i area by reducing the number of vehicular trips needed in order to get to dispersed services and would also offer the convenience of a one-stop civic center.

The no-action alternative would prevent the DPW from fulfilling its mission of serving West Hawai‘i residents through the opening a new West Hawai‘i Civic Center and accommodating its future growth. This alternative would also forgo the opportunity of enhancement of residents’ quality of life. The site would continue to be used for open lava fields, which currently does not provide the socio-economic benefits that the new civic center would. Thus, the no-action alternative has been rejected from further consideration.

### **7.4 ALTERNATIVES RELATED TO DIFFERENT DESIGNS OR DETAILS OF THE PROPOSED ACTIONS WHICH WOULD PRESENT DIFFERENT ENVIRONMENTAL IMPACTS**

Different designs related to density and design capacity could be applied to the proposed project and would result in different environmental impacts. For example, a higher building development would reduce the buildable area and quantity of surface runoff, but would become a visual nuisance. A lower-level building would take up more land and reduce the visual impact in the surrounding area, but would create drainage problems. The quantity of water used and solid waste, wastewater and traffic would not be more or less with either design because the number of agencies housed in either structure would remain the same. Nevertheless, with a lower level building than that proposed, infrastructure costs would be greater since the development would be spread out.

A smaller scale development of the project would entail developing only a portion of the original plan. This would suggest that the civic center would consolidate some government agencies, not all. Thus, this plan would alleviate some, but not all of the need to locate services into one structure. This would still leave inefficiencies in the plan for the users. In addition to this, some off-site infrastructure costs including, water, wastewater development, and roadway improvements may still be borne by the County, despite the project size. By reducing the project size, there may actually be an increase in the unit cost of development. Limitations on future

expansion may also be experienced if project size were reduced.

### **7.5 ACTIONS OF A SIGNIFICANTLY DIFFERENT NATURE WHICH WOULD PROVIDE SIMILAR BENEFITS WITH DIFFERENT ENVIRONMENTAL IMPACTS**

There are no known actions significantly different than the proposed civic center that would provide the same level of convenience to access a consolidated County structure building. The proposed project would help fulfill the high demand for a consolidated civic center in West Hawai'i.

### **7.6 THE ALTERNATIVE OF POSTPONING ACTION PENDING FURTHER STUDY**

Development of the project area has been planned and studied by the County. The *Kona Civic Center Site Selection Study/Final Environmental Impact Statement*, by DPD Associates, Inc., was conducted in 1994. Thus, the proposed civic center is already more than ten years in the making. Further delay of this pending action will not improve traffic congestion between existing facilities, nor will it provide additional space for County offices and departments that are at capacity in their existing locations.

### **7.7 UNRESOLVED ISSUES**

A Traffic Impact Analysis Report (TIAR) is being prepared and the recommendations will be included in the final design of the facility. Additionally, the availability of water for the project must be resolved with the Department of Water Supply.

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## **8.0 ANTICIPATED DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION**

### **8.1 SIGNIFICANCE CRITERIA**

According to the Section 11-200-12, HAR, Significance Criteria, an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. The HAR establish significance criteria for determining whether significant environmental impacts will occur as a result of a proposed action. These criteria and discussions of the potential impacts of the West Hawai‘i Civic Center project as they relate to the criteria are given below.

**(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

Within the developable seven-acre area, some natural resources such as existing vegetation and the open view plane would be permanently lost. However, the landscaping plan of the facility will reintroduce native species to the area that have since been forced out by introduced species such as fountain grass.

Several archaeological studies have been conducted for the project area and have been coordinated with the SHPD. As discussed in Section 4.1, two archaeological sites were previously located on the subject property, but one site has since been destroyed. In compliance with the SHPD standards and procedures, both sites were recorded in detail and it was determined that neither site required further archaeological work.

It is acknowledged that the civic center site is connected to the cultural history of the entire ahupua‘a of Kealakehe and greater region beyond the ahupua‘a boundaries. A heritage museum located within the civic center will allow these cultural resources to be acknowledged, preserved and shared with the community.

No endangered or threatened plant or animal species were observed on the project site and none are expected to be affected by the proposed West Hawai‘i Civic Center. The USFWS has not designated any critical habitat areas within the project site or the larger Kealakehe tract, reducing possible posed threats to endangered species.

**(2) Curtails the range of beneficial uses of the environment;**

The West Hawai‘i Civic Center site is currently undeveloped and unused. The proposed civic center will be a beneficial use for Hawai‘i residents, by improving access to County agencies and enhancing coordination among such agencies. The civic center will be extensively landscaped and will provide many outdoor spaces and views for its employees and visitors to enjoy. The proposed project is not expected to adversely impact the natural environment, as only 2 acres of the seven-acre site (or approximately 30 percent of the site) will include buildings.

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**(3) Conflicts with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed project is consistent with the environmental policies, goals, and guidelines established in Chapter 344, HRS, and this FEA has addressed such issues as natural resources conservation (to the extent possible); enhancement of the quality of life; population; land, water, visual, air, and other natural resources; flora and fauna; parks, recreation, and open space; economic development; transportation; energy; community life and housing; education and culture; and citizen participation.

**(4) Substantially affects the economic welfare, social welfare, or cultural practices of the community or state;**

The proposed project will positively affect the economic and social welfare of the West Hawai‘i community by providing multiple government services in one central location, improving the quality of life for the community. The West Hawai‘i Civic Center will be developed on approximately seven acres; preliminary plans include the following departments and offices: Department of Finance (Department of Motor Vehicles and Real Property Tax Division), Driver’s Licensing, Planning Department, Department of Public Works (Engineering and Building Divisions) State Department of Health (to expedite building permit processing), Mayor’s Office, County Council Offices, County Council conference and training room, Corporation Counsel, Department of Research and Development, Mass Transit Agency, Office of Liquor Control, Department of Parks and Recreation, Data Systems, a heritage museum, a community library and meeting room, a café, a passive park, an open lawn and amphitheater with a removable shade structure.

Construction of civic center will also benefit the state by creating temporary jobs and increasing sales within the construction industry. Income taxes and sales taxes from the expenditure of construction employees’ wages will be generated as a result of this development.

The proposed civic center is not expected to affect the lifestyle and character of the Kona region, and the project is consistent with the *K-K Plan* goal for the “new County civic center in Kealakehe.”

Cultural practices are not likely to be impacted by the civic center, as many of the culturally significant sites are located near the shoreline in Kealakehe, on other parcels. In January 2006, a field inspection was conducted to relocate and update the status of the two archaeological sites previously identified on the property and to re-assess the entire site. Some features of one site were found to be destroyed and the other site was entirely destroyed. However, both sites were properly studied and recorded in accordance with SHPD rules and procedures in prior to their demise. No additional archaeological sites were identified and no cultural gathering is known to occur on the site.

**(5) Substantially affects public health;**

Construction of civic center may pose the potential for temporary impacts to noise and air; however, these potential impacts will be short-term and are not expected to substantially affect public health. All construction activities will comply with applicable regulations and will

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implement appropriate mitigation measures as necessary. After construction, the civic center should have minimal impact on ambient noise levels and air quality.

**(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;**

The proposed civic center will provide Hawai‘i residents with a much needed, consolidated, facility housing County offices that are currently at various locations in West Hawai‘i. The project is not residential and should not introduce new residents to Kona, therefore the project is also not expected to impact public facilities.

**(7) Involves a substantial degradation of environmental quality;**

The proposed project is not expected to substantially degrade environmental quality. Only a portion of the seven acres would be developed in an area currently deemed, “open.” The remaining land would be maintained in its existing condition with some landscape enhancements. Potential impacts to the environment resulting from development, and appropriate mitigation measures have been identified throughout this EA.

**(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

Since the West Hawai‘i Civic Center will be consolidating a number of existing facilities, the project should reduce some of the environmental concerns related to the existing facilities. It is possible that the State may locate a similar civic center for their facilities close to this project. However, this possibility will increase coordination among State and County agencies and members of the public that would need to frequent both facilities.

**(9) Substantially affects a rare, threatened or endangered species or its habitat;**

No endangered or threatened plant or animal species are expected to be affected by the proposed West Hawai‘i Civic Center, as none were located on the project site. The USFWS has not designated any critical habitat areas within the project site or within the larger Kealakehe tract.

**(10) Detrimentially affects air or water quality or ambient noise levels;**

Construction activities for development of the civic center could potentially impact noise and air quality levels through fugitive dust from grading work and through noise and exhaust emissions from construction equipment and vehicles. However, these potential impacts will be short-term and are not expected to be detrimental. All construction activities will comply with applicable regulations and will implement appropriate mitigation measures as necessary.

After construction, the facility is not expected to adversely impact ambient noise levels, water, or air quality. Although impervious surfaces will be created on currently undeveloped land, any increase in runoff would be accommodated by proposed drainage improvements and should not detrimentally affect water quality. The project will also introduce motorized vehicles, which could impact noise levels and air quality. However, no long-term regional air quality impacts are anticipated, as new technologies, increasingly stringent Federal air pollution control regulations, mass transit, and biking may offset potential increases in air pollution.

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- (11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

The project site is not located in an environmentally-sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters and would therefore have no adverse impacts upon such areas.

- (12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

The Kealakehe region includes a diverse range of scenic vistas and open expanses that typify the region. The civic center site is located at higher elevations and offers views of the coastline. The visual appearance of a portion of the project site will change from open lava fields to a public facility. Since only a portion of seven acres will be developed, most open space and visual resources will be preserved. View planes from the site will be maximized and facilities such as the parking lot will be hidden behind the buildings from people who view the project from below. Existing views of the coastline from higher elevations within the project site will be maintained.

- (13) Requires substantial energy consumption.**

Construction of the proposed West Hawai‘i Civic Center is not expected to require substantially more energy than other projects of similar size and scale. Structures will be designed to incorporate energy-saving technologies found in the LEED principles, and since the current County buildings operate in other locations, demand for energy should not increase significantly, if at all.

## **8.2 DETERMINATION**

This FEA has evaluated the potential primary, secondary, and cumulative environmental impacts, both short-term and long-term, that could result from the proposed West Hawai‘i Civic Center. Mitigation measures have been proposed to address these impacts. Based on the analysis of these impacts and mitigation measures under the above significance criteria, the approving authority has determined that the proposed project will not have a significant effect on the local, County, or Statewide physical or human environments.

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## 9.0 CONSULTED PARTIES AND PARTICIPANTS

### 9.1 PRE-ASSESSMENT CONSULTATION PERIOD

Pre-consultation letters were distributed to the agencies listed in the following table. All written agency comment letters and appropriate responses are included in Appendix F.

AGENCY		Letter Date	Date of Comments
<b>County</b>			
1	Department of Environmental Management	8-25-05	9-9-05
2	Department of Parks and Recreation	8-25-05	None Received
3	Department of Planning	8-25-05	10-11-05
4	Department of Public Works	8-25-05	9-23-05
5	Department of Research and Development	8-25-05	None Received
6	Department of Water Supply	8-25-05	9-16-05
7	Fire Department	8-25-05	None Received
8	Hawai'i County Council	8-25-05	None Received
9	Police Department	8-25-05	9-15-05
10	Office of Housing and Community Development	8-25-05	8-29-05
11	Office of the Mayor	8-25-05	9-6-05
<b>State</b>			
12	Department of Accounting and General Services	10-14-05	11-21-05
13	Department of Business, Economic Development and Tourism Land Use Commission	8-25-05	None Received
14	Department of Education	8-25-05	9-9-05
15	Department of Hawaiian Home Lands	8-25-05	None Received
16	Department of Health	8-25-05	None Received
17	Department of Human Services, Housing and Community Development Corporation of Hawai'i	----	9-21-05
18	Department of the Judiciary	8-25-05	9-22-05
19	Department of Land and Natural Resources (DLNR)	8-25-05	None Received
20	DLNR, Historic Preservation Division	8-25-05	None Received
21	Department of Public Safety	8-25-05	None Received
22	Department of Transportation	8-25-05	None Received
23	Housing and Finance Development Corporation	8-25-05	None Received
24	Office of Environmental Quality Control	8-25-05	9-21-05
25	Office of Hawaiian Affairs	8-25-05	9-19-05
26	Office of Hawaiian Affairs – Kona Office	10-14-05	None Received
27	Office of State Planning	8-25-05	None Received
26	University of Hawai'i Environmental Center	8-25-05	None Received
<b>Federal</b>			
28	Department of Agriculture, Natural Resources Conservation Service	8-25-05	None Received
29	Department of the Interior, Fish and Wildlife Service	8-25-05	None Received
30	Federal Emergency Management Agency	8-25-05	None Received
31	U.S. Geological Survey	8-25-05	None Received
<b>Other Organizations</b>			
32	Hawai'i Electric Light Company	8-25-05	None Received
33	Hawaiian Telephone Company	8-25-05	None Received
34	Hawai'i Leeward Planning Conference	8-25-05	None Received

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**9.2 DRAFT EA PUBLIC REVIEW PERIOD**

Copies of the Draft EA were distributed to the agencies listed in the following table. All written agency comment letters and appropriate responses are included in Appendix G.

AGENCY		Date of Comment	Date of Response
<b>County</b>			
1	Department of Environmental Management	6-02-06	8-18-06
2	Planning Department	6-21-06	8-18-06
3	Department of Public Works, Engineering Division	6-02-06	8-18-06
4	Department of Water Supply	6-23-06	8-18-06
5	Fire Department	6-02-06	8-18-06
6	Police Department	6-08-06	8-18-06
<b>State</b>			
7	Department of Accounting and General Services	6-23-06	8-18-06
8	Department of Business, Economic Development and Tourism (DBEDT) Land Use Commission	6-06-06	8-18-06
9	DBEDT, Strategic Industries Division	6-01-06	8-18-06
10	Department of Education	6-14-06	8-18-06
11	Department of Hawaiian Home Lands	6-6-06	8-18-06
12	Department of Health	6-26-06	8-18-06
13	Department of Human Services, Housing and Community Development Corporation of Hawai‘i	6-22-06	8-18-06
14	Department of Transportation	7-06-06	8-18-06
15	Office of Environmental Quality Control	6-14-06	8-18-06
16	Office of Hawaiian Affairs	6-19-06	8-18-06
<b>Federal</b>			
17	Department of the Army	6-15-06	8-18-06
18	U.S. Geological Survey	6-5-06	8-18-06

Other agencies (or agency documents) consulted in the preparation of this EA are listed below.

**State of Hawai‘i**

Department of Agriculture  
University of Hawai‘i, Land Study Bureau

**Federal**

- Department of Agriculture – Natural Resources Conservation Service
- Federal Emergency Management Agency
- The Nature Conservancy
- U.S. Fish & Wildlife Service – Pacific Islands Office

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**WEST HAWAI‘I CIVIC CENTER**  
FINAL ENVIRONMENTAL ASSESSMENT

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# **Appendix A**

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## **Preliminary LEED-NC Checklist**

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006  
**Certification Target:** Silver

**Design Team**

	<u>Abbreviation</u>	<u>Full Name</u>
Owner	CHI	County of Hawaii
Architect	UWI	Urban Works Inc
Interior Designer	-	-
Civil Engineer	WOC	Wilson Okamoto Corp
Landscape Architect	PBR	PBR Hawaii
Mechanical Engineer	CDOC	Cedric D.O. Chong & Assoc.
Plumbing Engineer	CDOC	Cedric D.O. Chong & Assoc.
Electrical Engineer	CDOC	Cedric D.O. Chong & Assoc.
Energy Modeler	Modeler	Energy Modeler
Commissioning Agent	Cx	Cx
General Contractor	GC	GC
LEED Consultant	GBS	Green Building Services

**Current Score**

Sustainable Sites	7
Water Efficiency	3
Energy & Atmosphere	5
Materials & Resources	3
Indoor Environmental Quality	13
Innovation & Design	3
<b>Total Points Attempted</b>	<b>34</b>
Points Under Consideration	19

**LEED-NC Certification Levels**

LEED Certified	26-32 points
LEED Certified Silver	33-38 points
LEED Certified Gold	39-51 points
LEED Certified Platinum	52+ points

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No			Responsible Party	Status	
			Y	N			
<b>SUSTAINABLE SITES</b>							
			SSp1	<b>Erosion &amp; Sedimentation Control</b>	WOC	Open	
<b>1</b>			SSc1	<b>Site Selection</b>	UWI/CHI	Open	
	<b>1</b>		SSc2	<b>Development Density</b>	UWI/CHI	Open	
		<b>1</b>	SSc3	<b>Brownfield Redevelopment</b>	-	-	
	<b>1</b>		SSc4.1	<b>Alternative Transportation, Public Transportation Access</b>	UWI	Open	
<b>1</b>			SSc4.2	<b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms</b>	UWI	Open	
	<b>1</b>		SSc4.3	<b>Alternative Transportation, Alternative Fuel Vehicles</b>	UWI/CHI	Open	
		<b>1</b>	SSc4.4	<b>Alternative Transportation, Parking Capacity</b>	-	-	
		<b>1</b>	SSc5.1	<b>Reduced Site Disturbance, Protect or Restore Open Space</b>	-	-	
	<b>1</b>		SSc5.2	<b>Reduced Site Disturbance, Development Footprint</b>	PBR	Open	
<b>1</b>			SSc6.1	<b>Stormwater Management, Rate and Quantity</b>	WOC	Open	
<b>1</b>			SSc6.2	<b>Stormwater Management, Treatment</b>	WOC	Open	
<b>1</b>			SSc7.1	<b>Heat Island Effect, Non-roof</b>	PBR	Open	
<b>1</b>			SSc7.2	<b>Heat Island Effect, Roof</b>	UWI	Open	
<b>1</b>			SSc8	<b>Light Pollution Reduction</b>	CDOC	Open	
7	4	3	Total Points for Sustainable Sites				

<b>WATER EFFICIENCY</b>							
<b>1</b>			WEc1.1	<b>Water Efficient Landscaping, 50% Reduction</b>	PBR	Open	
		<b>1</b>	WEc1.2	<b>Water Efficient Landscaping, 100% Reduction</b>	-	-	
		<b>1</b>	WEc2	<b>Innovative Wastewater Technologies</b>	-	-	
<b>1</b>			WEc3.1	<b>Water Use Reduction, 20% Reduction</b>	CDOC	Open	
<b>1</b>			WEc3.2	<b>Water Use Reduction, 30% Reduction</b>	CDOC	Open	
3	0	2	Total Points for Water Efficiency				

<b>ENERGY &amp; ATMOSPHERE</b>							
<b>Y</b>			EAp1	<b>Fundamental Building Systems Commissioning</b>	Cx	Open	
<b>Y</b>			EAp2	<b>Minimum Energy Performance</b>	Modeler	Open	
<b>Y</b>			EAp3	<b>CFC Reduction in HVAC&amp;R Equipment</b>	CDOC	Open	
<b>2</b>			EAc1.1	<b>Optimize Energy Performance, 20% New / 10% Existing</b>	Modeler	Open	
<b>2</b>			EAc1.2	<b>Optimize Energy Performance, 30% New / 20% Existing</b>	Modeler	Open	
	<b>2</b>		EAc1.3	<b>Optimize Energy Performance, 40% New / 30% Existing</b>	Modeler	Open	
		<b>2</b>	EAc1.4	<b>Optimize Energy Performance, 50% New / 40% Existing</b>	-	-	
		<b>2</b>	EAc1.5	<b>Optimize Energy Performance, 60% New / 50% Existing</b>	-	-	
	<b>1</b>		EAc2.1	<b>Renewable Energy, 5%</b>	Modeler	Open	
	<b>1</b>		EAc2.2	<b>Renewable Energy, 10%</b>	Modeler	Open	
		<b>1</b>	EAc2.3	<b>Renewable Energy, 15%</b>	-	-	
<b>1</b>			EAc3	<b>Additional Commissioning</b>	Cx	Open	
	<b>1</b>		EAc4	<b>Ozone Protection</b>	CDOC	Open	
	<b>1</b>		EAc5	<b>Measurement &amp; Verification</b>	Cx	Open	
	<b>1</b>		EAc6	<b>Green Power</b>	CHI	Open	
5	7	5	Total Points for Energy & Atmosphere				

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No			Responsible Party	Status
			Y	N		
<b>MATERIALS &amp; RESOURCES</b>						
			MRp1	<b>Storage &amp; Collection of Recyclables</b>	UWI	Open
	1		MRc1.1	<b>Building Reuse</b> , Maintain 75% of Existing Walls, Floors and Roof	-	-
	1		MRc1.2	<b>Building Reuse</b> , Maintain 100% of Existing Walls, Floors and Roof	-	-
	1		MRc1.3	<b>Building Reuse</b> , Maintain 100% Shell/Strc., 50% Non-Shell/Non-Strc.	-	-
1			MRc2.1	<b>Construction Waste Management</b> , Divert 50%	GC	Open
	1		MRc2.2	<b>Construction Waste Management</b> , Divert 75%	GC	Open
		1	MRc3.1	<b>Resource Reuse</b> , Specify 5%	-	-
		1	MRc3.2	<b>Resource Reuse</b> , Specify 10%	-	-
1			MRc4.1	<b>Recycled Content</b> , Specify 5%	GC	Open
1			MRc4.2	<b>Recycled Content</b> , Specify 10%	GC	Open
	1		MRc5.1	<b>Regional Materials</b> , 20% Manufactured Regionally	GC	Open
	1		MRc5.2	<b>Regional Materials</b> , 50% Extracted Regionally	GC	-
		1	MRc6	<b>Rapidly Renewable Materials</b> , Specify 5%	-	-
	1		MRc7	<b>Certified Wood</b>	GC	Open
3	4	6	Total Points for Materials & Resources			

<b>INDOOR ENVIRONMENTAL QUALITY</b>						
Y			EQp1	<b>Minimum IAQ Performance</b>	CDOC	Open
Y			EQp2	<b>Environmental Tobacco Smoke (ETS) Control</b>	CHI	Open
1			EQc1	<b>Carbon Dioxide Monitoring</b>	CDOC	Open
1			EQc2	<b>Ventilation Effectiveness</b>	CDOC	Open
1			EQc3.1:	<b>Construction IAQ Management Plan</b> , During Construction	GC	Open
	1		EQc3.2:	<b>Construction IAQ Management Plan</b> , After Constn./Before Occ.	GC	Open
1			EQc4.1	<b>Low-Emitting Materials</b> , Adhesives and Sealants	GC	Open
1			EQc4.2	<b>Low-Emitting Materials</b> , Paints and Coatings	GC	Open
1			EQc4.3	<b>Low-Emitting Materials</b> , Carpet	GC	Open
1			EQc4.4	<b>Low-Emitting Materials</b> , Composite Wood	GC	Open
1			EQc5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	UWI	Open
1			EQc6.1	<b>Controllability of Systems</b> , Perimeter Spaces	UWI	Open
	1		EQc6.2	<b>Controllability of Systems</b> , Non-perimeter Spaces	UWI	Open
1			EQc7.1	<b>Thermal Comfort</b> , Compliance with ASHRAE 55-1992	CDOC	Open
1			EQc7.2	<b>Thermal Comfort</b> , Permanent Monitoring System	CDOC	Open
1			EQc8.1	<b>Daylight and Views</b> , Daylight 75% of Spaces	UWI	Open
1			EQc8.2	<b>Daylight and Views</b> , View for 90% of Spaces	UWI	Open
13	2	0	Total Points for Indoor Environmental Quality			

<b>INNOVATION &amp; DESIGN</b>						
1			IDc1.1	<b>Green Building Education</b>	CHI/UWI	Open
1			IDc1.2	<b>Exemplary performance, OR other strategies</b>	CHI	Open
	1		IDc1.3	<b>Exemplary performance, OR other strategies</b>	CHI	Open
	1		IDc1.4	<b>Exemplary performance, OR other strategies</b>	TBD	Open
1			IDc2	<b>LEED™ Accredited Professional</b>	GBS	Open
3	2	0	Total Points for Innovation & Design			

**34** 19 16 **Total Points Attempting** **Silver** Current Level

19 Total Points Possible



# LEED Status Notes

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No		Responsible Party	Status
<b>GENERAL</b>					

The following is a summary of discussion on prerequisites and credits from meetings notes, phone conversations, or other methods of communication.

