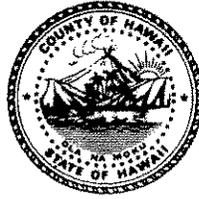


Harry Kim
Mayor



William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department

25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

October 18, 2006

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

RECEIVED
OCT 20 12:58
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

Subject: Sale of County of Hawai'i Land Near Lako Street Draft
Environmental Assessment Draft Environmental Assessment,
TMK 7-6-13:17, Island of Hawai'i

The County of Hawai'i, Department of Finance has reviewed the comments received during the comment period for the Draft EA, which began on August 23, 2006. Our agency has determined that the project will not have significant impacts and has issued a FONSI. Please publish the notice in the next available edition of the OEQC Environmental Notice. We have enclosed the following:

- Four copies of the Final EA
- A completed OEQC Environmental Notice Publication Form
- A distribution list for the Final EA
- A sample "Dear Participant" letter to be finalized when publication date is known

The project summary has not changed since the version em-mailed to OEQC by our consultant, on August 3, and therefore it is not included. Please contact Nancy Crawford at (808) 961-8234, or Ron Terry at (808) 969-7090, if you have any questions.

Sincerely,

William Takaba
Director of Finance

Enclosures

cc: (w/o enc.) Ron Terry, Ph.D, Project Environmental Consultant

2006-11-08-HA-FEA-SALE OF COUNTY OF HAWAII LAND NEAR
LAKO ST.

NOV - 8 2006

FINAL ENVIRONMENTAL ASSESSMENT
SALE OF COUNTY OF HAWAI'I LAND
NEAR LAKO STREET, TMK 7-6-13:17

Hōlualoa, North Kona District, Hawai'i Island, State of Hawai'i

November 2006

Prepared for:

Hawai'i County Department of Finance
25 Aupuni Street, Room 118
Hilo, Hawai'i 96720

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

06 OCT 20 A2:59

RECEIVED

FINAL ENVIRONMENTAL ASSESSMENT

SALE OF COUNTY OF HAWAI'I LAND

NEAR LAKO STREET, TMK 7-6-13:17

Hōlualoa, North Kona District, Hawai'i Island, State of Hawai'i

**PROPOSING/
APPROVING AGENCY:**

County of Hawai'i
Department of Finance
25 Aupuni Street, Room 118
Hilo, Hawai'i 96720

CONSULTANT:

Geometrician Associates LLC
PO Box 396
Hilo, Hawai'i 96721

CLASS OF ACTION:

Use of County Land

This document is prepared pursuant to:

The Hawai'i Environmental Protection Act,
Chapter 343, Hawai'i Revised Statutes (HRS), and
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules (HAR).

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**SUMMARY OF THE PROPOSED ACTION,
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

The Hawai'i County Department of Finance proposes to sell at public auction a 1.002-acre County of Hawai'i property. The property borders Kuakini Highway near its intersection with Lako Street, the Orchid Isle Auto Center, and a vacant right-of-way behind which is the Kona Vista subdivision.

The property was originally acquired in 1969 as a site for the Kailua Fire Station, which the County built in 1973 on Palani Road instead. It is now vacant and covered with alien scrub vegetation. Access to the property would be via the old Kailua-Keauhou Middle Road, which lacks pavement and was some time ago blocked off and covered with vegetation and yard waste. The property is within the State Land Use Urban District and is zoned by the County A-1a (Agriculture, minimum lot size 1-acre).

A County Council resolution authorized the Finance Department to sell the property in fee simple, provided that the new owners agree to provide additional on-site parking, water and other amenities for those using the adjacent Walua Road/Path, a popular walking and biking trail. These conditions may be altered because of negative reactions from neighbors, who would prefer to see the amenities located on the south side of Lako Street, close to the actual location of the trail, while still preserving the project benefits.

Three archaeological sites, segments of walls dating from the last century, are present. They are significant for information content only and may be removed. No cultural resources are present. In general, the project and environmental characteristics of any particular development that might ensue the proposed sale are difficult to predict. Although the existing Agricultural zoning would accommodate a farm and/or one residence, the site is not well-suited for a farm or farm dwelling. It is expected that a new owner would apply for a change of zone for an urban use. Activities that seem reasonable to expect, given adjacent uses, include commercial and residential. A change of zone would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council. At that time, the development would be subject to rezoning conditions to address specific environmental impacts related to the actual proposed use.

**PART 1: PROJECT DESCRIPTION, PURPOSE AND NEED
AND ENVIRONMENTAL ASSESSMENT PROCESS**

1.1 Project Purpose, Description and Location

The Hawai'i County Department of Finance proposes to sell at public auction a 1.002-acre County of Hawai'i property (TMK 7-6-13:17). The property borders Kuakini Highway (State Route 11) near its intersection with Lako Street, at Hōlualoa 1st and 2nd in North Kona (Figs. 1-2). The mauka side of the property is bounded by the vacant right-of-way of the old Kailua-Keauhou Middle Road, which now terminates at a 30-foot cliff on Kuakini Highway (Figs. 3a-b). To the south is the Orchid Isle Auto Center.

The property was originally acquired in 1969 as a site for the Kailua Fire Station, which the County built in 1973 on Palani Road instead. It is now vacant and covered with alien scrub vegetation (Figs 3c-d). Access to the property would be via the old Kailua-Keauhou Middle Road, which lacks pavement and was some time ago blocked off and covered with vegetation and yard waste (see Fig. 3a). Access from Kuakini Highway is precluded by both a 20 to 30 foot cliff and the inadequate distance from Lako Street, a major signalized intersection with Kuakini Highway. The property is within the State Land Use Urban District and is zoned by the County A-1a (Agriculture, minimum lot size 1-acre).

Through Resolution 104-03 (see App. 4), the Hawai'i County Council authorized the Finance Department to sell the property in fee simple, and expressed the Council's desire that the new owners provide additional on-site parking, water and other amenities for those using the adjacent Walua Road/Path, a popular walking and biking trail. In response to concerns from residents expressed in phone calls and letters (see App. 4), the County may decide to have some of the requirements satisfied off-site, i.e., on the south side of Lako Street, close to the actual location of the trail (Fig. 3e).

In general, the project and environmental characteristics of any particular development that might ensue the proposed sale are difficult to predict. Although the existing Agricultural zoning would accommodate a farm and/or one residence, the site is not well-suited for a farm or farm dwelling. It is expected that a new owner would apply for a change of zone for an urban use. Activities that seem reasonable to expect, given adjacent uses, include commercial and residential. A change of zone would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council. At that time, the development would be subject to rezoning conditions to address specific environmental impacts related to the actual proposed use.

1.2 Environmental Assessment Process

An Environmental Assessment (EA) is required because the project involves the "use" of County land, in this case, the disposition of real property. The EA process is being conducted in accordance with Chapter 343 of the Hawai'i Revised Statutes (HRS). This

law, along with its implementing regulations, Title 11, Chapter 200, of the Hawai'i Administrative Rules (HAR), is the basis for the environmental impact process in the State of Hawai'i. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. Part 4 of this document states the anticipated finding that no significant impacts are expected to occur; Part 5 lists each criterion and presents the findings for each made by the Hawai'i County Department of Finance, the proposing agency. In an EA, after considering comments to the Draft EA, the proposing agency concludes that no significant impacts would be expected to occur, the agency issues a Finding of No Significant Impact (FONSI), and the action will be permitted to occur. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, and the agency chooses to proceed with the action, then the agency must either modify the action and prepare another EA or proceed with action as planned and prepare an Environmental Impact Statement (EIS).

1.3 Public Involvement and Agency Coordination

The following agencies and organizations were consulted in development of the environmental assessment.

State:

Department of Land and Natural Resources
Department of Transportation
Office of Hawaiian Affairs (Honolulu and West Hawai'i)

County:

County Council
Department of Environmental Management, Wastewater Division
Fire Department
Parks and Recreation Department
Planning Department
Public Works Department
Police Department

Private:

Kona Hawaiian Civic Club
Sierra Club
Kona Outdoor Circle
Kona-Kohala Chamber of Commerce
Orchid Isle Auto Center
Adjacent Property Owners

Copies of communications received during preconsultation are contained in Appendix 4. Appendix 5 contains written comments on the Draft EA and the responses to these comments.

PART 2: ALTERNATIVES

2.1 No Action

Under the No Action Alternative, the property would remain under County ownership. No County agency has yet expressed an interest in utilizing the property, and the County Council has specifically stated in Resolution 104-03 that the County does not have any plans to use the property for its programs. It is therefore likely, but not altogether certain, that the property would not support any use beneficial to the County or its citizens for the foreseeable future. The property would remain in its current state, and no adverse or beneficial impacts would occur.

2.2 Alternative Strategies

Other possibilities for providing for use of the property would be for the County to lease or license the property to an individual, corporation, government entity, or non-profit group. No such use has been proposed to the County, but public review as part of the EA process may uncover interest on the part of some entity. The County has informally considered such alternative actions, but the will of the County Council as expressed in Resolution 104-03 and the judgment of the Finance Department is that sale of the property is the preferable option.

**PART 3: ENVIRONMENTAL SETTING, IMPACTS AND
MITIGATION MEASURES**

Basic Geographic Setting

TMK 7-6-13:17 will be referred to as the *sale property* throughout this EA. The term *project area* is used to describe the general environs of this part of North Kona.

The sale property is located at approximately 320 feet in elevation along Kuakini Highway (State Route 11). The natural environment, including vegetation, fauna and terrain, has been extensively modified for farming, ranching, and development of roads, homes and commercial areas adjacent to the highway. The climate is warm and dry and annual rainfall averages approximately 45 inches (U.H. Hilo-Geography 1998:57). Land use in the project area is primarily residential (the Kona Vista subdivision lies directly mauka) and commercial. At a greater distance are various large properties that are vacant or support limited grazing. A number of small farms in the famous Kona Coffee Belt are found about a mile upslope of this area of Kuakini Highway.

3.1 Physical Environment

3.1.1 Geology, Soils and Geologic Hazard

Environmental Setting

The surface of the sale property is lava from Hualalai Volcano dated prior to 10,000 years before the present. The sale property soil is classified by the Natural Resources Conservation Service (formerly Soil Conservation Service) as Punaluu extremely rocky peat, a thin (typically 4 inches thick) organic soil over pahoehoe. It is rapidly permeable (although permeability through underlying pahoehoe may be slow), with slow runoff and slight hazard of erosion. Its Capability Subclass is VIIs, meaning that it has severe limitations that largely restrict uses to woodland, pasture, range or wildlife (U.S. Soil Conservation Service 1973).

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. The United States Geological Survey (USGS) classifies all of Kailua-Kona, which is on the slopes of the dormant volcano Hualalai, as Lava Flow Hazard Zone 4, on a scale of ascending risk 9 to 1 (Heliker 1990:23).

In terms of seismic risk, the entire Island of Hawai'i is rated Zone 4 Seismic Probability Rating (*Uniform Building Code, 1997 Edition*, Figure 16-2). Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built. The sale property does not appear to be subject to subsidence, landslides or other forms of mass wasting. Minor rockfalls from the property onto Kuakini Highway, located 20 to 30 feet below, are possible.

Impacts and Mitigation Measures

In general, geologic conditions impose no constraints on the proposed sale of property. All structures would be required to conform to seismic standards of the Uniform Building Code. Although the general area is exposed to a certain amount of hazard from lava flows and earthquake, use of the area would present no additional hazard to the public. Purchasers of land in areas with potential volcanic hazard are made aware of the potential and accept the risk when they purchase and/or inhabit such areas.

3.1.2 Drainage, Water Features and Water Quality

Existing Environment

Owing to the recent geology and dry climate, the project area has few fresh surface water bodies such as lakes, ponds, or streams. Coastal waters are separated from the sale property by about a mile of residential and resort development. The site is not located within a floodplain, and is classified on Flood Insurance Rate Maps as within Zone X, outside of the 500-year flood plain.

Impacts and Mitigation Measure

As discussed above, the precise characteristics of any particular development that might ensue the proposed sale are difficult to predict. Activities that seem reasonable to expect, given adjacent uses, include commercial and residential, which on the scale permitted by the size of the property would likely produce only very minor impacts to drainage or water quality. If not consistent with existing zoning, the development would require a change of zone, which would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council. At that time, the development would be subject to rezoning conditions to address specific drainage or water quality impacts related to the actual proposed use.

Whatever development is planned is likely to require grading, and thus a grading permit from the County of Hawai'i. The permit may require the completion of a Storm Water Pollution Prevention Plan (SWPPP). In order to properly manage storm water runoff, the SWPPP will describe the emplacement of a number of best management practices (BMPs) for the project. Typical BMPs include the following:

- Minimization of soil loss and erosion by revegetation and stabilization of slopes and disturbed areas of soil, possibly using hydromulch, geotextiles, or binding substances, as soon as possible after working;
- Minimization of sediment loss by emplacement of structural controls possibly including silt fences, gravel bags, sediment ponds, check dams, and other barriers in order to retard and prevent the loss of sediment from the site;
- Minimizing disturbance of soil during periods of heavy rain;
- Phasing of the project to disturb the minimum area of soil at a particular time;

- Application of protective covers to soil and material stockpiles;
- Construction and use of a stabilized construction vehicle entrance, with designated vehicle wash area that discharges to a sediment pond;
- Washing of vehicles in the designated wash area before they egress the project site;
- Use of drip pans beneath vehicles not in use in order to trap vehicle fluids;
- Routine maintenance of BMPs by adequately trained personnel;
- Coordination of storm water BMPs and wind erosion BMPs whenever possible; and
- Significant leaks or spills, if they occur, shall be properly cleaned up and disposed of at an approved site.

Measures such as these help minimize erosion and sedimentation impacts to both neighboring properties and potential receiving waters.

3.1.3 Flora, Fauna and Ecosystems

Existing Environment

The original vegetation of the general area was probably Lowland or Coastal Dry/Mesic Forest, per Gagne and Cuddihy (1990), consisting of an open canopy forest with various trees, shrubs, herbs, vines and ferns. The general landscape of the Kailua-Kona area has been radically altered by centuries of settlements, over a century of grazing, and particularly the development of the hotels, condominiums, resort homes and associated infrastructure and commercial activity since 1960. The vegetation has also been fundamentally altered by alien species invasion to the point that in many locations native species are few to none. The aliens kiawe (*Prosopis pallida*) and koa haole (*Leucaena leucocephala*) long ago became dominant in the coastal dry forest, and koa haole is particularly dominant in this elevational band.

A walk-through biological survey of the sale property was performed in May 2006 by botanist Patrick J. Hart, Ph.D., of Geometrician Associates. Dominant plants in the low forest here included koa haole, guinea grass (*Panicum maximum*), and pigweed (*Portulaca oleracea*). The old Kailua-Keauhou Middle Road easement, which was densely covered in spots by yard waste from adjacent properties, contained all these plants as well as a number of escapes from cultivation, including the native naupaka (*Scaevola sericea*). Part of the Kailua-Keauhou Middle Road had apparently been scraped by a bulldozer somewhat recently, and a number of weeds, as well as the native 'uhaloa (*Waltheria indica*), which rapidly colonizes disturbed areas, were present. Table 1 is a list of plant species detected.

**Table 1
Sale Property Species List**

Scientific Name	Family	Common Name	Life Form	Status
<i>Abutilon grandifolium</i>	Malvaceae	Hairy abutilon	Shrub	A
<i>Catharanthus roseus</i>	Apocynaceae	Madagascar periwinkle	Shrub	A
<i>Chamaecrista nictitans</i>	Fabaceae	Partridge pea	Herb	A
<i>Chamaesyce hirta</i>	Euphorbiaceae	Garden Spruce	Herb	A
<i>Cuscuta sandwicensis</i>	Cuscutaceae	Kauna'oa	Vine	E
<i>Desmodium tortuosum</i>	Fabaceae	Florida beggarweed	Herb	A
<i>Eleusine indica</i>	Poaceae	Wire grass	Herb	A
<i>Euphorbia cyathophora</i>	Euphorbiaceae	Wild poinsettia	Shrub	A
<i>Ficus microcarpa</i>	Moraceae	Chinese banyan	Tree	A
<i>Hyptis pectinata</i>	Lamiaceae	Comb hyptis	Shrub	A
<i>Indigofera suffruticosa</i>	Fabaceae	Indigo	Shrub	A
<i>Ipomoea indica</i>	Convolvulaceae	Koali 'awa	Vine	I
<i>Ipomoea obscura</i>	Convolvulaceae	none	Vine	A
<i>Kalanchoe pinnata</i>	Crassulaceae	Air plant	Herb	A
<i>Leucaena leucocephala</i>	Fabaceae	Haole koa	Tree	A
<i>Momordica charantia</i>	Cucurbitaceae	Momordica	Vine	A
<i>Panicum maximum</i>	Poaceae	Guinea grass	Herb	A
<i>Pithecellobium dulce</i>	Fabaceae	Opiuma	Tree	A
<i>Portulaca oleracea</i>	Portulacaceae	Pigweed	Herb	A
<i>Rhynchelytrum repens</i>	Poaceae	Natal redtop	Grass	A
<i>Ricinus communis</i>	Euphorbiaceae	Castor Bean	Shrub	A
<i>Scaevola sericea</i>	Goodeniaceae	Naupaka	Shrub	I
<i>Schefflera actinophylla</i>	Araliaceae	Octopus tree	Tree	A
<i>Senna occidentalis</i>	Fabaceae	Coffee senna	Shrub	A
<i>Sida rhombifolia</i>	Malvaceae	Cuba Jute	Herb	A
<i>Spathodea campanulata</i>	Bignoniaceae	African Tulip	Tree	A
<i>Stachytarpheta jamaicensis</i>	Verbenaceae	Jamaica vervain	Shrub	A
<i>Stapelia gigantea</i>	Asclepiadaceae	Carrion flower	Shrub	A
<i>Waltheria indica</i>	Sterculiaceae	'Uhaloa	Herb	I

Notes: Alien (A), Indigenous (I), and Endemic (E).

Although no formal zoological survey was conducted, all birds seen or expected on the site were wide-ranging aliens such as Common Myna (*Acridotheres tristis*), Yellow-billed Cardinal (*Paroaria capitata*), Japanese White-eye (*Zosterops japonicus*), and lavender waxbill (*Extrilda caerulescens*). No birds indigenous to Hawai'i were identified during the survey. Several species of alien feral mammals are likely found on the site at various times, including rats, mice, cats, dogs and mongooses. A dead rat and live mongoose were observed. None of these species, of course, are of conservation concern. Because of the lack of native plant species as well as the presence of predatory mammals, the area would appear to be poor habitat for native forest birds.

The endangered native Hawaiian Hawk or 'Io (*Buteo solitarius*) hunts in some patches of alien forest in the urban Kailua-Kona area. It is also possible that certain native seabirds fly over the site, but it is unlikely that any with threatened or endangered status would find the site suitable habitat. The only native Hawaiian land mammal, the Hawaiian Hoary Bat (*Lasiurus cinereus semotus*), may also be present in the area, as it is present in

many areas on the island of Hawai'i. Observation took place in daylight, and therefore the lack of bat observations does not signify an actual absence of bats. Although the weedy vegetation of the site would not be expected to represent essential habitat for this endangered species, they have been observed in kiawe scrub vegetation in other parts of Ali'i Drive. According to a recent habitat assessment of a similar area in Kailua-Kona (David 2005), site clearing is unlikely to impact this species.

Impacts and Mitigation Measures

No listed, candidate or proposed threatened or endangered plant species were found or would be expected in the area, and no rare plant species or ecosystems are present or nearby. In terms of conservation value, no botanical resources requiring special protection are present. Although several endangered birds and the endangered Hawaiian hoary bat may overfly or make occasional use of the property, it is not important nesting or feeding habitat and the proposed action is unlikely to have any effect on such habitat.

Because of the lack of native ecosystems, or threatened or endangered plant or animal species, no adverse impacts to biological resources would occur as a result of clearing and improvements that would likely ensue sale of the property.

3.1.4 Air Quality, Noise, and Scenic Resources

Environmental Setting

Air pollution in the Kona area is mainly derived from volcanic emissions of sulfur dioxide, which convert into particulate sulfate and produce a volcanic haze (vog) that persistently blankets the district. Drier areas experience blowing dust, especially adjacent to construction sites during occasional episodes of high wind.

Noise on the sale property is fairly high, owing to the adjacent busy highway and commercial uses.

The general project area does not contain scenic resources or viewplanes considered significant for their scenic character in the Hawai'i County General Plan. The property is perched above Kuakini Highway on the mauka side, and thus has the potential for providing scenic views of the coastline, as are enjoyed by the row of neighboring houses in Kona Vista subdivision across the abandoned Kailua-Keauhou Middle Road.

Impacts and Mitigation Measures

The air quality, noise and visual characteristics of any particular development that might ensue the proposed sale are difficult to predict. Activities that seem reasonable to expect, given adjacent uses, include commercial and residential. Depending on the activity and the structure, air quality, noise and scenic impacts for neighbors in the Kona Vista

subdivision could vary from very minor to quite noticeable. Letters and phone calls from residents (see App. 4) express concern about the potential for these effects.

If not consistent with existing zoning, the development would require a change of zone, which would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council. At that time, the development would be subject to rezoning conditions to address specific environmental impacts related to the actual proposed use. Restrictions might include building height limits, hours of operation and activity limitations (for commercial uses), and other measures.

No important public viewplanes or scenic sites recognized in the Hawai'i County General Plan would be affected.

3.1.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

A Phase I Environmental Site Assessment was performed for the property by DR Associates. The report is attached as Appendix 3 and is summarized below.

Existing Environment

A Phase I Environmental Site Assessment aims to identify *recognized environmental conditions* that exist on the project site, and existing *recognized environmental conditions* in the project area that have the potential to impact the subject property. The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property (American Society for Testing and Materials [ASTM], 2000). The Phase I Environmental Site Assessment performed for the project conforms to the ASTM standard.