1)	<p><b>LEED Site Boundaries</b></p> <p>Determine the site boundaries to be used for LEED and apply these across all relevant prerequisites and credits.</p> <p><b>Notes:</b></p> <p>The site boundaries will be the same as the property boundaries, and will be used consistently across all credits.</p>	UWI	Open
2)	<p><b>Building FTE Occupant Number</b></p> <p>Determine the number of full-time equivalent (FTE) occupants for the building, and apply these across all relevant prerequisites and credits.</p> <p><b>Notes:</b></p> <p>The final number of anticipated full-time equivalent (FTE) occupants will need to be determined. The County and Urban Works can coordinate with GBS to ensure the appropriate number is used for all applicable credits.</p>	CHI / UW	Open

Yes	Maybe	No		Responsible Party	Status
<b>SUSTAINABLE SITES</b>					

Y			SSp1	<p><b>Erosion &amp; Sedimentation Control</b></p> <p><b>Intent:</b></p> <p>Control erosion to reduce negative impacts on water and air quality.</p> <p><b>Requirements:</b></p> <p>Design a sediment and erosion control plan, specific to the site, that conforms to United States Environmental Protection Agency (EPA) Document No. EPA 832/R-92-005 (September 1992), Storm Water Management for Construction Activities, Chapter 3, OR local erosion and sedimentation control standards and codes, whichever is more stringent. The plan shall meet the following objectives:</p> <ul style="list-style-type: none"> <li>- Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.</li> <li>- Prevent sedimentation of storm sewer or receiving streams.</li> <li>- Prevent polluting the air with dust and particulate matter.</li> </ul> <p><b>Notes:</b></p> <p>6/30/05 - Measures will be followed for this.</p> <p>8/24/06 - Measures will be incorporated into the final construction documents.</p>	WOC	Open
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1			SSc1	<p><b>Site Selection</b></p> <p><b>Intent:</b></p> <p>Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site.</p> <p><b>Requirements:</b></p> <p>Do not develop buildings, roads or parking areas on portions of sites that meet any one of the following criteria:</p> <ul style="list-style-type: none"> <li>- Prime farmland as defined by the United States Department of Agriculture in the United States Code of Federal Regulations, Title 7, Volume 6, Parts 400 to 699, Section 657.5 (citation 7CFR657.5).</li> <li>- Land whose elevation is lower than 5 feet above the elevation of the 100-year flood as defined by the Federal Emergency Management Agency (FEMA).</li> <li>- Land which is specifically identified as habitat for any species on Federal or State threatened or endangered lists.</li> <li>- Within 100 feet of any water including wetlands as defined by United States Code of Federal Regulations 40 CFR, Parts 230-233 and Part 22, and isolated wetlands or areas of special concern identified by state or local rule, OR greater than distances given in state or local regulations as defined by local or state rule or law, whichever is more stringent.</li> </ul>	UWI/CHI	Open
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**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No				Responsible Party		Status	
	1		SSc4.3	<b>Alternative Transportation, Alternative Fuel Vehicles</b>		UWI/CHI		Open	
<p><b>Intent:</b> Reduce pollution and land development impacts from automobile use.</p> <p><b>Requirements:</b> Provide alternative fuel vehicles for 3% of building occupants AND provide preferred parking for these vehicles. OR Install alternative-fuel refueling stations for 3% of the total vehicle parking capacity of the site. Liquid or gaseous fueling facilities must be separately ventilated or located outdoors.</p> <p><b>Notes:</b> 6/30/05 - Credit can be achieved if the County elects to purchase hybrid vehicles as part of their fleet. 8/24/06 - This credit will be reviewed in more detail closer to the completion of the project. The project may be able to attempt this based on LEED-NC v2.2 requirements for preferred parking for low-emitting and fuel efficient vehicles.</p>									
		1	SSc4.4	<b>Alternative Transportation, Parking Capacity</b>		-		-	
<p><b>Not Pursuing</b></p> <p><b>Intent:</b> Reduce pollution and land development impacts from single occupancy vehicle use.</p> <p><b>Requirements:</b> Size parking capacity to meet, but not exceed, minimum local zoning requirements AND provide preferred parking for carpools or vanpools capable of serving 5% of the building occupants. OR Add no new parking for rehabilitation projects AND provide preferred parking for carpools or vanpools capable of serving 5% of the building occupants.</p> <p><b>Notes:</b> 6/30/05 - Credit can be achieved if the parking does not exceed local zoning requirements, and if there is a carpool/vanpool program in place for the employees. 8/24/06 - Based on the extensive amount of parking, the credit requirements are not able to be met.</p>									
		1	SSc5.1	<b>Reduced Site Disturbance, Protect or Restore Open Space</b>		-		-	
<p><b>Not Pursuing</b></p> <p><b>Intent:</b> Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.</p> <p><b>Requirements:</b> On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 40 feet beyond the building perimeter, 5 feet beyond primary roadway curbs, walkways and main utility branch trenches, and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the constructed area. OR On previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation.</p> <p><b>Notes:</b> 6/30/05 - Due to the site works necessary for the project, this credit can not be achieved (site meets the classification of a greenfield).</p>									
	1		SSc5.2	<b>Reduced Site Disturbance, Development Footprint</b>		PBR		Open	
<p><b>Intent:</b> Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.</p> <p><b>Requirements:</b> Reduce the development footprint (defined as entire building footprint, access roads and parking) to exceed the local zoning's open space requirement for the site by 25%. OR For areas with no local zoning requirements (e.g., some university campuses and military bases), designate open space area adjacent to the building that is equal to the building footprint.</p> <p><b>Notes:</b> 6/30/05 - Open space to be provided will be 25% greater than required by the local zoning code.</p>									

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No			Responsible Party	Status
			1		WOC	Open
			SSc6.1	<b>Stormwater Management, Rate and Quantity</b>	WOC	Open
<p><b>Intent:</b> Limit disruption and pollution of natural water flows by managing stormwater runoff.</p> <p><b>Requirements:</b> If existing imperviousness is less than or equal to 50%, implement a stormwater management plan that prevents the post-development 1.5 year, 24 hour peak discharge rate from exceeding the pre-development 1.5 year, 24 hour peak discharge rate. OR If existing imperviousness is greater than 50%, implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff.</p> <p><b>Notes:</b> 6/30/05 - As existing imperviousness is less than 50%, the design target is to implement a stormwater management plan that will not increase the peak discharge from existing conditions.</p>						
			SSc6.2	<b>Stormwater Management, Treatment</b>	WOC	Open
<p><b>Intent:</b> Limit disruption of natural water flows by eliminating stormwater runoff, increasing on-site infiltration and eliminating contaminants.</p> <p><b>Requirements:</b> Construct site stormwater treatment systems designed to remove 80% of the average annual post-development total suspended solids (TSS) and 40% of the average annual post-development total phosphorous (TP) based on the average annual loadings from all storms less than or equal to the 2-year/24-hour storm. Do so by implementing Best Management Practices (BMPs) outlined in Chapter 4, Part 2 (Urban Runoff), of the United States Environmental Protection Agency's (EPA's) Guidance Specifying Management Measures for Sources of Non-point Pollution in Coastal Waters, January 1993 (Document No. EPA-840-B-92-002) or the local government's BMP document (whichever is more stringent).</p> <p><b>Notes:</b> 6/30/05 - Stormwater treatment systems will be in place to meet the requirements of removal of 80% of TSS, and 40% of TP.</p>						
			SSc7.1	<b>Heat Island Effect, Non-roof</b>	PBR	Open
<p><b>Intent:</b> Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.</p> <p><b>Requirements:</b> Provide shade (within 5 years) and/or use light-colored/high-albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's non-roof impervious surfaces, including parking lots, walkways, plazas, etc. OR Place a minimum of 50% of parking spaces underground or covered by structured parking. OR Use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area.</p> <p><b>Notes:</b> 6/30/05 - Design options will consider having either light-colored materials for impervious surfaces, or potential to have some tuck-under parking. 8/24/06 - Credit can be achieved with light-colored materials, as noted above, or if 50% or more of the parking spaces are covered.</p>						
			SSc7.2	<b>Heat Island Effect, Roof</b>	UWI	Open
<p><b>Intent:</b> Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.</p> <p><b>Requirements:</b> Use ENERGY STAR ® compliant (highly reflective) AND high emissivity roofing (emissivity of at least 0.9 when tested in accordance with ASTM 408) for a minimum of 75% of the roof surface. OR Install a "green" (vegetated) roof for at least 50% of the roof area. Combinations of high albedo and vegetated roof can be used providing they collectively cover 75% of the roof area.</p> <p><b>Notes:</b> 6/30/05 - Roof will be selected to meet the credit criteria.</p>						

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No	SSc8	<b>Light Pollution Reduction</b>	Responsible Party	Status
					CDOC	Open
1				<p><b>Intent:</b> Eliminate light trespass from the building and site, improve night sky access and reduce development impact on nocturnal environments.</p> <p><b>Requirements:</b> Meet or provide lower light levels and uniformity ratios than those recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-99). Design exterior lighting such that all exterior luminaires with more than 1000 initial lamp lumens are shielded and all luminaires with more than 3500 initial lamp lumens meet the Full Cutoff IESNA Classification. The maximum candela value of all interior lighting shall fall within the building (not out through windows) and the maximum candela value of all exterior lighting shall fall within the property. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary.</p> <p><b>Notes:</b> 6/30/05 - Exterior lighting design will be done to meet the local requirements (based on the Observatory requirements), which will meet the credit requirements.</p>		

7 4 3 Total Points for Sustainable Sites

**WATER EFFICIENCY**

1			WEc1.1	<b>Water Efficient Landscaping, 50% Reduction</b>	PBR	Open
<p><b>Intent:</b> Limit or eliminate the use of potable water for landscape irrigation.</p> <p><b>Requirements:</b> Use high-efficiency irrigation technology. OR Use captured rain or recycled site water to reduce potable water consumption for irrigation by 50% over conventional means.</p> <p><b>Notes:</b> 6/30/05 - Landscape design and irrigation systems design will be implemented to meet the credit requirement of water use reduction by 50%.</p>						

		1	WEc1.2	<b>Water Efficient Landscaping, 100% Reduction</b>	-	-
<p><b>Not Pursuing</b></p> <p><b>Intent:</b> Limit or eliminate the use of potable water for landscape irrigation.</p> <p><b>Requirements:</b> Use only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants). OR Do not install permanent landscape irrigation systems.</p> <p><b>Notes:</b> 6/30/05 - This credit can only be achieved if no irrigation system is installed. The design challenges associated with this are in terms of the aesthetics of using native planting.</p>						

		1	WEc2	<b>Innovative Wastewater Technologies</b>	-	-
<p><b>Not Pursuing</b></p> <p><b>Intent:</b> Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.</p> <p><b>Requirements:</b> Reduce the use of municipally provided potable water for building sewage conveyance by a minimum of 50%. OR Treat 100% of wastewater on site to tertiary standards.</p> <p><b>Notes:</b> 6/30/05 - Credit will be met if a rainwater harvesting system is installed for the project, or if ultra-low flow fixtures are installed in the project. Alternatively, an on-site wastewater treatment system can also be installed to meet the requirements. 8/24/06 - Credit can be reevaluated once final plumbing fixtures are selected (e.g. use of ultra-low flush fixtures, or waterless urinals, etc.)</p>						

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No			Responsible Party	Status
			1	2		
1			WEc3.1	<b>Water Use Reduction, 20% Reduction</b>	CDOC	Open
1			WEc3.2	<b>Water Use Reduction, 30% Reduction</b>	CDOC	Open

**Intent:**  
 Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

**Requirements:**  
 Employ strategies that in aggregate use 20% or 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements.

**Notes:**  
 6/30/05 - Low-flow fixtures will be installed in the project - potential fixtures under consideration are dual-flush toilets, low-flow aerators, showerheads, and waterless or low-flush urinals.

3		2
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Total Points for Water Efficiency

**ENERGY & ATMOSPHERE**

Y			EAp1	<b>Fundamental Building Systems Commissioning</b>	Cx	Open
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**Intent:**  
 Verify and ensure that fundamental building elements and systems are designed, installed and calibrated to operate as intended.

**Requirements:**  
 Implement or have a contract in place to implement the following fundamental best practice commissioning procedures.  
 - Engage a commissioning team that does not include individuals directly responsible for project design or construction management.  
 - Review the design intent and the basis of design documentation.  
 - Incorporate commissioning requirements into the construction documents.  
 - Develop and utilize a commissioning plan.  
 - Verify installation, functional performance, training and operation and maintenance documentation.  
 - Complete a commissioning report.

**Notes:**  
 6/30/05 - A commissioning agent will be appointed to meet the prerequisite requirements.

Y			EAp2	<b>Minimum Energy Performance</b>	Modeler	Open
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**Intent:**  
 Establish the minimum level of energy efficiency for the base building and systems

**Requirements:**  
 Design the building to comply with ASHRAE/IESNA Standard 90.1-1999 (without amendments) or the local energy code, whichever is more stringent.

**Notes:**  
 6/30/05 - Project will be designed to meet and exceed the local code requirements, and ASHRAE requirements.

Y			EAp3	<b>CFC Reduction in HVAC&amp;R Equipment</b>	CDOC	Open
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**Intent:**  
 Reduce ozone depletion.

**Requirements:**  
 Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion.

**Notes:**  
 6/30/05 - All base building HVAC&R systems will not have CFCs.

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted			Responsible Party	Status		
	Maybe	No				
2		EAc1.1	<b>Optimize Energy Performance, 20% New / 10% Existing</b>	Modeler	Open	
2		EAc1.2	<b>Optimize Energy Performance, 30% New / 20% Existing</b>	Modeler	Open	
	2	EAc1.3	<b>Optimize Energy Performance, 40% New / 30% Existing</b>	Modeler	Open	
		2	EAc1.4	<b>Optimize Energy Performance, 50% New / 40% Existing</b>	-	-
		2	EAc1.5	<b>Optimize Energy Performance, 60% New / 50% Existing</b>	-	-

**Intent:**  
 Achieve increasing levels of energy performance above the prerequisite standard to reduce environmental impacts associated with excessive energy use.

**Requirements:**  
 Reduce design energy cost compared to the energy cost budget for energy systems regulated by ASHRAE/IESNA Standard 90.1-1999 (without amendments), as demonstrated by a whole building simulation using the Energy Cost Budget Method described in Section 11 of the Standard.

New Bldgs.	Existing Bldgs.	Points
15%	5%	1
20%	10%	2
25%	15%	3
30%	20%	4
35%	25%	5
40%	30%	6
45%	35%	7
50%	40%	8
55%	45%	9
60%	50%	10

Regulated energy systems include HVAC (heating, cooling, fans and pumps), service hot water and interior lighting. Non-regulated systems include plug loads, exterior lighting, garage ventilation and elevators (vertical transportation). Two methods may be used to separate energy consumption for regulated systems. The energy consumption for each fuel may be prorated according to the fraction of energy used by regulated and non-regulated energy. Alternatively, separate meters (accounting) may be created in the energy simulation program for regulated and non-regulated energy uses. If an analysis has been made comparing the proposed design to local energy standards and a defensible equivalency (at minimum) to ASHRAE/IESNA Standard 90.1-1999 has been established, then the comparison against the local code may be used in lieu of the ASHRAE Standard. Project teams are encouraged to apply for innovation credits if the energy consumption of non-regulated systems is also reduced.

**Notes:**

6/30/05 - Design for the building will take account of energy efficiency. Design considerations include: envelope design, glazing options, shading, orientation, HVAC&R systems, lighting strategies, daylighting opportunities, natural ventilation. Target to achieve 30% energy use savings compared to ASHRAE 90.0-1999 requirements.

	1	EAc2.1	<b>Renewable Energy, 5%</b>	Modeler	Open	
	1	EAc2.2	<b>Renewable Energy, 10%</b>	Modeler	Open	
		1	EAc2.3	<b>Renewable Energy, 20%</b>	-	-

**Intent:**  
 Encourage and recognize increasing levels of on-site renewable energy self-supply in order to reduce environmental impacts associated with fossil fuel energy use.

**Requirements:**  
 Supply at least 5%, 10% or 15% of the building's total energy use (as expressed as a fraction of annual energy cost) through the use of on-site renewable energy systems.

**Notes:**

6/30/05 - Project will investigate the option of installing photovoltaic on-site, and evaluate if the system can meet 5% or 10% of the building's regulated electrical usage.  
 8/24/06 - The determination of the credit will be made following energy modeling calculations.

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No	EAc3	<b>Additional Commissioning</b>	Responsible Party	Status
					Cx	Open
1			EAc3	<p><b>Intent:</b></p> <p>Verify and ensure that the entire building is designed, constructed and calibrated to operate as intended.</p> <p><b>Requirements:</b></p> <p>In addition to the Fundamental Building Commissioning prerequisite, implement or have a contract in place to implement the following additional commissioning tasks:</p> <ol style="list-style-type: none"> <li>1. A commissioning authority independent of the design team shall conduct a review of the design prior to the construction documents phase.</li> <li>2. An independent commissioning authority shall conduct a review of the construction documents near completion of the construction document development and prior to issuing the contract documents for construction.</li> <li>3. An independent commissioning authority shall review the contractor submittals relative to systems being commissioned.</li> <li>4. Provide the owner with a single manual that contains the information required for re-commissioning building systems.</li> <li>5. Have a contract in place to review building operation with O&amp;M staff, including a plan for resolution of outstanding commissioning-related issues within one year after construction completion date.</li> </ol> <p><b>Notes:</b></p> <div style="border: 1px solid black; padding: 2px;">6/30/05 - A commissioning agent will be appointed to meet the credit requirements.</div>	Cx	Open
	1		EAc4	<p><b>Ozone Protection</b></p> <p><b>Intent:</b></p> <p>Reduce ozone depletion and support early compliance with the Montreal Protocol.</p> <p><b>Requirements:</b></p> <p>Install base building level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFCs or Halons.</p> <p><b>Notes:</b></p> <div style="border: 1px solid black; padding: 2px;">6/30/05 - HVAC&amp;R systems selection will take consideration of the credit requirements.</div>	CDOC	Open
	1		EAc5	<p><b>Measurement &amp; Verification</b></p> <p><b>Intent:</b></p> <p>Provide for the ongoing accountability and optimization of building energy and water consumption performance over time.</p> <p><b>Requirements:</b></p> <p>Install continuous metering equipment for the following end-uses:</p> <ul style="list-style-type: none"> <li>- Lighting systems and controls</li> <li>- Constant and variable motor loads</li> <li>- Variable frequency drive (VFD) operation</li> <li>- Chiller efficiency at variable loads (kW/ton)</li> <li>- Cooling load</li> <li>- Air and water economizer and heat recovery cycles</li> <li>- Air distribution static pressures and ventilation air volumes</li> <li>- Boiler efficiencies</li> <li>- Building-related process energy systems and equipment</li> <li>- Indoor water risers and outdoor irrigation systems</li> </ul> <p>Develop a Measurement and Verification plan that incorporates the monitoring information from the above end-uses and is consistent with Option B, C or D of the 2001 International Performance Measurement &amp; Verification Protocol (IPMVP) Volume I: Concepts and Options for Determining Energy and Water Savings.</p> <p><b>Notes:</b></p> <div style="border: 1px solid black; padding: 2px;">6/30/05 - The credit may be met if the County elects to have a comprehensive measurement and verification plan and system in place for the building.</div>	Cx	Open

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No	EAc6	<b>Green Power</b>	Responsible Party	Status
					CHI	Open
1				<p><b>Intent:</b> Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.</p> <p><b>Requirements:</b> Provide at least 50% of the building's electricity from renewable sources by engaging in at least a two-year renewable energy contract. Renewable sources are as defined by the Center for Resource Solutions (CRS) Green-e products certification requirements.</p> <p><b>Notes:</b> 6/30/05 - The credit can be met if the County elects to purchase green power from the local utility or other renewable power suppliers, equal to 50% of the building's annual regulated electrical usage.</p>		

5 7 5 Total Points for Energy & Atmosphere

**MATERIALS & RESOURCES**

Y			MRp1	<b>Storage &amp; Collection of Recyclables</b>	UWI	Open
				<p><b>Intent:</b> Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.</p> <p><b>Requirements:</b> Provide an easily accessible area that serves the entire building and is dedicated to the separation, collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics and metals.</p> <p><b>Notes:</b> 6/30/05 - Storage and collection areas will be included in the building design.</p>		

		1	MRc1.1	<b>Building Reuse, Maintain 75% of Existing Walls, Floors and Roof</b>	-	-
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		1	MRc1.2	<b>Building Reuse, Maintain 100% of Existing Walls, Floors and Roof</b>	-	-
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**Not Pursuing**

				<p><b>Intent:</b> Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.</p> <p><b>Requirements:</b> Maintain at least 75% or 100% of existing building structure and shell (exterior skin and framing, excluding window assemblies and non-structural roofing material).</p> <p><b>Notes:</b> 6/30/05 - The project is a new building.</p>		
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		1	MRc1.3	<b>Building Reuse, Maintain 100% Shell/Structure, 50% Non-Shell/Non-Structure</b>	-	-
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**Not Pursuing**

				<p><b>Intent:</b> Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.</p> <p><b>Requirements:</b> Maintain 100% of existing building structure and shell (exterior skin and framing, excluding window assemblies and non-structural roofing material) AND at least 50% of non-shell areas (interior walls, doors, floor coverings and ceiling systems).</p> <p><b>Notes:</b> 6/30/05 - The project is a new building.</p>		
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1			MRc2.1	<b>Construction Waste Management, Divert 50%</b>	GC	Open
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	1		MRc2.2	<b>Construction Waste Management, Divert 75%</b>	GC	Open
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				<p><b>Intent:</b> Divert construction, demolition and land clearing debris from landfill disposal. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.</p> <p><b>Requirements:</b> Develop and implement a waste management plan, quantifying material diversion goals. Recycle and/or salvage at least 50% or 75% of construction, demolition and land clearing waste. Calculations can be done by weight or volume, but must be consistent throughout.</p> <p><b>Notes:</b> 6/30/05 - The GC will need to implement measures in place to ensure that the construction waste is diverted from landfill, and recycled in local facilities (pending options available).</p>		
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**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No	1	MRC3.1	Resource Reuse, Specify 5%	Responsible Party	Status
						-	-
			1	MRC3.2	Resource Reuse, Specify 10%	-	-

**Not Pursuing**

**Intent:**

Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.

**Requirements:**

Use salvaged, refurbished or reused materials, products and furnishings for at least 5% or 10% of building materials.

**Notes:**

6/30/05 - As this is a new project, the opportunities to install salvaged materials will be limited.

1				MRC4.1	Recycled Content, Specify 5%	GC	Open
1				MRC4.2	Recycled Content, Specify 10%	GC	Open

**Intent:**

Increase demand for building products that incorporate recycled content materials, therefore reducing impacts resulting from extraction and processing of new virgin materials.

**Requirements:**

Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the post-industrial content constitutes at least 5% or 10% of the total value of the materials in the project. The value of the recycled content portion of a material or furnishing shall be determined by dividing the weight of recycled content in the item by the total weight of all material in the item, then multiplying the resulting percentage by the total value of the item. Mechanical and electrical components shall not be included in this calculation. Recycled content materials shall be defined in accordance with the Federal Trade Commission document, Guides for the Use of Environmental Marketing Claims, 16 CFR 260.7 (e), available at [www.ftc.gov/bcp/gmrule/guides980427.htm](http://www.ftc.gov/bcp/gmrule/guides980427.htm).

**Notes:**

6/30/05 - UWI and the GC will need to ensure that where possible, materials selected contain recycled content. This will be tracked as part of the construction process.

	1			MRC5.1	Regional Materials, 20% Manufactured Regionally	GC	Open
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**Intent:**

Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the regional economy and reducing the environmental impacts resulting from transportation.

**Requirements:**

Use a minimum of 20% of building materials and products that are manufactured regionally within a radius of 500 miles.

**Notes:**

6/30/05 - UWI and the GC will need to ensure that where possible, locally manufactured materials are selected. This will be tracked as part of the construction process.

	1			MRC5.2	Regional Materials, 50% Extracted Regionally	GC	-
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**Intent:**

Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the regional economy and reducing the environmental impacts resulting from transportation.

**Requirements:**

Use a minimum of 20% or 50% of building materials and products that are manufactured regionally within a radius of 500 miles.

**Notes:**

6/30/05 - UWI and the GC will need to ensure that where possible, locally extracted materials are selected. This will be tracked as part of the construction process.

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Targeted	Maybe	No			Responsible Party	Status
		1	MRc6	<b>Rapidly Renewable Materials, Specify 5%</b>	-	-
<b>Not Pursuing</b>				<p><b>Intent:</b> Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.</p> <p><b>Requirements:</b> Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 5% of the total value of all building materials and products used in the project.</p> <p><b>Notes:</b> 6/30/05 - Due to the limited amount of materials available to meet this credit, the credit is not being attempted.</p>		

	1		MRc7	<b>Certified Wood</b>	GC	Open
				<p><b>Intent:</b> Encourage environmentally responsible forest management.</p> <p><b>Requirements:</b> Use a minimum of 50% of wood-based materials and products, certified in accordance with the Forest Stewardship Council's Principles and Criteria, for wood building components including, but not limited to structural framing and general dimensional framing, flooring, finishes, furnishings, and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers.</p> <p><b>Notes:</b> 6/30/05 - UWI and the GC will need to evaluate the wood based materials and determine if FSC certified products are available to meet this credit.</p>		

**3 4 6** Total Points for Materials & Resources

**INDOOR ENVIRONMENTAL QUALITY**

<b>Y</b>			EQp1	<b>Minimum IAQ Performance</b>	CDOC	Open
				<p><b>Intent:</b> Establish minimum indoor air quality (IAQ) performance to prevent the development of indoor air quality problems in buildings, thus contributing to the comfort and well-being of the occupants.</p> <p><b>Requirements:</b> Meet the minimum requirements of voluntary consensus standard ASHRAE 62-1999, Ventilation for Acceptable Indoor Air Quality, and approved Addenda (see ASHRAE 62-2001, Appendix H, for a complete compilation of Addenda) using the Ventilation Rate Procedure.</p> <p><b>Notes:</b> 6/30/05 - Project will be designed to meet the requirements.</p>		

<b>Y</b>			EQp2	<b>Environmental Tobacco Smoke (ETS) Control</b>	CHI	Open
				<p><b>Intent:</b> Prevent exposure of building occupants and systems to Environmental Tobacco Smoke Control (ETS).</p> <p><b>Requirements:</b> Zero exposure of non-smokers to ETS by EITHER: Prohibiting smoking in the building and locating any exterior designated smoking areas away from entries and operable windows; OR Providing a designated smoking room designed to effectively contain, capture and remove ETS from the building. At a minimum, the smoking room must be directly exhausted to the outdoors with no recirculation of ETS-containing air to the non-smoking area of the building, enclosed with impermeable deck-to-deck partitions and operated at a negative pressure compared with the surrounding spaces of at least 7 PA (0.03 inches of water gauge).  Performance of the smoking rooms shall be verified by using tracer gas testing methods as described in the ASHRAE Standard 129-1997. Acceptable exposure in non-smoking areas is defined as less than 1% of the tracer gas concentration in the smoking room detectable in the adjoining non-smoking areas. Smoking room testing as described in ASHRAE Standard 129-1997 is required in the contract documents and critical smoking facility systems testing results must be included in the building commissioning plan and report or as a separate document.</p> <p><b>Notes:</b> 6/30/05 - The County has a non-smoking policy in place to meet this requirement.</p>		

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**Date:** 8/24/2006

Targeted	Maybe	No				Responsible Party		Status	
1				EQc1	<b>Carbon Dioxide Monitoring</b>	CDOC		Open	
<p><b>Intent:</b> Provide for the effective delivery and mixing of fresh air to support the safety, comfort and well-being of building occupants.</p> <p><b>Requirements:</b> Install a permanent carbon dioxide (CO2) monitoring system that provides feedback on space ventilation performance in a form that affords operational adjustments. Refer to the CO2 differential for all types of occupancy in accordance with ASHRAE 62-2001, Appendix C.</p> <p><b>Notes:</b> 6/30/05 - The design of the system will take account of having appropriate CO2 monitoring system in place to meet the requirements.</p>									
1				EQc2	<b>Ventilation Effectiveness</b>	CDOC		Open	
<p><b>Intent:</b> Provide for the effective delivery and mixing of fresh air to support the safety, comfort and well-being of building occupants.</p> <p><b>Requirements:</b> For mechanically ventilated buildings, design ventilation systems that result in an air change effectiveness (Eac) greater than or equal to 0.9 as determined by ASHRAE 129-1997. OR For naturally ventilated spaces demonstrate a distribution and laminar flow pattern that involves not less than 90% of the room or zone area in the direction of air flow for at least 95% of hours of occupancy.</p> <p><b>Notes:</b> 6/30/05 - The credit may be achieved but is dependant on the design of the ventilation system. The credit will be reviewed once the design has been determined. 8/24/06 - The displacement under-floor ventilation system will contribute towards achievement of this credit.</p>									
1				EQc3.1:	<b>Construction IAQ Management Plan, During Construction</b>	GC		Open	
<p><b>Intent:</b> Prevent indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.</p> <p><b>Requirements:</b>  Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows:  - During construction meet or exceed the recommended Design Approaches of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for Occupied Buildings under Construction, 1995, Chapter 3.  - Protect stored on-site or installed absorptive materials from moisture damage.  - If air handlers must be used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 must be used at each return air grill, as determined by ASHRAE 52.2-1999.  - Replace all filtration media immediately prior to occupancy. Filtration media shall have a Minimum Efficiency Reporting Value (MERV) of 13, as determined by ASHRAE 52.2-1999 for media installed at the end of construction.</p> <p><b>Notes:</b> 6/30/05 - The GC will need to have a construction IAQ plan in place to meet the credit requirements.</p>									
	1			EQc3.2:	<b>Construction IAQ Management Plan, After Construction/Before Occupancy</b>	GC		Open	
<p><b>Intent:</b> Prevent indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants</p> <p><b>Requirements:</b>  Develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase as follows: After construction ends and prior to occupancy conduct a minimum two-week building flush-out with new Minimum Efficiency Reporting Value (MERV) 13 filtration media at 100% outside air. After the flush-out, replace the filtration media with new MERV 13 filtration media, except the filters solely processing outside air. OR Conduct a baseline indoor air quality testing procedure consistent with the United States Environmental Protection Agency's current Protocol for Environmental Requirements, Baseline IAQ and Materials, for the Re-search Triangle Park Campus, Section 01445.</p> <p><b>Notes:</b> 6/30/05 - The GC will need to determine it a 2-week flush-out is feasible with the system and the climatic conditions. Alternatively , a IAQ testing protocol can be done to meet the credit requirements.</p>									

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted			Responsible Party	Status
	Maybe	No		
1			GC	Open
		EQc4.1	<b>Low-Emitting Materials, Adhesives and Sealants</b>	
			<p><b>Intent:</b> Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.</p> <p><b>Requirements:</b> The VOC content of adhesives and sealants used must be less than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51.</p> <p><b>Notes:</b> 6/30/05 - UWI and the GC will select materials to meet this requirement.</p>	
1			GC	Open
		EQc4.2	<b>Low-Emitting Materials, Paints and Coatings</b>	
			<p><b>Intent:</b> Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.</p> <p><b>Requirements:</b> VOC emissions from paints and coatings must not exceed the VOC and chemical component limits of Green Seal's Standard GS-11 requirements.</p> <p><b>Notes:</b> 6/30/05 - UWI and the GC will select materials to meet this requirement.</p>	
1			GC	Open
		EQc4.3	<b>Low-Emitting Materials, Carpet</b>	
			<p><b>Intent:</b> Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.</p> <p><b>Requirements:</b> Carpet systems must meet or exceed the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.</p> <p><b>Notes:</b> 6/30/05 - UWI and the GC will select materials to meet this requirement.</p>	
1			GC	Open
		EQc4.4	<b>Low-Emitting Materials, Composite Wood</b>	
			<p><b>Intent:</b> Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.</p> <p><b>Requirements:</b> Composite wood and agrifiber products must contain no added urea-formaldehyde resins.</p> <p><b>Notes:</b> 6/30/05 - UWI and the GC will evaluate options for materials to meet this requirement.</p>	
1			UWI	Open
		EQc5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	
			<p><b>Intent:</b> Avoid exposure of building occupants to potentially hazardous chemicals that adversely impact air quality.</p> <p><b>Requirements:</b> Design to minimize pollutant cross-contamination of regularly occupied areas:  - Employ permanent entryway systems (grills, grates, etc.) to capture dirt, particulates, etc. from entering the building at all high volume entryways.  - Where chemical use occurs (including housekeeping areas and copying/ printing rooms), provide segregated areas with deck to deck partitions with separate outside exhaust at a rate of at least 0.50 cubic feet per minute per square foot, no air re-circulation and maintaining a negative pressure of at least 7 PA (0.03 inches of water gauge).  - Provide drains plumbed for appropriate disposal of liquid waste in spaces where water and chemical concentrate mixing occurs.</p> <p><b>Notes:</b> 6/30/05 - UWI and CDOC will design systems to meet the credit requirements.</p>	

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted			Responsible Party	Status		
	1	Maybe				
	1		EQc6.1	<b>Controllability of Systems, Perimeter Spaces</b> <b>Intent:</b> Provide a high level of thermal, ventilation and lighting system control by individual occupants or specific groups in multi-occupant spaces (i.e. class-rooms or conference areas) to promote the productivity, comfort and well-being of building occupants. <b>Requirements:</b> Provide at least an average of one operable window and one lighting control zone per 200 square feet for all regularly occupied areas within 15 feet of the perimeter wall. <b>Notes:</b> 6/30/05 - UWI and CDOC will design the systems to meet the credit requirements.	UWI	Open
		1	EQc6.2	<b>Controllability of Systems, Non-perimeter Spaces</b> <b>Intent:</b> Provide a high level of thermal, ventilation and lighting system control by individual occupants or specific groups in multi-occupant spaces (i.e. class-rooms or conference areas) to promote the productivity, comfort and well-being of building occupants. <b>Requirements:</b> Provide controls for each individual for airflow, temperature and lighting for at least 50% of the occupants in non-perimeter, regularly occupied areas. <b>Notes:</b> 6/30/05 - The credit can be meet if the mechanical and lighting systems can meet the credit requirements. The credit will be reviewed once the systems have been designed.	UWI	Open
			EQc7.1	<b>Thermal Comfort, Compliance with ASHRAE 55-1992</b> <b>Intent:</b> Provide a thermally comfortable environment that supports the productivity and well-being of building occupants. <b>Requirements:</b> Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards including humidity control within established ranges per climate zone. OR For naturally ventilated buildings, utilize the adaptive comfort temperature boundaries, using the 90% acceptability limits as defined in the California High Performance Schools (CHPS) Best Practices Manual, Appendix C – A Field Based Thermal Comfort Standard for Naturally Ventilated Buildings, Figure 2. <b>Notes:</b> 6/30/05 - The systems will be designed to meet the requirements.	CDOC	Open
			EQc7.2	<b>Thermal Comfort, Permanent Monitoring System</b> <b>Intent:</b> Provide a thermally comfortable environment that supports the productivity and well-being of building occupants. <b>Requirements:</b> Install a permanent temperature and humidity monitoring system configured to provide operators control over thermal comfort performance and the effectiveness of humidification and/or dehumidification systems in the building. <b>Notes:</b> 6/30/05 - The systems will be designed to meet the requirements.	CDOC	Open
			EQc8.1	<b>Daylight and Views, Daylight 75% of Spaces</b> <b>Intent:</b> Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building <b>Requirements:</b> Achieve a minimum Daylight Factor of 2% (excluding all direct sunlight penetration) in 75% of all space occupied for critical visual tasks. Spaces excluded from this requirement include copy rooms, storage areas, mechanical plant rooms, laundry and other low occupancy support areas. Other exceptions for spaces where tasks would be hindered by the use of daylight will be considered on their merits. <b>Notes:</b> 6/30/05 - The building will be designed to ensure that daylighting opportunities are available throughout the building in regularly occupied areas.	UWI	Open

**Project Name:** West Hawaii Civic Center  
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Targeted	Maybe	No				Responsible Party		Status	
1				EQc8.2	<b>Daylight and Views, View for 90% of Spaces</b>	UWI		Open	
<p><b>Intent:</b> Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.</p> <p><b>Requirements:</b> Achieve direct line of sight to vision glazing for building occupants in 90% of all regularly occupied spaces. Examples of exceptions include copy rooms, storage areas, mechanical, laundry and other low occupancy support areas. Other exceptions will be considered on their merits.</p> <p><b>Notes:</b> 6/30/05 - The building will be designed to ensure that view opportunities are available throughout the building in regularly occupied areas.</p>									

13 2 Total Points for Indoor Environmental Quality

**INNOVATION & DESIGN**

1				IDc1.1	<b>Green Building Education</b>	CHI/UWI		Open	
<p><b>Intent:</b> To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed</p> <p><b>Requirements:</b> In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.</p> <p><b>Notes:</b> 6/30/05 - Measures will need to be put in place to demonstrate that the project offers educational opportunities for sustainable design (e.g. signage, a case study/manual, tours, etc.)</p>									

1				IDc1.2	<b>Exemplary performance, OR other strategies</b>	CHI		Open	
<p><b>Intent:</b> To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed</p> <p><b>Requirements:</b> In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.</p> <p><b>Notes:</b> 6/30/05 - Further measures will be evaluated as the project progresses.</p>									

	1			IDc1.3	<b>Exemplary performance, OR other strategies</b>	CHI		Open	
<p><b>Intent:</b> To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed</p> <p><b>Requirements:</b> In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.</p> <p><b>Notes:</b> 6/30/05 - Further measures will be evaluated as the project progresses.</p>									

	1			IDc1.4	<b>Exemplary performance, OR other strategies</b>	TBD		Open	
<p><b>Intent:</b> To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed</p> <p><b>Requirements:</b> In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.</p> <p><b>Notes:</b> 6/30/05 - Further measures will be evaluated as the project progresses.</p>									

**Project Name:** West Hawaii Civic Center  
**Date:** 8/24/2006

Targeted	Maybe	No	IDc2	LEED™ Accredited Professional	Responsible Party	Status
					GBS	Open
1				<b>Intent:</b> To support and encourage the design integration required by a LEED Green Building project and to streamline the application and certification process. <b>Requirements:</b> At least one principal participant of the project team that has successfully completed the LEED Accredited Professional exam. <b>Notes:</b> 6/30/05 - GBS are the LEED consultants on the project.	GBS	Open
3	2			Total Points for Innovation & Design		
34	19	17		<b>Total Points</b>	Silver	Current Level

# **Appendix B**

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Flora Update

July 2006



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

## FIELD INSPECTION REPORT

WM. FRANK BRANDT, FASLA  
CHAIRMAN

THOMAS S. WITTEN, ASLA  
PRESIDENT

R. STAN DUNCAN, ASLA  
EXECUTIVE VICE-PRESIDENT

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SENIOR ASSOCIATE

KEVIN NISHIKAWA, ASLA  
ASSOCIATE

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ASSOCIATE

SCOTT ABRIGO  
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WAILUKU, HAWAII 96793-1271  
TEL: (808) 242-2878  
FAX: (808) 242-2902

DATE: July 21, 2006  
INSPECTION DATE: July 17, 2006  
PRESENT: Raymond Higa / PBR HAWAII  
DISTRIBUTION: Marissa Furfaro / PBR HAWAII  
SUBJECT: **ENDEMIC PLANT SPECIES FIELD INSPECTION REPORT**

On July 17, 2006, PBR HAWAII revisited the project site to identify the general vegetation on the site and to specifically look for the following endemic plant species.

Uhiuhi  
Loulou  
Ko'oko'olau  
Hala pepe  
'Aiea  
Pua Pilo

In general, the vegetation on site is similar to that on surrounding properties, i.e. primarily Koa Haole (*Leucaena leucocephala*) with mostly non-native, weedy species, such as Fountain Grass (*Pennisetum setaceum*).

After walking the site, we found five (5) individuals of the native plant species, Pua Pilo (*Capparis sandwichtiana*) at area 2-6, and two (2) Alahe'e (*Psydrax odorata*) at area 1 and 7 (see attached map and photographs). These individuals were flagged (with yellow ribbon) for later visits and decision on disposition. Other native plants scattered around the site were 'Ilima (*Sida fallax*) and 'Uhaloa (*Waltheria indica*).

In general, development of the project will have an impact on four (4) native plant species. It is our professional opinion as landscape architects that these four individuals could be temporarily replanted on the project site not impacted by construction and then replanted to their ultimate location in project landscaping.

Please let me know if you have any questions.

RH/rt





1. Pua Pilo in Area 5 & 6.



2. Existing Rock Wall on Site.



3. Existing Rock Wall on Site.



4. Pua Pilo at Area 3 Near Rock Wall.



5. Photograph from South East corner North.



6. Photograph West Down Kealakehe Pkwy.

# WEST HAWAII CIVIC CENTER - 1

SITE PHOTOS: Taken 7/16/06



1. Pua Pilo next Existing Wall at Area 4.



2. Pua Pilo at Area 2 & 3.

## WEST HAWAII CIVIC CENTER - 2

SITE PHOTOS: Taken 7/16/06



1. Close up of Alahe'e Area 1.



2. Pua Pilo at Area 2 & 3.



3. Pua Pilo flower at Area 3.



4. Pua Pilo flower at Area 3.



5. Alahe'e at Area 1.

## WEST HAWAII CIVIC CENTER - 3

SITE PHOTOS: Taken 7/16/06

# **Appendix C**

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Fauna Update  
August 2006



# IRANA

PRODUCTIONS LTD.

August 8, 2006

Marissa Furfaro  
PBR Hawaii  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Re: West Hawaii Civic Center TMK (3) 7-4-20:25 - Faunal Survey Update

Dear Ms. Furfaro,

I visited the proposed West Hawaii Civic Center 7-acre site which is identified as TMK (3) 7-4-20:25, on August 5, 2006. The purpose of my visit was to determine whether the currently existing habitat and general faunal makeup of the site has changed since Mr. Phil Bruner conducted a faunal survey on approximately 840-acres of land in the general area, including the subject 7-acre site in August 1989.

The site is bound to the east by Ane Kehokalole Highway, to the south by Kealakehe Parkway, and to the west and north by unimproved fountain grass grasslands. The site has numerous bulldozed primitive roads, some recent, some not. There is also quite substantive stone corral wall running in a north-south direction within the site.

### ***Methodology***

Two avian count stations were sited within the subject property. One on the northwest corner of the site and the other in the center of the site. Eight-minute point counts were made at each of the stations. Each station was counted once. Field observations were made with the aid of Leitz 10 X 42 binoculars and by listening for vocalizations. Counts were concentrated between 07:00 a.m. and 8:00 a.m., the peak of daily bird activity. Time not spent counting was used to search the remainder of the project site for species and habitats that were not detected during count sessions. A running tally was kept of all mammalian species detected during the time spent on the subject property.

### ***Avian Survey Results***

A total of 74 individual birds of nine different species, representing seven separate families, were recorded during station counts (Table 1). One species detected, Pacific Golden-Plover (*Pluvialis fulva*) is an indigenous migratory species. The other eight species detected are all considered to be alien to the Hawaiian Islands. No additional avian species were recorded as incidental observations while transiting the site between count stations (Table 1).

Avian diversity and densities were relatively low, though in keeping with the habitat present on the site. Two species (or 22%), House Finch (*Carpodacus mexicanus frontalis*), and Zebra Dove (*Geopelia striata*) accounted for slightly more than 54% of the total number of birds recorded during station counts. The most common avian species recorded was House Finch, which accounted for more than 36% of the total number of individual birds recorded. An average of 37 individual birds were recorded per station count.

**Table 1 – Avian Species Detected on the Proposed West Hawaii Civic Center, Kona**

Common name	Scientific name	ST	RA
CHARADRIIFORMES			
CHARADRIIDAE - Lapwings & Plovers			
Charadriinae - Plovers			
Pacific Golden-Plover	<i>Pluvialis fulva</i>	IM	1.50
COLUMBIFORMES			
COLUMBIDAE - Pigeons & Doves			
Spotted Dove	<i>Streptopelia chinensis</i>	A	1.50
Zebra Dove	<i>Geopelia striata</i>	A	6.50
PASSERIFORMES			
ZOSTEROPIDAE - White-eyes			
Japanese White-eye	<i>Zosterops japonicus</i>	A	3.50
STURNIDAE - Starlings			
Common Myna	<i>Acridotheres tristis</i>	A	0.50
CARDINALIDAE - Cardinals Saltators & Allies			
Northern Cardinal	<i>Cardinalis cardinalis</i>	A	1.00
FRINGILLIDAE - Fringilline and Cardueline Finches & Allies			
Carduelinae - Carduline Finches			
House Finch	<i>Carpodacus mexicanus</i>	A	13.50
Yellow-fronted Canary	<i>Serinus mozambicus</i>	A	3.50
ESTRILDIDAE - Estrildid Finches			
Estrildinae - Estrildine Finches			
Nutmeg Mannikin	<i>Lonchura punctulata</i>	A	5.50

Key to Table 1

- ST Status
- IM Indigenous Migratory Species – Native to Hawai‘i, but also found elsewhere naturally
- A Alien Species – Not native to Hawai‘I, introduced by humans and now established in the Islands
- RA Relative Abundance – Number of individual birds recorded, divided by the number of stations (2)

**Mammalian Survey Results**

A total of five mammalian species were detected during the course of this brief visit to the site. Several dogs (*Canis f. familiaris*) were heard barking from areas outside the study site. Skeletal remains of one goat (*Capris h. hircus*), and one sheep (*Ovis aries*) were seen within the site. Additionally, tracks and sign of dog, cat (*Felis catus*), small Indian mongoose (*Herpestes a.*

*auropunctatus*), were encountered at several locations within the site. All mammals recorded are considered to be alien to the Hawaiian Islands. Hawai'i's sole endemic terrestrial mammalian species, the endangered Hawaiian hoary bat, was not detected during the course of this survey.

### ***Discussion***

The findings of this brief survey are consistent with the findings of Bruner's 1989 survey of the general area. The habitat within the West Hawaii Civic Center site is naturally somewhat more restricted in makeup than found on the 840-acre site surveyed by Bruner. This site is best characterized as a Fountain Grass Grassland subtype of the Lowland Dry Grassland Community (Gagne and Cuddihy 1990). The vegetation is dominated by the eponymous alien grass (*Pennisetum setaceum*), with a mix of other predominantly alien plants including, *koa haole* (*Leucaena leucocephala*), *kiawe* (*Prosopis pallida*), *klu* (*Acacia farnesiana*). There are several native species dotted about the site including *maiapilo* (*Capparis sandwichiana*), *alahe'e* (*Psydrax odorata*), *'ilima* (*Sida fallax*) and *'uhaloa* (*Waltheria indica*).