In a Phase I Environmental Site Assessment, evidence of *recognized environmental conditions* may be obtained by execution of the following:

- A records search of federal and State databases of hazardous material use, storage, and releases, including, but not limited to, hazardous material generators, leaking underground storage tanks, and reported hazardous material releases;
- Interviews with landowners, nearby residents, and regulatory agency members concerning the subject property's history of land use;
- Other records searches, including tax records, aerial photography, and, when available, fire insurance maps; and
- A visual survey of the property and immediately surrounding areas.

Based on these methods, the following conclusions were made:

- No evidence of use or release of hazardous materials and/or petroleum products on the subject property was found from site reconnaissance, interviews, or public records.
- No evidence of use or release of hazardous materials and/or petroleum products on adjacent parcels was found from site reconnaissance, interviews or public records.
- The subject property has been used for agriculture as recently as 1962 and possibly into the 1980s. Historical maps show much of the region in orchard crops.
- Agricultural lands may have been fertilized, treated with herbicides and pesticides or burned at some time in the past. Researchers encountered one report of a fire at the subject property but no details were available. Vegetation at the site is consistent with the site having been burned, but this probably occurred more than 3 -5 years ago.
- The soils on the site may have a relatively high level of arsenic, as do many of the volcanic soils in Hawai'i for natural reasons.
- The proposed use of the subject property is for commercial or light industrial development. Because the site has not been developed for more than 10 years only the most persistent chemicals would remain from the past uses.
- Dense vegetation hindered observation of a significant portion of the property. It is possible that some debris or abandoned equipment or structures are present that were not observed due to the overgrowth of Haole Koa and weeds. If items such as these are discovered upon clearing the property, assessment of the environmental implications of these finds should be undertaken.
- This assessment finds no evidence of environmental conditions that would limit the value or utility of the property, a conclusion that is subject to the limitations discussed above.

Impacts and Mitigation Measures

It is not yet possible to determine whether hazardous substances or conditions will be generated by any particular development that might ensue the proposed sale. Without rezoning, agricultural or residential use would occur, and no substantial impacts would be likely. For other uses, the Hawai'i County Planning Department, Planning Commission and County Council might impose rezoning conditions to address specific environmental impacts related to the actual proposed use.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

Existing Environment

The proposed sale involves land in the Hōlualoa area near the Kona Vista subdivision, in the North Kona District of the island of Hawai'i. Many parts of Kona have experienced high rates of growth associated with the booming visitor industry in West Hawai'i. Since 1970, population has grown rapidly in all of West Hawai'i and particularly in North Kona, where the number of inhabitants increased from 4,832 in 1970 to 28,543 in 2000 (U.S. Census of Population 2000). Kona residents frequently express the opinion that there are too few recreational facilities, including biking and hiking trails, in the district, and that new and better facilities are necessary. The demand for retail and service establishments continues to grow, and properties such as the sale property, which is located adjacent to the main highway reasonably near the residential heart of Kona, are desirable for businesses.

Impacts

As part of the early consultation process, neighboring homeowners in the Kona Vista subdivision were contacted by letter. Several phone calls and one letter (see App. 4.) were received. These communications indicated that neighbors have had problems with illicit activity on Lako Street, and that before the old Kailua-Keauhou Middle Road was blocked off and became overgrown some of this activity also occurred on this dead end unpaved road. Neighbors expressed concern that these activities would resume once an access road was established for the sale property.

Even without illicit activities, neighbors expressed concern about noise, falling property values, impacts to scenery, and traffic congestion associated with both the use of the property itself and the parking lot and restrooms for the trail.

In contrast to potential impacts to the adjacent resident of Kona Vista subdivision, the sale of the 1-acre property and its likely conversion to residential or commercial uses would likely have no adverse socioeconomic impacts to the *general* population in Kailua-Kona. Provision of additional support facilities for the Walua Road path, including parking, restrooms and water fountains, would benefit recreational use, regardless of whether they are provided onsite (as currently specified in the resolution) or offsite (near the path itself).

Mitigation Measures

In terms of land uses on the sale property itself, it is recommended that the sale conditions allow the new owner to gate or otherwise restrict access road to the property, so that the "dead-end" street problems are minimized. No other mitigation conditions are

suggested if the property remains in the Agricultural District, as the development of a farm or one residence would not be expected to generate significant impacts to neighbors. If and when the property is rezoned, the Hawai'i County Planning Department, Planning Commission and County Council might impose conditions to address specific neighborhood impacts related to the actual proposed use.

Relative to County Council Resolution 104-03, which expresses the desire of the Council to have the new owner provide additional on-site parking, water and other amenities for those using the adjacent Walua Road/Path, it is recommended that alternate, scaled-down facilities across Lako Street be established instead.

3.2.2 Cultural Setting

Cultural resources and the effects of the project upon them were assessed in several ways. Much of the information for describing the project area cultural setting was drawn from background work in the archaeological inventory survey, which is reproduced as Appendix 2 and further discussed in Section 3.2.3. In addition, archaeological sites on the sale property were evaluated for their cultural, as well as historical, significance. As part of the Phase I Environmental Site Assessment, a researcher contacted a number of individuals familiar with the property and asked a variety of questions related to current and former uses. In the early stages of EA preparation, project researchers contacted by letter the Honolulu and Kailua-Kona offices of the Office of Hawaiian Affairs as well as the Kona Hawaiian Civic Club to invite information and concerns. These groups will also be provided a copy of the Draft EA and asked to comment and furnish additional information.

Cultural and Historic Context

The 1.002-acre lot lies within a portion of Kona that traditionally was part of the Kona Field System. This area of dryland agricultural fields extends north from Ho'okena to at least Kaū ahupua'a, and east from the coastline all the way to the forested slopes of Hualālai. A large portion of the field system is designated in the Hawai'i State Inventory of Historic Places (SIHP) as Site 50-10-37-6601 and has been determined eligible for inclusion in the National Register of Historic Places. The Kona Field System in the project area includes land in or near two of the bands that parallel the coast and are part of the ethnohistorical segregation of space within the region's *ahupua'a*: *kula* and *kalu'ulu* zones.

The *kula* zone is the area from sea level to roughly 600 feet in elevation. Annual rainfall in the *kula* is 25 to 50 inches. This lower elevation zone is traditionally associated with habitation and the cultivation of sweet potatoes (*'uala*), paper mulberry (*wauke*), and gourds (*ipu*). Informal agricultural features, such as clearing mounds, planting mounds, planting depressions, modified outcrops, and planting terraces, are common throughout much of this zone, with scattered permanent habitation sites. The more *mauka* portion of this zone, which would include the current lot, was primarily used for agricultural

purposes with mainly temporary habitations and an occasional permanent habitation. The *kalu'ulu* zone includes land from about 600 to 1,600 feet in elevation, and is thus well mauka of the project area. Formal walled agricultural fields consisting of *kuaiwi*, which are low, broad, long multifunctional piles of rocks created by land clearing and rock removal from soil areas, are present in this mauka zone.

The archaeological record contributes to an understanding of how the Kona Field System developed over time. The Kona Field System represents a developmental adaptation to the leeward side that was concomitant with the evolving sociopolitical structure and increasing population of the island well after the era of original colonization in about 500 A.D. The Late Expansion Period (A.D. 1100 to 1400) saw the spread of agricultural fields and habitation areas across the slopes and coastal areas of Hualālai. The beginning of the Kona Field System is marked by the development of formal walled agricultural fields sometime during the initial stages of the Intensification Period (A.D. 1400 to 1600), during which population in Kona increased dramatically. The Competition Period (A.D. 1600 to 1800) may have seen the environment reach its maximum carrying capacity, resulting in social stress between neighboring groups. The resulting hostility is reflected archaeologically with the frequent occurrence of refuge caves dating to this period.

Land use during the post-Western Contact period (1778 to the present) underwent rapid and dramatic shifts. Early historical accounts emphasize that modern day Kailua Town was a significant political seat and population center during this period. Settlement and subsistence practices within the Kona Field System continued to operate much as they had prehistorically through the first few decades of the historic era. Later eras, in which merchants and missionaries catalyzed change in the social, economic and political systems, witnessed great changes in land use, food crops, and the daily activities of the common people.

The ever-growing population of Westerners forced socioeconomic and demographic changes that promoted the establishment of a Euro-American style of land ownership, and the Great *Māhele* became the vehicle for determining ownership of native lands. Land interests of the King (Kamehameha III), the high-ranking chiefs, and the low-ranking chiefs, the *konohiki*, were defined. The chiefs and *konohiki* were required to present their claims to the Land Commission to receive awards for lands provided to them by Kamehameha III. They were also required to provide commutations to the government in order to receive royal patents on their awards. The lands were identified by name only, with the understanding that the ancient boundaries would prevail until the land could be surveyed. This process expedited the work of the Land Commission.

During the *Māhele* all lands were placed in one of three categories: Crown Lands (for the occupant of the throne), Government Lands, and *Konohiki* Lands. All three types of land were subject to the rights of the native tenants therein. In 1862, the Commission of Boundaries (Boundary Commission) was established in the Kingdom of Hawai'i to legally set the boundaries of all the *ahupua'a* that had been awarded as a part of the *Māhele*. Subsequently, in 1874, the Commissioners of Boundaries was authorized to

certify the boundaries for lands brought before them. The primary informants for the boundary descriptions were older native residents of the lands, many of whom had also been claimants for *kuleana* during the *Māhele*. This information was collected primarily between A.D. 1873 and 1885 and was usually given in Hawaiian and immediately transcribed into English.

Following the *Māhele* there was a decline in population in the Kona area. Residences along the shore comprised of garden plots and animal pens were concentrated in Kailua and Keauhou. Inland residences were associated with agriculture and ranching. During this period many walls were constructed to keep cattle from entering gardens and residential areas.

Historical References to Hōlualoa 1 and 2

The small amount of traditional Hawaiian history available on the several *ahupua'a* of Hōlualoa is provided by Kamakau (1961) and I'i (1959). It is clear from these sources that like much of the Kona coast, Hōlualoa was the abode of chiefs. Hōlualoa Bay, in particular, was noted for its fine surfing and abundant food resources. The particulars of life for the *maka'āinana* are not recorded for Hōlualoa specifically, but the area was known as a habitation place for fishermen and their families (Handy and Handy 1972:287), and occupation was probably relatively dense in the resource-rich coastal area. As described above, the inland and upland areas of the *ahupua'a* were part of the Kona Field System. Population was likely concentrated in the lower part of the *kula* zone where one would expect to find agricultural plots, permanent habitations, chiefly residences, and ceremonial centers (the latter two mostly on the coast). Away from the coast, permanent habitation becomes less frequent and temporary field shelters more common. Agriculture, bird hunting, and plant gathering were practiced at the middle and upper elevations. This pattern of land-use persisted into the early Historic Period, but with the introduction of new crops and rapid population loss in the early 1800s, major changes were well underway. Cattle ranching and coffee were introduced in the mid-1800s to Hōlualoa and became the dominant land uses for over a century, until resort residential housing began to spread after the 1970s.

The sale property was part of an *ali'i* Land Commission Award made to Victoria Kamamalu. There were no *kuleana* awards made on or near the subject property. There were five *kuleana* awarded some distance to the west of the current project area, and the testimony provided as part of claiming these *kuleana* provides evidence of land use and cultural practices during the mid-19th century. Most notable are patterns of house plots in the *kula* zone, plus farm plots in various *mauka* places in the *ahupua'a*, the dense clustering of commoner residences, and the fact that the Land Use Commission often did not grant all agricultural parcels requested, leaving the awardees at a distinct disadvantage in providing for themselves and their families through traditional agricultural practices (see App. 2 for details).

As discussed below in Section 3.2.3, no significant prehistoric sites or early Historic-era sites were found on the sale property, which has been subjected to various forms of disturbance. The three walls located on the property date from the last century and are considered significant only for the information they contained, and have no traditional Hawaiian cultural significance. The small triangular site is isolated from other properties by a steep roadcut on the makai side, by a bulldozed area and homes on the mauka side, and by an auto dealership on the south, and is not linked to important cultural areas or host to traditional and customary practices. The overgrown site is vegetated primarily in koa haole, guinea grass and pigweed (See Sec. 3.1.3), and no plants important for gathering or ceremonial uses are present. In summary, *no cultural features or resources appear to be present*. In response to early consultation letters, the Office of Hawaiian Affairs (Honolulu and West Hawai'i offices) and the Kona Hawaiian Civic Club provided no information indicating that such features or resources might be present.

Impacts and Mitigation Measures

As no resources or practices of a potential traditional cultural nature (i.e., landform, vegetation, etc.) appear to be present on or near the sale property, and there is no evidence of any traditional gathering uses or other cultural practices, it appears likely that the proposed sale and subsequent use of the property would not have adverse cultural impacts. The groups listed above have been provided a copy of the Draft EA for their additional comment.

3.2.3 Archaeology and Historic Sites

Existing Environment

An archaeological study of the subject area was conducted by Rechtman Consulting, Inc., (see Appendix 2) and summarized in this and the preceding section, which discussed the cultural/historical background of the area.

Archaeological studies for other areas have detected a large variety of traditional Hawaiian and early historic residential, agricultural and ceremonial features within these ahupua'a, as well as features from cattle ranches, railroads and other Historic-era activities (see App. 2 for details). Although the project site is only 1.002 acres, somewhat distant from the coast, at 320 feet in elevation, and outside of any kuleana, archaeologists suspected that similar types of features could be present. However, the general area appeared to have been cleared and disturbed at least once in the past, and the likelihood of finding prehistoric features, burials, or other significant features was low.

On May 23, 2006, project archaeologists walked the site in systematic transects spaced at 5-meter intervals. All features found were mapped using GPS technology and tape and compass, and then photographed and described using standardized site record forms. Three archaeological sites are present (see Fig. 4 of App. 2 for maps and photos). One (SIHP Site 14087, recorded previously during another archaeological survey) is a core-

filled wall that borders a road probably built in early 1900s. The other two sites (SIHP Sites 25525 and 25526) are core-filled walls built later, during the early to mid 1900s. The archaeologists judged all three sites as significant under Criterion D of Hawai'i Administrative Rules 13§13-284-6, for the information they contained only. In other words, they do not represent excellent examples of their type, are not associated with important events or people, and have no traditional Hawaiian cultural significance. Furthermore, now that they have been recorded, they are no longer significant.

In a letter of September 28, 2006 (see App. 2), the State Historic Preservation Division concurred with the findings of the inventory survey and has concluded that no further archaeological work or review is necessary.

Impacts and Mitigation Measures

Although sale of the property would not in itself trigger any effects to these sites, subsequent use would probably remove them. As the sites are no longer considered significant, their removal would not constitute an adverse impact (assuming SHPD concurrence, per above), and no further mitigation would be required.

In the event that other archaeological resources or human remains are encountered during future development activities within the current study area, work in the immediate area of the discovery should be halted and DLNR-SHPD contacted as outlined in Hawai'i Administrative Rules 13§13-275-12.

3.3 Infrastructure

3.3.1 Utilities

Existing Facilities and Services and Impacts and Mitigation Measures

Electric, telephone, cable, and water utilities are available onsite. The municipal sewer system in Kailua-Kona does not extend to this area.

The proposed action would not have any substantial impact on existing utilities. Appropriate coordination with utility companies would have to be conducted during construction of any improvements on the property.

The infrastructure requirements characteristics of any particular development that might ensue the proposed sale are difficult to predict. Activities that seem reasonable to expect, given adjacent uses, include commercial and residential. If not consistent with existing zoning, the development would require a change of zone, which would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council. At that time, the development would be subject to rezoning conditions to address specific infrastructure needs related to the actual proposed use.

3.3.2 Roadways

Existing Facilities

Access to the property would be via Lako Street and the old Kailua-Keauhou Middle Road, because access from Kuakini Highway is precluded by both a 20 to 30 foot cliff and the inadequate distance from Lako Street, a major signalized intersection with Kuakini Highway (Fig. 3-e).

Impacts and Mitigation Measures

Kailua-Keauhou Middle Road was closed off and has become overgrown with weeds and filled with yard waste in portions. With slight improvements, nevertheless, it could easily provide access to the property, and there is no other reasonable access. Because of the cliff this road cannot connect to Kuakini Highway, and the sale property is essentially the only property that would be accessed by the road. As such, it would essentially serve as a driveway. In deference to neighbor concerns, as discussed in Section 3.2.1, above, it is recommended that the sale conditions allow the new owner to gate or otherwise restrict access road to the property, so that the "dead-end" street problems are minimized.

Use of the property for commercial activities might generate traffic impacts at the Kailua-Keauhou Middle Road's intersection with Lako Street (opposite the access to the Walua Road/Path). If substantial enough, these activities could also adversely affect traffic at the Lako Street/Kuakini Highway intersection. Rezoning would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council to ascertain and address specific access and traffic impacts related to the actual proposed use.

3.4 Secondary and Cumulative Impacts

It is assumed that some form of modest future development will occur on the 1.002-acre property, which has been treated above generally as a potential direct impact. No secondary impacts – such as population changes or effects on public facilities – are expected to occur.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. Because of the size of the property and the limitations that its access and shape impose on future land uses, the adverse effects of future development on the property would likely involve no more than very minor and temporary disturbance to air quality, noise, visual and traffic congestion quality during construction. Such impacts would be very limited in severity, nature and geographic scale. At the current time, according to files at the Planning Department, there are numerous developments occurring throughout the urban Kailua-Kona area, including near Lako Street, that have the potential to interact with any substantial development that might be proposed for the

sale property. This is particularly true for traffic impacts, as congestion is currently severe in Kailua-Kona. Because of the size of the property, substantial development there is unlikely. Nevertheless, the Hawai'i County Planning Department, Planning Commission and County Council will need to carefully consider any proposed rezoning in the context of ongoing development, and will likely impose rezoning conditions to address cumulative impacts, if appropriate.

3.5 Required Permits and Approvals

The sale will require County Council approval. Depending on the type of land use proposed by the new owner, a Special Permit or a change of zone may be required. County grading and driveway permits will also likely be required.

3.6 Consistency With Government Plans and Policies

3.6.1 Hawai'i State Plan

Adopted in 1978 and last revised in 1991 (Hawai'i Revised Statutes, Chapter 226, as amended), the Plan establishes a set of themes, goals, objectives and policies that are meant to guide the State's long-run growth and development activities. The three themes that express the basic purpose of the *Hawai'i State Plan* are individual and family self-sufficiency, social and economic mobility and community or social well-being. The proposed sale would not generate effects inconsistent with this plan.

3.6.2 Hawai'i County General Plan and Zoning

The *General Plan* for the County of Hawai'i is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawai'i. The latest revision of the plan was adopted by ordinance in 2005. The *General Plan* itself is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai'i.

The *Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG)*. The LUPAG map component of the *General Plan* is a graphic representation of the Plan's goals, policies, and standards as well as of the physical relationship between land uses. According to the Planning Department (see letter in App. 4), the sale property is classified as low-density in the LUPAG maps. Any future rezoning of the property will be evaluated in light of this designation.

As any use likely to result from the sale would be relatively minor and consistent with the LUPAG designation of low-density urban, the proposed sale is not contrary to relevant goals, objectives, and courses of action in the North Kona District.

Hawai'i County Zoning. The sale property is currently zoned A-1a (Agriculture, 1-acre minimum lot size). The property is not situated within the County's Special Management Area (SMA).

3.6.3 Hawai'i State Land Use Law

All land in the State of Hawai'i is classified into one of four land use categories – Urban, Rural, Agricultural, or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The sale property is in the State Land Use Urban District, and no reclassification is expected to be necessary for most anticipated future uses.

PART 4: DETERMINATION

For the reasons listed below, and in consideration of the comments received on the Draft EA, the Hawai'i County Department of Finance has determined that the proposed project will not have any significant effect in the context of Chapter 343, Hawai'i Revised Statutes and section 11-200-12 of the State Administrative Rules, and therefore has issued a Finding of No Significant Impact (FONSI).

PART 5: FINDINGS AND REASONS

Chapter 11-200-12, Hawai'i Administrative Rules, outlines those factors agencies must consider when determining whether an Action has significant effects:

1. *The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No valuable natural or cultural resources are present or would be committed or lost.
2. *The proposed project will not curtail the range of beneficial uses of the environment.* No restriction of beneficial uses would occur.
3. *The proposed project will not conflict with the State's long-term environmental policies.* The State's long-term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The project is minor, environmentally benign, and fulfills aspects of these policies calling for an improved social environment. It is thus consistent with all elements of the State's long-term environmental policies.
4. *The proposed project will not substantially affect the economic or social welfare of the community or State.* The sale of the property and subsequent use would not have any adverse effect on the economic or social welfare of the County or State. The action may help improve recreational facilities. There will likely be some limited effects to the viewplanes, noise levels, and traffic patterns to neighboring residents from subsequent development and use of the 1.002-acre property.
5. *The proposed project does not substantially affect public health in any detrimental way.* The proposed sale and subsequent use would not affect public health in any way.

6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No secondary effects are expected to result from the proposed action, which would likely result in a very minor expansion of residential or commercial uses in a large, urban area. It would not induce in-migration or affect public facilities.
7. *The proposed project will not involve a substantial degradation of environmental quality.* The project is minor and environmentally benign, and would thus not contribute to environmental degradation.
8. *The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* The sale property supports overwhelmingly alien vegetation. Impacts to rare, threatened or endangered species of flora or fauna will not occur.
9. *The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* The project is not related to other activities in the region in such a way as to produce adverse cumulative effects or involve a commitment for larger actions. The Hawai'i County Council and Planning Commission will re-evaluate this when and if an application for rezoning is submitted by a new owner.
10. *The proposed project will not detrimentally affect air or water quality or ambient noise levels.* No adverse effects on these resources would occur.
11. *The project does not affect nor would it likely to be damaged as a result of being located in environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.* Although the project is located in an area with volcanic and seismic risk, the entire Island of Hawai'i shares this risk, and any potential new owner would be made aware of the risk.
12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No scenic vistas and viewplanes will be adversely affected by the project, although there may be at least some impact to individual homeowners.
13. *The project will not require substantial energy consumption.* The use of the property would likely involve only minimal consumption of energy. No adverse effects would be expected.