Both the avian and mammalian makeup of the project site is dominated by alien species as one would expect given the location, and habitat present on the site. The only native resident avian species likely to use resources on the site, at least occasionally is the Hawaiian endemic subspecies of the cosmopolitan Short-eared Owl (*Asio flammeus sandwichensis*).

Although not detected during this survey, it is possible that small numbers of the endangered endemic Hawaiian Petrel (*Pterodroma sandwichensis*), and the threatened Newell's Shearwater (*Puffinus auricularis newelli*), over-fly the project area between the months of May and November. The primary cause of mortality in both Hawaiian Petrels and Newell's Shearwaters is thought to be predation by alien mammalian species at the nesting colonies (USFWS 1983, Simons and Hodges 1998, Ainley et al. 2001). Collision with man-made structures is considered to be the second most significant cause of mortality of these seabird species in Hawai'i. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can become disoriented by exterior lighting. When disoriented, seabirds often collide with manmade structures, and if they are not killed outright, the dazed or injured birds are easy targets of opportunity for feral mammals

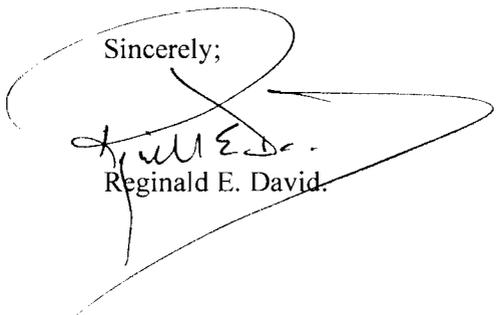
If streetlights or exterior lights are installed in conjunction with the development of the West Hawai'i Civic Center, it is recommended that these lights be shielded to reduce the potential for interactions between nocturnally flying Hawaiian Petrels and Newell's Shearwaters and external lights and man-made structures (Reed et al. 1985, Telfer et al. 1987). This mitigation would serve the dual purpose of minimizing the threat of disorientation and downing of Hawaiian Petrels and Newell's Shearwaters, while at the same time complying with the Hawaii County Code § 14 – 50 *et seq.* which requires the shielding of exterior lights so as to lower the ambient glare caused by unshielded lighting to the astronomical observatories located on Mauna Kea.

The avian and mammalian fauna detected during this survey are consistent with the habitat present on the site and the findings of Bruner's 1989 survey.

References cited

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Sincerely;



Reginald E. David.

# **Appendix D**

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## Historic Preservation Review

032706

Report 2472-

# Historic Preservation Review West Hawai'i Civic Center Project

Land of Kealakehe, North Kona District  
Island of Hawai'i

The logo for Paul H. Rosendahl, Ph.D., Inc. (PHRI) consists of the letters 'PHRI' in a bold, black, sans-serif font. The letters are stacked vertically, with 'P' on top, 'H' below it, 'R' below that, and 'I' at the bottom. The letters are closely spaced and have a slightly irregular, hand-drawn appearance.

Paul H. Rosendahl, Ph.D., Inc.

*Archaeological • Historical • Cultural Resource Management Studies & Services*

# Historic Preservation Review West Hawai'i Civic Center Project

Land of Kealakehe, North Kona District  
Island of Hawai'i (TMK:3-7-04:Por.08)

*BY*

---

*Paul H. Rosendahl, Ph.D., Inc. (PHRI)*

*PREPARED FOR*

---

*Urban Works, Inc.  
831 Pohukaina Street, Suite E1  
Honolulu, Hawaii 96813*

*March 2006*

---

**PHRI**

Paul H. Rosendahl, Ph.D., Inc.  
*Archaeological • Historical • Cultural Resource Management Studies & Services*

# SUMMARY

Paul H. Rosendahl, Ph.D., Inc. (PHRJ) has prepared this historic preservation review at the request of Mr. John J. Ida, AIA, CSA, of Urban Works, Inc. This review is being conducted in connection with development planning, environmental review, and subsequent permit applications for the proposed new Hawai'i County West Hawai'i Civic Center Project, located in the Land of Kealakehe, North Kona District, on the leeward side of Hawai'i Island (TMK: 3-7-04-Por.08).

The current project has identified two previously recorded sites (Site 13180 and 16010) within the project area. The sites have been fully mitigated in compliance with SHPD standards and procedures. The sites have been assessed as significant solely for information content, the information content has been adequately collected, and no further archaeological work is necessary.

It is concluded, based on the current background research and field inspection, that in regard to historic preservation issues, there are no requirements or commitments that would constrain the future development of the parcel. All archaeological requirements have been met, and no further archaeological work is necessary.

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- Objectives and Scope of Work* • 1

HISTORIC PRESERVATION REVIEW • 3

- Documentary Research* • 3
  - Chronology and Current Status of Historic Preservation Work in the Villages of La'i'opua Project Area* • 3
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- Summary and Current Status of Sites Identified Within the Specific West Hawaii Civic Center Project Area* • 7
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# INTRODUCTION

## BACKGROUND

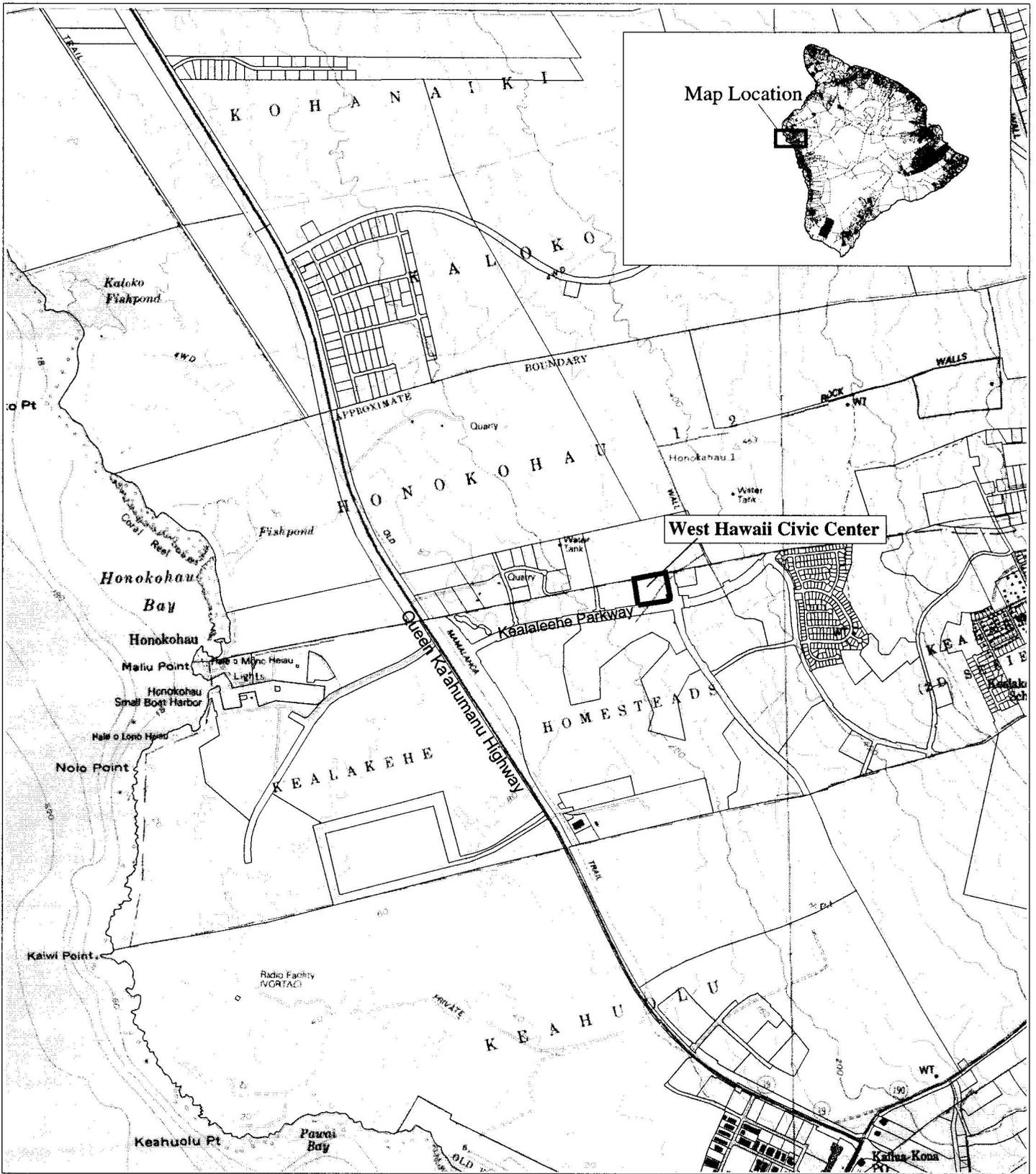
Paul H. Rosendahl, Ph.D., Inc. (PHRJ) has prepared this historic preservation review at the request of Mr. John J. Ida, AIA, CSA, of Urban Works, Inc. This review is being conducted in connection with development planning, environmental review, and subsequent permit applications for the proposed new Hawai'i County West Hawai'i Civic Center Project, located in the Land of Kealakehe, North Kona District, on the leeward side of Hawai'i Island (TMK: 3-7-04-Por.08). More specifically, the subject property is situated adjacent to and north of the intersection of Kealakehe Parkway and Keohokalole Highway, within the State of Hawai'i development previously referred to as the "Kealakehe Planned Community" and more recently referred to as the "Villages of La'i'opua" (*Figure 1*).

## OBJECTIVES AND SCOPE OF WORK

The current report has been prepared in conjunction with consultant services to determine, with regard to the historic preservation review process, the following: (a) the specific scope, extent, results, and potential development implications of previous archaeological work done within the project area; (b) all specific historic preservation requirements and/or commitments that have been established for any previously identified significant archaeological or historical remains present, (b) the historic preservation implications of such requirements and/or commitments for the feasibility of the proposed development; and (c) the general scope of work and level of effort appropriate for any subsequent archaeological-historic preservation work that might still need to be completed in conjunction with any proposed development.

Based on a discussion with Mr. John J. Ida concerning work requirements, a preliminary review of past work conducted by PHRI within the overall project area, and PHRI's familiarity with both the general project area and the current regulatory review requirements of the State Historic Preservation Division (SHPD) and the Hawai'i County Planning Department (HCPD), the following scope of work was determined to be appropriate for the proposed assessment study:

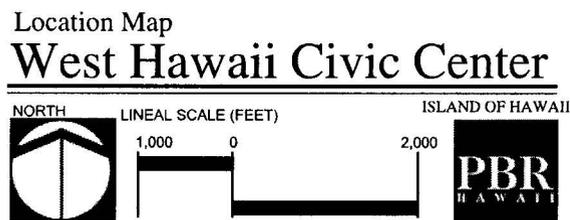
1. Conduct appropriate background review and research – including review of available reports and records for all prior archaeological work and related regulatory interaction, review, and comment;
2. Consult with appropriate SHPD and HCPD staff: (a) to determine and confirm all current project area-specific historic preservation approvals and any deficiencies, and (b) to develop detailed scope of work for compliance with all remaining historic preservation regulatory review requirements and commitments. If possible, written confirmation will be obtained;
3. Conduct – if determined to be appropriate and warranted – a field inspection (variable-intensity, sample-coverage, pedestrian surface reconnaissance) of the project area;



**Legend**

 West Hawaii Civic Center

**Figure 1. Project Area Location**



4. Prepare a written report, which would include the following:
  - a. A summary of all previous archaeological work, any existing historic preservation requirements and/or commitments (including specific documentation supporting same), and consultations with SHPD and HCPD staff;
  - b. An assessment of the implications of any existing historic preservation requirements and/or commitments for the feasibility of the proposed development; and
  - c. An outline of the general scope of work and level of effort appropriate for any subsequent archaeological-historic preservation work that might still be needed in conjunction with the proposed development.

## HISTORIC PRESERVATION REVIEW

### DOCUMENTARY RESEARCH

This report reviews historic preservation work relevant to the current West Hawai'i Civic Center project area, which is located within an area that has been referred to in the past as the "Kealakehe Planned Community" and more recently referred to as the "Villages of La'i'opua". The specific purpose of this report is to clarify the status of historic preservation work in the project area in conjunction with the progression of development work in the area. The overall purpose of the review is to comply with current historic preservation requirements of the SHPD and the Hawai'i County Planning Department in connection with development planning, environmental review, and subsequent permit applications.

The following information is based on a review of PHRI records and reports, and on consultation with the SHPD.

### *Chronology and Current Status of Historic Preservation Work in the "Villages of La'i'opua" Project Area*

The overall "Villages of La'i'opua" project area has undergone extensive archaeological work. Below is a chronological review of archaeological projects relevant to this review study. This is followed by a discussion of the archaeological findings within the specific West Hawai'i Civic Center project area.

The reports are listed chronologically, references for the reports are included, a synopsis of each report is presented, as is current status in regard to historic preservation.

**PHRI Interim Report 652-101689**

**Donham, T.K.**

1989

Background, Summary of Findings, and General Significance Assessments, and Recommended General Treatments, Archaeological Inventory Survey, Kealakehe Planned Community Project Area, Lands of Kealakehe and Keahuolu, North Kona District, Island of Hawaii (TMK:7-04-08:17, Por.12). PHRI Interim Report 652-101689. Prepared for State of Hawaii Housing Finance and Development Corp. c/o Belt, Collins & Associates

Synopsis: This is an Interim Report on the results of an archaeological inventory survey of the c. 950-acre Kealakehe Planned Community Project Area (TMK:7-04-08:17, Por.12). Eighty-one sites consisting of (766) component features were identified/reidentified during the survey. Feature types are summarized, and tentative functional interpretations are presented, as are general significance assessments and recommended general treatments.

SHPD Approval: Not required.

**PHRI Report 652-010890**

**Donham, T.K.**

1990a Archaeological Inventory Survey, Kealakehe Planned Community Project Area, Lands of Kealakehe and Keahuolu, North Kona District, Island of Hawaii. PHRI Report 652-010890. Prepared for State of Hawaii c/o Belt Collins & Associates.

Synopsis: This is a final report on the results of an archaeological inventory survey of the c. 950-acre Kealakehe Planned Community Project Area (TMK:7-04-08:17, Por.12). Eighty-two sites consisting of 840 component features were identified/reidentified during the survey. Feature types identified include walls, enclosures, cairns, excavations, mounds, caves, C-shapes, midden scatters, platforms, terraces and trails. Functional types include agriculture, habitation, transportation, possible ceremonial, ranching, and burial.

SHPD Approval: Letter dated 26 February 1990, to L. Sichter, Belt Collins & Associates, from D. Hibbard, SHPD. (Appendix)

**PHRI Addendum Report 652-051090**

**Donham, T.K.**

1990b Archaeological Inventory Survey, Kealakehe Planned Community Project Area, Lands of Kealakehe and Keahuolu, North Kona District, Island of Hawaii (TMK:7-04-08:17, Por.12). PHRI Addendum Report 652-051090. Prepared for Housing Finance and Development Corporation-State of Hawaii.

Synopsis: This is an addendum report for an archaeological inventory survey of an area added to the original Kealakehe Planned Community Project Area (Donham 1989). The added 52-acre area is in the southeast portion of the original area, within the same tax map key (TMK:7-04-08:17, Por.12). The added area had been surveyed as part of the inventory-level survey of the Queen Liliuokalani Trust (QLT) Property project area, so the information in the addendum report is primarily from information in the QLT report (Donham 1990b). Twenty-four sites consisting of 279 component features were identified during the survey. Feature types identified included alignment, cairn, cave, enclosure, filled crevice, modified outcrop, overhang, *pāhoehoe* excavation, pavement, platform, roadbed, mound, steppingstone trail, terrace, trail, and wall. Functional types include agriculture, habitation, transportation, and indeterminate. The added survey data did not substantially alter the general land use pattern indicated by the original inventory survey.

SHPD Approval: Letter dated 11 February 1993, to P. Rosendahl, PHRI, from D. Hibbard, SHPD. (Appendix)

**PHRI Addendum Report 927-021192**

**Burgett, B., and P.H. Rosendahl**

1992 Archaeological Inventory Survey, Kealakehe Planned Community Project Area, Lands of Kealakehe and Keahuolu, North Kona District, Island of Hawaii (TMK:7-04-08:17, Por.12). PHRI Addendum Report 927-021192. Prepared for Housing Finance and Development Corporation.

Synopsis: This is an addendum report for an additional archaeological inventory survey within the original Kealakehe Planned Community Project Area (Donham 1989). The purpose of the survey was to identify and locate archaeological sites within or immediately adjacent to six proposed roadways, a 44.7-acre high school site, and a c. 900 foot extension of the *mauka-makai* roadway. Forty-four sites consisting of 225 component features were newly identified either within or immediately adjacent to the project area. In addition, 103 new features at sites previously identified by Donham were identified and recorded. Feature types identified included alignment, cairn, causeway, cupboard, cave, enclosure, filled crevice, trail, modified blister, modified outcrop modified sink *pâhoehoe* excavation, paving, platform, mound, terrace, trail, and wall. Functional types included agriculture, burial, habitation, and transportation. In addition to the field survey, 63 test units were excavated at 58 features at 26 sites, primarily to test for cultural remains and burials. General significance assessments and recommended general treatments for all sites are presented in the report.

SHPD Approval: Letter dated 11 February 1993, to P. Rosendahl, PHRI, from D. Hibbard, SHPD. (Appendix)

**PHRI Report 991-101491**

**Jensen, P.M., T.K. Donham, and P.H. Rosendahl**

1992 Archaeological Mitigation Program, Kealakehe Planned Community Project Area, Phase I: Mitigation Plan for Data Recovery and Interim Site Preservation, Lands of Kealakehe and Keahuolu, North Kona District, Island of Hawaii. PHRI Report 991-101491. Prepared for Housing Finance and Development Corporation.

Synopsis: This is an archaeological mitigation plan for data recovery and interim site preservation for sites identified within the Kealakehe Planned Community Project Area during the previous inventory surveys (Donham 1990a,b; Burgett and Rosendahl 1992). Mitigation treatments for 150 sites are presented. Proposed mitigation work includes detailed recording, surface collection, and excavation in order to address research questions. The report also presents interim preservation requirements for 19 sites recommended for preservation.

SHPD Approval: Letter dated 3 March 1993, to P. Rosendahl, PHRI, from R. Cordy for D. Hibbard, SHPD; Log No:7706, Doc No:9303RC02. (Appendix)

**PHRI Report 1201-040794 (Draft)**

**O'Hare, C.R., and S.T. Goodfellow**

1994 Phased Archaeological Mitigation Program, Kealakehe Planned Community Phase II: Archaeological Data Recovery, Land of Kealakehe, North Kona District, Island of Hawaii. PHRI Report 1201-040794. Prepared for Housing Finance and Development Corporation, Department of Budget and Finance, State of Hawaii.

Synopsis: This is a draft archaeological data recovery report for the Kealakehe portion of the overall Kealakehe Planned Community Project Area. Data recovery did not take place in the Keahuolu portion of the overall area. The work for this project was guided by an archaeological mitigation plan prepared by PHRI (Jensen et al. 1992). During the project, mitigation work was conducted at 32 sites. The work included location of sites, further detailed recording of sites and features, and excavation and analyses of findings. The information collected was used to address questions on the

environment, settlement and land use, and the chronology for archaeological sites in the vicinity. The great majority of archeological features in the vicinity were found to be agricultural. Based on radiocarbon data, temporary habitation in the area may have begun as early as AD 1268-1438. The overall mitigation work was considered sufficient to answer all research topics. No further recording or excavation was recommended, unless necessary for the burial treatment plan. Numerous sites were recommended for preservation.

SHPD Approval: Not yet approved. Review letter dated 15 May 1996, to P. Rosendahl, PHRI, from D. Hibbard, SHPD (Log No:12,211; Doc No:9601PM14), with attachment: *Revisions Needed for Draft Report*.

**PHRI Report 1328-121492**  
**Rosendahl, P.H., and C. O'Hare**

1992 Status Report – Archaeological Studies – Village 1, Villages of La'i'opua, Island of Hawaii. PHRI Memorandum 1328-121492. Prepared for Townscape, Inc.

This is a status report on archaeological sites within Village 1 of the Villages of La'i'opua, a portion of the Kealakehe Planned Community Project Area, surveyed by Donham (1990a). The report also includes a review of sites within Villages 2 through 6 and 12-13 of the planned villages of La'i'opua, located in the eastern end of the overall planned community project area. General significance assessments and recommended treatments for the sites in the villages are reviewed, including significance assessments and treatment for Site 13209, located in the Village 4 project area.

**PHRI Report 2355-111003**  
**PHRI**

2003 Update Report on Historic Preservation Work, 1989-1996, Kealakehe Planned Community Project, Land of Kealakehe, North Kona District, Island of Hawaii (TMK:3-7-04-21:12). PHRI Report 2355-111003. Prepared for Department of Hawaiian Home Lands.

This is an update report that summarizes the chronology and status of prior historic preservation work conducted by PHRI from 1989-1996 in connection with the Kealakehe Planned Community project.

SHPD Approval: Not required.

**PHRI Report 2454-110104**  
**Corbin, A.B.**

2004 Archaeological Data Recovery at Site 50-10-28-13209 –Villages of La'i'opua Village 4 Project, Land of Kealakehe, North Kona District, Island of Hawaii (TMK:3-7-04-21:12). PHRI Report 2454-110104. Prepared for Department of Hawaiian Home Lands.

This is a report on data recovery work at Site 13209, located within the Villages of La'i'opua. The work included further evaluation of the age, duration, and intensity of occupation at the site, further evaluation for portable artifact and ecofact content, refinement of existing assessments and function, and detailed plan mapping of the site. As a result of the work, information at the site was deemed exhausted, and no further archaeological work was deemed necessary.

SHPD Approval: No formal review letter; no response from SHPD; therefore, based on SHPD governing policies, the report is approved by default.

## **Remaining Historic Preservation Tasks**

A review of PHRI records, and consultations with the SHPD, indicates the following needs to be completed as part of the overall historic preservation requirements for the overall Kealakehe Planned Community/Villages of La'iohua project area:

1. As indicated above, PHRI Report 1201-040794 (data recovery work on Kealakehe portion of overall project area) needs to be revised and needs to gain SHPD approval. Work on the report was put on hold by the client in June 1994. Revisions would include the revisions attached to the SHPD review letter dated 15 May 1996, to P. Rosendahl, PHRI, from D. Hibbard, SHPD (Log No:12,211; Doc No:9601PM14); and subsequent revisions required by the SHPD. It is possible that SHPD requirements since 1996 (the year in which the report was reviewed) have been changed or upgraded; further revisions might be required due to the upgrading.
2. To date, mitigation fieldwork has taken place only in the Kealakehe portion of the overall Kealakehe Planned Community Project Area. Mitigation fieldwork in accordance with the mitigation plan (Jensen 1992) still needs to be done in the Keahuolu portion. Following this, a report on the fieldwork would need to be written, and SHPD would have to approve the report. PHRI is uncertain which agency or entity would be responsible for the work.
3. Burial Treatment Plan – It is not known whether a formal burial treatment plan for short- and long-term treatment of the burials identified in the project area has ever been written and submitted to the SHPD for approval. The SHPD has been contacted several times regarding this matter, and as of this writing has not responded. If a burial treatment plan has not been submitted, then one must be completed, submitted, and approved by the SHPD. The plan should include a search for lineal descendants, and should meet all requirements specified in Hawai'i Administrative Rules, Title 13, Subtitle 13, Chapter 300, *Rules of Practice and Procedure Relating to Burial Sites and Human Remains*.
4. Long-term Site Preservation Plans for all preservation sites and features other than burials, which should be addressed in a separate Burial Treatment Plan, need to be written and submitted to the SHPD for approval. The plans would specify the conditions for long-term preservation and interpretation of preservation sites, in accordance with Hawai'i Administrative Rules [draft], Title 13, Subtitle 13, Chapter 277, *Rules Governing Requirements for Archaeological Site Preservation and Development*.

## **SUMMARY AND CURRENT STATUS OF SITES IDENTIFIED WITHIN THE SPECIFIC WEST HAWAII CIVIC CENTER PROJECT AREA**

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Two sites have been identified within the West Hawaii Civic Center project area (refer to *Figure 2* for locations). Site 13180 was initially identified during the initial archaeological inventory survey for the overall Kealakehe Planned Community Project Area (Donham 1990), at which time it was identified as a land division/ranching wall and as requiring detailed recording. During a subsequent archaeological inventory survey (Burgett and Rosendahl 1992) the site was reassessed and identified as a complex of three features. Feature A was a wall, Feature B was a trail, and Feature C was a modified outcrop with sub-features (planting areas). During this latter inventory, the site was recorded in detail, and was assessed as significant solely for information content and as requiring no further archaeological work.



Site 16010 was initially identified during the Burgett and Rosendahl (1992) archaeological inventory survey. The site was identified as a complex of three features. Feature A was a terrace, Feature B was a modified outcrop, and Feature C was a rock mound. As a result of the inventory survey the site was recorded in detail, and was assessed as significant solely for information content and as requiring no further archaeological work.

## **Field Inspection**

In conjunction with the current project, PHRI recently conducted a field inspection of the West Hawaii Civic Center project area. The inspection was conducted January 19, 2006 by PHRI Supervisory Archaeologist Alan B. Corbin, M.A., assisted by Field Technician Leonard Kubo. Based on a review of prior work it was expected that two previously identified sites (Site 13180 and 16010) would be present within the project area. The primary purpose of the inspection was to relocate and update the status of these two sites and examine the remainder of the project area to assess its status.

The following are descriptions of the two sites taken from previous PHRI survey reports:

Site 13180 is a complex of three features. Feature A is a wall, Feature B is a trail, and Feature C is a modified outcrop. The overall dimensions of the site are c. 200.0 m (northeast-southwest) by 37.5 m (northwest-southeast). Functions for the site include land division, ranching, and agriculture. Feature A is a wall roughly 200 m by 1.4 m by 1.3 m. It is a bifaced wall with the southwestern section oriented approximately northeast-southwest. An opening is located 45.0 m from the northeast end of the wall. Wooden posts are in place on each side of the opening. Feature B is a trail 19.6 m by 1.3 m. The trail is a cleared and paved footpath consisting of packed and weathered cobbles and pebbles. The trail leads from the west base of an outcrop about 6.3 meters east of the Feature A wall, and continues through an opening in the wall and ends at a rubble pile 10.0 m west of the wall. Beyond the rubble pile the trail continues as a slightly worn, barely visible path. Feature C is a modified outcrop 23.0 by 25.3 m. It is a U-shape ridge created by the collapse of a large blister on the south. The open side of the U-shape faces southeast. In the vicinity are nine small planting areas created by clearing, leveling, excavating, or otherwise modifying areas.

Site 16010 is a complex of three features: a terrace (Feature A), a modified outcrop (Feature B), and a mound (Feature C). The overall dimensions of the site are c. 14.50 m (northeast-southwest) by 7.50 m (east-west) by 0.72 m high. Feature A is 5.6 m by 5.0 m by 0.59 m and is constructed of boulders and cobbles piled against a southwest slope to form a level agricultural area. Feature B is a modified outcrop 7.0 m by 6.0 m by 0.72 m. The outcrop is constructed of weathered boulders and cobbles piled on a bedrock basin to form a series of four planting areas. There is a thin (0.1 inch) deposit of humus in the central planting areas. Feature C is a rock mound 3.0 m by 2.5 m by 0.63 m high. It is constructed of boulders and cobbles randomly piled atop an exposed outcrop.

During the recent PHRI field inspection Site 13180 was relocated (*Figure 2*). Features A and C were found intact, But most of Feature B was found destroyed. Only a roughly 4.0 m section now exists, the remainder destroyed probably during construction of gravel roads in the area.

Site 16010 has been entirely destroyed by bulldozing to create a road (see *Figure 2* for former location of the site).

The project area was inspected by walking random transects throughout the area. Visibility was excellent due to the generally low vegetation. The field inspection revealed that there are no other sites in the project area, and that many portions of the project area have been bulldozed; there are numerous small bulldozed areas, and several bulldozed roads exist.

# SUMMARY AND CONCLUSION

The current project has identified two previously identified sites (Site 13180 and 16010) within the project area, and the sites have been fully mitigated in compliance with SHPD standards and procedures. The sites have been assessed as significant solely for information content, the information content has been adequately collected, and no further archaeological work is necessary (Donham 1990, Burgett and Rosendahl 1992).

In regard to the remaining tasks listed under the section “Remaining Historic Preservation Tasks”, a review of the tasks indicates that Sites 13180 and 16010 are not included in any of the tasks. In regard to Item #1 (see page 6), the project area is not within any of the sample blocks reported on in PHRI Report 1201-040794. The sites are also not included as part of Items #2, 3, and 4 (page 7).

It is concluded that, based on the current background research and field inspection, in regard to historic preservation issues, there are no requirements and/or commitments that would constrain the future development of the parcel. All historic preservation review requirements have been met, and no further archaeological work is necessary.

# REFERENCES CITED

**Donham, T.K**

1990 Archaeological Inventory Survey, Kealakehe Planned Community Project Area, Land of Kealakehe and Keahuolu, North Kona District, Island of Hawaii. PHRI Report 652-010890. Prepared for Belt Collins & Associates.

**Burgett, B.D., and P.H. Rosendahl**

1992 Addendum Report: Archaeological Inventory Survey Kealakehe Planned Community Project Area, Land of Kealakehe and Keahuolu, North Kona District, Island of Hawaii. PHRI Report 927-021192. Prepared for Housing Finance and Development Corporation.

## APPENDIX: SHPD APPROVAL LETTERS

*Letter dated 26 February 1990, to L. Sichter, Belt Collins & Associates, from D. Hibbard, SHPD*

*Letter dated 11 February 1993, to P. Rosendahl, PHRI, from D. Hibbard, SHPD*

*Letter dated 3 March 1993, to P. Rosendahl, PHRI, from R. Cordy for D. Hibbard, SHPD; Log No:7706, Doc No:9303RC02*



Lee Sichter  
February 26, 1990  
Page Two

Once the general mitigation commitments are agreed to, then the final steps in compliance would be developing an acceptable detailed mitigation plan (scope of work) in consultation with our office and successfully executing this plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Hibbard".

DON HIBBARD, Director  
Historic Preservation Program

cc: Carleton Ching, HFDC  
Paul Rosendahl, PHRI  
Duane Kanuha, County Planning Department

JOHN WAHEE  
GOVERNOR OF HAWAII



FEB 1 1993  
WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

PHRI 90 - 927  
Project 91 - 1201

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAIKE

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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

LOG NO: 7353  
DOC NO: 9301KS20

February 11, 1993

Dr. Paul H. Rosendahl  
Paul H. Rosendahl, Ph.D., Inc.  
305 Mohouli Street  
Hilo, Hawaii 96720

Dear Dr. Rosendahl:

SUBJECT: Chapter 6E (HRS) Compliance--Kealakehe Planned Community Project,  
Archaeological Inventory Survey  
Kealakehe and Keahuolu, North Kona, Island of Hawaii  
TMK: 7-4-08: 12 (por.) and 17

Our office received the following two documents from your office in October 1992 in response to our April 20, 1992 review of the report on the additional survey work:

1. A package of plan maps and profiles for the additional inventory survey field work conducted between October 1990 and September 1991.
2. An "Addendum" to the "Addendum Report: Archaeological Inventory Survey Kealakehe Planned Community Project Area" (Burgett & Rosendahl 1992. PHRI ms 927-021192).

Submittal of these items adequately completes the archaeological inventory survey reporting for the entire Kealakehe project, in our opinion.

We do have a minor point. Soil descriptions of TU 1 to .10 of site 13253 and of the one test unit placed in site 16021 were not submitted. Could we get this information?

If you should require further assistance, please contact Kanalei Shun at 587-0047.

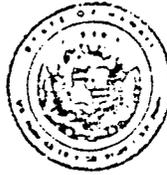
Sincerely,

DON HIBBARD, Administrator  
State Historic Preservation Division

KS:jen

c: Francis Blanco  
Virginia Goldstein

2/19/93  
mo



DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANA'IKE

AQUACULTURE DEVELOPMENT  
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CONSERVATION AND

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DIVISION

LAND MANAGEMENT

STATE PARKS

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PHRI

Project 91 1201

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HAWAII HISTORIC PLACES REVIEW BOARD  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

March 3, 1993

Dr. Paul Rosendahl  
PHRI  
305 Mohouli Street  
Hilo, Hawaii 96720

LOG NO: 7706  
DOC NO: 9303RC02

Dear Dr. Rosendahl:

SUBJECT: Historic Preservation Mitigation Plan for  
Kealakehe Planned Community (HFDC)  
Kealakehe, North Kona, Hawaii

This letter responds to Dr. Jensen's fax memo sent on February 25, 1993, which followed up on our meeting here in our offices on February 22, 1993 -- the meeting attended by Kanalei Shun, Holly McEldowney and Ross Cordy of our staff and Peter Jensen and Connie O'Hare of your staff.

We were rather surprised to learn that archaeological data recovery fieldwork had begun without an approved data recovery plan. We had several concerns with the archaeological data recovery plan, feeling that it needed more specific approaches to answer the research questions. Those research questions were to focus on the agricultural fields in the project area -- defining elevational patterns and chronological growth and defining the nature of habitation in association with those fields. The main field approach to study this problem was to do microstudies within sampling blocks. One concern was whether the sampling blocks selected suitably sampled elevations, soil and lava flow patterns, and associated habitations. Dr. Jensen was going to evaluate these concerns, and the fax of February 25, 1993, does so, indicating that the sampling blocks do suitably sample these concerns. With this point now clear, we can approve the sampling blocks.

We can also now approve the data recovery plan, with the condition that additional scope items agreed on in our February 22, 1993, meeting must be included in order for the research questions to be adequately addressed. These items are:

Field Methods

1. Samples for pollen analysis will be taken out of agricultural and habitation sites to attempt to identify local flora, cultivated plants, and collected species and to determine what similarities and differences existed.

Paul Rosendahl

Page 2

2. Charcoal samples will be retained from agricultural and habitation sites for species identification to reconstruct associated, cultivated and collected plants and to determine if differences exist between the types of sites. Collection should focus on 50-100 samples for Blocks A, D and E. It was agreed if insufficient samples have been collected, more fieldwork will occur.
3. For the habitation structures within the sampling blocks, surface collection of midden and artifacts shall occur in a 20 meter radius around each structure. The aim here is to analyze horizontal variations related to activity pattern similarities and differences. Negative information is equally important.
4. Habitations in the sample blocks with deposits shall have extensive horizontal excavation, up to 50% or more of their area.

#### Laboratory Analyses

1. Pollen analysis shall be done for the samples collected. If it is desired to process only a percentage of the samples collected, approval must be obtained.
2. 50-100 charcoal species identifications shall be done from both agricultural and habitation sites within Blocks A, D, and E (50-100 total for all three blocks).
3. 10 more radiocarbon dates shall be processed, in addition to those submitted prior to the February 22, 1993, meeting. Nuclear accelerator dating may be used as needed. The C-shaped habitation with the earlier date shall have additional samples dated.

#### Report Analysis

1. An overall map of each sample block shall be prepared, showing the details of features (not simply dots), showing lava flows and showing microterrain patterns (e.g., low rises and depressions). These maps are to serve as detailed plan maps for future data base purposes. They can be placed in pockets in the back of the report, and quadrangles or subdivisions of each overall block can be presented on separate maps, as long as join lines are clear.
2. Botanical analyses shall rely on the pollen studies, charcoal species identification and on use of the relic botanical studies already done by other contracting firms for the applicants. The detailed spatial distribution of features types is also expected to be analyzed to try and evaluate cultivation patterns.
3. Specific block patterns must be analyzed first and then comparisons between the blocks. It needs to be emphasized that we expect the analyses to be thorough and detailed and probably lengthy, given the research questions and the approaches used. It is expected that formal types of agricultural and habitation features will be identified and that functional analyses of these types will rely on locational information, pollen studies, charcoal species studies, relic botanical species, surface collection of artifacts and midden, and excavated artifacts and midden and features. Chronology will be looked at in

Paul Rosendahl

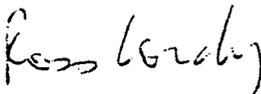
Page 3

part through extensive radiocarbon dating. We hope that the analyses will lead us in new directions toward determining cultivation, toward the types of temporary habitations associated with fields at these elevations, and toward the chronological development of these fields.

We also approve the interim protection measures for the sites that will be preserved. We must emphasize, however, that contrary to the mitigation plan's statement that buffer zones will be set by our office during review of the current document, buffer zones will be set only after PHRI recommends buffer zones for each site to be preserved and after we then fieldcheck those proposed buffer zones. It is important to emphasize that these buffer zones become part of the site area being preserved.

It is important that your client (HFDC) understands that no construction -- other than that approved for the roads -- may occur in the project area until our office verifies that the archaeological data recovery fieldwork is complete and until our office approves the buffer zones and verifies that these buffers are adequately marked to avoid damage during construction. Unapproved construction will be in violation of Chapter 6E, H.R.S. and be subject to penalties, which are now substantial. We will send HFDC a copy of this letter, so they are aware of this point.

Sincerely,



*for* DON HIBBARD, Administrator  
State Historic Preservation Division

RC:amk

c: Francis Blanco  
Virginina Goldstein

# **Appendix E**

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**Basis of Design Report and Calculations  
Wilson Okamoto Corporation**

## **BASIS OF DESIGN**

### **A. CIVIL ENGINEERING**

#### **1. DESIGN REFERENCES**

- a. Standard Specifications for Public Works Construction, County of Hawaii, September, 1986.
- b. Standard Details for Public Works Construction, County of Hawaii, September, 1984.
- c. Storm Drainage Standard, Department of Public Works, County of Hawaii, October, 1970.
- d. Design Standards of Department of Wastewater Management, Volume I, July, 1993.
- e. Water System Standards, Department of Water Supply, County of Hawaii, 2002.

#### **2. GENERAL SITE DESCRIPTION**

The project site for the proposed West Hawaii Civic Center (WHCC) is located about a mile mauka of Queen Kaahumanu Highway in Kealahou, North Kona, Hawaii. Located on the lower slopes of Mount Hualalai, the topography slopes down from northeast to southwest with slopes ranging from 5% to 20%. Ground surface elevations range from approximately Elevation 226 to Elevation 286 feet. The site is essentially raw land, moderately vegetated with arid climate shrubs, grasses and haole koa brush. The site is located where two lava flows intersect. One of the flows consists of A'a lava and is the oldest and was formed by a slow moving and very viscous molten rock. The A'a flow consists of a layer of clinkers and a core of hard massive basalt. The second younger flow consisting of Pahoehoe lava, overlays the A'a at the site. Pahoehoe lava is a fluid type of molten rock that flows relatively quickly down the slope.

#### **3. SITE PREPARATION**

The existing site shall be cleared and grubbed in the areas to be graded. The disposal material from clearing and grubbing that can't be reused on site shall be loaded and hauled to West Hawaii Landfill.

#### **4. PROJECT SITING**

Based on this design charrette, the proposed WHCC will be located at the upper portion of the site along the northern boundary and parking lots will be located along the south side of WHCC. See Architectural site plan for the site layout.

#### **5. VEHICLE CIRCULATION, PAVEMENTS AND PARKING**

The building and support facility layout will be established by the architect. Walkways, parking and roadways will also be based on the architectural layout with adjustments made to facilitate drainage and comply with the recommendations of the project geotechnical engineer. Access roads, service roads and parking driveways will be designed to provide access for passenger vehicles, trucks and emergency vehicles.

**Access Entry:** Kealakehe Parkway and Ane Keohokalole Highway bound the project site on the south and east sides, respectively. The north and west sides are bounded by unimproved lands, which will be developed in the future. As discussed in the design charrette, a minimum of two access entries will be provided. One access entry will be located along Kealakehe Parkway at the southwest corner of the site. Since this entry is adjacent to the west boundary, it could also be used to access a State facility that is planned to be built in the near future. The other access entry will be located along Ane Keohokalole Highway in the northern half area of the site. In order to avoid queuing problems at the intersection of Kealakehe Parkway and Ane Keohokalole Highway, the access entry on the highway will be located as far as possible from the intersection. Egress and ingress movements at both access entries will not be restricted for an interim period since both the parkway and the highway are presently not fully developed or used. However, when Kealakehe parkway is used as a major collector roadway and Ane Keohokalole Highway is used as an arterial roadway (four lanes with raised median), the egress and ingress movements may be restricted to right turns only.

**Drop-off Area:** Depending on the location of the access entry along Ane Keohokalole Highway and the distance between the courtyard and the road right-of-way, it may be possible to provide a drop-off and pickup area for buses and vans along the main entry to the courtyard area.

**Fire Lane:** If fire hydrants are located along the parking side of WHCC and the buildings are within 150 feet from the fire hydrants, a fire lane around the perimeter of WHCC will not be required. However, if the distance is greater than 150 feet, a fire lane with at least one fire hydrant, around the perimeter of WHCC will be required.

**Vehicle Parking on North Side of Buildings:** In order to provide parking along the north side of the buildings to provide separation with the adjacent lot, the cut and fill will increase to provide a level area for the courtyard and buildings. This will also increase the construction cost.

**Security Requirements Between Building and Parking Lots:** To secure the buildings from possible terrorism act, an appropriate standoff distance will be provided between the building and the parking lots.

**Security and Circulation:** For security and safety purposes, parking for employee's vehicles and County's vehicles will be separated from public parking. Parking lots and driveways will be aligned so that the public can drive directly to the public parking lots. Gates with "card key" readers for ingress and egress will be provided at the employee's parking lot. Parking structures under the buildings will be avoided unless the parking area can be restricted and secured for County vehicles only.

## 6. WATER SUPPLY

There is a 16-inch water main along Ane Keohokalole Highway. This water main is connected to the existing 1.0 mg reservoir with a base elevation of 325 feet and can be used to provide water services to WHCC. The new water main for WHCC will be sized to provide fire flow and domestic flow for proposed and future water demands.

## 7. WASTEWATER

An existing 18-inch wastewater main is located along the south side of Kealakehe Parkway and is presently convey wastewater from the existing housing area and Kealakehe High School to the existing wastewater treatment plant. The proposed wastewater main for WHCC will be connected to the existing 18-inch wastewater main and will be sized to accommodate both proposed and future wastewater flows.

## **8. GRADING AND DRAINAGE**

As mentioned above, the existing site slopes from the northeast corner down to the southwest corner. The area near the southwest corner within the site is depressed where runoff water would pond and percolates into the lava. If overflow of the depressed area occurs, the runoff will flow into the adjacent lot makai of the site. The site for the proposed building and parking lot will be graded such that the runoff will flow to the proposed drywells and the existing depressed area. Swales will be designed to convey the runoff into the drywells and depressed area. Drywells will be provided to discharge runoff, from the proposed improvements, within the project site. These drywells will be located within the proposed parking lots. Pipe drains and inlet structures will be avoided to reduce construction cost and to minimize maintenance of the drainage system.

The clinker material in the A'a lava is very easy to excavate and compact. However, the pahoehoe lava, which is located on the surface and below the A'a lava, is very hard to excavate and compact. Large bulldozer with ripping attachment will be required to excavate the pahoehoe lava.

Malfunxions such as pipe breaks, and cracks in tank walls could occur in the existing 1.0 mg water tank system that is located above the project site. If one or both of the malfunxions occur, the water from the malfunction/s would flood the existing Ane Keohokalole Highway that is located between the WHCC and water tank, and would flow towards Kealakehe Parkway where drywells are located along highway. Since the highway is very wide and drywells are located along the highway to discharge the water, the water would most likely not overflow the highway. Therefore, flooding of the proposed buildings should not occur. Because of this, the site for WHCC will be graded to minimize deep excavation of pahoehoe lava.

## **9. EROSION CONTROL**

Erosion control measures will be provided in accordance with County of Hawaii grading ordinance. An erosion control plan will be required for construction activities for grading work and will include temporary erosion control measures such as sedimentation basins, silt fences, earth berms, graveled egress pad, etc. Permanent erosion control measures such as ground cover, pavements, and drywells will be provided to eliminate or reduce erosion.

Since the grading work will be greater than one acre, an NPDES permit will be required prior to construction of WHCC. The designer of record will prepare the NPDES permit application and submit it to the Department of Health for their review and approval.

West Hawaii Civic Center  
August 15, 2006

### **WATER DEMAND CALCULATIONS**

**Reference:** Water System Standards, Department of Water Supply, County of Hawaii, Dated 2002.

**Criteria:**

Guidelines for water consumption are listed in Table 100-18 of the Water System Standards.

**Water Demand:**

The water demand is determined based on the total area of property and zoning designation of commercial.

Total area of property = 7.0 Acres

Average Daily Demand = 3,000 gpd/acre (from Table 100-18) x 7.0 acres =  
**21,000 gpd**

# **Appendix F**

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Pre-Assessment Consultation  
Letters and Responses

Harry Kim  
Mayor



Barbara Bell  
Director

Nelson Ho  
Deputy Director

**County of Hawaii**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252  
(NOH) 961-8083 • Fax (NOH) 961-8086

September 9, 2005

Mr. Vincent Shigekuni  
Vice President  
PBR Hawai'i  
101 Aupuni Street  
Hilo Lagoon Center, Suite 310  
Hilo, HI 96720-4262

**Subject: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)  
WEST HAWAII CIVIC CENTER - PRE-CONSULTATION**

Dear Mr. Shigekuni,

We offer the following comments regarding the proposed project:

**TECHNICAL SERVICES COMMENTS:**

- County sewer exists in Kealakehe Parkway.

**SOLID WASTE COMMENTS:**

- Commercial operations, State and Federal agencies, religious entities and non-profit organizations may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
- Ample room should be provided for implementation of a recycling program.
- Greenwaste may be transported to the green waste sites located at the Kailua and Hilo transfer stations, or other suitable diversion programs.
- Construction and demolition waste is prohibited at all County Transfer Stations.
- Submit Solid Waste Management Plan in accordance with attached guidelines.

Thank you for allowing us the opportunity to offer our input.

A handwritten signature in cursive script, appearing to read "Barbara Bell".

Barbara Bell  
DIRECTOR

enclosure

cc: SWD, TSS

7409

**Harry Kim**  
*Mayor*



**Barbara Bell**  
*Director*

**Lono Tyson**  
*Solid Waste Division Chief*

# County of Hawai'i

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Anapuni Street, Room 210 - Hilo, Hawaii 96720-4252  
(808) 961-8083 • Fax (808) 961-8086

October 13, 2003

### SOLID WASTE MANAGEMENT PLAN Guidelines

#### INTENT AND PURPOSE

This is to establish guidelines for reviewing solid waste management plans, for which special conditions are placed on developments. The solid waste management plan will be used to: (1) encourage recycling and recycling programs, (2) predict the waste generated by the proposed development to anticipate the loading on County transfer stations, landfills and recycling facilities, and (3) predict the additional traffic being generated because of waste and recycling transfers.

#### REPORT

The consultant's report will contain the following:

1. Description of the project and the potential waste it may be generating; i.e. analysis of anticipated waste volume and composition. This includes waste generated during the construction and operational phases. Greenwastes will be included in this report for both construction grubbing and future operational landscape maintenance.
2. Description and location of the possible sites for waste disposal or recycling. We will not allow the use of the County transfer stations for any commercial development; commercial development as defined under the policies of the Department of Environmental Management, Solid Waste Division.
3. Since the Department of Environmental Management promotes recycling, indicate onsite source separation facilities by waste stream; i.e. source separation bins of glass, metal, plastic, cardboard, aluminum, etc.
4. Identification of the proposed disposal site and transportation methods for the various components of the waste disposal and recycling system, including the number of truck traffic and the route that truck will be using to transport the waste and recycled materials.