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

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ENVIRONMENTAL ASSESSMENT
SALE OF COUNTY OF HAWAI'I LAND NEAR LAKO STREET

APPENDIX 1

FIGURES

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- 1. Project Area Map**
- 2. TMK Map**
- 3. Photographs**
- 4. Airphoto**

FIGURE 1 PROJECT AREA MAP

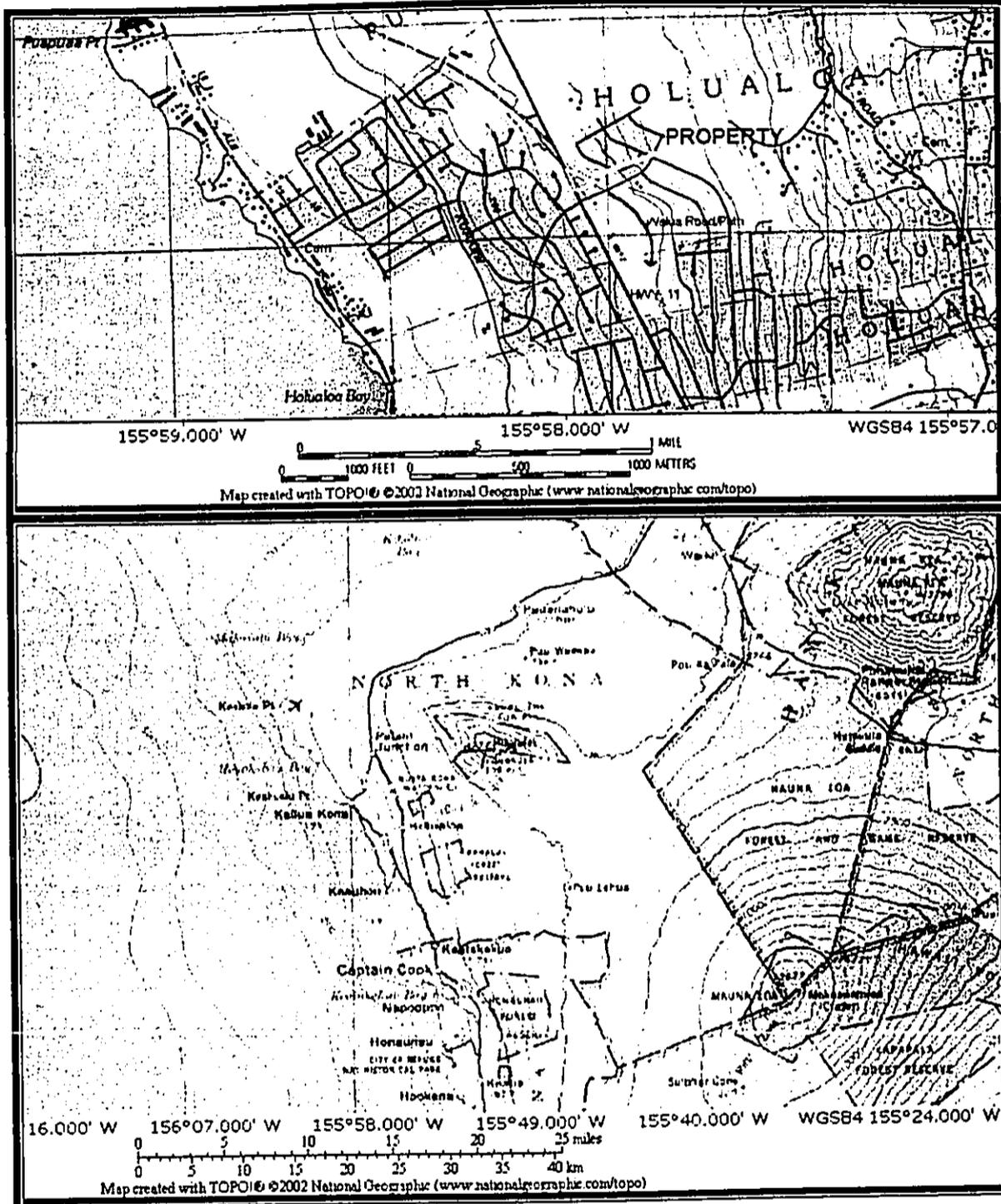


FIGURE 2 TMK MAP

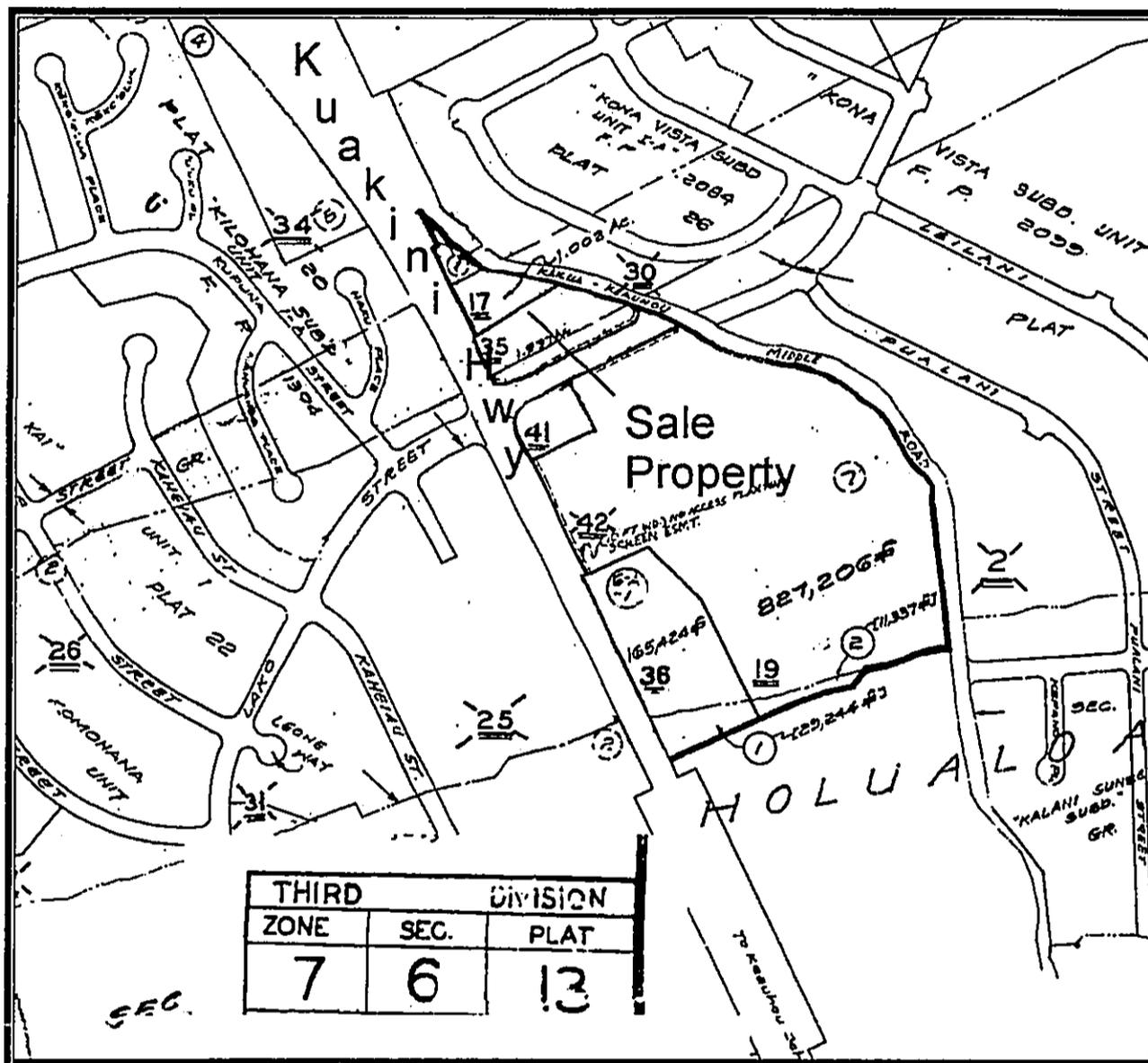
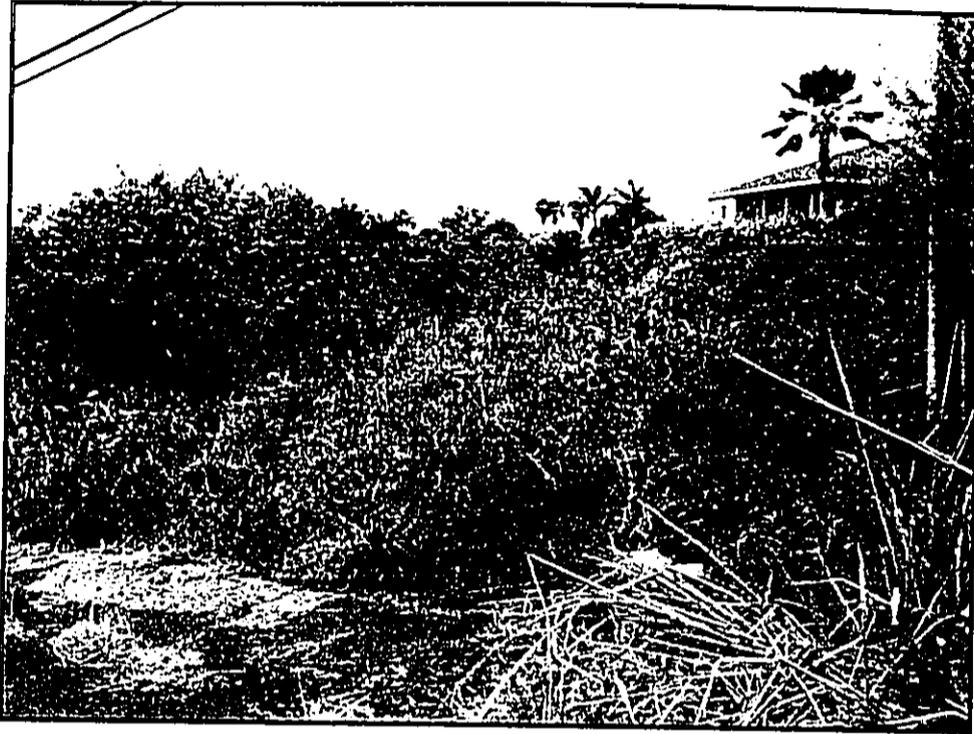


FIGURE 3 PHOTOGRAPHS



3a: Overgrown access to property via former Kailua-Keauhou Middle Road



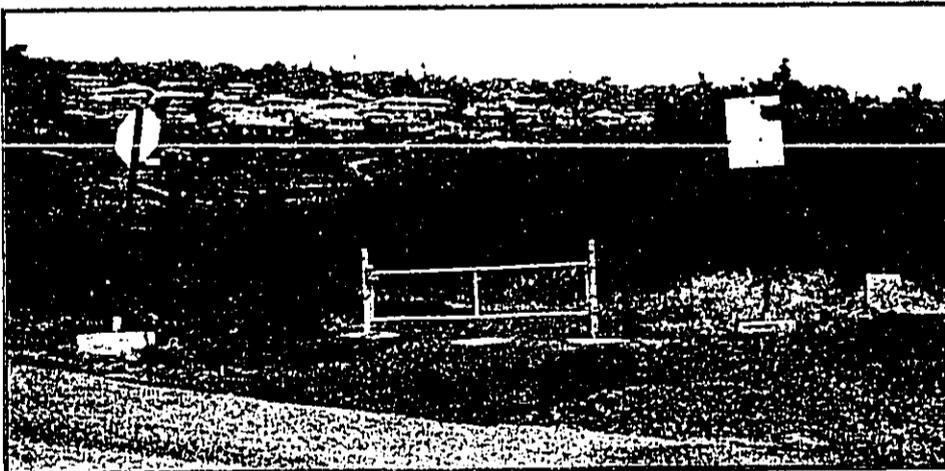
3b: Kuakini Highway looking north past auto center to cliff on property frontage



3c: Koa hale and guinea grass vegetation in interior of property

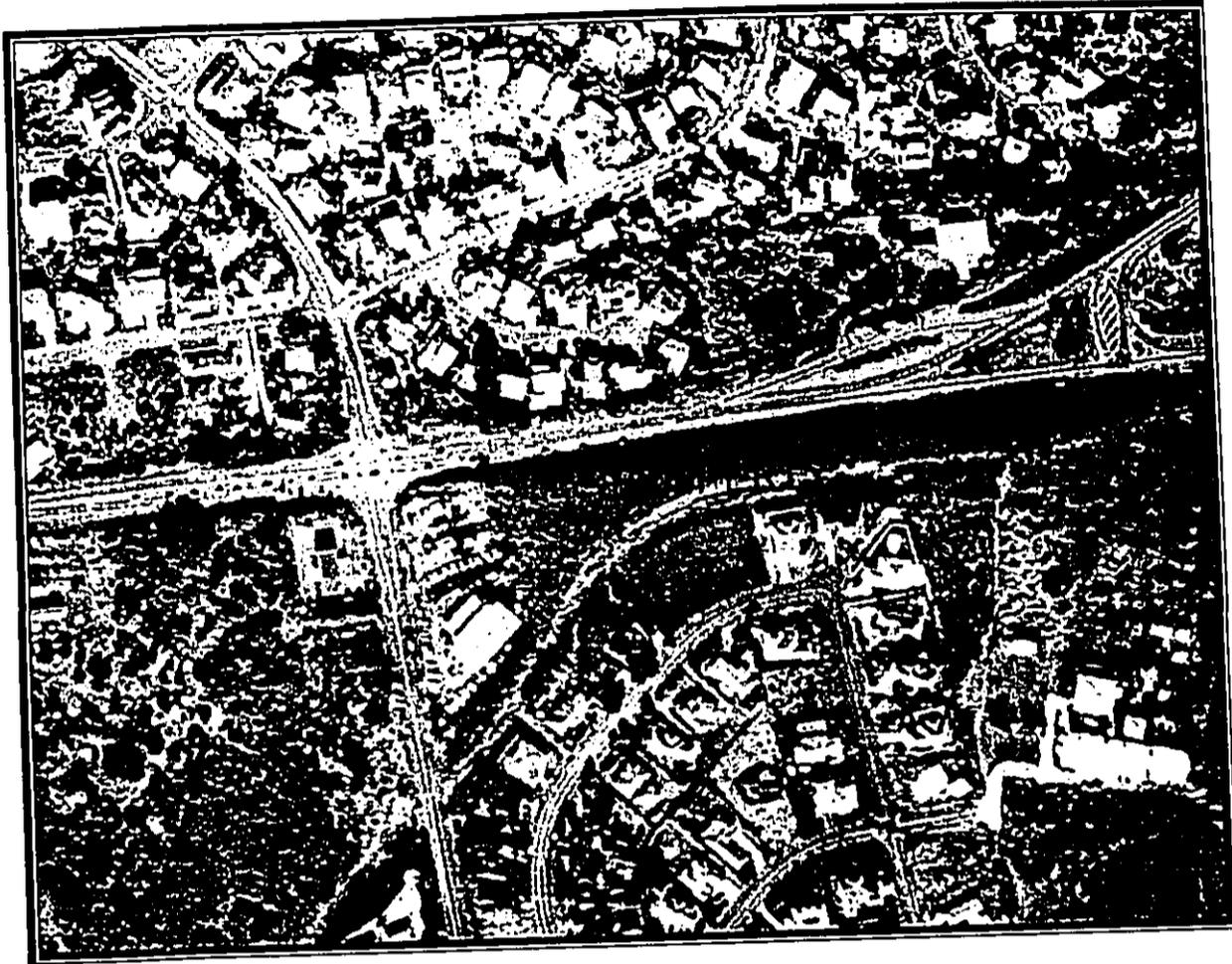


3d: View from top of property north



3e: Existing Walua Road/Path, a popular trail on the south side of Lako Street

FIGURE 4 AIRPHOTO



ENVIRONMENTAL ASSESSMENT
SALE OF COUNTY OF HAWAI'I LAND NEAR LAKO STREET

APPENDIX 2

ARCHAEOLOGICAL AND CULTURAL ASSESSMENT

RC-0419

An Archaeological Inventory Survey of
TMK:3-7-6-013:017



Hōlualoa 1-2 Ahupua'a
North Kona District
Island of Hawai'i

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ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL STUDIES

EXECUTIVE SUMMARY

At the request of Ron Terry, Ph.D. of Geometrician Associates, LLC, on behalf of the County of Hawai'i, Rechtman Consulting, LLC conducted an Archaeological Inventory Survey of a 1.008-acre parcel located in Hōlualoa 1-2 Ahupua'a, North Kona District, Island of Hawai'i (TMK:3-7-6-013:017). This parcel consists of very small portions of two former grant parcels (Grant 3630 and Hōlualoa Makai Lot 5) located in the *makai* section of the Hōlualoa 1-2 grant partition area. The study parcel is bounded to the southwest by Kuakini Highway, to the southeast by a parcel that has been developed into a car dealership (Orchid Isle Ford), and to the northeast by the historic Kailua-Keauhou Middle Road (SIHP Site 14087).

As a result of the current inventory survey a portion of one previously recorded site (SIHP Site 14087), and two previously unrecorded sites were discovered on the study parcel. All of these sites are core-filled walls related to the Historic Period (post 1890s) use of the project area, and all are considered to be significant under Criterion D for information they have yielded relative to this past use of the parcel. It is argued that information collected during the current inventory survey has been adequate to successfully mitigate any potential impacts to these sites that may result from future development activities. No further historic preservation work is recommended.

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INTRODUCTION

At the request of Ron Terry, Ph.D. on behalf of the County of Hawai'i, Rechtman Consulting, LLC conducted an Archaeological Inventory Survey of a 1.008-acre parcel located in Hōlualoa 1-2 Ahupua'a, North Kona District, Island of Hawai'i (TMK:3-7-6-013:017) (Figures 1 and 2). This parcel consists of portions of two former grant parcels (Grant 3630, and Hōlualoa Makai Increment Lot 12) located in the *makai* section of the Hōlualoa 1-2 grant partition area (Figure 3). Three Historic Period core-filled walls were the only historic properties encountered on the current study parcel. This survey was undertaken in accordance with Hawai'i Administrative Rules 13§13-284 and was performed in compliance with the Rules Governing Minimal Standards for Archaeological Inventory Surveys and Reports as contained in Hawai'i Administrative Rules 13§13-276. Compliance with the above standards is sufficient for meeting the initial historic preservation review process requirements of both the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) and the County of Hawai'i Planning Department.

This report contains background information outlining the project area's physical and cultural contexts, a presentation of previous archaeological work in the area and current survey expectations based on that previous work, an explanation of the project methods, detailed descriptions of the archaeological resources encountered, interpretation and evaluation of those resources, and lastly, treatment recommendations for all of the documented sites.

BACKGROUND

The following section is divided into four parts: 1) a physical description of the subject parcel, 2) a general cultural context for the area, 3) a historical summary of Hōlualoa 1-2 *ahupua'a* land-use and settlement patterns, 3) a review of Land Commission Awards in the immediate vicinity of the project area, and 4) a review of previous archaeological studies. This background information is then used to generate a set of expectations for the current inventory survey.

Physical Description

The current project area consists of a triangular shaped roughly one acre parcel (TMK:3-7-6-013:017) located in Hōlualoa 1-2 Ahupua'a, North Kona District, Island of Hawai'i. The study parcel is bounded to the southwest by Kuakini Highway, to the southeast by a parcel that has been developed into a car dealership (Orchid Isle Ford), and to the northeast by the historic Kailua-Keauhou Middle Road (SIHP Site 14087). The subject parcel is situated at elevations ranging from 310-330 feet above sea level on a 5,000 to 10,000 year old Hualālai lava flow (Wolfe and Morris 1996). On this *pāhoehoe* flow, a thin, well-drained organic soil has developed, Punaluu extremely rocky peat (rPYD) (Sato et al. 1973). Two historically introduced species, *koa haole* (*Leucaena glauca*), and Octopus Tree (*Schefflera actinophylla*), dominate the vegetation within the project area. A variety of grasses, notably Guinea grass (*Panicum maximum*), vines, weeds, and shrubs are also present.

Despite the seemingly consistent semi-arid condition of this area, seasonality is evident. Throughout the Hawaiian Islands, the warmer and drier summer months, traditionally referenced as *kau*, extend from May to September, and the wetter, cooler months (*ho'oilo*) extend from October to April (Handy and Handy 1972). The temperatures in the Kona area are generally consistent with this seasonal pattern, ranging between 62-80 degrees in winter and 68-86 degrees in summer (Schilt 1984). However, the typical rainfall pattern differs considerably from that seen elsewhere; in all elevations along the Kona coast, rainfall during *kau* is typically greater than that during *ho'oilo* (Schilt 1984).

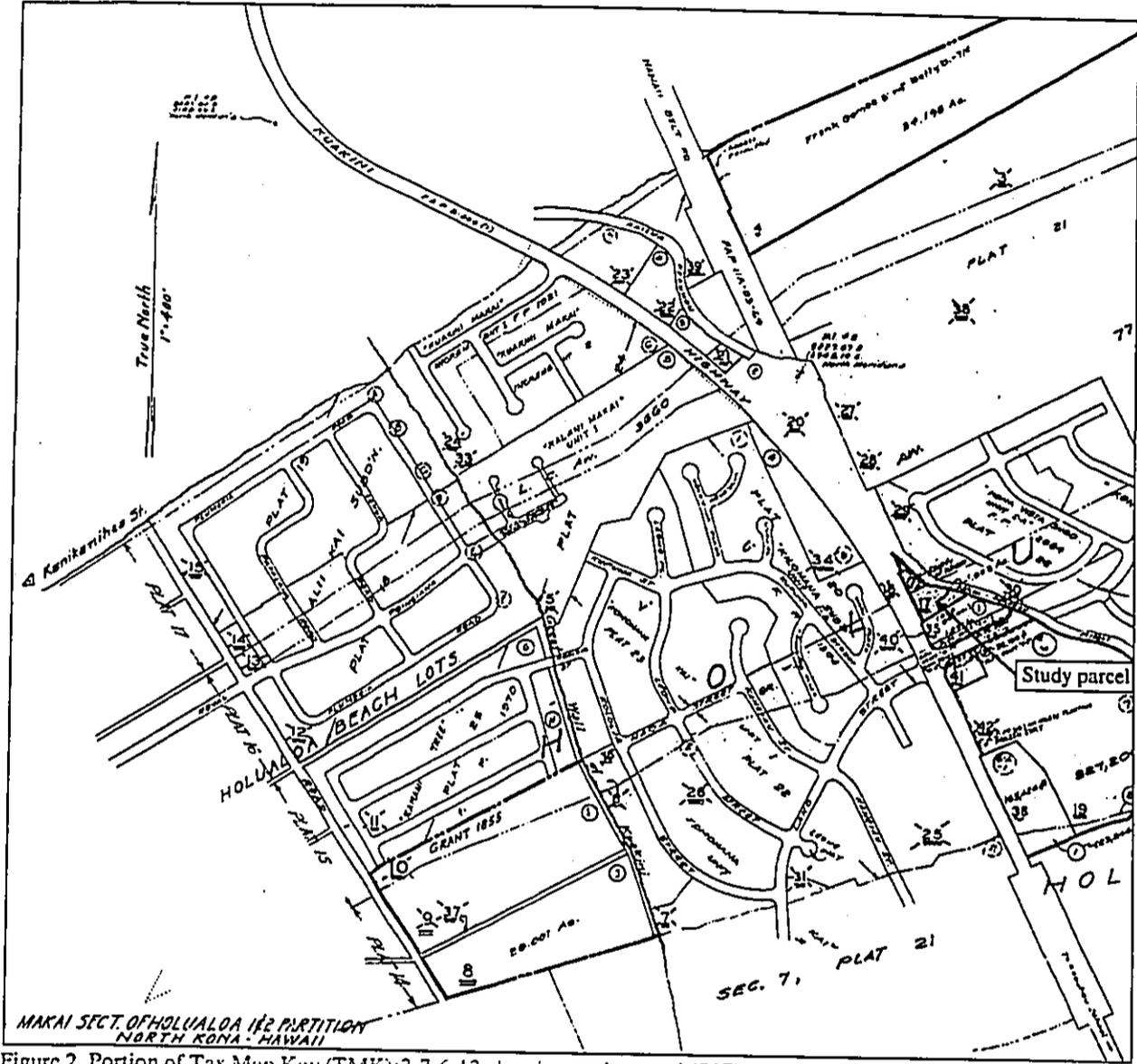


Figure 2. Portion of Tax Map Key (TMK):3-7-6-13 showing study parcel (017).

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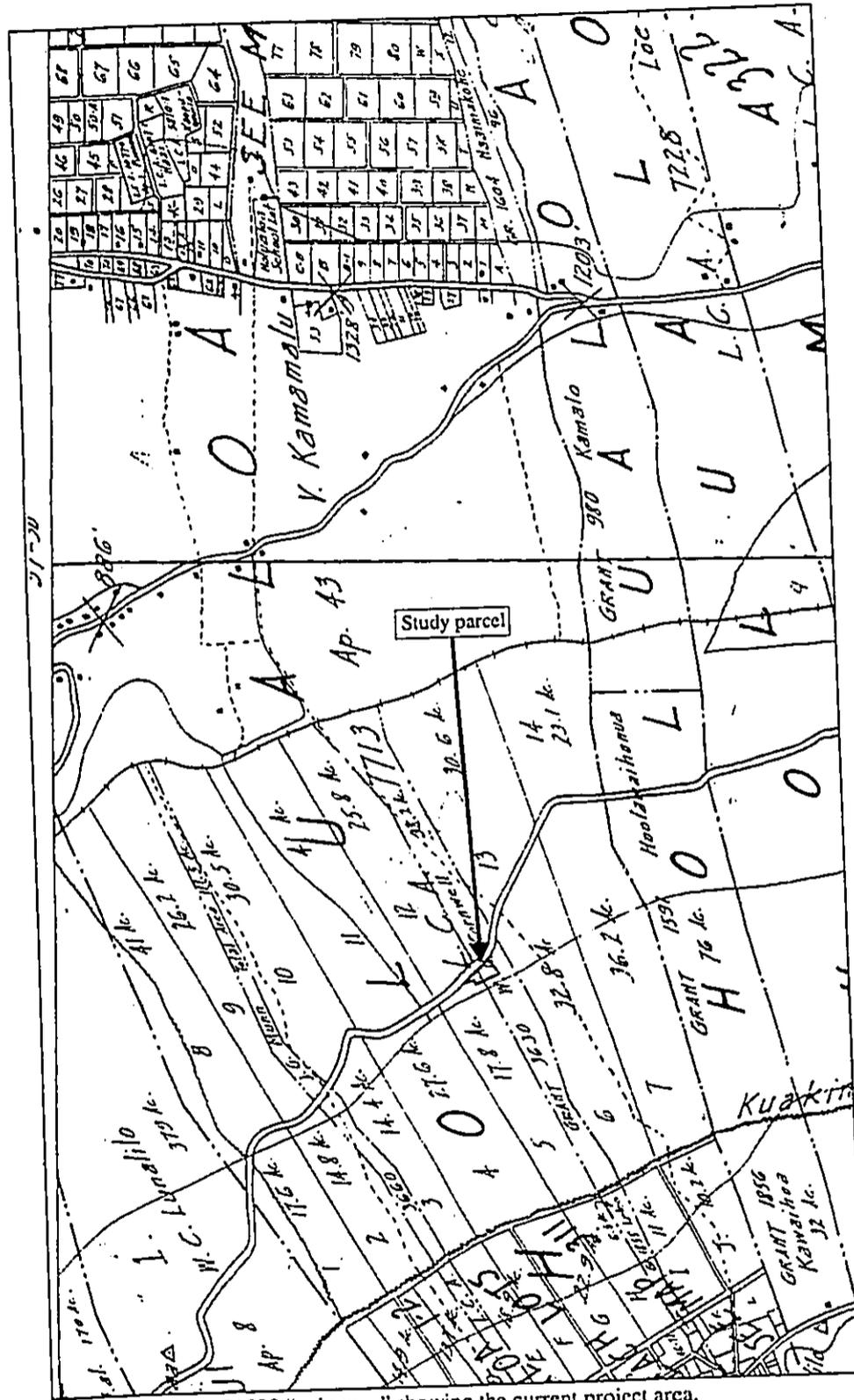


Figure 3. Portion of 1928 "strip map" showing the current project area.

Historical Contexts

The project area is in the coastal portion of the Kona Field System (Cordy 1995, Newman 1970, Schilt 1984). This area extends north at least to Kaū Ahupua'a and south to Hōnaunau, west from the coastline and east to the forested slopes of Hualālai (Cordy 1995). A large portion of this area is designated in the Hawai'i Register of Historic Places as Site 50-10-37-6601 and has been determined eligible for inclusion in the National Register of Historic Places. The basic characteristics and elevationally delimited zones within this agricultural/residential system as presented in Newman (1970) have been confirmed and elaborated on by archaeological (Cordy 1995) and ethnohistorical investigations (Kelly 1983). The current study parcel is located within the traditional *kula* zone.

Cordy (1995) presents a summary of archaeological settlement patterns for Kona that is based on previous archaeological work as well as on observations made by explorers and missionaries during the late eighteenth and early nineteenth centuries. Cordy bases his reconstruction on the Hawaiian terms for the major vegetation zones used to define and segregate space within an *ahupua'a*. It was these native terms (Table 1) that were used during the *Māhele* in the description of land claims. Cordy also describes a narrow shoreline zone within the *kula* that was primarily a residential area.

Table 1. Traditional Hawaiian agricultural zones.

Zone	Annual Rainfall	Description	Elevation	Primary Crops
<i>Kula</i>	c. 30-50 in. (0.8-1.2 m)	Plain, open country inland from the coast	Coast-500 ft. (0-150 m)	' <i>Wauke</i> , gourd and sweet potato
<i>Kalu</i> or <i>Kalu'ulu</i>	c. 40-55 in. (1.00-1.35 m)	Luxuriant, cultivable zone	500-1,000 ft. (150-300 m)	Breadfruit, <i>wauke</i> , sweet potato, mountain apple, taro
' <i>Āpa'a</i>	c. 55-80 in. (1.35-2.00 m)	Dryland cultivation zone	1,000-2,500 ft. (300-750 m)	Taro, sweet potato, sugar cane, <i>kī</i> , and banana
' <i>Ama'u</i>	c. 80 in. (2.0 m)	Upland/fern zone	2,000-3,000 ft. (600-900 m)	Banana and ' <i>ama'u</i> (fern)

The *kula* zone is the area from sea level to 150 meters elevation. Annual rainfall in the *kula* zone is 75 to 125 centimeters. This lower elevation zone is traditionally associated with habitation and the cultivation of sweet potatoes, paper mulberry, and gourds. Agricultural features, such as clearing mounds, planting mounds, planting depressions, modified outcrops, pavements, enclosures, and planting terraces, are common throughout much of this zone (Hammatt and Clark 1980, Hammatt and Folk 1980, Haun et al. 1998, Schilt 1984). Dwellings were scattered throughout the agricultural portion of the *kula*, but they are commonly concentrated along the shoreline (Cordy 1981, Hammatt 1980). The shoreline zone, extending inland approximately 200 meters, was used primarily for permanent habitation and other non-agricultural activities, such as canoe storage, ceremonial and burial practices, recreation, and fishing-related activity.

Royal and high chiefly centers were also situated within the shoreline of the *kula*. These complexes included dwellings for chiefs and their entourage, places of refuge, and other structures. Several large and densely populated royal centers were located along the shoreline between Kailua and Hōnaunau (Cordy 1995, Tomonari-Tuggle 1993). Three such centers are situated near the current study area: Keākealaniwahini, Keolonahihi, and Kaumalumu. Within these specific chiefly centers, *heiau*, *ali'i* residences, and *pu'uhonua* have been described (McEldowney 1986; Stokes and Dye 1991) and documented (Hammatt 1994). No less than four *heiau* have been recorded within the shoreline area of Hōlualoa 4th Ahupua'a (Stokes and Dye 1991). These major sites are all located *makai* and south of the current project area. A variety of non-residential features are present in the *kula* near royal centers, including small agricultural plots, and formal and informal burial features (Cordy 1995, Han et al. 1986, Schilt 1984, Tainter 1973, Tomonari-Tuggle 1993).

Nineteenth century habitation features built on stone platforms were present in the *kula* (Hammatt and Mecker 1979, Schilt 1984). Stone platforms with clearly defined internal divisions are present (O'Hare and Wolforth 1997) and probably reflect a change in residential plans from a complex of multiple, separate, single-function structures (men's sleeping, women's sleeping, cooking) to a single structure with multiple rooms and functions (entire family's quarters and cooking) (Ladefoged 1991). Burial features with historic-era artifacts and architecture (i.e., mortar and corrugated tin) are present in the lower elevations. These are frequently isolated structures, but burial also occurred within residential platforms during the Historic Period (O'Hare and Wolforth 1997).

During the early nineteenth century, following the breaking of the traditional eating *kapu* by Liholiho, Ka'ahumanu, and the Queen mother Keopuolani, which was a symbolic gesture that led to the demise of the entire Hawaiian socio-religious system, the older places of worship (*heiau*) no longer held their significance. Many such places were dismantled, and the stones used for other building projects such as the Kuakini Wall and Mokuaikaua Church.

The Missionary William Ellis visited the vicinity of the current project area in 1823 and described the following:

Leaving Kairua [Kailua], we passed through the villages thickly scattered along the shore to the southward. The country around looked unusually green and cheerful, owing to the frequent rain, which for some months past have fallen on this side of the island. Even the barren lava, over which we traveled, seemed to veil its sterility beneath frequent tufts of tall waving grass, or spreading shrubs and flowers.

The side of the hills, laid out for a considerable extent in gardens and fields, and generally cultivated with potatoes, and other vegetables, were beautiful.

The number of heiaus, and depositories of the dead, which we passed, convinced us that this part of the island must formerly have been populous. The latter were built with fragments of lava, laid up evenly on the outside, generally about eight feet long, from four to six broad, and about four feet high. Some appeared very ancient, others had evidently been standing but a few years. (1963:72-73)

The religious, socioeconomic, and demographic changes that took place in the period between 1790 and the 1840s, promoted the establishment of a Euro-American style of land ownership, and the Great *Māhele* was the vehicle for determining ownership of the native land. During this period (1848-1899), the *Māhele* defined the land interests of the King (Kamehameha III), the high-ranking chiefs, and the low-ranking chiefs, the *konohiki*. The chiefs and *konohiki* were required to present their claims to the Land Commission to receive awards for lands provided to them by Kamehameha III. They were also required to provide commutations to the government in order to receive royal patents on their awards. The lands were identified by name only, with the understanding that the ancient boundaries would prevail until the land could be surveyed. This process expedited the work of the Land Commission and speeded the transfers (Chinen 1961:13).

During this process all lands were placed in one of three categories: Crown Lands (for the occupant of the throne), Government Lands, and Konohiki Lands. All three types of land were subject to the rights of the native tenants. Commoners could make claims for land, and if substantiated, they would receive awards referred to as *kuleana*, from the Land Commission. During this period, other land grants were also made to individuals directly from the Kingdom. In 1862, the Commission of Boundaries (Boundary Commission) was established in the Kingdom of Hawai'i to legally set the boundaries of all the *ahupua'a* that had been awarded as a part of the *Māhele*. Subsequently, in 1874, the Commissioners of Boundaries was authorized to certify the boundaries for lands brought before them. The primary informants for the boundary descriptions were old native residents of the lands, many of which had also been claimants for *kuleana* during the *Māhele*. The information was collected primarily between 1873 and 1885. The testimonies were generally given in Hawaiian and simultaneously transcribed in English.

In 1848 during the *Māhele* Hōlualoa 1st and 2nd Ahupua'a was awarded to Victoria Kamamalu. There were no *kuleana* claimed within the current project area. There were five *kuleana* awarded *makai* of the current project area, all were houselots except for one, which may have been a coconut grove.

Following the *Māhele*, the kingdom initiated a program of selling parcels of land to interested residents. The land that was reserved as Government lands—those lands given outright by the King, or commuted to the Government in lieu of paying for other parcels retained by the *ali'i* awardees of the *Māhele*. The grant program was initiated in an effort to encourage more native tenants onto fee-simple parcels of land. The parcels of land sold in the grants were quite large, ranging in size from approximately ten acres to many hundreds of acres. When the sales were agreed upon, Royal Patents were issued and recorded following a numerical system that remains in use today. The current study parcel comprises portions of two former grant parcels (Grant 3630, and Hōlualoa Makai Increment Lot 5). Grant 3630 was sold as fee simple land to W. H. Cornwell in 1893 and contained 38.2 acres. The southern two thirds of the current study parcel occupies less than an acre of the southern central portion of Grant 3630, and the northern third occupies about 0.3 acres of the 17.8-acre Grant Lot 5 (see Figure 3). While the conveyance document for Grant 3630 physically describes the property, there is no information available concerning Cornwell's use of the property. However, the large *kula* land grants were typically walled off and used for pasturage. Grant Lot 5 appears to never have been sold, and may have only been created "on paper."

The native population declined and the foreign population increased in the Kona area during the early twentieth century. Coastal occupation was concentrated in the villages of Kailua and Keauhou, with permanent residences with gardens and animal pens scattered along the shoreline. Upland habitation was associated with agricultural and ranching pursuits. More walls were added to the *kula* as cattle pastures expanded in the lower elevations during this period. The royal centers near the study area became a thing of the past and fell into disuse and disrepair. The memories of their former importance were rekindled when turn-of-the-century archaeologists and historians began documenting the area.

Hōlualoa 1-2 Ahupua'a

The small amount of traditional Hawaiian history available on the several *ahupua'a* of Hōlualoa is provided by Kamakau (1961) and I'i (1959). It is clear from these sources that like much of the Kona coast, Hōlualoa was the haunt of chiefs. Hōlualoa Bay, in particular, was noted for its fine surfing. Several months after Captain Cook's demise, Kalani'opu'u is said to have surfed there (Kamakau 1961:105). Kamehameha also surfed at Hōlualoa. According to I'i, it was there that he, "learned to surf and to glide with a canoe over the waves" (I'i 1959:6). Furthermore, "these lands were occupied by the chiefs because the surfing there was good, and the food abundant in ancient times" (I'i 1959:6). In a more general sense, I'i also claims that, "it was in the Hōlualoa lands of Kona that the chiefs dwelt in olden times, from the time of Kamehameha, the great chiefess [Keākealaniwahine] of Hawai'i, and earlier" (1959:6). Although it is difficult to verify the antiquity of chiefly presence at Hōlualoa, its shoreline was clearly an attractive draw in the period immediately preceding contact and thereafter.

The particulars of life for the *maka'āinana* are not recorded for Hōlualoa specifically. It can be surmised, however, that local inhabitants utilized the coastal area for its marine resources. In fact, Hōlualoa Bay was known historically as a habitation place for fishermen and their families (Handy and Handy 1972:287). Occupation was probably relatively dense in the resource-rich coastal area. Ellis (1963) records the bay as the location of the village Kaluaokalani.

As described in the previous section, the inland and upland areas of the *ahupua'a* were part of the Kona Field System. It is therefore appropriate to use the major vegetation zones outlined in Table 1 to estimate settlement densities and land-use in this area. Hōlualoa 1-2 was probably very similar to the many other surrounding *ahupua'a* of the Kona Field System. Population was likely concentrated in the lower part of the *kula* zone where one would expect to find agricultural plots, permanent habitations, chiefly residences, and ceremonial centers. Stokes reports no less than nine *heiau* in the land of Hōlualoa 1-4 (Stokes and Dye 1991:55-63). Most of these are built on or near the coast and fall well within the *kula* zone. Two *heiau* are in the coastal portion of Hōlualoa 1-2 and a third is at approximately 600 ft. elevation (Table 2). One other *heiau* within Hōlualoa 1-2 has no provenience information.

As one moves away from the coast, permanent habitation becomes less frequent and temporary field shelters more common. Agriculture, bird hunting, and plant gathering were practiced at the middle and upper elevations. This pattern of land-use persisted into the early Historic Period, but with the introduction of new crops and rapid population loss in the early 1800s, major changes were well underway. Cattle ranching was introduced in the mid-1800s and persisted well into the twentieth century in much of the Kona District. Coffee was also introduced in the early to mid-1800s and was soon cultivated commercially on small plots. Cattle ranching continued into recent times in Hōlualoa (Soehren 1980a; Fager and Graves 1993).

Table 2. Heiau in Hōlualoa 1-2 ahupua'a (from Stokes and Dye 1991:55-57).

Ahupua'a	Heiau name	Information
Hōlualoa 1	Pucomanu Ko'a	Fishing heiau on the point.
Hōlualoa 1	Halehau Heiau	Four unconnected platforms; 600 ft above sea level.
Hōlualoa 1	Puhiolool Heiau	On small rocky point in middle of bay; with graves.
Hōlualoa 2	Pana'ewa Heiau	Near junction of two government roads; destroyed.

Land Commission Awards

As previously stated the current study area was part of an *ali'i* LCAw. made to Victoria Kamamalu and there were no *kuleana* awards made within the study area boundaries. There were five *kuleana* awarded some distance to the west of the current project area. A review of the registration and testimony associated with these claims provides information useful for predicting archaeological resources in the general project area.

Land Commission Award 5990 was registered by Manawainui on January 21, 1848. In the Native Register, Manawainui states the total circumference of his claim and notes that: "it was occupied by my makuas in the time of Kamehameha I, until myself at present" (Native Register: vol. 8, p. 406). Specific land use on the parcel is discussed in Native Testimony (vol. 4, p. 573); Manawainui is said to have enclosed his lot that contained 8 houses—1 each for Manawainui, Naaimakohi, Pualipela, Kualani, Poalo, Ikiihi and Uilama, with the seven house dwellers under Manawainui. The LCAw. was for 1.25 acres; eight houses on a lot that small is indicative of clusters of high residential density in the area.

Land Commission Award 6114, was registered by Naniani on January 22, 1848 (Native Register: vol. 8, p. 410). Naniani claims, "I hereby tell you of my land and house lot and planted trees. 3 mala of sweet potatoes are on the kula, 1 is in the pahee, 3 are within [kala] ulu, 1 is in the apaa, and 10 taro mala extend from apaa to the forest. Further, my lot and its planted trees is 206 fathoms in circumference". Naniani requested 7 *apana*, but in the Native Testimony February 5, 1849 (vol. 4, pp. 574) Kamalii states, "The claim for the entire ili is a mistake. Naniani's father had planted some coconut trees, they have been bequested to Naniani after his fathers death." Naniani was awarded 2 *apana*, one of which was his house lot and on it were his and five other homes. Again, this is evidence of dense residential clustering of commoner housing within the *kula* zone.

Land Commission Award 7803:2 was awarded to Koaea. According to the Native Register January 20, 1848 (vol. 8, p. 449) Koaea claimed, "One *ili* extends from the kula to the forest, and 3 taro *kihapai* are in another place. Furthermore, my lot is 94 fathoms in circumference, and the planted trees are some *kou*, and a thorny tree." The Land Commission awarded Koaea the *kula* house lot. In the Native Testimony, February 6, 1849 (vol. 4, p. 587), it states, "Koaea has enclosed his section. 4 houses-2 for Koaea, 1 for Kamalii, 1 for Kaii/Kamalii and Kaii/ have house interest under Koaea. 1 Kou tree is for Koaea, 1 trees for Kaii." Again indicative of high residential density.