5. The report will include any impacts to County waste and recycling facilities, and the appropriate mitigation measures. All recommendations and mitigation measures will be addressed.
6. Description of the waste reduction component that analyzes techniques to be employed to achieve a reduction goal.
7. Analysis will be based on the highest potential use or zoning of the development.

**REQUIREMENTS AND CONDITIONS**

1. A solid waste management plan will be done for all commercial developments, as defined under the policies of the Department of Environmental Management, Solid Waste Division.
2. We will require the developer to provide or resolve all recommendations and mitigation measures as outlined in the report; besides any conditions placed on the applicant by the Department of Environmental Management.
3. A licensed environmental or civil engineer will draft and certify the solid waste management plan.

CONCUR:



---

Barbara Bell  
DIRECTOR



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ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

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1787 WILI PA LOOP, SUITE 4  
WAILUKU, HAWAII 96793-1271  
TEL: (808) 242-2878  
FAX: (808) 242-2902

April 12, 2006

Ms. Barbara Bell, Director  
County of Hawai'i  
Department of Environmental Management  
25 Aupuni Street, Room 210  
Hilo, Hawai'i 96720-4252

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Ms. Bell:

Thank you for your letter dated September 9, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We will incorporate your comments on technical services and solid waste in the upcoming Draft EA.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

October 11, 2005

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

Mr. Vincent Shigekuni  
PBR Hawaii  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720-4262

Dear: Mr. Shigekuni:

**Subject: Environmental Assessment Pre-Consultation**  
**Project: Hawaii County Department of Public Works West Hawaii Civic Center**  
**Tax Map Key: 7-4-020:025**

---

This is in response to your letter dated August 25, 2005 requesting our comments on the proposed project for which your firm has been contracted to prepare an environmental assessment (EA). We apologize for the untimeliness of our response.

We understand that the County of Hawaii is proposing the construction of a civic center on the subject property in order to better serve the West Hawaii community and to facilitate coordination between existing County services and offices, which are currently situated at different locations in Kailua, Kealakehe, and Captain Cook.

The subject 7.0-acre parcel is zoned Open by the County of Hawaii and is situated in the State Land Use Urban district. It is not in the Special Management Area. According to the General Plan's Land Use Pattern Allocation Guide map, the property is designated for urban expansion.

Pursuant to §25-4-11 (c), Hawaii County Code (Zoning Code), *Public uses, structures and buildings* and *community buildings* are permitted uses in any district, provided that the director has issued plan approval for such use.

Mr. Vincent Shigekuni  
PBR Hawaii  
Page 2  
October 11, 2005

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,

A handwritten signature in black ink, appearing to read "Chry", written in a cursive style.

CHRISTOPHER J. YUEN  
Planning Director

LMB:cd

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LAND PLANNING  
LANDSCAPE ARCHITECTURE  
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ASSOCIATE

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FAX: (808) 242-2902

April 12, 2006

Mr. Christopher J. Yuen, Director  
County of Hawai'i  
Planning Department  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720-3043

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Yuen:

Thank you for your letter dated October 11, 2005. We offer the following responses in the respective order of your comments:

1. We acknowledge that the subject 7.0-acre parcel is zoned Open by the County of Hawai'i and is situated in the State Land Use Urban district.
2. We also acknowledge that the subject property is *not* within the Special Management Area (SMA) and is designated for Urban Expansion by the General Plan's Land Use Pattern Allocation Guide (LUPAG) Map.
3. We understand that *public uses, structures and buildings, and community buildings* are permitted in any district and that plan approval must be obtained.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

Harry Kim  
Mayor



Bruce C. McClure  
Director

Jiro Sumada  
Deputy Director

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

September 23, 2005

Mr. Vincent Shigekuni, Vice President  
PBR Hawaii  
1001 Bishop Street  
ABS Tower, Suite 650  
Honolulu, HI 96813-3484

Subject: West Hawaii Civic Center  
Environmental Assessment – Preconsultation  
TMK: 7-4-020: 025

We received your request for comments on the subject. Discussion of the following aspects of the project should be included:

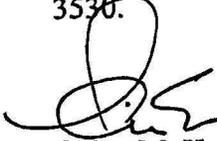
The site design should consider existing topography to minimize grading and site work and will meet Hawaii County Code Chapter 10, Erosion and Sediment Control. The existing soil permeability will facilitate and proposed landscaping will be utilized to properly dispose of storm water and pollutants while minimizing maintenance. The construction and permanent site drainage system will be a model for development and meet the requirements of the Underground Injection Control and National Pollutant Discharge Elimination System Permit (NPDES) requirements. All development-generated runoff will be disposed of on site.

The site is centrally located and has possibilities for multimode access. Ingress and egress will consider safety and minimize delays on the roads fronting the facility with shared access, turn lanes and/or restricted turning movements. A Traffic Impact Analysis Report should be included to discuss the impacts that the proposed facility will have on existing facilities and discussion of long term transportation plans and programmed roadway improvements in the area.

EA-Preconsultation  
p. 2 of 2  
9/26/2005

The buildings and site will be designed to meet or exceed all current Hawaii County Code Chapter 5, Building Code regulations and the Americans with Disabilities Act Design Accessibility Guidelines, to be occupant and guest friendly and energy and maintenance efficient. Outdoor lighting will meet with the Hawaii County Code Chapter 14 Article 9, Outdoor Lighting and signs will comply with Hawaii County Code Chapter 3, Signs. Parking for both employees and guests will be adequate and will consider efficiency, security and accessibility.

If you have any questions, please contact Kiran Emler of our Kona office at 327 - 3530.



Galen M. Kuba, Division Chief  
Engineering Division

KE

c: ENG-HILO/KONA



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

April 12, 2006

Mr. Galen Kuba, Division Chief  
County of Hawai'i  
Department of Public Works  
Engineering Division  
101 Pauahi Street, Suite 7  
Hilo, Hawai'i 96720-4224

WM. FRANK BRANDT, FASLA  
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KEVIN NISHIKAWA, ASLA  
ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

**SUBJECT: WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Kuba:

Thank you for your letter dated September 23, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in the respective order of your comments:

1. All applicable chapters of the Hawai'i County Code will be met.
2. The storm water drainage system will utilize existing permeable soils, and appropriate landscaping, as well as meet the Underground Injection Control (UIC) and National Pollutant Discharge Elimination System Permit (NPDES) requirements. All development generated runoff will be disposed of on site.
3. An assessment of traffic conditions is being prepared by a traffic engineer and will be included in the Draft EA.
4. The buildings and site will be designed to meet or exceed the Americans with Disabilities Act (ADA) Design Accessibility Guidelines.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

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FAX: (808) 242-2902



**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I**

345 KEKŪĀNAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

September 16, 2005

Mr. Vincent Shigekuni  
PBR Hawaii  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

**ENVIRONMENTAL ASSESSMENT PRE-CONSULTATION  
HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
TAX MAP KEY 7-4-020:025**

As Parcel 25 is 7 acres and currently zoned Open, water is currently available for one unit at an average of 400 gallons per day. Should an application for a change of zone be submitted, up to six additional units are available. The meter connection size will be determined by the anticipated maximum daily water usage and peak-hour flow as recommended by a registered engineer in the State of Hawai'i and will be subject to review and approval by the Department. The Department will also require that a backflow preventer be installed just after the meter on the customer's side.

Should there be any questions, please contact Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070, extension 252.

Sincerely yours,

Milton D. Pavao, P.E.  
Manager

SHK:sco

*... Water brings progress...*



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April 12, 2006

Mr. Milton Pavao, Manager  
County of Hawai'i  
Department of Water Supply  
345 Kekūanaō'a Street, Suite 20  
Hilo, Hawai'i 96720

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Pavao:

Thank you for your letter dated September 16, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in the respective order of your comments:

1. We acknowledge that the subject property is currently zoned Open, and that water is available for one unit at an average of 400 gallons per day.
2. We understand that the meter connection size will be determined at a later date, and is subject to review and approval by the Department.
3. We also understand that the Department will require the installation of a backflow preventer.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

**Harry Kim**  
Mayor



**Lawrence K. Mahuna**  
Police Chief

**Harry S. Kubojiri**  
Deputy Police Chief

## **County of Hawaii**

### **POLICE DEPARTMENT**

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

September 15, 2005

Mr. Vincent Shigekuni  
Vice President  
PBR Hawaii  
101 Aupuni Street  
Hilo Lagoon Center, Suite 310  
Hilo, Hawaii 96720-4262

Dear Mr. Shigekuni:

This is in response to your letter dated August 25, 2005, seeking comments on the proposed West Hawaii Civic Center project.

Consolidating the existing County offices within the proposed West Hawaii Civic Center would definitely better serve the West Hawaii community and is fully supported by the Hawaii Police Department. However, I am concerned about adequate ingress and egress for this proposed facility.

To alleviate these concerns, connector roads between Kealakehe Parkway/Kealakaa Street and Kealakehe Parkway/Hina-Lani Street are recommended. Kealakehe Parkway feeding directly onto Queen Kaahumanu Highway presents a problem due to the traffic congestion that is currently being experienced.

It is also noted that there was no provision for Driver's Licensing within the Civic Center.

Should you have any questions, please contact Captain Paul Kealoha, Commander of the Kona Patrol Division, at 326-4646, extension 249.

Sincerely,

A handwritten signature in black ink, appearing to read "Elroy T. L. Osorio, Jr.".

**ELROY T. L. OSORIO, JR.**  
ASSISTANT POLICE CHIEF  
ACTING POLICE CHIEF

PK/JED/RTN:dmv

cc: Harry Kim, Mayor  
Bruce McClure, Director of Public Works



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
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VICE PRESIDENT

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ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

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April 12, 2006

Mr. Elroy T. L. Osorio, Jr.  
Asst. Police Chief, Acting Police Chief  
County of Hawai'i  
Police Department  
349 Kapi'olani Street,  
Hilo, Hawai'i 96720-3998

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Assistant Chief Osorio:

Thank you for your letter dated September 15, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in the respective order of your comments:

1. We acknowledge your department's support for the West Hawai'i Civic Center.
2. We acknowledge your concerns for adequate ingress and egress for the proposed facility and your suggested connector roads. It was confirmed with Roy Takemoto of the County Planning Department that connector roads for Kealakehe Parkway/Kealaka'a Street and Kealakehe Parkway/Hina-Lani Street are currently being worked on. An assessment of traffic conditions is being prepared by a traffic engineer and will be included in the Draft EA.
3. Driver's Licensing will be located within the Services Building at the civic center.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

Harry Kim  
Mayor



Edwin S. Taira  
Housing Administrator

**County of Hawaii**  
**OFFICE OF HOUSING AND**  
**COMMUNITY DEVELOPMENT**

50 Wailuku Drive • Hilo, Hawai'i 96720-2456  
V/TT (808) 961-8379 • FAX (808) 961-8685

August 29, 2005

Vincent Shigekuni  
Vice President  
PBR Hawai'i  
1001 Bishop Street  
ASB Tower, Suite 650  
Honolulu, Hawai'i 96813-3484

**Subject: West Hawai'i Civic Center - Pre-Consultation**

The Office of Housing and Community Development (OHCD) acknowledges receipt of your August 23, 2005, correspondence, regarding the proposed West Hawai'i Civic Center.

The OHCD has no comment for the environmental assessment.

Please call us at 808/961-8379 if you have questions or need additional information. Thank you.

Edwin S. Taira  
Housing Administrator

C: Sharon Hirota





LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

April 12, 2006

Mr. Edwin S. Taira, Housing Administrator  
Office of Housing and Community Development  
County of Hawai'i  
50 Wailuku Drive  
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SENIOR ASSOCIATE

KEVIN NISHIKAWA, ASLA  
ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

**SUBJECT: WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Taira:

Thank you for your letter dated August 29, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We acknowledge that you have no comments to offer for the upcoming environmental assessment.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

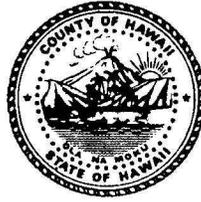
cc: John Ida, Urban Works

**HONOLULU OFFICE**  
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TEL: (808) 521-5631  
FAX: (808) 523-1402  
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**HILO OFFICE**  
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Harry Kim  
Mayor



Dixie Kaetsu  
Managing Director

Peter L. Hendricks  
Deputy Managing Director

## County of Hawai'i

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

September 6, 2005

Vincent Shigekuni, Vice President  
PBR Hawai'i  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813

RE: West Hawai'i Civic Center – Pre-consultation

Dear Mr. Shigekuni:

Thank you for your recent letter requesting my comments on the West Hawai'i Civic Center project and the issues that should be addressed in the draft Environmental Assessment. I ask that the following issues be addressed:

Functional/aesthetics:

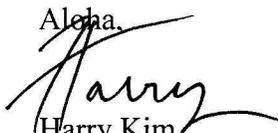
- From the initial point of discussion on the development of a civic center in West Hawai'i, it was agreed that this civic center would carry the ambience of Kona. To design a facility that would reflect this will require the skills of a designer who truly will understand Kona's essence. This I ask to be done.
- Your letter states that the civic center will enhance convenience for residents and facilitate coordination between County agencies, and this says it all. That is the purpose of this facility. I would like to expand the convenience element to include not only convenience for government services but also include that this will be reflective of a "gathering place." I hope the designers can understand the full scope of what a gathering place reflects. I depend on their expertise to do this.

Design:

- It is well known that government facilities in general reflect the worst kind of design for energy conservation. Hopefully this facility will reflect the priority of energy conservation.
- As in all government facilities, it should carry a priority of design of not only basic structural integrity and safety as required by law, but also be designed so it will mitigate damages or impacts of hazards such as wind, rain and flooding. This obviously would involve the necessity of design of minimizing glass to some degree.

Thank you for the opportunity to offer my comments.

Aloha,

  
Harry Kim  
MAYOR



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
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KIMI MIKAMI YUEN  
*ASSOCIATE*

SCOTT ABRIGO  
*ASSOCIATE*

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April 12, 2006

The Honorable Harry Kim  
Office of the Mayor  
County of Hawai'i  
25 Aupuni Street, Room 215  
Hilo, Hawai'i 96720-4252

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Honorable Mayor Kim:

Thank you for your letter dated September 6, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in the respective order of your comments:

1. While providing important county services in a manner that is friendly, efficient and convenient to residents and county employees, the proposed civic center will be designed to reflect the ambiance and unique character of Kona. The goal of the civic center design is to create regional identity and civic pride, encouraging all sectors of Kona to feel welcomed and to participate in activities such as music festivals, community meetings, and other scheduled and non-scheduled cultural events.
2. In addition to enhancing convenience to residents and facilitating efficiency among the county agencies, the civic center will feature gathering places of various scales and character. Included will be a village green where large community events can occur adjacent to the main public meeting room. In addition, smaller courtyards will be designed to provide areas for waiting and socializing. The gathering spaces will be shaded and landscaped, with public art displayed at places where the public can sit and view them.
3. Energy efficient technologies will be applied to this project. The consultant team will incorporate green building strategies in its design and strive for as high a LEED rating as can be achieved, given the civic center's scope and budget requirements. The site plan of the civic center will take advantage of the existing topography, prevailing trades and view opportunities. The buildings will be sited in a manner that maximizes daylighting to decrease energy consumption, while providing shading to minimize solar heat gain.
4. The civic center will be designed for structural integrity and the safety of its users, and to mitigate damage from natural hazards. The buildings will be designed in accordance with the latest County building and zoning codes.

April 12, 2006

The Honorable Harry Kim

SUBJECT: WEST HAWAI'I CIVIC CENTER; DRAFT ENVIRONMENTAL ASSESSMENT;  
PRE-ASSESSMENT CONSULTATION

Page 2 of 2

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read "Marissa Furfaro". The signature is fluid and cursive, written over a white background.

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

LINDA LINGLE  
GOVERNOR



RUSS K. SAITO  
COMPTROLLER

KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

**STATE OF HAWAII**

(P)1275.5

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810

**NOV 21 2005**

Mr. Vincent Shigekuni  
PBR Hawaii  
101 Aupuni Street  
Hilo Lagoon Center, Suite 310  
Hilo, HI 96720-4262

Dear Mr. Shigekuni:

Subject: Hawaii County Department of Public Works  
West Hawaii Civic Center  
Pre-Assessment Consultation for Draft Environmental Assessment

Thank you for the opportunity to review the information regarding your proposed West Hawaii Civic Center project. We support the project's purpose of consolidating existing County offices in a convenient civic center. The State anticipates a need for similar government facilities in the area. Our civic center needs may include a Judiciary Building, Department of Public Safety Detention Center, State Office Building, Health and Human Services offices, Department of Accounting and General Services' baseyard, and other State buildings.

To help us as our planning moves forward, we request that you keep us informed of your progress and that you coordinate with the Department of Education and the Housing and Community Development Corporation of Hawaii for their input as well.

If you have any questions regarding the above, please call me at 586-0400 or have your staff call Mr. David DePonte of the Public Works Division at 586-0492.

Sincerely,

A handwritten signature in cursive script that reads "Russ K. Saito".

RUSS K. SAITO  
State Comptroller

c: Ms. Genevieve Salmonson, OEQC  
Judiciary  
Department of Public Safety  
Department of Education  
Housing and Community Development Corporation of Hawaii



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April 12, 2006

Mr. Russ K. Saito, State Comptroller  
State of Hawai'i  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawai'i 96810

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Saito:

Thank you for your letter dated November 21, 2005. We acknowledge your support of the project and your request to keep your department apprised of the County's progress in order to facilitate the planning of your own facility in the area. Both the Department of Education and the Housing and Community Development Corporation of Hawai'i were consulted during the Pre-Assessment Consultation period.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works



**STATE OF HAWAII**  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

September 9, 2005

Mr. Vincent Shigekuni, Vice President  
PBR Hawaii  
1001 Bishop Street, Suite 630  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

SUBJECT: Pre-Assessment Consultation, West Hawaii Civic Center  
Kealakehe, Island of Hawaii, TMK: 7-4-20: 25

The Department of Education (DOE) has no preliminary comments or concerns about the proposed West Hawaii Civic Center in Kealakehe. The DOE is concerned that any description or analysis of adjacent land uses in Kealakehe include the 12-acre school site which straddles the boundary of Kealakehe and Keahuolu.

If you have any questions, please call Rae Loui, Assistant Superintendent of the Office of Business Services, at 586-3444 or Heidi Meeker of the Facilities Development Branch at 733-4862.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patricia Hamamoto".

Patricia Hamamoto  
Superintendent

PH:jl

cc: Rae Loui, Assistant Superintendent, OBS  
Art Souza, CAS, Honokaa/Kealakehe/Kohala/Konawaena Complex Areas  
Duane Kashiwai, Facilities Development Branch  
Sanford Beppu, Planning Section, FDB



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April 12, 2006

Ms. Patricia Hamamoto, Superintendent  
State of Hawai'i  
Department of Education  
P.O. Box 2360  
Honolulu, Hawai'i 96804

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Ms. Hamamoto:

Thank you for your letter dated September 9, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We acknowledge that the DOE has no preliminary comments or concerns about the proposed project. The Draft EA will include a description of the 12-acre school site which straddles the boundary of Kealakehe and Keahuolu.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

LINDA LINGLE  
GOVERNOR



STEPHANIE AVEIRO  
EXECUTIVE DIRECTOR

PAMELA Y. DODSON  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:  
05:PEO/163

September 21, 2005

Mr. Vincent Shigekuni  
Vice President  
PBR Hawaii  
1001 Bishop Street  
ASB Tower, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Re: Pre-Consultation for the Hawaii County Department of Public Works West  
Hawaii Civic Center

This is in response to your letter dated August 25, 2005 to Director Charles Sted, Chairman of the Board of Directors for the Housing and Community Development Corporation of Hawaii (HCDCH).

On November 15, 2001, the HCDCH Board of Directors approved a transfer agreement with the County of Hawaii (County) and the Department of Land and Natural Resources (DLNR) to set aside the subject property in the Villages of La'i'opua to the County for the proposed civic center. The Village 8 Transfer Agreement between the HCDCH, the County and DLNR is dated October 3, 2002. The Governor's Executive Order No. 3952 dated October 28, 2002 set aside the property to the County.

Pursuant to Paragraph 10 of the Village 8 Transfer Agreement, the County office building shall be developed in accordance with the master plan for the entire Village 8 parcel prepared by the County and approved by the HCDCH. The design models for the County project shall be the buildings at the Keahole Airport (Paragraph 30.a).

The HCDCH transferred its development rights to most of the undeveloped lands at the Villages of La'i'opua to the Department of Hawaiian Home Lands (DHHL) by Transfer Agreement dated December 30, 2004. As such, the DHHL should be a consulted party

Mr. Vincent Shigekuni  
September 21, 2005  
Page 2

and any design approvals for the Villages of La'i'opua should now be done by the DHHL.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Aveiro".

Stephanie Aveiro  
Executive Director

c: Micah Kane, DHHL



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April 12, 2006

Ms. Stephanie Aveiro  
State of Hawai'i  
Department of Human Services  
677 Queen Street, Suite 300  
Honolulu, Hawai'i 96813

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Ms. Aveiro:

Thank you for your letter dated September 21, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in respective order of your comments:

1. We acknowledge that a Transfer Agreement between the Department of Land and Natural Resources (DLNR) and the Housing and Community Development Corporation of Hawai'i set aside the subject property for the proposed civic center.
2. We further acknowledge that Paragraph 10 of the Village 8 Transfer Agreement states that the civic center building shall be developed in accordance with the master plan for the entire Village 8 parcel. The project architects, Urban Works, are aware that the design models for the County project are the buildings at the Keahole Airport. A major feature of the Keahole Airport design is its appropriate sense of scale, warm materials and generous landscaping. The Keahole forms are expressed as pavilions, enclosing open spaces where the visitors and airport employees can go about their respective journeys and work tasks.

While recognizing the differences between an airport terminal and a large governmental complex, the proposed civic center will incorporate similar ideas, such as the concept of "village," where the various departments will be contained in smaller building components connected by walkways and trellises. The civic center buildings will be limited to one- and two-story structures that have the ability to open up to adjacent open spaces, such as courtyards for waiting and socializing, and a major gather place for large community events. At the civic center, similar to Keahole Airport, the pedestrian experience will be at the center of the design concept, with the adjacent parking close by but carefully concealed from the main civic center complex.

3. The Department of Hawaiian Home Lands (DHHL) was consulted during the pre-assessment consultation period. We acknowledge that any design approvals for the Villages of La'i'ōpua should be handled by the DHHL.

April 12, 2006

Ms. Stephanie Aveiro

SUBJECT: WEST HAWAI'I CIVIC CENTER; DRAFT ENVIRONMENTAL ASSESSMENT;  
PRE-ASSESSMENT CONSULTATION

Page 2 of 2

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read "Marissa Furfaro". The signature is written in a cursive, flowing style.

Marissa Furfaro  
Planner

cc: John Ida, Urban Works



**Office of the Administrative Director of the Courts — THE JUDICIARY • STATE OF HAWAII**  
417 SOUTH KING STREET • ALI'ĪOLANI HALE • HONOLULU, HAWAII 96813-2902 • TELEPHONE (808) 539-4900 • FAX (808) 539-4855

**Thomas R. Keller**  
ADMINISTRATIVE DIRECTOR

**Walter M. Ozawa**  
DEPUTY ADMINISTRATIVE DIRECTOR

September 22, 2005

P B R HAWAII  
1001 Bishop Street  
American Savings Bank Tower, Suite 650  
Honolulu, Hawaii 96813-3484

Attention: Mr. Vincent Shigekuni, Vice President

Subject: Hawaii County-Department of Public Works (DPW) West Hawaii Civic Center—  
Pre-Consultation

Dear Mr. Shigekuni:

The Judiciary is in receipt of your letter on the subject referenced above, dated August 25, 2005 and addressed to Chief Justice Ronald T.Y. Moon, which has been referred to my office for a response.