Land Commission Award 7804:2 was awarded to Kaluhimoku. According to the Native Register on January 21, 1848 (vol. 8, pp. 449), Kaluhimoku claims, "4 sweet potato mala and 4 hala trees are on the kula, 6 are within [kala] ulu, and 6 taro mala extend from apaa to the amau. My lot is 69 fathoms in circumference." The *kula* house lot and one agricultural area were granted.

Land Commission Award 7990 was awarded to Pupuka. According to the Native Register on February 12, 1848 (vol. 8, p. 456), Pupuka requested six *apana*. The Native Testimony on February 5, 1849 (vol. 4, pp. 578) reported that he was awarded one house lot (1.11 acres) with two houses. Although not as densely

populated as the other documented residential lots, this award reinforces the pattern of the clustering of commoner residences within the *kula*.

The Land Commission data provide supplemental information on land-use in the vicinity of the survey parcel in the mid-1800s. The dense clustering of commoner residences has already been commented upon. Another pattern that seems evident is that all these requests to the Land Commission list a house plot in the *kula* zone, plus farm plots in various *mauka* places in the *ahupua'a*. Unfortunately for the claimants in Hōlualoa 1 and 2, agricultural lands were not awarded as often as habitation lots, leaving the awardees at a distinct disadvantage in providing for themselves and their families through traditional agricultural practices.

Prior Archaeological Studies

Archaeological investigations previously conducted in Hōlualoa Ahupua'a have primarily concentrated upon the *kula* zone (see Haun and Henry 2002 for a thorough overview) in which the current project area is also located. Eleven studies have previously been conducted in the general vicinity of the project area (Barrera 1995; Ching et al. 1973; Connolly and Gunness 1979a and 1979b; Dunn and Rosendahl 1991 and 1992; Hammatt 1979b; Haun and Henry 2000; Haun et al. 1998; Hommon and Rosendahl 1983; Nelson et al. 2005). Five of the previous projects were associated with the proposed Ali'i Highway corridor (Ching et al. 1973; Dunn and Rosendahl 1991 and 1992; Haun et al. 1998; Hommon and Rosendahl 1983).

Hammatt (1979b) conducted an archaeological survey of a 22-acre parcel located *makai* of Kuakini Highway and northeast of the current study parcel and ranging in elevation between 125 feet and 260 feet above sea level. Four sites made up of thirteen features were recorded, including temporary habitations (a platform and a cave), a ranch wall, and features associated with agricultural clearing. None of the sites were subjected to archaeological testing.

Connolly and Gunness (1979a and 1979b) investigated four separate parcels for the Komohana Kai subdivision that are located directly *mauka* of the current project area. The archaeological survey for this subdivision, which ranges in elevation from 125 feet to 300 feet, identified 136 sites and site complexes. Agricultural features included mounds, modified outcrops, terraces, and modified depressions. Three possible small *heiau* and a large *heiau* were recorded, as were fourteen Precontact habitation features, three possible burials and a shrine. Eight ranching related features were identified as well. No archaeological subsurface testing was conducted at these sites.

Haun and Henry (2000) conducted an archaeological inventory survey of a seventeen acre parcel ranging in elevation between 35 and 85 feet, to the west of the current study parcel. Twelve sites composed of 104 features were recorded. Features included modified outcrops, mounds, terraces, platforms, walls, enclosures, a cave, a filled crack, and an upright. Barrera (1995) had previously conducted an archaeological reconnaissance of a portion of the parcel and identified a possible burial, habitation sites, agricultural mounds, and modified outcrops. However, the sites were neither recorded nor their locations mapped.

Nelson et al. (2005) conducted an archaeological inventory survey of a twenty-eight acre project area (TMK:3-7-6-013:008) *makai* of the current study parcel, which resulted in the identification of twenty-two archaeological sites with over 150 individual features. Three of the sites, the Kuakini Wall (SIHP Site 6302), a habitation enclosure (SIHP Site 21366), and Costa Cave (SIHP Site 2037) had been previously identified. Eighteen Precontact sites (SIHP Sites 24741-24758) comprised of four single feature mounds or modified outcrops, four agricultural/habitation complexes, one habitation site, two burial cave complexes, three burial structures, one possible *heiau*, two cobble extraction or construction staging areas, and a trail were discovered and recorded during the survey. A newly identified Historic Period wall was also recorded during the survey. The archaeological sites fell into two distinct classes—agricultural/habitation complexes and burial complexes. The former, while spatially extensive, when compared with other such sites elsewhere in the *kula* of North Kona, lacked the feature density and elaboration commonly observed. The extensive burial caves and surface structures were significant features in their study parcel, particularly in a corridor from the northeastern corner of the property to the midpoint of the western boundary. Hidden entrances, elaborate exterior and interior cave features and platforms, and the remnant artifacts that have not been taken or destroyed by looters, pointed to the burials discovered being of high social status. The lack of

kuleana claims made during the *Māhele* also supports their inference that this area was associated with *ali'i*.

Five different archaeological surveys were conducted in conjunction with the proposed Ali'i Highway corridor (Ching et al. 1973; Dunn and Rosendahl 1991 and 1992; Haun et al. 1998; and Hommon and Rosendahl 1983) located between 30 feet and 80 feet in elevation and west of the current project area. Thirty-one sites made up of 143 features were discovered within Hōlualoa Ahupua'a. Permanent habitation sites composed of terraces, walls, and enclosures; agricultural sites made up of terraces, modified outcrops, and mounds; six burials; a possible *heiau*; and ten ranch walls were recorded. Two sites recorded during these surveys, Costa Cave (SIHP Site 2037) and a presumed Precontact habitation enclosure (SIHP Site 21366) extend into the current project area.

Twenty-two additional archaeological investigations have been conducted within the general *kula* zone of the Hōlualoa *ahupua'a* (Barrera 1981; Fager and Graves 1993; Hammatt 1984, 1994; Hammatt, Folk, and Shideler 1992; Haun 2001; Soehren 1979a, 1979b, 1979c, 1980a, 1980b, 1982; Goldstein 1977; Hammatt, Borthwick, and Chiogioji 1990; MLK Rosendahl 1988; Rosendahl 1978, 1979, 1980, 1981, 1989; Sinoto 1979; and Wolforth et al. 1999).

Fager and Graves (1993) investigated a 17-acre parcel (previously investigated by MLK Rosendahl [1988]) south and west of the current project area at an elevation between 311 and 462 feet. Seventeen Precontact agricultural sites composed of twenty-seven features were recorded as well as a *mauka-makai* trail and a ranch related cattle ramp. Agricultural features identified included *kuaiwi*, terraces, enclosures, cleared areas, a mound, a C shape, a modified outcrop, and a platform.

Hammatt, Folk, and Shideler (1992) conducted an inventory survey, archaeological testing and data recovery within a 174 acre parcel located *mauka* of the current project area at an elevation between 300 feet and 750 feet. Portions of this study parcel had been previously the subject of an archaeological survey by Hammatt (1984). Precontact sites recorded included agricultural sites (terraces and mounds), permanent habitation sites, temporary habitation sites, and burials. Historic sites discovered included walls, enclosures, paddocks, cattle runs, and a railroad bed.

Soehren (1980b) investigated a 16 acre parcel located *makai* of Kuakini Highway and northeast of the current project area. An enclosure wall was the only site recorded. Rosendahl (1989) conducted a field inspection within a 6 acre parcel of Komohana Kai subdivision located *mauka* of the Kuakini Highway and east of the current project area. A "few" modified outcrops were identified. Previous field notes compiled by Goldstein (1977) identified a possible habitation or *heiau* in the same subdivision, however the site had been bulldozed.

Hammatt, Borthwick, and Chiogioji (1990) conducted an archaeological inventory of a 64 acre parcel located between 20 feet and 235 feet elevation and south of the current project area. Two hundred eighty five sites were identified. One hundred Precontact habitation sites consisting of platforms, enclosure, open enclosures, terraces, modified outcrops, caves and pavements were recorded. One hundred twenty eight agricultural sites composed of mounds, modified outcrops, terraces, and *kuaiwi* were recorded. Other sites identified included cupboards, walls, and bulldozer piles. Wolforth, Henry, and Rechtman (1999) conducted an inventory survey of an 8 acre project area located *mauka* of Ali'i Drive and southwest of the current study parcel. Portions of the project area had been previously surveyed by Rosendahl (1978), Soehren (1980a), and Barrera (1981). Seven previously identified sites were recorded including Hikapaia Heiau, three ranch walls, and three habitation sites.

Hammatt (1994) identified a complex of Precontact walls, residential structures, two *heiau* and ranch related wall and pens in a 16 acre project area located southwest of the current study parcel. Rosendahl (1980, 1981) conducted an archaeological survey on a 0.3 acre parcel located *mauka* of Ali'i Drive southwest of the current study parcel. Eight features were identified including platforms, a well, a historic tomb, enclosures, and a rock alignment. Test excavations revealed a mix of Precontact and Historic Period materials. Soehren (1979a) identified a terrace and a paved platform during the survey of a 0.5 acre project area *makai* of Ali'i Drive. He also identified an enclosure wall while conducting a survey of a 0.3 acre parcel *mauka* of Ali'i Drive (Soehren 1979b). Both project areas are west of the current study parcel.

Rosendahl (1979) identified eight features in the course of a reconnaissance survey of a 0.5 acre parcel located *mauka* of Ali'i Drive and west of the current project area. Features identified included platforms,

artifacts scatters, a pit, a rock alignment, and a modified outcrop. Sinoto (1979) conducted an archaeological reconnaissance survey of a 6 acre project area located *mauka* of Ali'i Drive and northwest of the current study parcel. The survey identified ranch walls and modern bulldozer push piles.

Haun (2001) identified 28 sites composed of 94 features in the course of an inventory survey of a 13.5 acre parcel located *mauka* of Ali'i Drive and southwest of the current project area. Precontact sites recorded included modified outcrops, mounds, walls, enclosures, pavements, *ahu*, burials, a modified knoll, a cave, and a cupboard.

SURVEY EXPECTATIONS

Based on the previously conducted archaeological studies in the vicinity of the current project area and the background information presented above, a set of field expectations can be generated. Agricultural sites, permanent and temporary habitation sites, *heiau*, lava tubes, and burial features dating to the Precontact Period have been documented in the vicinity of the current study area. During the current fieldwork it is possible that Precontact Period sites of these types could be discovered. All of these fit the pattern for the coastal portions of the Kona Field System. Archaeological and ethnohistorical studies have also noted that Hōlualoa Ahupua'a was a favored area of *ali'i* residence. Given this preference it is possible that high status burials are also present within the study parcel.

As previously discussed, the pattern for native habitation is one of densely populated residential lots. As no *kuleana* awards were made within the current study area, none of these clusters should be present. The transfer of the property as a portion of Grant 3630 in 1893 probably indicates that the land passed into cattle pasturage about that time. This use of the property probably required the construction of boundary walls and possibly a need for enclosures as well. The construction of the Kailua-Keauhou Middle Road in the early 1900s, helped shape the current configuration of the parcel and likely further obscured any earlier archaeological evidence with the addition of wall features. Clearly, this Historic Period use of the land resulted in a significant degree of disturbance to any pre-existing sites.

FIELDWORK

Fieldwork for the current inventory survey was conducted on May 23, 2006 by J. David Nelson, B.A., Christopher S. Hand, B.A., and Robert B. Rechtman, Ph.D.

Methods

During the intensive inventory survey of the current study area, the entire subject parcel was subject to north/south pedestrian transects with fieldworkers spaced at 5-meter intervals. When archaeological resources were encountered, they were plotted on a map of the study parcel using Garmin 76s handheld GPS technology (using UTM WGS 84), and then (when appropriate) cleared of vegetation, mapped in detail using tape and compass, photographed, and described using standardized site record forms. No subsurface testing was performed during the current inventory survey.

Findings

As a result of the current inventory survey, a portion of one previously recorded site (SIHP Site 14087) and two previously unrecorded sites (SIHP Sites 25525 and 25526) were identified on the study parcel (Figure 4). All three sites are core-filled walls that date to the Historic Period. As previously mentioned, nearly all of the current project area has been cleared during Historic and Modern times, which has undoubtedly had a negative impact upon any earlier archaeological sites that may have once been located within the current study parcel. For the most part, the historic walls are constructed on exposed *pāhoehoe* that is visible over most of the surface of the study area.

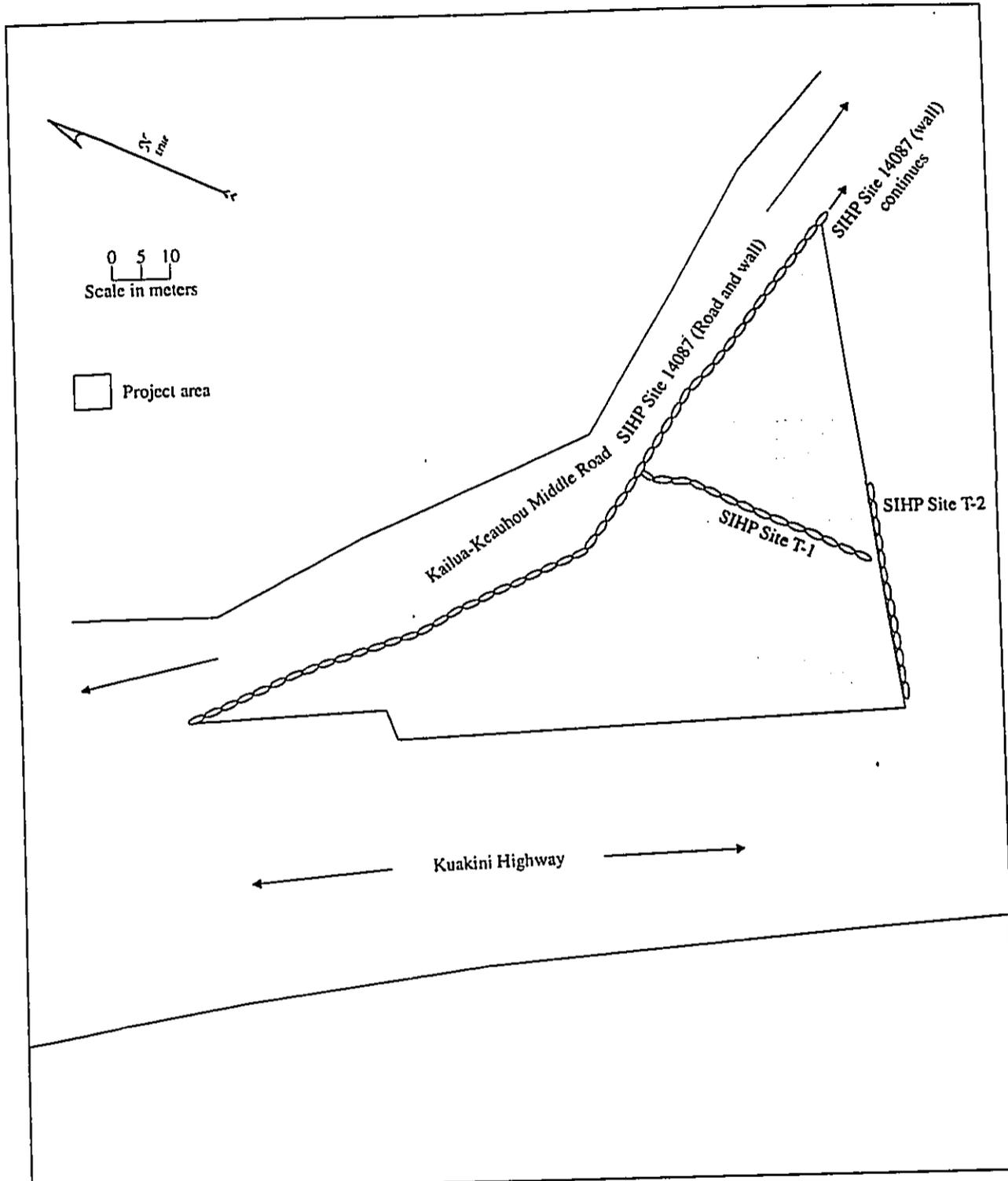


Figure 4. Project area plan view.

SIHP Site 14087

Site 14087 was assigned an SIHP site number as a result of an inventory survey conducted by PHRI (Carlson and Rosendahl 1990) in Puapua'a Ahupua'a. They described this site as a roadway with bordering core-filled walls, which was the primary north/south transportation route prior to the construction of Kuakini Highway (construction completed in the 1960s). Given the juxtaposition of Site 14087 and the boundaries of Grant 3630 (see Figure 3), it is logical to assume that this road had not yet been built when the grant was purchased in 1893. Also, given the relationship of the Hōlualoa Makai Grant Parcels 1-14, on either side of this road (see Figure 3), it is logical to assume that the road was in place when these grant increments were created (on paper), prior to 1928 (sometime between 1902 and 1912). Relative to the current study area, the *makai* wall of Site 14087 runs along the northern property boundary (see Figure 4). This wall (Figure 5) is core-filled reaching a maximum height of 90 centimeters with an average width of 70 centimeters.

SIHP Site 25525

Site 25525 is a core-filled wall that bisects the current study parcel in a roughly north/south direction (see Figure 4). The wall is constructed of neatly stacked *pāhoehoe* cobbles standing 130 centimeters high by 80 centimeters wide (Figure 6). Site 25525 is built against the *makai* border wall of Site 14087 (Figure 7), indicating that Site 25525 is of more recent construction than Site 14087. Commencing at this intersection, Site 25525 extends for 3 meters at 194°, and then turns to 160° for 7 meters, then runs for 37 meters at 180° before terminating 2 meters shy of Site 25526 (which runs along a portion of the southern project area boundary). The only artifact observed during the fieldwork was an unbroken bottle found in association with Site 25525. This clear bottle (Figure 8) exhibits attributes that place its date of manufacture after 1920 (source: BLM Website, www.blm.gov/historic_bottles).

SIHP Site 25526

Site 25526 is a core-filled wall that runs roughly east/west along the western portion of the southern boundary of the study parcel (see Figure 4). This wall is constructed of loosely stacked *pāhoehoe* cobbles and is mostly collapsed (Figure 9). The most intact portion is 60 centimeters tall by 60 centimeters wide. Given its location along a modern parcel boundary, it is highly possible that this wall does not possess significant historical antiquity, and in fact may be of more recent origin than Site 25525.



Figure 5. SIHP Site 14087 view to the west.

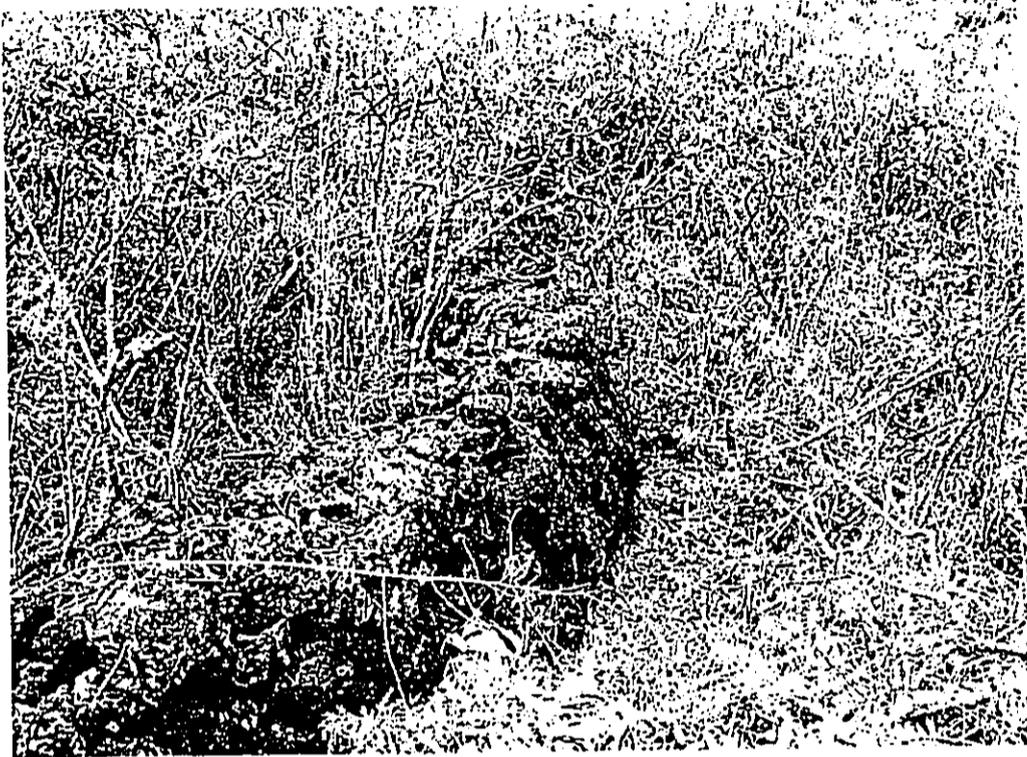


Figure 6. SIHP Site 25525 view to the south.