The Judiciary's interest in the County of Hawaii's plans and prospective location for its civic center relates to our own intention to develop a new comprehensive court facility for west Hawaii, similar to that which is currently under construction on the other side of the island in Hilo. This new west Hawaii court facility would be a part of a new State civic center in the Kailua-Kona area, the location of which is, as of this writing, yet to be determined by the Department of Accounting and General Services (DAGS). As this State civic center will include facilities for a number of other agencies, the Judiciary will be following DAGS' lead with respect to the development of new facilities in west Hawaii. Accordingly, we recommend that your environmental assessment process provide to DAGS the same invitation for comment and input that is being offered to the Judiciary, if such is not already the case.

The Judiciary is appreciative of the opportunity to be included in the general planning and environmental assessment processes for the County of Hawaii's civic center, and looks forward to the draft and final installments of your environmental assessment effort. Any direct inquiries or requests for information can be directed to Dennis Chen, the Judiciary's Capital Improvement Project Coordinator, at 539-4748.

Sincerely yours,

  
THOMAS R. KELLER  
Administrative Director of the Courts

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LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

April 12, 2006

Mr. Thomas R. Keller, Administrative Director of the Courts  
State of Hawai'i  
The Judiciary  
417 South King Street  
Ali'iōlani Hale  
Honolulu, Hawai'i 96813-2902

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ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

**SUBJECT: WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Keller:

Thank you for your letter dated September 22, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in the respective order of your comments:

1. We acknowledge the Judiciary's intention to develop a new comprehensive court facility, similar to the complex currently under construction in Hilo.
2. We further acknowledge that the new West Hawai'i Judiciary complex will be a part of a State Civic Center, and its location is to be determined by the Department of Accounting and General Services (DAGS).
3. The State Department of Accounting and General Services (DAGS) was consulted during the pre-assessment consultation period.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

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LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

**STATE OF HAWAII**  
**OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

235 SOUTH BERETANIA STREET  
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TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: oeqc@health.state.hi.us

September 21, 2005

Mr. Vincent Shigekuni  
PBR Hawaii  
1001 Bishop Street Suite 650  
Honolulu, HI 96813

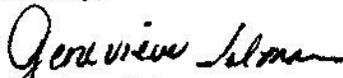
Subject: Hawaii County Department of Public Works  
West Hawaii Civic Center – Pre-Consultation

Dear Mr. Shigekuni:

We have received your letter dated August 25, 2005 on the proposed West Hawaii Civic Center. The west side of Hawaii County is a rapidly growing community. We support the idea for convenience for the public as well as to lessen traffic between different offices.

We have no other comments to offer at this time. We will reserve further comments when the documents are submitted. Thank you for the opportunity to review your request. Should you have any questions, please feel free to contact our office at 586-4185.

Sincerely,

  
Genevieve Salmonson  
Director



LAND PLANNING  
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SENIOR ASSOCIATE

KEVIN NISHIKAWA, ASLA  
ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

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FAX: (808) 242-2902

April 12, 2006

Ms. Genevieve Salmonson, Director  
State of Hawai'i  
Office of Environmental Quality Control  
235 South Beretania Street  
Honolulu, Hawai'i 96813

**SUBJECT: WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Ms. Salmonson:

Thank you for your letter dated September 21, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We acknowledge your support for the convenience and reduced traffic the civic center will provide for the public. We also acknowledge that you will reserve further comment until the Draft EA is submitted.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works



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

HRD05/2020

September 19, 2005

Vincent Shigekuni  
PBR Hawaii  
ASB Tower, Suite 650  
1001 Bishop Street  
Honolulu, HI 96813

**RE: Pre-Consultation for the Proposed Hawaii County Department of Public Works (DPW) West Hawaii Civic Center, Kailua-Kona, Hawai'i, TMK 7-4-20: 25.**

Dear Mr. Shigekuni,

The Office of Hawaiian Affairs (OHA) is in receipt of your August 25, 2005 request for comment on the above listed proposed project, TMK 7-4-20: 25. OHA offers the following comments:

Our staff has no comment specific to the pre-consultation effort related to the proposed West Hawaii Civic Center. Please contact Ruby McDonald of OHA's Kailua-Kona office as she may be able to assist you in this effort. Our office looks forward to reviewing the Draft Environmental Assessment.

OHA further requests your assurances that if the project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

'O wau iho nō,

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

Clyde W. Nāmu'o  
Administrator

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



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

April 12, 2006

Mr. Clyde W. Nāmu‘o, Administrator  
State of Hawai‘i  
Office of Hawaiian Affairs  
711 Kapi‘olani Boulevard, Suite 500  
Honolulu, Hawai‘i 96813

WM. FRANK BRANDT, FASLA  
CHAIRMAN

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KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

**SUBJECT: WEST HAWAI‘I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
PRE-ASSESSMENT CONSULTATION**

Dear Mr. Nāmu‘o:

Thank you for your letter dated September 19, 2005 received during the subject Environmental Assessment (EA) Pre-Assessment Consultation period. We offer the following responses in the respective order of your comments:

1. We acknowledge that your staff has no comment to offer at this time. Following your suggestion, Ms. Ruby McDonald of your Kailua-Kona office was consulted during the pre-assessment consultation period.
2. Please be assured that all work will cease and the appropriate agencies will be contacted, should *iwi*, Native Hawaiian cultural, or traditional deposits be found during ground disturbance.

We appreciate your interest and participation in the consultation phase of the environmental review process. Your letter will be included in the forthcoming Draft EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works

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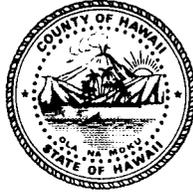
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# **Appendix G**

---

Draft EA Public Review  
Comment and Response Letters

Harry Kim  
Mayor



Barbara Bell  
Director

Nelson Ho  
Deputy Director

**County of Hawaii**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
25 Aupuni Street, Room 210 • Hilo, Hawai'i 96720-4252  
(808) 961-8083 • Fax (808) 961-8086

June 2, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
101 Aupuni Street, Suite 310  
Hilo, HI 96720

Re: West Hawai'i Civic Center  
Draft Environmental Assessment  
Kealakehe, North Kona District, Island of Hawaii  
TMK: 7-4-20:25

Dear Ms. Furfaro,

Please note our suggested changes on Pages 39 and 40, 5.3 Wastewater Facilities.

Thank you for allowing us the opportunity to offer input on this project and if we can be of further assistance, please don't hesitate to contact us.

A handwritten signature in cursive script, appearing to read "Barbara Bell".

Barbara Bell  
DIRECTOR

cc: OEQC  
David Yamamoto, DPW

8295A

# WEST HAWAI'I CIVIC CENTER

## DRAFT ENVIRONMENTAL ASSESSMENT

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The consolidation of the existing County facilities spread out between Kailua, Kealakekua, and Captain Cook to one location will reduce traffic congestion on roadways between the existing public facilities.

### 5.2 WATER SUPPLY FACILITIES

The County of Hawai'i Department of Water Supply (DWS) operates and maintains over 24 water systems and 67 sources across the island. The individual water systems are not interconnected except in South Hilo and Kona, where the population is more densely concentrated. The present average water consumption for the County is approximately 22.35 million gallons per day (mgd). The project site is located within the DWS's North Kona system, which is supplied by four wells and one shaft at Kahalu'u, and one well each at Hōlualoa, Keahuolū, Kalaoa, Honokōhau, and Hualālai. The four Kahalu'u wells provide the majority of the water for the North Kona system, which has a total capacity of 14.9 mgd. Current water usage in this region is approximately 8.5 mgd (County of Hawai'i, 2005).

In the vicinity of the proposed West Hawai'i Civic Center, a 16-inch water main is located along Ane Keohokalole Highway. This water main is connected to the existing 1.0-million gallon (MG) reservoir with a base elevation of 325 feet, and can be used to provide water to the civic center. The new water main for the civic center will be sized to provide fire flow and domestic flow for proposed and future water demands.

#### *Potential Impacts and Mitigation Measures*

The proposed project is not expected to significantly increase the demand for water, as the project is not likely to impact population. Existing County offices and departments located in West Hawai'i will be relocated to the proposed civic center. New on-site water facilities such as transmission mains will be required; however, the demand for water is not expected to significantly change from the current water usage at existing facilities. The projected water demand is estimated at 21,000 gallons per day (gpd). The County's existing water supply is expected to accommodate the proposed civic center.

### 5.3 WASTEWATER FACILITIES

The Kealakehe region is currently being serviced by the County's Kealakehe Wastewater Treatment Plant, which has a design capacity of 5.31 mgd. An existing 18-inch wastewater main is located along the south side of Kealakehe Parkway and is presently conveying wastewater from the existing housing area *mauka* of the project site, as well as from Kealakehe High School, to the wastewater treatment plant. The proposed wastewater main for the civic center will be connected to the existing 18-inch wastewater main and will be sized to accommodate both proposed and future wastewater flows.

Given the growth that the Kona region has experienced and the potential for future growth, the County is studying the possibility of upgrading the Kealakehe system from R-2 to R-1 quality, and has initiated the planning of a ~~constructed wetlands system that may be used in conjunction with the potential R-1 effluent upgrade.~~ ~~an R-1 treatment facility to~~ be augmented to the existing wastewater treatment plant.

# WEST HAWAI'I CIVIC CENTER

## DRAFT ENVIRONMENTAL ASSESSMENT

### *Potential Impacts and Mitigation Measures*

The proposed project is expected to generate a wastewater flow of approximately 20,000 gpd. Until the County implements any upgrades to the Kealakehe system, the wastewater will receive <sup>mauka</sup> secondary (R-2 quality) treatment and be disposed of in an open pit on the *mauka* side of Queen Ka'ahumanu Highway. All of the treated wastewater delivered to the open pit ultimately reaches the underlying groundwater and subsequently discharges into the marine environment. However, once the County implements ~~either a wetlands treatment system and/or an R-1 effluent upgrade~~ <sup>to R-1</sup> at the treatment plant, wastewater will be treated and can be reused for irrigation. Disposal of treated wastewater in the open pit *mauka* of Queen Ka'ahumanu Highway would no longer occur. *be minimized significantly.*

Wastewater is currently generated by County offices and departments located throughout West Hawai'i. Since existing offices will be consolidated into the proposed civic center, the amount of wastewater generated is not expected to significantly change. Wastewater from the civic center will flow to the Kealakehe wastewater treatment plant.

### 5.4 DRAINAGE FACILITIES

There are no streams, natural gulches, waterways, or flood zones within the project site. The topography of the site slopes down from the northeast to the southwest. Ground surface elevations range from approximately 226 feet mean sea level (msl) to 286 feet msl, with slopes ranging from 5 to 20 percent. Runoff water ponds and percolates into the lava at a depression in the southwest corner of the site. Since no drainage improvements have been made to the site, when overflow of the depression occurs, runoff flows into the adjacent lot *makai* of the site.

The natural ground surface of the Kealakehe area generally has a high permeability; therefore, surface runoff does not usually occur, even during the most intense rainfalls. The area has no natural gulches or waterways formed by surface runoff. A 30-inch pipe culvert on Queen Ka'ahumanu Highway has generally never conveyed more than a minimal amount of localized roadside runoff. Consequently, the area's water resources primarily include groundwater.

### *Potential Impacts and Mitigation Measures*

The proposed civic center will create impervious surfaces (i.e., buildings, roadways, parking areas, and walkways) on a currently undeveloped site. Consequently, pre-development runoff quantities will increase with the project. However, in compliance with County regulations, proposed on-site storm drainage facilities be sized to control runoff in excess of estimated pre-development runoff quantities.

Portions of the site will be graded to accommodate proposed buildings and parking areas. Runoff will flow into drywells within parking areas and will then be conveyed to the depression at the southwest corner of the site by drainage swales. Pipe drains and inlet structures will not be used, in order to reduce construction costs and minimize maintenance of the drainage system. Drainage facilities will be designed in accordance with the County Storm Drainage Standards. Grading plans and proposed drainage improvements will be reviewed by the DPW.



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Ms. Barbara Bell, Director  
County of Hawai'i  
Department of Environmental Management  
25 Aupuni Street, Room 210  
Hilo, Hawai'i 96720-4252

WM. FRANK BRANDT, FASLA  
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KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

**SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25**

Dear Ms. Bell:

Thank you for your letter dated June 2, 2006 commenting on the subject Draft Environmental Assessment (EA). Section 5.3 Wastewater Facilities, will be corrected in the Final EA to reflect your comments.

Thank you for your participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

**PBR HAWAII**

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

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**Harry Kim**  
*Mayor*



**Christopher J. Yuen**  
*Director*

**Brad Kurokawa, ASLA**  
**LEED® AP**  
*Deputy Director*

**County of Hawaii**  
**PLANNING DEPARTMENT**

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

June 21, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center  
101 Aupuni St., Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

**Subject: Draft Environmental Assessment**  
**Project: West Hawaii Civic Center**  
**Tax Map Key: 7-4-020:025**

We have reviewed the DEA for the subject project and offer the following comments in addition to those provided in our October 11, 2005 letter.

The discussion in Section 1.5 on Surrounding Land Uses does not include any reference to the Single-Family Residential and Industrial zoning located to the northeast and northwest of the subject parcel respectively.

The last sentence in Section 2.1 regarding the Project Goals and Objectives appears to unnecessarily limit any possible expansion of the proposed Civic Center to include locating other departments or agencies should it be determined necessary and appropriate to do so.

The DEA refers to approximate square footages for portions of the proposed structures that will house the various departments and agencies. However, it does not refer to a specific process by which the needs of the departments and agencies and their employees will be identified and provided for to ensure the long-term functionality of the proposed civic center. We suggest that a process be developed that will provide for substantive input and ongoing review and comment by the affected departments and agencies on the design of the proposed facility.

Ms. Marissa Furfaro  
PBR Hawaii  
Page 2  
June 21, 2006

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,

*Alvin S. Kawaha*

CHRISTOPHER J. YUEN  
Planning Director

LMB:cd

P:\WPWIN60\Larry\EA-EIS Comments\PBR-DPW WestHawaiiCivicCenter DEA.doc

XC: <sup>gus</sup> OCEC DEQC  
Mr. David Yamamoto, DPW



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August 18, 2006

Mr. Christopher J. Yuen, Director  
County of Hawai'i  
Planning Department  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720-3043

SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Yuen:

Thank you for your letter dated June 21, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. Section 1.5 of the Final EA, Surrounding Land Uses, will reference the single-family residential and industrial zoning located to the northeast and northwest of the project site.
2. The last sentence in Section 2.1, Project Goals and Objectives, will be modified in the forthcoming Final EA.
3. There was a programming consultant (Roth & Shepherd Architects) who interviewed all of the County departments and users (primarily the department heads and directors). The latest programming document was approved by the County Department of Public Works. Urban Works staff met with the County departments again during the floor plan development to review the approved program. In addition, the County has asked Urban Works to require the design-build contractor, in the course of developing the construction documents, to ensure that detailed program requirements will be incorporated into the project.

Thank you for your interest and participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works  
David Yamamoto, County of Hawai'i Department of Public Works

Harry Kim  
Mayor



Bruce C. McClure  
Director

Jiro Sumada  
Deputy Director

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

June 2, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center  
101 Aupuni Street  
Hilo, Hawaii 96720

Subject: West Hawaii Civic Center - Draft Environmental Assessment  
Kealakehe, N. Kona, HI  
TMK: 7-4-020: 025

We reviewed a copy of the subject document and have no further comments.  
Thank you for including Engineering Division in the review process.  
If you have any questions, please contact Kiran Emler of our Kona office at 327 -  
3530.

Galen M. Kuba, Division Chief  
Engineering Division

KE

c: ENG-HILO/KONA  
OEQC



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Galen M. Kuba, Division Chief  
County of Hawai'i  
Department of Public Works  
Engineering Division  
101 Pauahi Street, Suite 7  
Hilo, Hawai'i 96720-4224

WM. FRANK BRANDT, FASLA  
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KEVIN NISHIKAWA, ASLA  
*ASSOCIATE*

KIMI MIKAMI YUEN  
*ASSOCIATE*

SCOTT ABRIGO  
*ASSOCIATE*

**SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25**

Dear Mr. Kuba:

Thank you for your letter dated June 2, 2006 commenting on the subject Draft Environmental Assessment (EA). We acknowledge that you have no further comments on the subject project.

Thank you for your interest and participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

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**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I**  
345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720  
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

June 23, 2006

PBR Hawaii  
Hilo Lagoon Centre  
101 Aupuni Street, Suite 210  
Hilo, HI 96720

**DRAFT ENVIRONMENTAL ASSESSMENT  
WEST HAWAI'I CIVIC CENTER  
NORTH KONA, ISLAND OF HAWAI'I, HAWAI'I  
TAX MAP KEY 7-4-020:025**

Thank you for allowing us the opportunity to comment on the subject Draft Environmental Assessment.

Water can be made available from an existing 16-inch waterline within Ane Keohokalole Highway, fronting the subject parcel. Please be informed that there are currently only seven (7) units of water, at an average of 400 gallons per day (GPD), per unit, or a total of 2,800 GPD, available to the subject parcel. Additional water system improvements will be required to provide the estimated 21,000-GPD demand for the project. The nature and scope of the required improvements will be determined at a later date.

Subject to the above, the meter connection size will be determined by water demand calculations provided by a professional engineer, licensed in the State of Hawai'i. The calculations should include the estimated peak-flow rate, in gallons per minute (GPM), and the estimated total maximum daily water demand for the facility, in gallons per day. The installation of a reduced pressure type backflow prevention assembly within five feet of the meter will also be required.

If you have any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

Milton D. Pavao, P.E.  
Manager

FM:dfg

copy - State of Hawai'i, Office of Environmental Quality Control  
County of Hawai'i, Department of Public Works

*... Water brings progress...*



LAND PLANNING  
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FAX: (808) 242-2902  
EMAIL: pbrmaui@lava.net

August 18, 2006

Mr. Milton Pavao, Manager  
County of Hawai'i  
Department of Water Supply  
345 Kekūanaō'a Street, Suite 20  
Hilo, Hawai'i 96720  
Fort Shafter, Hawai'i 96858-5440

**SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25**

Dear Mr. Pavao:

Thank you for your letter dated June 23, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. We understand that water can be made available from an existing 16-inch waterline within Ane Keohokalole Highway. We further acknowledge that water system improvements will be required to provide the estimated water demand for the project and that those required improvements will be determined at a later date.
2. A professional engineer, licensed in the State of Hawai'i, will provide water demand calculations in order to determine the meter size connection. The calculations will include the estimated peak-flow rate, in gallons per minute, and the estimated total maximum daily water demand for the facility, in gallons per day. We also acknowledge that the installation of a reduced pressure type backflow prevention assembly within five feet of the meter will be required.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

**Harry Kim**  
Mayor



**Darryl J. Oliveira**  
Fire Chief

**Desmond K. Wery**  
Deputy Fire Chief

## County of Hawai'i

### FIRE DEPARTMENT

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

June 2, 2006

Ms. Marissa Furfaro  
PBR HAWAII  
Hilo Lagoon Center  
101 Aupuni Street  
Suite 310  
Hilo, Hawaii 96720

**SUBJECT:** DRAFT ENVIRONMENTAL ASSESSMENT  
PROJECT: WEST HAWAII CIVIC CENTER  
KEALAKEHE, NORTH KONA  
TAX MAP KEY: (3)7-4-20:25

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In regards to the above-mentioned Draft Environmental Assessment, the following shall be in accordance:

Water supply shall be in accordance with UFC Section 10.301(c):

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

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

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

A handwritten signature in black ink that reads "Desmond K. Wery".

DESMOND K. WERY  
Deputy Fire Chief

DKW:lpc





LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Desmond K. Wery, Deputy Fire Chief  
County of Hawaii  
Fire Department  
25 Aupuni Street, Suite 103  
Hilo, Hawai'i 96720

WM. FRANK BRANDT, FASLA  
CHAIRMAN

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SENIOR ASSOCIATE

KEVIN NISHIKAWA, ASLA  
ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Wery:

Thank you for your letter dated June 2, 2006 commenting on the subject Draft Environmental Assessment (EA). The water supply provided to the site will be in accordance UFC Section 10.301(c).

Thank you for your interest and participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

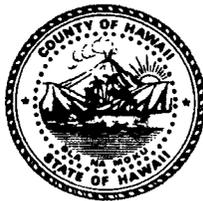
cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

HONOLULU OFFICE  
1001 BISHOP STREET  
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WAILUKU, HAWAI'I 96793-1271  
TEL: (808) 242-2878  
FAX: (808) 242-2902

**Harry Kim**  
*Mayor*



**Lawrence K. Mahuna**  
*Police Chief*

**Harry S. Kubojiri**  
*Deputy Police Chief*

## **County of Hawaii**

### **POLICE DEPARTMENT**

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

June 8, 2006

Ms. Marissa Furfaro  
PBR HAWAII  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

Thank you for allowing police input on the West Hawai'i Civic Center Draft Environmental Assessment (EA), dated May 22, 2006.

My staff has reviewed your Draft Environmental Assessment for the West Hawai'i Civic Center and submits the following comments.

Staff concurs with the need for a centralized government center for West Hawaii and appreciates its proximity to the Kealakehe Police Station. Staff also agrees that this center will not impact housing or population and that the center should not create any additional needs for police services.

Staff does have serious concerns with existing traffic problems in the area. Kealakehe Parkway, the main access to this center, was built as a cul-de-sac. The only way in or out is via Queen Kaahumanu Highway. Kealakehe Parkway services Kealakehe High School and the Villages of Lai Opuia. Without adding any vehicles to Kealakehe Parkway, there is already a traffic problem at the Queen Kaahumanu Highway intersection during morning rush hour. With all of the existing growth in West Hawaii, Kealakehe High School continues to grow at an alarming rate. In addition, the Villages of Lai Opuia have major plans for expansion.

As a cul-de-sac, Kealakehe Parkway has no other alternate routes from or to the area. Staff recommends that both traffic and emergency response issues can be addressed by completing a connector road between Kealakehe Parkway, Hinalani and Makala.

MS. MARISSA FURFARO  
JUNE 8, 2006  
PAGE 2

This connector road should also intersect with the landfill access road. Staff also recommends that an east or mauka connector from Kealakehe Parkway to Kealakaa be completed prior to opening the center.

Should you have any questions, please contact Captain Paul Kealoha, Area II, Kona Patrol, at 326-4646, extension 249.

Sincerely,



HARRY S. KUBOJIRI  
DEPUTY POLICE CHIEF  
ACTING POLICE CHIEF

c: Harry Kim, Mayor  
Bruce McClure, Director of Public Works  
Office of Environmental Quality Control



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Harry S. Kubojiri, Deputy Police Chief  
County of Hawai'i  
Police Department  
349 Kapi'olani Street,  
Hilo, Hawai'i 96720-3998

WM. FRANK BRANDT, FASLA  
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SENIOR ASSOCIATE

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SENIOR ASSOCIATE

KEVIN NISHIKAWA, ASLA  
ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

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FAX: (808) 242-2902

SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Kubojiri:

Thank you for your letter dated June 8, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. Thank you for confirming the need for the project and for acknowledging that this project will not impact housing or population, or create any additional needs for police services.
2. We acknowledge that you have serious concerns with existing traffic problems in the area. A Traffic Impact Analysis Report (TIAR) is being prepared for the project. Additionally, the County Department of Public Works (DPW), who is responsible for this project, is supportive of extending Kamanu Street from Hina Lani Street to Kealakehe Parkway. DPW is also supportive of the completion of Keanalehu Drive and Manawalea Street so that the existing cul-de-sac situation is not perpetuated.