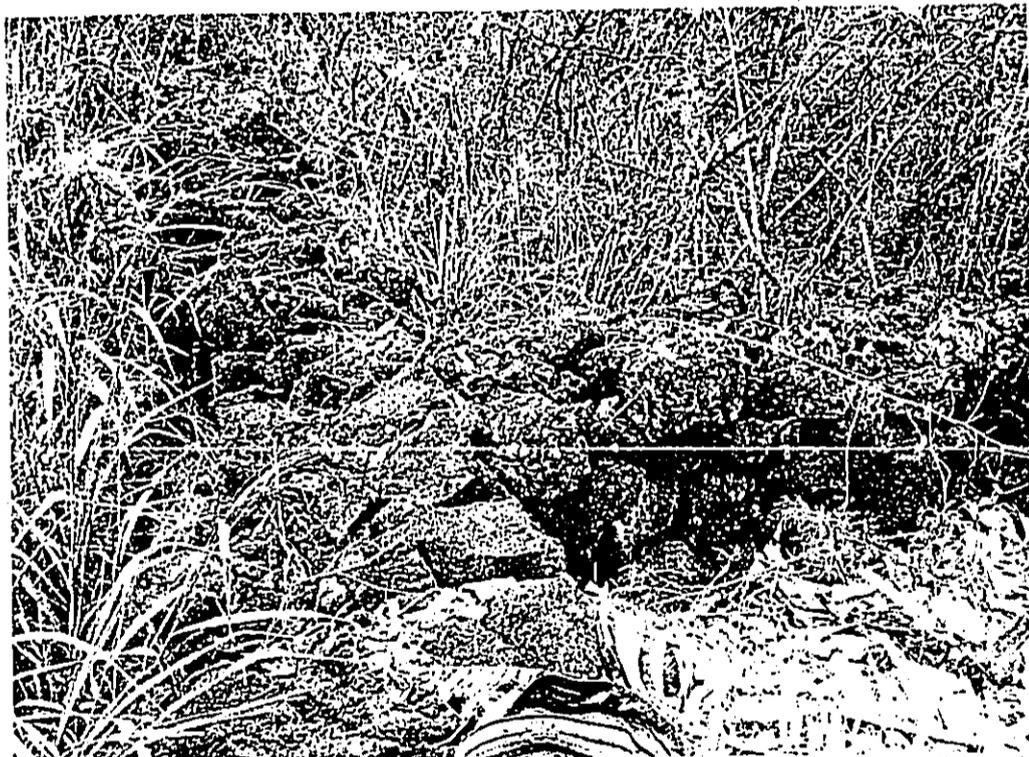


Figure 7. Junction between SIHP Site 14087 (up and down) and SIHP Site 25525 (extending to the right).



Figure 8. Bottle found in association with SIHP Site 25525.



Figure 9. SIHP Site 25526, view to the southwest.

Summary

As a result of the current inventory survey a portion of one previously recorded site (SIHP Site 14087) and two previously unrecorded archaeological sites (SIHP Sites 25525 and 25526) were identified within the boundaries of the current study parcel. All of these sites are Historic Period core-filled walls that post-date the 1890s, and may have continued to function as late as the 1950s.

SIGNIFICANCE EVALUATION AND TREATMENT RECOMMENDATIONS

The above-described archaeological sites are assessed for their significance based on criteria established and promoted by DLNR-SHPD and contained in the Hawai'i Administrative Rules 13§13-284-6. This significance evaluation should be considered as preliminary until DLNR-SHPD provides concurrence. For a resource to be considered significant it must possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet one or more of the following criteria:

- A Be associated with events that have made an important contribution to the broad patterns of our history;
- B Be associated with the lives of persons important in our past;
- C Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value;
- D Have yielded, or is likely to yield, information important for research on prehistory or history;
- E Have an important traditional cultural value to the native Hawaiian people or to another ethnic group of the state due to associations with traditional cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group's history and cultural identity.

SIHP Sites 14087, 25525, and 25526 are date from the Historic Period, and all post-date the 1890s. Site 14087 had been previously determined significant under Criterion D and approved for no further work (Carlson and Rosendahl 1990). Sites 25525 and 25526 are also considered significant under Criterion D for information they have yielded relative to the Historic use of the project area, and attest to the emerging population growth of Kailua-Kona in the late nineteenth and early twentieth centuries. It is argued that information collected during the current inventory survey has been adequate to successfully mitigate any potential impacts to these sites resulting from any proposed development of TMK:3-7-6-013:017.

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ENVIRONMENTAL ASSESSMENT
SALE OF COUNTY OF HAWAI'I LAND NEAR LAKO STREET

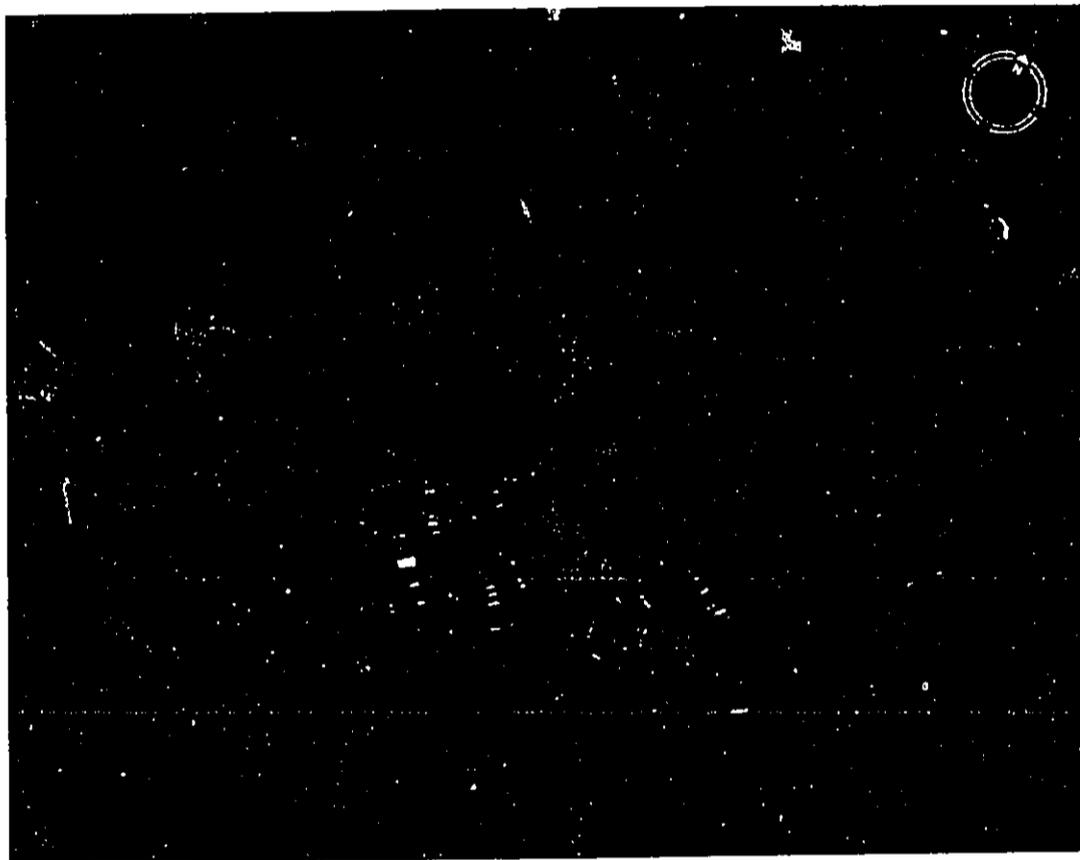
APPENDIX 3

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment Report

TMK 7-6-13:17, Holualoa

North Kona, Hawaii



July, 2006

Phase I Environmental Site Assessment Report
TMK # 7-6-13:17 Holualoa, North Kona, Hawaii

Prepared for

William Takaba, Director
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July, 2006

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4. Property boundaries from County map

Site Photographs

Appendix A: EDR Environmental Data Report

1. INTRODUCTION

1.1 PURPOSE

DR Associates (DR) was retained by Geometrician Associates, of Keaau, Hawaii, on behalf of the County of Hawaii (the County) to perform a Phase I Environmental Site Assessment (ESA) of an approximately 1-acre parcel in North Kona, Hawaii; tax map key (TMK) (3) 7-6-013:017 (the property). DR understands that the property is owned by the County, who intends to sell it at public auction. The purpose of this assessment is to provide a professional opinion as to the presence of environmental issues that may impact the use or utility of the property by new owners of this property.

The property borders State Route 11 near its intersection with Lako Street, at Holualoa 1st and 2nd. The property was originally acquired by the County in 1969. Through Resolution 104-03, the Hawai'i County Council authorized the Finance Department to sell the property in fee simple.

This ESA was performed to assess current recognized environmental conditions at the property and propose recommendations for additional investigation, if warranted. "Recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property (American Society for Testing and Materials [ASTM], 1997).

Hazardous substances are those substances defined under Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act. They are listed under Title 40 of the Code of Federal Regulations (CFR) Part 302. They include hazardous substances and toxic pollutants regulated under the Clean Water Act, hazardous wastes regulated under the Resource Conservation and Recovery Act (RCRA), and hazardous air pollutants regulated under the Clean Air Act. Petroleum products include crude oil, gasoline, kerosene, diesel oil, jet fuel, fuel oil, lubricating oil, natural gas, liquefied natural gas, and synthetic gas usable for fuel.

This assessment was conducted in general accordance with ASTM Standards, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". As part of a pre-acquisition due diligence of the property, the client requested that DR review available information relevant to the current environmental condition of the property.

1.2 SCOPE OF WORK

The scope of work consisted of the six major components described below:

1. Site Description

- Location and Description
- Site and Vicinity Characteristics
- Site Description

- Site Geology
2. Records Review
 - Federal and State Records
 - Local Records
 - Site History
 3. Site Reconnaissance including interviews with persons having knowledge of the property
 4. Results, Conclusions and Recommendations

2. SITE DESCRIPTION

2.1 LOCATION

The subject property is located east (mauka) of Highway 11 in Holualoa between the intersection of Kuakini and Queen Ka'ahumanu Highways and Lako Street (Figure 1). The site location is in the southern portion of Kailua Kona urban area. The approximate latitude /longitude is:

Latitude (north) 19.612000° or 19° 36' 43"

Longitude(west) 155.96000 or 155° 57' 58"

The parcel is designated by tax map key number, TMK# (3) 7-6-013:017 by the State of Hawaii. It is less than 4000 feet from the Pacific Ocean in the vicinity of Holualoa Bay, at an approximate elevation of 360 feet above mean sea level.

2.2 SITE AND VICINITY CHARACTERISTICS

The property is in a rapidly developing residential/commercial area in Kona. The area has historically been used for small scale agriculture in including coffee and fruit orchards. It lies on the slopes of Hualalai volcano and has a moderate slope, which affords good views of the ocean and surrounding lands. The area is sufficiently dry to require irrigation for landscaping and agriculture. The soil in the vicinity is quite rocky. The closest residential and commercial areas seem to have been developed within the past 10 years.

2.3 PHYSICAL DESCRIPTION

The property is triangular in shape and encompasses 1.002 acres (Figure 2). The long axis of the triangle borders the highway easement. The short axis runs perpendicular to the Highway, and is one parcel to the north of Lako Street. The Property is in the State urban district, but is zoned agricultural. Current ownership is by the County. The property elevation is between 20 and 40 feet above the highway easement due to the roadway excavation. It is covered by opportunistic vegetation that grows in areas that remain undisturbed or unmanaged for a period of a few years. There is no apparent development or current use of the property.

The address is 76-6305 Kuakini Highway. The property is bounded on the south by the Orchid Isle Auto Center at 76- 6319 Kuakini Highway. The west boundary is along Kuakini Highway and is delineated by a fence line. The north end of the property reaches a point near Kuakini Highway. The east side of the property is bounded by residential lots along Kamamalu Street. A rock wall typical of those built in the early 1900s surrounds the property. The tax map for the subject and surrounding parcels is included as Figure 3.

2.4 PHYSIOGRAPHY

The Hawaiian Islands lie at the northern margin of the tropics (21 degrees north latitude), but have a subtropical climate due to cool trade winds. These northeasterly trades are almost entirely occluded in Kona by Mauna Loa and Hualalai volcanoes. The subject property lies in an area dominated by convection winds which reverse on a diurnal basis due

to differential heating between land and water. Winds are normally at the lower end of the range for Hawaii. The average daily temperature in Hawaii varies between 64° F and 80° F in winter and between 75° F and 88° F in summer. Rainfall for the state averages approximately 40 inches per year. Annual rainfall at the subject property is between 20 and 30 inches per year (Atlas of Hawaii, 1983).

2.5 SITE GEOLOGY

The subject property has soils characterized as Punaluu extremely rocky peat. The following soil description is from the Soil Survey of the Island of Hawaii (US Soil Conservation Service, 1972).

In general, the Punaluu series consists of well-drained, thin organic soils over pahoehoe lava bedrock. These soils are gently sloping to moderately steep. They are on uplands at an elevation ranging from near sea level to 1,000 feet and receive from 60 to 90 inches of rainfall annually. The mean annual soil temperature is between 72° and 74° F. The natural vegetation consists of koa haole, Christmas berry, guineagrass, natal redtop, and sand bur. These soils and Kaalualu, Kaimu, Kainaliu, Malama, Pakini, and Waiaha soils are in the same general area. Punaluu soils are used for pasture).

Soil on the subject property is Punaluu extremely rocky peat, 6 to 20 percent slopes (rPYD). This soil is low on the leeward side of Mauna Loa. Rock outcrops occupy 40 to 50 percent of the surface.

In a representative profile the surface layer is black peat about 4 inches thick. It is underlain by pahoehoe lava bedrock. This soil is medium acid.

Representative profile, Punaluu Quadrangle, lat. 19°08'56" N. and long. 155°30'58" W.:

O2-4 inches to 0, black (10YR 2/1) peat; weak, very fine, granular structure; very friable, nonsticky, nonplastic, and nonsmeary; many roots; many very fine pores; few pebbles on surface; medium acid; abrupt, wavy boundary. (3 to 8 inches thick)

IIR-0 to 10 inches, hard pahoehoe lava.

The O2 horizon ranges from 3 to 8 inches in thickness and from 5YR to 10YR in hue.

The peat is rapidly permeable. The pahoehoe lava is very slowly permeable, although water moves rapidly through the cracks. Runoff is slow, and the erosion hazard is slight. Roots are matted over the pahoehoe lava.

Groundwater flow and direction are unknown at the site but suspected to follow the land gradient from east to west. Groundwater elevation is unknown but is probably 5 to 25 feet above mean sea level.

3. REGULATORY AGENCY RECORDS AND REPORT REVIEW

The records review included a review of publicly available federal, state, and local records to assess the potential presence of hazardous contamination. Federal and state environmental databases were searched to identify operations on the subject property and vicinity properties regulated by the Environmental Protection Agency (EPA) and/or the Hawaii State Department of Health (DOH). Section 5 contains a detailed discussion on environmental issues, including those identified during record reviews.

3.1 FEDERAL AND STATE RECORDS

DR contracted with EDR, an independent information service, to conduct a review of County, State and Federal databases. The complete EDR report is presented as Appendix C. The EDR database search included the following listings: National Priorities List (NPL) sites; Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) sites; Corrective Action Report (CORRATS); Facility Index System (FINDS); Resource Conservation Recovery Information System (RCRIS) sites; Toxic Release Inventory System (TRI); State Land Fills/Solid Waste Disposal Sites; Underground Storage Tank (UST) sites; and Leaking Underground Storage Tank (LUST) sites.

3.1.1 Hazardous Material and Petroleum Releases

There have been no available reports of hazardous materials releases at the subject property, either to the State's Hazard Evaluation and Emergency Response Office (under the Hawaii Environmental Response Law) or to the National Response Center under CERCLA. Observations made during the site reconnaissance did not reveal evidence of a release of petroleum products or other industrial materials.

3.1.2 Underground Storage Tanks

DR reviewed underground storage tank records maintained by the Hawaii Department of Health (DOH), Solid and Hazardous Waste Branch, to determine the existence of underground storage tanks located in the area. Of potential concern are properties at equal or at higher elevation as the project site. The State of Hawaii's underground storage tank database was also reviewed to determine whether a UST has been registered at property site.

New Hawaii underground storage tank regulations, promulgated in January 2000, require that owners of leaking UST systems notify affected members of the public of impacts from the leaking UST. These regulations will provide property owners with a mechanism to be notified if fuel releases from nearby tanks impact the subject property.

There were three registered underground storage tanks within 1 mile of the subject property. All are owned and operated by Kuakini Chevron Food Mart at 76-274 Lako Street.

UST ID#	Product	Installed	Status	Capacity	Contents
9-602710	87	10/30/1989	Currently in Use	10000	Gasoline
9-602710	diesel	10/30/1989	Currently In Use	10000	Diesel
9-602710	92	10/30/1989	Currently in Use	10000	Gasoline

A confirmed release was reported to the Department of Health in September 2003. The release was discovered during a baseline survey of the tank systems either by inventory records, pressure tests or observation. The release was apparently cleaned up by Chevron's consultant. Five soil samples were taken in the vicinity of the release and none were shown to contain regulated substances in excess of the Tier I guidelines. Local records do not indicate that any of the tanks were replaced in 2003. The site investigation was completed to the satisfaction of the Department of Health, which concurred with the consultant's recommendation for no further action in 2003.

3.2 LOCAL RECORDS

Real Estate and title records were reviewed to determine ownership and possible uses.

3.2.1 Title and Lease Records.

The County of Hawaii Real property records were examined for ownership records. The property is owned by The County of Hawaii. The County of Hawaii currently classifies the land as unimproved residential, and assesses the market value at \$100,000. Zoning is agricultural, but it is in the State Urban District. Only one record of sales was found from 1995; no details of the sale were available.

The property:

- Is in the State Agriculture District,
- Is in Flood Zone X (outside the 100 year floodplain),
- Is not in a special design district
- Is outside the Special Management Area
- Has no records of buildings permits for the subject property were located.
- Has no permit records with the County of Hawaii

3.2.2 Historic Maps

A search was conducted for Sanborn Fire Insurance Company maps to acquire historical information about the parcel and its surroundings. No Sanborn Maps were available for the subject property or vicinity.

3.2.3 Building Materials Survey

A building materials survey was not conducted or included in our scope of services. There were no buildings observed at the site.

3.3 SITE HISTORY

Current information on the parcel history is derived from interviews, and historical maps.

A 1960 USGS Quad map (Plate 4) shows the area to be part of a larger orchard that spans the Holualoa District from north to south and from below Kuakini Highway to the railroad right of way. By 1982 the orchard has expanded seaward to an elevation of around 40 feet and encircles new residential areas within its boundaries. The current version of the USGS Quad map shows residential development below Kuakini Highway within the orchard area.

Residential areas are being further developed in the former orchard areas but have not yet encroached on the subject parcel (Figure 1).

Information from interviews is contained in Section 4.2.

3.4 ADJACENT PARCELS

DR personnel conducted a windshield and walking survey of the surrounding properties to obtain information on potential environmental liabilities from adjacent or nearby property. Visibility of the adjacent properties was limited to the observations that could be made from public right-of ways and other areas that were accessible to the public.

Orchid Island Auto Center shares the south property boundary with the subject property. The Auto Center has been graded relatively flat and is topographically lower than the subject property. The common boundary is delineated by a retaining wall that ranges from 4 to 12 feet high. Some landscaping refuse and other minor debris was noted along this boundary. The Auto Center operates a maintenance and repair shop which seemed busy at the time of the site inspection. Auto bays were clean and bounded by trench drains. Reconnaissance of the Auto Center did not reveal evidence of leaks or spills that may affect the environmental quality of the property.

Residential properties to the east of the subject properties were well maintained and separated from the subject property by an easement. No evidence of environmental impairment was noted upon observation of the properties from the easement. One property had swimming pool filtration and pumping equipment near the easement. This equipment is likely to contain chlorine and other chemicals used to maintain swimming pools. No depressed vegetation or other evidence of a release was noted.

Kuakini Highway runs along the western boundary of the subject property. The highway surface has been cut through the natural grade and is up to 40 feet below the level of the subject property. The highway easement transitions from the highway elevation to the subject property elevation, and an electrical easement runs along the top of the elevation break.

The north point of the subject property ends near the Highway and is surrounded by undeveloped land of similar character.

Kuakini Chevron Food Mart is located on the opposite side of Lako Street, adjacent to Orchid Isle Auto Center. Three underground storage tanks are present to supply two grades of gasoline and diesel fuel to the station. One underground tank was reported to have a release in 2002. The release was reported to the Department of Health and subsequently remediated. The Department of Health concurred with the consultant's recommendation for no further action in 2003. The Chevron station is at a lower elevation than the subject property and approximately 150 feet to the south, separated by the Auto Center. The known release from this underground tank is not expected to impact the subject property.

4. SITE RECONNAISSANCE AND INTERVIEWS

4.1 SITE RECONNAISSANCE

Project Manager David Robichaux performed a site reconnaissance of the subject property on June 9, 2005. Mr. Robichaux arrived at approximately 10:00 AM and walked the site until 12:00pm. During the initial Mr. Robichaux contacted Mr. Moses, the manager of Orchid Isle Auto Center. Mr. Moses allowed Mr. Robichaux to access the subject property and observe conditions at the Auto Center. Mr. Robichaux observed the subject property along all sides and made short walks into the interior of the property. The property was heavily overgrown with grass and Haole Koa, which impeded observation due to its density.

The subject property is bounded on the east, west and south by a stone wall that appears to be old but not ancient. No historical information was found to indicate its origin. The west boundary also has a recent wire fence that parallels the rock wall.

Judging solely on vegetation, the property does not appear to have been maintained during the past few years. It may have been cleared upon purchase by the County as no orchard trees were observed. Haole Koa begins to take over vacant land immediately after the grasses and occurs naturally within months if an area is not mowed or cleared. Haole Koa trees were up to 20 feet tall and 2 – 3 inches in diameter indicating that they have been growing for a number of years.

With exception of small amounts of debris that has been discarded near the perimeter, no evidence of environmental damage was observed on the subject property; although the existing vegetation hindered complete inspection of the property.

Photographs 1 – 4 show the parcel, its surrounding area, the quarry, and equipment located on the parcel.

4.2 INTERVIEWS

Mr. Joe Moses, Manager of Orchid Isle Auto Center was interviewed. For the benefit of this assessment. Mr. Moses has been familiar with the area for 43 years. He has worked at the adjacent property for a period of 7 years. Mr. Moses was not aware of any use, of the property. He also was not aware of any fires, accidents, spills or dumping that would affect the adjacent subject property.

Ms. Bess Mahi, manager of the Kuakini Chevron Food Mart was interviewed. Ms Mahi has been working at the Chevron Station for 5 years. Ms Mahi was not aware of any use of the subject property and not aware of and fires, accidents or releases at the property. Ms Mahi reported that the leaking underground storage tank was remediated to the satisfaction of the Department of Health.

Ms Joanne Wong, Cashier at the Chevron Station was interviewed. Ms Wong has worked at the Chevron Station for 16 years. She was aware of a brush fire at the property but could not recall the exact dates. Ms Wong was not aware of other accidents spills or releases that would affect the subject property.

5. CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations presented below are based on the site reconnaissance, historical review, interviews, and record review conducted in accordance with the scope of services.

- No evidence of use or release of hazardous materials and/or petroleum products on the subject property was found from site reconnaissance, interviews, or public records.
- No evidence of use or release of hazardous materials and/or petroleum products on adjacent parcels was found from site reconnaissance, interviews or public records.
- The subject property has been used for agriculture as recently as 1962 and possibly into the 1980s. Historical maps show much of the region in orchard corps.
- Agricultural lands may have been fertilized, treated with herbicides and pesticides or burned at some time in the past. We encountered one report of a fire at the subject property but no details were available. Vegetation at the site is consistent with the site having been burned, but this probably occurred more than 3 -5 years ago.
- The soils on the site may have a relatively high level of arsenic, as do many of the volcanic soils in Hawaii.
- The proposed use of the subject property is for commercial or light industrial development. Because the site has not been developed for more than 10 years only the most persistent chemicals would remain from the past uses.
- Dense vegetation hindered observation of a significant portion of the property. It is possible that some debris or abandoned equipment or structures are present that were not observed due to the overgrowth of Haole Koa and weeds. If items such as these are discovered upon clearing the property, assessment of the environmental implications of these finds should be undertaken.
- This assessment finds no evidence of environmental conditions that would limit the value or utility of the property. This conclusion is subject to the limitations discussed above.

6. REFERENCES

American Society for Testing and Materials (ASTM). Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Standard E 1527-97.

Atlas of Hawaii Second Ed. (1983). Department of Geography, University of Hawaii, University of Hawaii Press 240p.

Environmental Data Resources, Inc. (EDR). 2005 Radius Map with GeoCheck.

US Department of Agriculture Soil Conservation Service (1972) Soil survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. USDA in cooperation with the University of Hawaii Agricultural Experiment Station

7. LIMITATIONS AND EXCLUSIONS

We have performed our services for this project in accordance with our Agreement, and in general compliance with ASTM Practice E 1527 for ESA investigations; no guarantees are either expressed or implied.

The record search was limited to information available from public sources; this information changes continually and is frequently incomplete. Unless we have actual knowledge to the contrary, information obtained from interviews or provided to us by Environmental Data Resources, Inc. (EDR) has been assumed to be correct and complete. We do not assume any liability for misrepresentation of information or for items not visible, accessible, or present on the site at the time of the site visit.

Because of the uncertainty in identifying and characterizing conditions beneath the surface of the ground, no environmental investigation can show or prove the absence of hazardous substances at the site. In addition, because a full survey of building materials was not included in the current scope of work, DR formulated recommendations based on observation. Likewise, because environmental regulatory programs are constantly evolving and changing, statements about the acceptability of the site for human health and the environment are relative only to the regulatory program in place today. Future programs could change the way these conditions are viewed, and could require additional action to remediate hazardous conditions at the site.

Work for this project was performed, and this report prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This report is intended for the exclusive use of The County of Hawaii for specific application to the subject property. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made. Any reliance on this report by third parties shall be at such party's sole risk.

It should be noted that DR relied on verbal information provided by the individuals indicated herein. We can only relay this information and cannot be responsible for its accuracy or completeness.

Any questions regarding our work and this report, the presentation of the information, and the interpretation of the data are welcome and should be referred to the Project Manager

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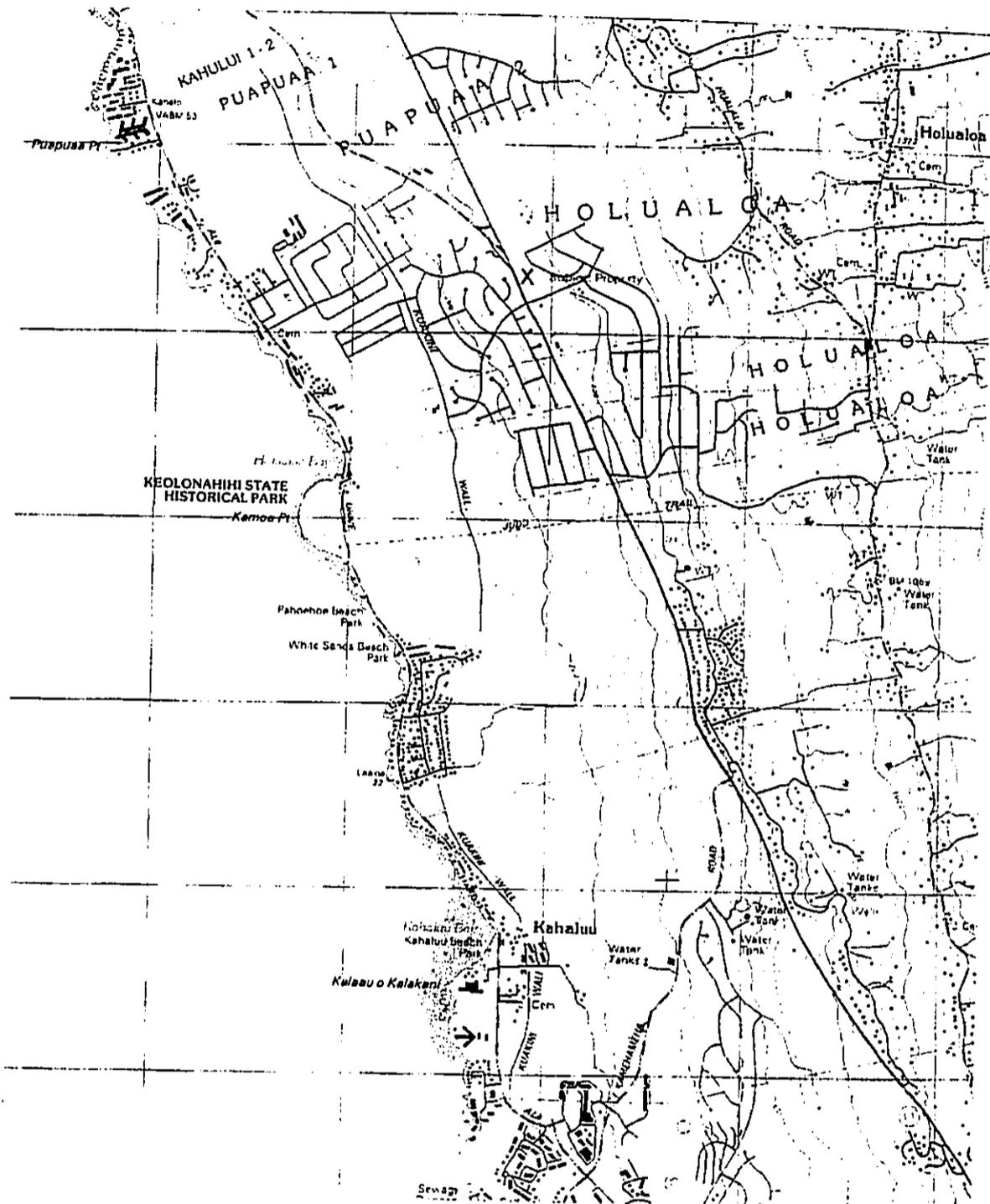


Figure 1: Site Location Map showing subject property on the west coast of the Island of Hawaii, Holualoa District. USGS Quad Map 1996.

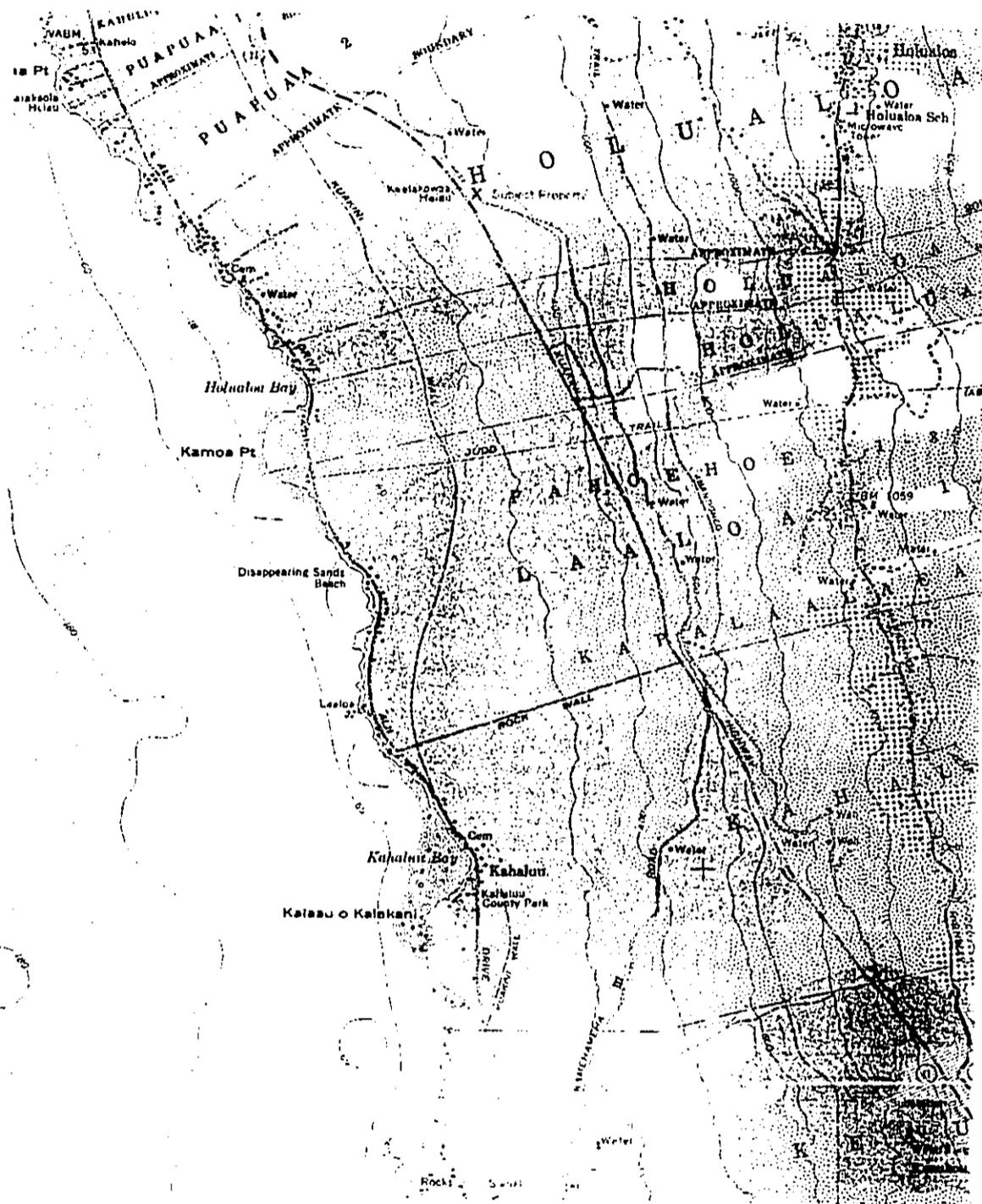


Figure 3: Subject property shown in the 1960 version of the USGS Quad Map.

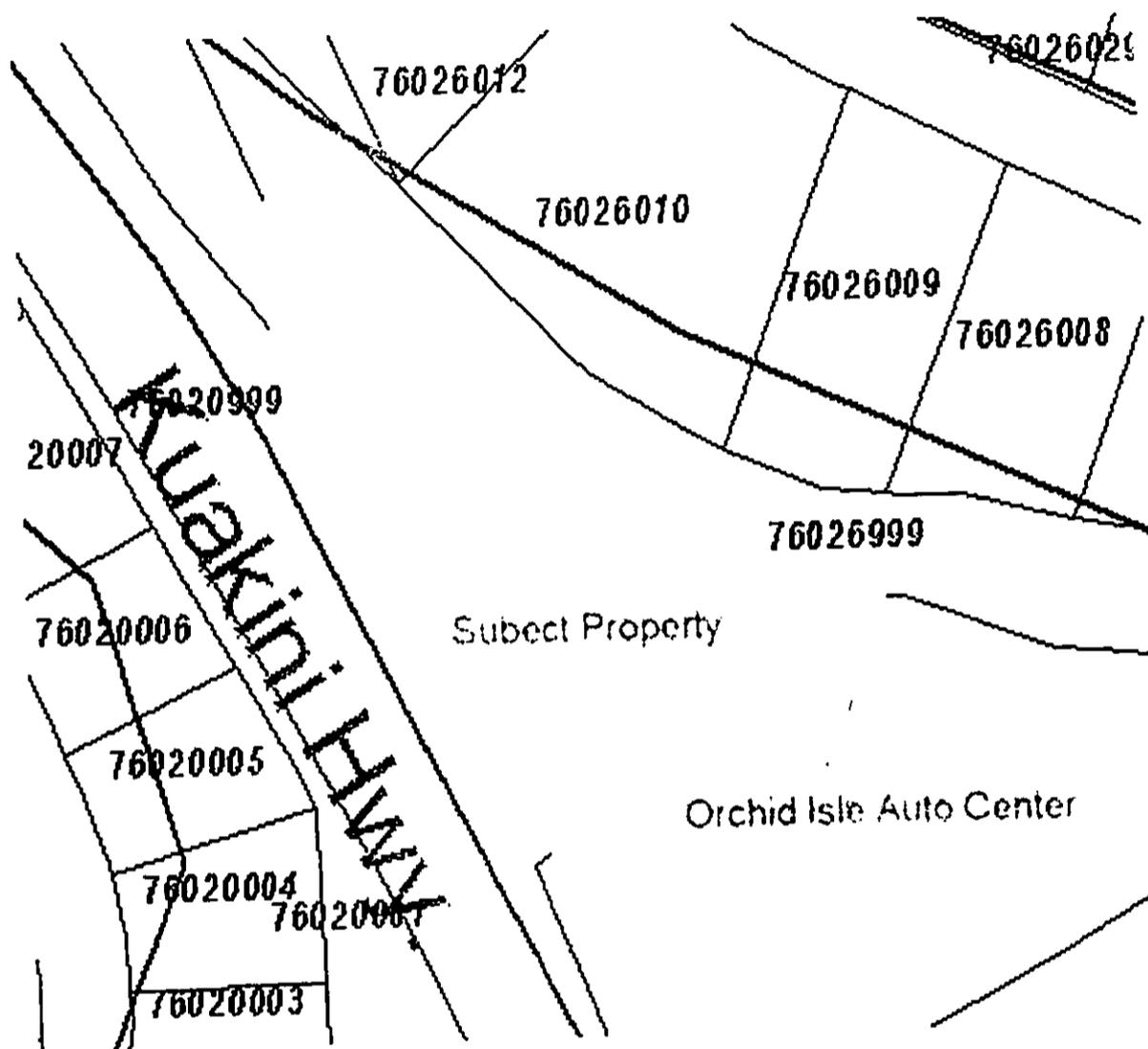


Figure 4: Plat map of the subject property as seen on the County of Hawaii Real Property site.

Site Photographs



Plate 3: East boundary of subject property looking north. Rock wall is on the approximate property boundary.

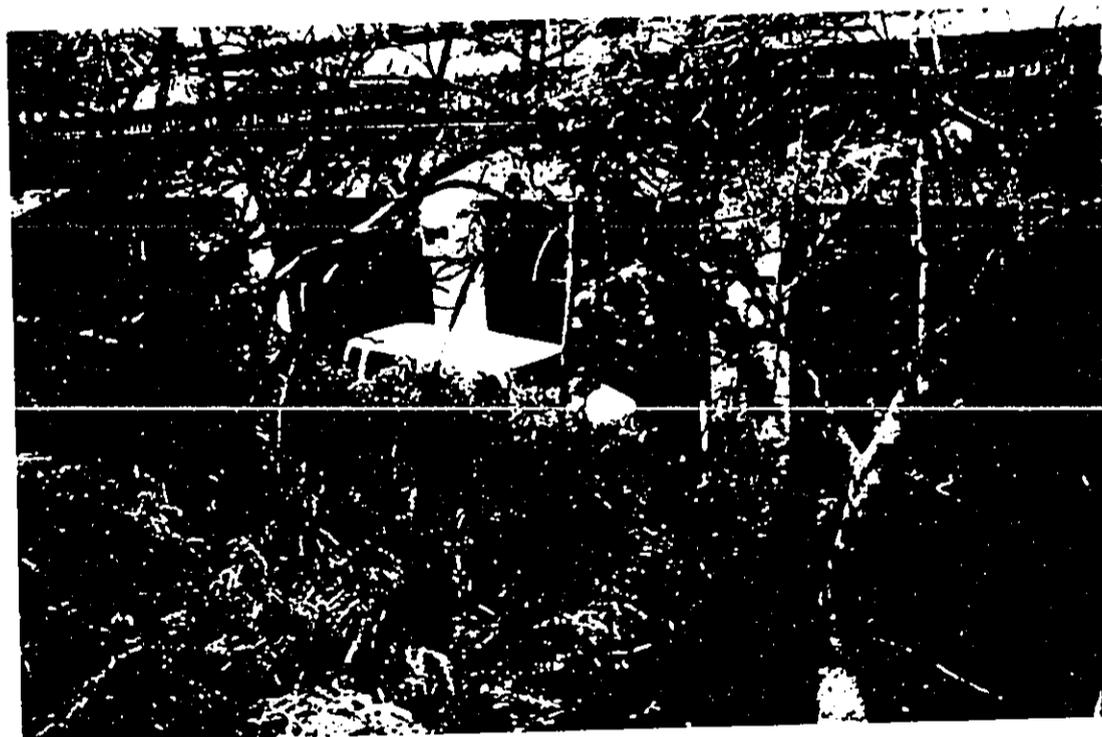


Plate 4: Southeast property corner looking west at the rear of Orchid Isle Auto Center.



Plate5: Looking north from Lako Street toward subject property from Orchid Isle Auto Center.



Plate 6: Looking west along the south property boundary. Subject property is on the right.



Plate 7: Looking north along the west boundary of the property at Kuakini Highway. The electrical wires may be the highway easement instead of the subject property.



Plate 8: Looking west from the north point of the property above Kuakini Highway.

APPENDIX A
EDR DATABASE REPORT



EDR® Environmental
Data Resources Inc

**The EDR Radius Map
with GeoCheck®**

**County Property
TMK# 7-6-013:017
Kailua-Kona, HI 96740**

Inquiry Number: 1688163.2s

June 05, 2006

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

TMK# 7-6-013:017
KAILUA-KONA, HI 96740

COORDINATES

Latitude (North): 19.612000 - 19° 36' 43.2"
Longitude (West): 155.966000 - 155° 57' 57.6"
Universal Transverse Mercator: Zone 5
UTM X (Meters): 188874.7
UTM Y (Meters): 2171121.5
Elevation: 360 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	19155-E8 KEALAKEKUA, HI
Most Recent Revision:	Not reported
North Map:	19155-F8 KAILUA, HI
Most Recent Revision:	Not reported

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL RECOVERY.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information
RCRA-SQG.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
US BROWNFIELDS.....	A Listing of Brownfields Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS.....	Sites List
SWF/LF.....	Permitted Landfills in the State of Hawaii
SPILLS.....	Release Notifications
INST CONTROL.....	Sites with Institutional Controls
VCP.....	Voluntary Response Program Sites
BROWNFIELDS.....	Brownfields Sites

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
--------------------	---------------------

EDR PROPRIETARY RECORDS

Manufactured Gas Plants...	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STATE AND LOCAL RECORDS

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Health's Active Leaking Underground Storage Tank Log Listing.

A review of the LUST list, as provided by EDR, and dated 02/01/2006 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
KUAKINI CHEVRON FOODMART Facility Status: Site Cleanup Completed	76-274 LAKO ST	1/8 - 1/4 ENE	1	6

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health's Listing of Underground Storage Tanks.