Thank you for your interest and participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

LINDA LINGLE  
GOVERNOR



RUSS K. SAITO  
COMPTROLLER  
KATHERINE H. THOMASON  
DEPUTY COMPTROLLER

**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810

(P)1126.6

JUN 23 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, HI 96720-4262

Dear Ms. Furfaro:

Subject: Hawaii County Department of Public Works  
West Hawaii Civic Center  
Draft Environmental Assessment

Thank you for the opportunity to review the information regarding the subject project. We support the project's purpose of consolidating existing County services. We request that the acceptability of the development of future government facilities in adjacent properties be considered. Facilities could include, but not be limited to, the Judiciary Building, Department of Public Safety Detention Center, State Office Building, State Civic Center, and the Department of Accounting and General Services' Baseyard.

If you have any questions, please have your staff call Mr. David DePonte of the Planning Branch at 586-0492.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernest Y. W. Lau".

ERNEST Y. W. LAU  
Public Works Administrator

DD:mo

c: Ms. Genevieve Salmonson, OEQC  
Mr. David Yamamoto, County of Hawaii, Public Works



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

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MANAGING DIRECTOR  
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EMAIL: pbrmaui@lava.net

August 18, 2006

Mr. Ernest Y. W. Lau, Administrator  
State of Hawai'i  
Department of Accounting and General Services  
Public Works  
P.O. Box 119  
Honolulu, Hawai'i 96810

SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Lau:

Thank you for your letter dated June 23, 2006 commenting on the subject Draft Environmental Assessment (EA). We acknowledge your support for the project's purpose of consolidating existing County services. Also, the County is aware of your request for the acceptance of the development of future government facilities in adjacent properties. Language to this effect is provided in the forthcoming Final EA.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works



**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**LAND USE COMMISSION**  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

June 6, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center, Suite 310  
101 Aupuni Street  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

Subject: Draft Environmental Assessment (DEA) for the West Hawaii Civic Center

We have reviewed the DEA for the subject project and confirm that the West Hawaii Civic Center site, as generally represented on the Location Map, is designated within the State Land Use Urban District.

For your information, the site was part of the approximately 727 acres of land reclassified from the State Land Use Conservation and Agricultural Districts to the State Land Use Urban District in LUC Docket No. A90-660/Housing Finance and Development Corporation for the Villages of La`i`opua master-planned community. Although a civic center was not among the uses proposed for the community, we understand that Executive Order No. 3952 set aside the site to the County of Hawaii for that purpose. We suggest that the Final EA include reference to the reclassification as part of the background discussion on the location.

We have no further comments to offer at this time. Thank you for the opportunity to comment on the subject DEA. Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

  
ANTHONY J. H. CHING  
Executive Officer

c: Office of Environmental Quality Control  
County of Hawaii Department of Public Works



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Anthony J. H. Ching, Executive Officer  
State of Hawai'i  
Department of Business, Economic Development & Tourism  
Land Use Commission  
P.O. Box 2359  
Honolulu, Hawai'i 96804-2359

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KEVIN NISHIKAWA, ASLA  
ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Ching:

Thank you for your letter dated June 6, 2006 commenting on the subject Draft Environmental Assessment (EA). Thank you for confirming that the project site is located within the State Land Use Urban District. As part of the background discussion on location, the Final EA will include a reference to the LUC Docket No. A90-660, of which the property was a part of.

Thank you for your interest and participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

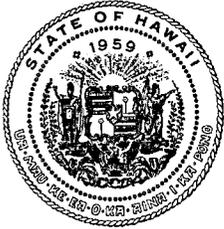
Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

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1001 BISHOP STREET  
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FAX: (808) 242-2902



## DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

LINDA LINGLE  
GOVERNOR  
THEODORE E. LIU  
DIRECTOR  
MARK K. ANDERSON  
DEPUTY DIRECTOR

STRATEGIC INDUSTRIES DIVISION  
235 South Beretania Street, Leiopapa A Kamehameha Bldg., 5<sup>th</sup> Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-3807  
Fax: (808) 586-2536  
Web site: [www.hawaii.gov/dbedt](http://www.hawaii.gov/dbedt)

June 1, 2006

PBR HAWAII  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Attn: Ms. Marissa Furfaro

Re: Draft Environmental Assessment (EA)  
West Hawaii Civic Center  
Kealakehe, North Kona  
TMK: (3) 7-4-20:25

In response to your May 22, 2006, notice, thank you for the opportunity to provide comments on the Draft Environmental Assessment for the West Hawaii Civic Center project. The Center will be located on a seven acre site and will be comprised of four buildings that will include a town hall, County Council building, a heritage museum, and buildings for other County departments, among other improvements. Our comments are addressed to State energy conservation goals and sustainability.

**State energy conservation goals.** Project buildings, activities, and site grounds should be designed with energy saving considerations. The mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy efficient practices and technologies.

We note that the Center will promote energy efficiency through the use of solar and daylighting techniques that will reduce solar heat gain, provide daylighting to interior portions of the building, as well as the use of photovoltaic roof panels, and insulation. We suggest that you contact Hawaii Electric Light Co., Inc., which may offer demand-side management rebates for energy efficient technologies and other measures which would reduce the use of energy within the park.

**Sustainability.** We note that you have included consideration of energy and resource efficient design principles for your proposed Center and that this design is based on achieving LEED certification. It might be interesting to see a preliminary LEED-NC checklist included in your final assessment.

There are several publications on our energy efficiency website which we recommend for review in regard to selected energy efficient design and site development practices. These include the the *Hawaii Commercial Building Guidelines for Energy Efficiency* at <http://www.hawaii.gov/dbedt/info/energy/efficiency> and the *Sustainability Guidelines* at <http://www.hawaii.gov/dbedt/info/energy/publications/schools>.

We would also like to call your attention to Act 96, 2006, SLH, which, although it applies to state facilities, may be of interest to you in regard to this project. If you need clarification of any of the above, please do not hesitate to contact me at telephone number (808) 587-3812.

Sincerely,



Maurice H. Kaya  
Chief Technology Officer

c: OEQC  
County of Hawaii, Department of Public Works



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Maurice H. Kaya, Chief Technology Officer  
State of Hawai'i  
Department of Business, Economic Development & Tourism  
Strategic Industries Division  
235 S. Beretania Street, 5<sup>th</sup> Floor  
Honolulu, Hawai'i 96813

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SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Kaya:

Thank you for your letter dated June 1, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. Project buildings, activities, and site grounds will be designed with energy saving considerations such as outdoor corridors that will not need cooling, locating the buildings to take advantage of breezes, and solar and day lighting strategies such as photovoltaic panels and light shelves.
2. The Design-Build team and the County will be advised to contact Hawaii Electric Light Co., Inc. to inquire about any demand-side management rebates for energy efficient technologies and other measure which would reduce the use of energy within the project site.
3. A preliminary LEED-NC checklist will be included in the Final EA.
4. Thank you for your reference to the *Hawaii Commercial Building Guidelines for Energy Efficiency*.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,  
PBR HAWAII

Marissa Furfaro, Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works



**STATE OF HAWAII**  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

June 14, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

**SUBJECT: Draft Environmental Assessment (DEA), West Hawaii Civic Center  
Kealakehe, Island of Hawaii, TMK: 7-4-20:25**

The Department of Education (DOE) requested in its September 9, 2005, pre-consultation letter that any description or analysis of adjacent land uses in Kealakehe include a proposed 12-acre school site which straddles the boundary of Kealakehe and Keahuolu. Although your letter of April 12, 2006, says you will include such a description, there are no maps or detailed descriptions of the proposed uses of the remaining land in Kealakehe. It would have been useful to see a map of the entire area which appears to depend exclusively on Kealakehe Parkway as an access.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

Very truly yours,

Patricia Hamamoto  
Superintendent

PH:jmb

c: Randolph Moore, Acting Assistant Superintendent, OBS  
Duane Kashiwai, Public Works Manager, FDB  
Art Souza, CAS, Honokaa/Kealakehe/Kohala/Konawaena Complex Areas  
Genevieve Salmonson, OEQC  
David Yamamoto, County of Hawaii, Department of Public Works



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Ms. Patricia Hamamoto, Superintendent  
State of Hawai'i  
Department of Education  
P.O. Box 2360  
Honolulu, Hawai'i 96804

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ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Ms. Hamamoto:

Thank you for your letter dated June 14, 2006 commenting on the subject Draft Environmental Assessment (EA). I apologize that a description of the 12-acre school site was inadvertently left out of the Draft EA. A discussion will be included in the Final EA as well as some additional information on other project sites in the vicinity.

Thank you for your interest and participation in the public review period of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

HONOLULU OFFICE  
1001 BISHOP STREET  
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LINDA LINGLE  
GOVERNOR  
STATE OF HAWAII



MICAH A. KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

BEN HENDERSON  
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK  
EXECUTIVE ASSISTANT

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879  
HONOLULU, HAWAII 96805

June 6, 2006

Ms. Marissa Furfaro, Planner  
PBR HAWAII  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

Subject: Draft Environmental Assessment for West Hawaii  
Civic Center, Kealakehe, North Kona, Hawaii

We have reviewed the Draft Environmental Assessment for the West Hawaii Civic Center which will consolidate several County offices that are currently situated in Kailua-Kona, Kealakehe, and Captain Cook.

We have no comments to offer at this time.

Thank you for this opportunity to review and comment on this document.

Aloha and mahalo,

*Ben Henderson*  
Micah A. Kane, Chairman  
Hawaiian Homes Commission



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Micah A. Kane, Chairman  
State of Hawai'i  
Department of Hawaiian Home Lands  
Hawaiian Homes Commission  
P.O. Box 1879  
Honolulu, Hawai'i 96805

WM. FRANK BRANDT, FASLA  
CHAIRMAN

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ASSOCIATE

KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Kane:

Thank you for your letter dated June 6, 2006 commenting on the subject Draft Environmental Assessment (EA). We acknowledge that you have no comments to offer on the subject project.

Thank you for your participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

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

In reply, please refer to:  
EPO-06-084

June 26, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

SUBJECT: Draft Environmental Assessment for West Hawaii Civic Center at Kealakehe,  
North Kona, Island of Hawaii, Hawaii  
TMK: (3) 7-4-20: 25

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have the following Clean Water Branch comments.

Clean Water Branch (Standard Comments)

The Department of Health (DOH), Clean Water Branch (CWB) has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA) Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.
2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).
  - a. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES

application forms may also be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/individ-index.html>.

- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at: <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.
- i. Storm water associated with industrial activities, as defined in Title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]
  - ii. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.** [HAR, Chapter 11-55, Appendix C]
  - iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]
  - iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]
  - v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
  - vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
  - vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]
  - viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]
  - ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]

Ms. Furfaro  
June 26 2006  
Page 3

- x. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]
  - xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]
3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.
4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

If you have any questions, please contact Mr. Alec Wong, Supervisor of the Engineering Section, CWB, at (808) 586-4309.

We strongly recommend that you review all of the Standard Comments on our website: [www.state.hi.us/health/environmental/env-planning/landuse/landuse.html](http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html). Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER  
Environmental Planning Office

c: EPO  
CWB  
EH-Hawaii



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Kelvin Sunada, Manager  
State of Hawai'i  
Department of Health  
Environmental Planning Office  
P.O. Box 3378  
Honolulu, Hawai'i 96801-3378

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SCOTT ABRIGO  
ASSOCIATE

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SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Sunada:

Thank you for your letter dated June 26, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. There are no navigable waters adjacent to the project site. Further, all site generated runoff must be disposed of on-site and will not runoff to other properties.
2. We acknowledge that the Director of Health may require the submittal of an individual permit application or Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).
3. We are awaiting SHPD's review of the archaeological report.
4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

Thank you for your participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

LINDA LINGLE  
GOVERNOR



STEPHANIE AVEIRO  
EXECUTIVE DIRECTOR

PAMELA Y. DODSON  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

06/PEO/129

June 22, 2006

PBR HAWAII  
Hilo Lagoon Center  
101 Aupunit Street, Suite 310  
Hilo, Hawaii 96720

Attention: Ms. Marissa Furfaro

Dear Ms. Furfaro:

Subject: West Hawaii Civic Center  
Kealakehe, North Kona  
TMK: (3) 7-4-020:025

Thank you for the opportunity to review the Draft Environmental Assessment for the West Hawaii Civic Center. The Draft Environmental Assessment does not include elevations, so the height of the proposed buildings is unclear. However, the concept sketches indicate compliance with the Transfer Agreement between the Housing and Community Development Corporation of Hawaii's (HCDCH) and the County of Hawaii, which required the design model be the buildings at Keahole Airport. We have no additional comments at this time.

Sincerely,

Stephanie Aveiro  
Executive Director

c: Office of Environmental Quality Control



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

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August 18, 2006

Ms. Stephanie Aveiro  
State of Hawai'i  
Department of Human Services  
677 Queen Street, Suite 300  
Honolulu, Hawai'i 96813

SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Ms. Aveiro:

Thank you for your letter dated June 22, 2006 commenting on the subject Draft Environmental Assessment (EA). Additional sketches that include elevations of the building will be provided in the forthcoming Final EA. Your concerns that the design be in compliance with the Transfer Agreement between the Housing and Community Development Corporation of Hawai'i and the County of Hawai'i will be carried through to the design-build stage of the project, at which time the final design for the building will be created.

We appreciate your interest in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works



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

IN REPLY REFER TO:

STP 8.2200

July 6, 2006

Ms. Marissa Furfaro  
PBR HAWAII  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

Subject: West Hawaii Civic Center  
Draft Environmental Assessment (DEA)  
TMK: (3) 7-4-20: 25

We have the following comments on the Draft EA for the proposed civic center project:

1. No traffic impact analysis report (TIAR) was submitted with the Draft EA. A TIAR is necessary to document and justify the findings and recommendation contained in the Draft EA. Our Highway staff is interested in reviewing any material discussing the conditions and improvements that may be needed at the Queen Kaahumanu-Kealakehe Parkway intersection, and at the Kealakehe Parkway-Ane Keohokalole Highway intersection. If a TIAR is available, copies should be sent to our Highways Division Hawaii District Office and Planning Branch.

Our Highway staff understands that the intended arterial designs and features for the two roadways fronting the Civic Center – Kealakehe Parkway and the Mid-Level Road (connecting to Ane Keohokalole Highway) were incorporated into the civic center project.

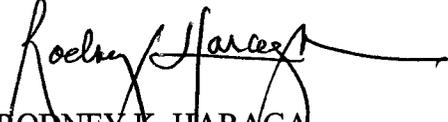
2. The Civic Center is one project among the numerous other facilities and developments planned around the four sides of the Kealakehe Parkway and Ane Keohokalole Highway intersection. The incorporation of the Civic Center's traffic with the other projects into a cumulative analysis of traffic using Kealakehe Parkway and the mid-level roads and the impacts at the Queen Kaahumanu Highway and Mamalahoa Highway intersections are key concerns in our coordination effort with the County's Public Works and Planning Department on the transportation plans for the region. We look forward to continuing our coordination with the County agencies. If there are any questions or additional information available on the Civic Center, please contact our Highways Division Hawaii District Office and our Highways Planning Branch.

Ms. Marissa Furfaro  
Page 2  
July 6, 2006

STP 8.2200

We appreciate the opportunity to provide our comments.

Very truly yours,



RODNEY K. HARAGA  
Director of Transportation

c: OEQC (G. Salmonson)  
Hawaii County DPW (D. Yamamoto)



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Rodney K. Haraga, Director  
State of Hawai'i  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawai'i 96813-5097

WM. FRANK BRANDT, FASLA  
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KIMI MIKAMI YUEN  
ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Haraga:

Thank you for your letter dated July 6, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. A Traffic Impact Analysis Report (TIAR) is currently being prepared. The TIAR will discuss any improvements that may be needed at the Kealakehe Parkway-Ane Keohokalole Highway Intersection. When completed, a copy of the TIAR will be sent to your Highways Division Hawaii District Office and Planning Branch.
2. The TIAR will address regional traffic issues and take nearby facilities and planned developments.

Thank you for your comments. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

HONOLULU OFFICE  
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LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

235 S BERETANIA ST. SUITE 702  
HONOLULU, HAWAII 96813

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Telephone (808) 586-4185  
Facsimile (808) 586-4186  
Email: oeqc@doh.hawaii.gov

June 14, 2006

Bruce McClure  
Department of Public Works  
101 Pauahi Street, #7  
Hilo, Hawaii 96720

Attn: David Yamamoto

Dear Mr. McClure:

Subject: Draft environmental assessment (EA) for **West Hawaii Civic Center**

We have the following comments to offer:

**Endangered species:** The flora and fauna surveys were done in 1990. In the final EA include an update of the results. The title of Figure 9 should indicate endangered *faunal* species.

**Visual impacts:** In the final EA include a rendering of the site, the proposed buildings and any proposed landscaping that show the final appearance of the project.

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

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".

GENEVIEVE SALMONSON  
Director

c: Marissa Furfaro



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Ms. Genevieve Salmonson, Director  
State of Hawai'i  
Office of Environmental Quality Control  
235 S. Beretania Street, Suite 702  
Honolulu, Hawai'i 96813

**SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25**

WM. FRANK BRANDT, FASLA  
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Dear Ms. Salmonson:

Thank you for your letter dated June 14, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. An update of the flora and fauna surveys were conducted and will be provided in the Final EA. The title of Figure 9 was changed to "Endangered Faunal Species."
2. A rendering of the site showing proposed buildings will be included in the Final EA. It should be noted that the rendering included in the Final EA will not be the final design. A Design-Build team will be selected by the County in early 2007 to carry out these concepts through to construction.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works



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

HRD06/2020B

June 19, 2006

Marissa Furfaro  
PBR Hawaii  
101 Aupuni Street, Suite 310  
Hilo, HI 96720

**RE: Draft Environmental Assessment for the Proposed Construction of the West Hawai'i Civic Center, Kealakehe, Hawai'i Island, TMK (3) 7-4-20: 25.**

Dear Marissa Furfaro,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 24, 2006 submission and offers the following comments:

- 1) Our staff concurs with the applicant's proposal to clear the parcel of fountain grass and to incorporate suitable native plants into the landscaping plan. OHA asks that the applicant preserve natural stands of native plants whenever possible on the parcel.
- 2) Our staff is concerned with statements found in Section 4.1 of the document. More than one archaeological study occurred on the parcel in question resulting in the identification of two Historic Properties (SIHP #13180 and 16010). The Draft Environmental Assessment states that, at a time postdating the archaeological studies, SIHP #13180, Feature B and SIHP #16010 Features A, B and C had "been totally destroyed by bulldozing to create the road." Our staff would like to know who the property owner was at the time the sites were bulldozed, and under what authority this action was carried out. After these questions are addressed, our staff would like to comment further on the submission.

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

‘O wau iho nō,

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

Clyde W. Nāmu'o  
Administrator

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

Genevieve Salmonson  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 22, 2006

Mr. Clyde W. Nāmu‘o, Administrator  
State of Hawai‘i  
Office of Hawaiian Affairs  
711 Kapi‘olani Boulevard, Suite 500  
Honolulu, Hawai‘i 96813

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ASSOCIATE

SCOTT ABRIGO  
ASSOCIATE

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1787 WILI PA LOOP, SUITE 4  
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FAX: (808) 242-2902

SUBJECT: HAWAI‘I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI‘I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Nāumu‘o:

Thank you for your letter dated June 19, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. We acknowledge your approval of clearing the parcel of fountain grass and incorporating suitable native plants into the landscaping plan. Several native plants have been identified and flagged for temporary relocation during construction and then permanent relocation into the landscape plan after construction is completed.
2. It is unfortunate that one of the sites has been lost and the other partially damaged. As reported in the EA, the subject the sites were assessed as significant solely for information content, the information content was adequately collected, and no further archaeological work was necessary.

However, we are attempting to determine who owned the property when the sites were damaged. We suspect that the bulldozing may have occurred during the construction of Kealakehe Parkway or Ane Keohokalole Highway.

We are awaiting SHPD’s review of the archaeological report and direction on possible mitigative measures.

Thank you for your interest and participation in the public review phase of the Draft EA. Your letter and this response will be included in the forthcoming Final EA. Should you have any questions, please call me at 808.961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro, Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai‘i Department of Public Works



**DEPARTMENT OF THE ARMY**  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 223  
FORT SHAFTER, HAWAII 96858-5440

REPLY TO  
ATTENTION OF: CEPOH-EC-T

June 15, 2006

Civil Works Technical Branch

Ms. Marissa Furfaro  
PBR Hawaii  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

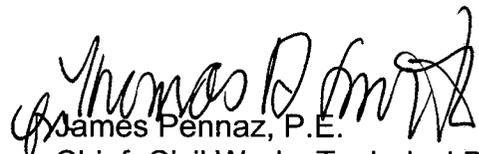
Dear Ms. Furfaro:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the West Hawaii Civic Center Project, North Kona, Hawaii (TMK 7-4-20: 25). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

- a. Based on the information provided, a DA permit will not be required for the project.
- b. We concur with the flood hazard information provided on page 16 of the DEA.

Should you have any questions, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

  
James Pennaz, P.E.  
Chief, Civil Works Technical Branch



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

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ASSOCIATE

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August 18, 2006

Mr. James Pennaz, P.E., Chief  
Civil Works Technical Branch  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Building 223  
Fort Shafter, Hawai'i 96858-5440

SUBJECT: HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAII CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Pennaz:

Thank you for your letter dated June 15, 2006 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. We acknowledge that a DA permit will not be required for the project.
2. Thank you for confirming the flood hazard information provided in the Draft EA.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works



# United States Department of the Interior

U.S. GEOLOGICAL SURVEY

Pacific Islands Water Science Center  
677 Ala Moana Blvd., Suite 415  
Honolulu, HI 96813

Phone: (808) 587-2400/Fax: (808) 587-2401

June 5, 2006

Ms. Marissa Furfaro  
PBR Hawaii  
Hilo Lagoon Center  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Dear Ms. Furfaro:

Subject: Draft Environmental Assessment (DEA)  
West Hawaii Civic Center  
Kealakehe, North Kona, Hawaii  
Tax Map Key Number: (3) 7-4-20:25

Thank you for forwarding the subject DEA for review and comment by the staff of the U.S. Geological Survey, Pacific Islands Water Science Center. We regret however, that due to prior commitments and lack of available staff, we are unable to review this document and therefore are returning it to your office for your future use.

We appreciate the opportunity to participate in the review process.

Sincerely,

Gordon Tribble  
Director

Enclosure

cc: Office of Environmental Quality Control w/o enclosure  
235 S. Beretania St., Suite 702  
Honolulu, HI 96813

Mr. David Yamamoto w/o enclosure  
County of Hawaii, Department of Public Works  
Aupuni Center, 101 Pauahi Street, Suite 7  
Hilo, Hawaii 96720



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

August 18, 2006

Mr. Gordon Tribble, Director  
U.S. Geological Survey  
Pacific Islands Water Science Center  
677 ala Moana Blvd., Suite 415  
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KIMI YUEN  
ASSOCIATE

SUBJECT: HAWAI'I COUNTY DEPARTMENT OF PUBLIC WORKS  
WEST HAWAI'I CIVIC CENTER  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: (3) 7-4-20:25

Dear Mr. Tribble:

Thank you for your letter dated June 5, 2006 commenting on the subject Draft Environmental Assessment (EA). We acknowledge that you were unable to review the document due to prior commitments and lack of available staff.

We appreciate your interest in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA. Should you have any questions, please do not hesitate to me at 961.3333.

Sincerely,

PBR HAWAII

Marissa Furfaro  
Planner

cc: John Ida, Urban Works, Inc.  
David Yamamoto, County of Hawai'i Department of Public Works

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