A review of the UST list, as provided by EDR, and dated 02/01/2006 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

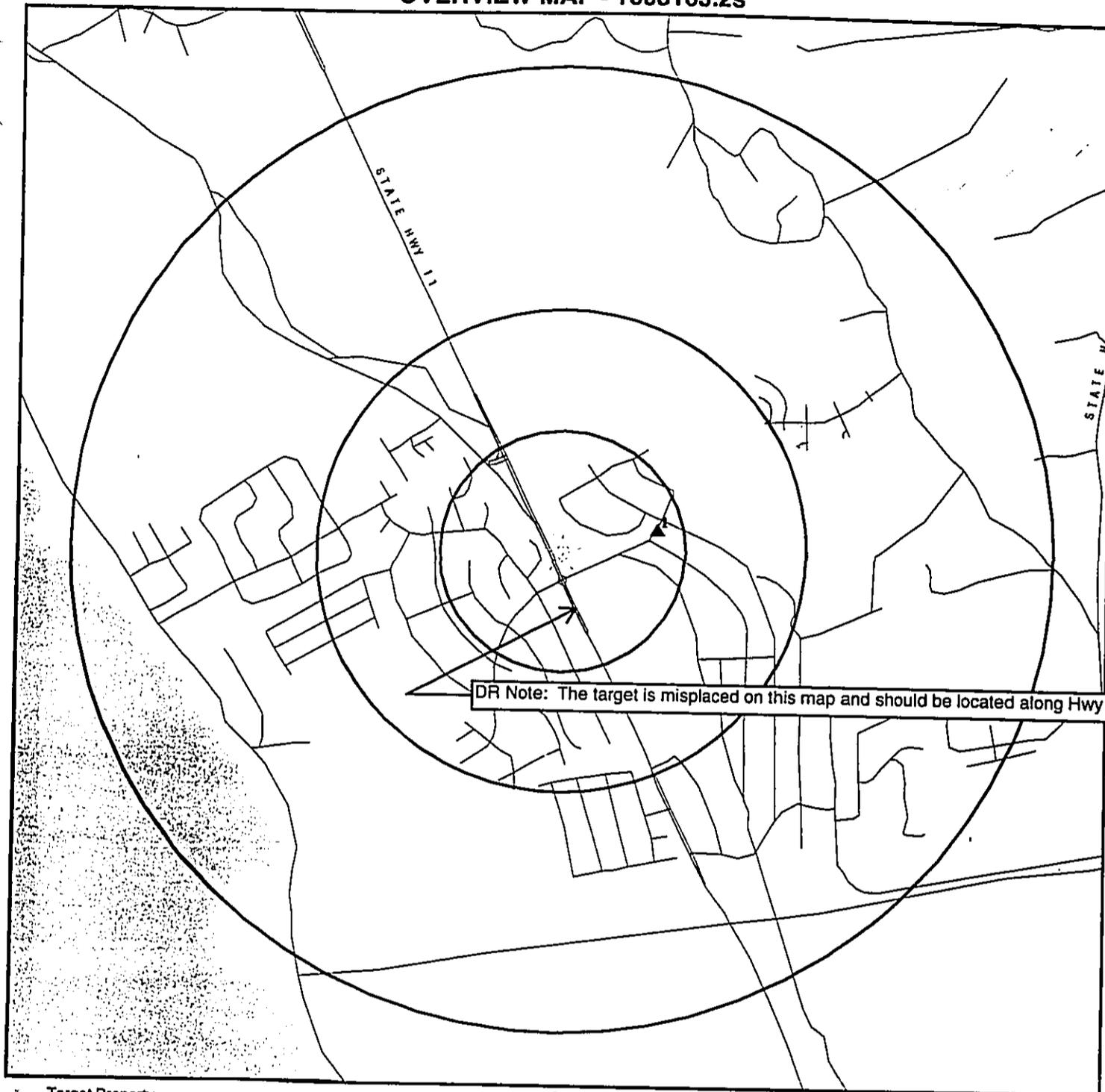
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
KUAKINI CHEVRON FOODMART	76-274 LAKO ST	1/8 - 1/4 ENE	1	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
HAWAIIAN AIRLINES - KONA FUEL FARM	SHWS, FINDS, SPILLS, INST CONTROL
KONA INTERNATIONAL AIRPORT AT KEAHOLE	SHWS, FINDS, SPILLS
FIRESTONE SERVICE CENTER	SHWS
HONOKOHAU INDUSTRIAL PARK-LOWER BOAT PARK SOIL CONTAMINATION	SHWS, FINDS, SPILLS
KEAUHOU CENTRAL OFFICE	UST
ALLIED AGGREGATES CORPORATION	UST
KEALAKEHE WASTEWATER TREATMENT PLANT	UST
KENT NAKAMARU	UST
KEAHOLE GENERATING STATION	RCRA-SQG
INTER PACIFIC MOTORS INC	RCRA-SQG, FINDS
COUNTY OF HAWAII FIRE STATIONS--KEAUHOU FIRE STATION	FINDS
COUNTY OF HAWAII - DEPARTMENT OF ENVIRONMENTAL MANAGEMENT	ICIS

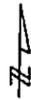
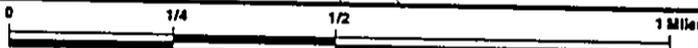
OVERVIEW MAP - 1688163.2s



DR Note: The target is misplaced on this map and should be located along Hwy 11

- Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

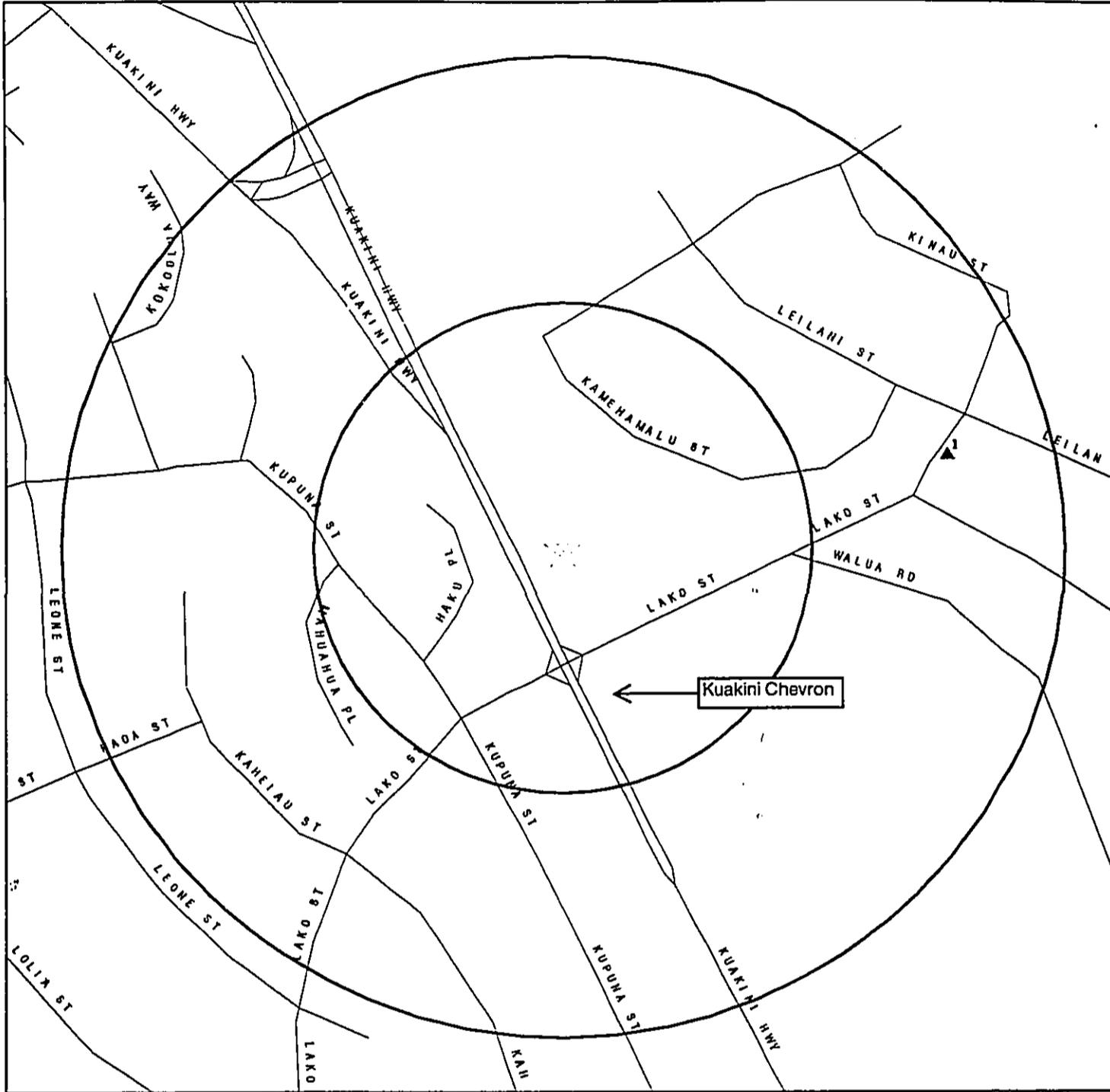
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: County Property ADDRESS: TMK# 7-6-013:017 Kailua-Kona HI 96740 LAT/LONG: 19.6120 / 155.9660	CLIENT: David Robichaux CONTACT: David Robichaux INQUIRY #: 1688163.2s DATE: June 05, 2006
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DETAIL MAP - 1688163.2s



- * Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⊕ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Landfill Sites
- ☒ Dept. Defense Sites

- ▭ Indian Reservations BIA
- Oil & Gas pipelines



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: County Property
 ADDRESS: TMK# 7-6-013:017
 Kailua-Kona HI 96740
 LAT/LONG: 19.6120 / 155.9660

CLIENT: David Robichaux
 CONTACT: David Robichaux
 INQUIRY #: 1688163.2s
 DATE: June 05, 2006

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
SHWS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	1	0	NR	NR	1
UST		0.250	0	1	NR	NR	NR	1
SPILLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

1
ENE
1/8-1/4
1050 ft.

KUAKINI CHEVRON FOODMART
76-274 LAKO ST
KAILUA-KONA, HI 96745

LUST
SPILLS
UST

U001237176
N/A

Relative:
Higher

LUST:

Facility ID: 9-602710
 Release ID: 030046
 Facility Status Date: 2003-11-26 00:00:00
 Facility Status: Site Cleanup Completed
 Project Officer: Li

Actual:
468 ft.

HI SPILLS:

Case Number: 20030916-1510
 Island: Hawaii
 Numerical Quantity: Not reported
 Less Or Greater Than : Not reported
 Units : Unknown
 Activity Type : Response
 Assignment Date : Not reported
 Activity Lead : Liz Galvez
 Assignment End Date : Not reported
 Result : 8
 Supplemental Loc. Text: Not reported
 Unit: Kuakini Chevron Food Mart UST ID 9-601
 Substances: Oil
 Incident : 1. Drywell sample TPH motor 18.1 mg/K, similar to surface water. Sludge @ 33.8 mg/kg. TPH 0.0388 mg/kg, Toluene 0.00425 mg/kg, xylene 0.00772 mg/kg. 2. Drywell sludge, TPH gas @ 0.266 mg/kg, Toluene 0.00251 mg/kg.
 Initial : Notification only. Written Oct 23, 2003.
 Report : 3/7/2004:

UST:

Facility ID:	9-602710	Tank ID:	87
Tank Status:	Currently In Use	Installed:	10/30/1989
Tank Capacity:	10000	Substance:	Gasoline
Date Closed:	Not reported		
Owner:	EASLEY CORPORATION P.O. BOX 879 Kailua-Kona, HI 96745		

Facility ID:	9-602710	Tank ID:	diesel
Tank Status:	Currently In Use	Installed:	10/30/1989
Tank Capacity:	10000	Substance:	Diesel
Date Closed:	Not reported		
Owner:	EASLEY CORPORATION P.O. BOX 879 Kailua-Kona, HI 96745		

Facility ID:	9-602710	Tank ID:	92
Tank Status:	Currently In Use	Installed:	10/30/1989
Tank Capacity:	10000	Substance:	Gasoline
Date Closed:	Not reported		
Owner:	EASLEY CORPORATION P.O. BOX 879 Kailua-Kona, HI 96745		

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HILO	1009260024	COUNTY OF HAWAII - DEPARTMENT OF ENVIRONMENTAL MANAGEMENT	25 APUNI STREET	96740	ICIS
KAILUA KONA	1007092124	KEAHOE GENERATING STATION	KEAHOE POINT ON KEAHOE HWY	96740	RCRA-SQG
KAILUA KONA	1000211163	INTER PACIFIC MOTORS, INC	76-6319 KUAKINI HWY	96740	RCRA-SQG, FINDS
KAILUA-KONA	1006820944	HAWAIIAN AIRLINES - KONA FUEL FARM	KEAHOE AIRPORT RD	96740	SHWS, FINDS, SPILLS, INST CONTROL
KAILUA-KONA	U001236909	KEAUHOU CENTRAL OFFICE	KUAKINI HWY	96740	UST
KAILUA-KONA	1006819406	KONA INTERNATIONAL AIRPORT AT KEAHOE	73-200 KUPIPI ST	96740	SHWS, FINDS, SPILLS
KAILUA-KONA	S106817063	FIRESTONE SERVICE CENTER	75-5629 PALANI RD	96740	SHWS
KAILUA-KONA	1006820108	COUNTY OF HAWAII FIRE STATIONS--KEAUHOU FIRE STATION	78-159 PUULOA RD	96740	FINDS
KAILUA-KONA	1006820633	HONOKOHAU INDUSTRIAL PARK-LOWER BOAT PARI SOIL CONTAMINATION	QUEEN KAAHUMANU HWY	96740	SHWS, FINDS, SPILLS
KAILUA-KONA	U003541926	ALLIED AGGREGATES CORPORATION	QUEEN KAAHUMANU HWY	96740	UST
KAILUA-KONA	U003541945	KEALAKEHE WASTEWATER TREATMENT PLANT	75-5221 QUEEN KAAHUMANU HWY	96740	UST
KEAUHOU	U001237038	KENT NAKAMARU	800 FT OFF MAMALAHOA HWY	96740	UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/19/2006	Source: EPA
Date Data Arrived at EDR: 05/05/2006	Telephone: N/A
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 04/19/2006	Source: EPA
Date Data Arrived at EDR: 05/05/2006	Telephone: N/A
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/19/2006	Source: EPA
Date Data Arrived at EDR: 05/05/2006	Telephone: N/A
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 05/23/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 08/21/2006
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/01/2006	Source: EPA
Date Data Arrived at EDR: 03/21/2006	Telephone: 703-413-0223
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 03/21/2006
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/01/2006	Source: EPA
Date Data Arrived at EDR: 03/21/2006	Telephone: 703-413-0223
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 03/21/2006
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/2006	Source: EPA
Date Data Arrived at EDR: 03/17/2006	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 05/21/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 09/04/2006
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/09/2006	Source: EPA
Date Data Arrived at EDR: 04/27/2006	Telephone: 800-424-9346
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/27/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 06/26/2006
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/12/2006	Telephone: 202-260-2342
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 04/26/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 07/24/2006
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2005	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-366-4555
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/14/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 03/03/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 03/03/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 703-692-8801
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 05/12/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 08/07/2006
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/2005	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 01/19/2006	Telephone: 202-528-4285
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 04/03/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 04/26/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/27/2006	Telephone: 202-566-2777
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 03/13/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 06/12/2006
	Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 02/15/2005	Telephone: Varies
Date Made Active in Reports: 04/25/2005	Last EDR Contact: 03/13/2006
Number of Days to Update: 69	Next Scheduled EDR Contact: 07/24/2006
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/13/2006	Source: EPA
Date Data Arrived at EDR: 04/28/2006	Telephone: 703-416-0223
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/05/2006
Number of Days to Update: 32	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005	Source: Department of Energy
Date Data Arrived at EDR: 11/28/2005	Telephone: 505-845-0011
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 03/20/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2003	Source: EPA
Date Data Arrived at EDR: 07/13/2005	Telephone: 202-566-0250
Date Made Active in Reports: 08/17/2005	Last EDR Contact: 03/21/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/12/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/29/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/26/2006	Telephone: 202-566-1667
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 03/20/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 03/31/2006	Source: EPA
Date Data Arrived at EDR: 04/26/2006	Telephone: 202-566-1667
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 03/20/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 05/11/2006	Telephone: 202-564-4203
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 03/06/2006
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2006	Telephone: 202-564-5088
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 04/11/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/27/2005	Source: EPA
Date Data Arrived at EDR: 02/08/2006	Telephone: 202-566-0500
Date Made Active in Reports: 02/27/2006	Last EDR Contact: 06/02/2006
Number of Days to Update: 19	Next Scheduled EDR Contact: 08/07/2006
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/12/2006	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/26/2006	Telephone: 301-415-7169
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/03/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/09/2006	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 03/29/2006	Telephone: 303-231-5959
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 03/29/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/26/2006
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/27/2006	Source: EPA
Date Data Arrived at EDR: 05/02/2006	Telephone: N/A
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/03/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 07/03/2006
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/05/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/04/2006
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 06/17/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

SHWS: Sites List

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 08/29/2005
Date Made Active in Reports: 09/28/2005
Number of Days to Update: 30

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Semi-Annually

SWF/LF: Permitted Landfills in the State of Hawaii

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/19/2004
Date Data Arrived at EDR: 05/20/2004
Date Made Active in Reports: 06/22/2004
Number of Days to Update: 33

Source: Department of Health
Telephone: 808-586-4245
Last EDR Contact: 05/12/2006
Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: Varies

LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 02/01/2006
Date Data Arrived at EDR: 02/20/2006
Date Made Active in Reports: 03/20/2006
Number of Days to Update: 28

Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 03/30/2006
Next Scheduled EDR Contact: 06/26/2006
Data Release Frequency: Semi-Annually

UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/01/2006
Date Data Arrived at EDR: 02/20/2006
Date Made Active in Reports: 03/24/2006
Number of Days to Update: 32

Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/26/2006
Data Release Frequency: Semi-Annually

SPILLS: Release Notifications

Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 08/29/2005
Date Made Active in Reports: 09/28/2005
Number of Days to Update: 30

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.

Date of Government Version: 08/24/2005	Source: Department of Health
Date Data Arrived at EDR: 10/12/2005	Telephone: 808-586-4249
Date Made Active in Reports: 10/26/2005	Last EDR Contact: 03/24/2006
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Varies

VCP: Voluntary Response Program Sites

Date of Government Version: 08/24/2005	Source: Department of Health
Date Data Arrived at EDR: 10/31/2005	Telephone: 808-586-4249
Date Made Active in Reports: 12/14/2005	Last EDR Contact: 03/24/2006
Number of Days to Update: 44	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites

Date of Government Version: 08/24/2005	Source: Department of Health
Date Data Arrived at EDR: 10/12/2005	Telephone: 808-586-4249
Date Made Active in Reports: 10/26/2005	Last EDR Contact: 03/24/2006
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 202-208-3710
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 05/12/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 08/07/2006
	Data Release Frequency: Semi-Annually

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

COUNTY PROPERTY
TMK# 7-6-013:017
KAILUA-KONA, HI 96740

TARGET PROPERTY COORDINATES

Latitude (North):	19.61200 - 19° 36' 43.2"
Longitude (West):	155.966 - 155° 57' 57.6"
Universal Transverse Mercator:	Zone 5
UTM X (Meters):	188874.7
UTM Y (Meters):	2171121.5
Elevation:	360 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	19155-E8 KEALAKEKUA, HI
Most Recent Revision:	Not reported
North Map:	19155-F8 KAILUA, HI
Most Recent Revision:	Not reported

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

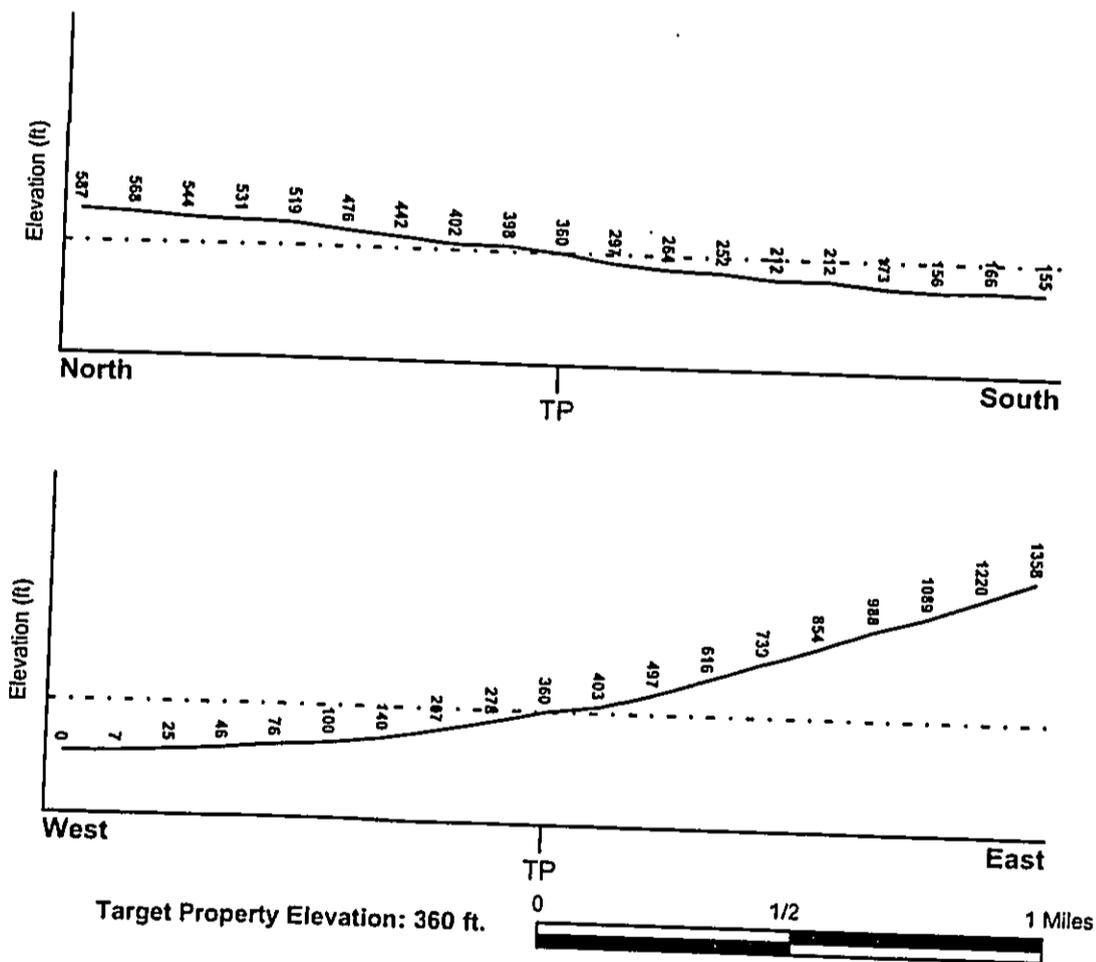
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> HAWAII, HI	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	Not Reported
Additional Panels in search area:	1551660714C 1551660713D

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> KEALAKEKUA	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

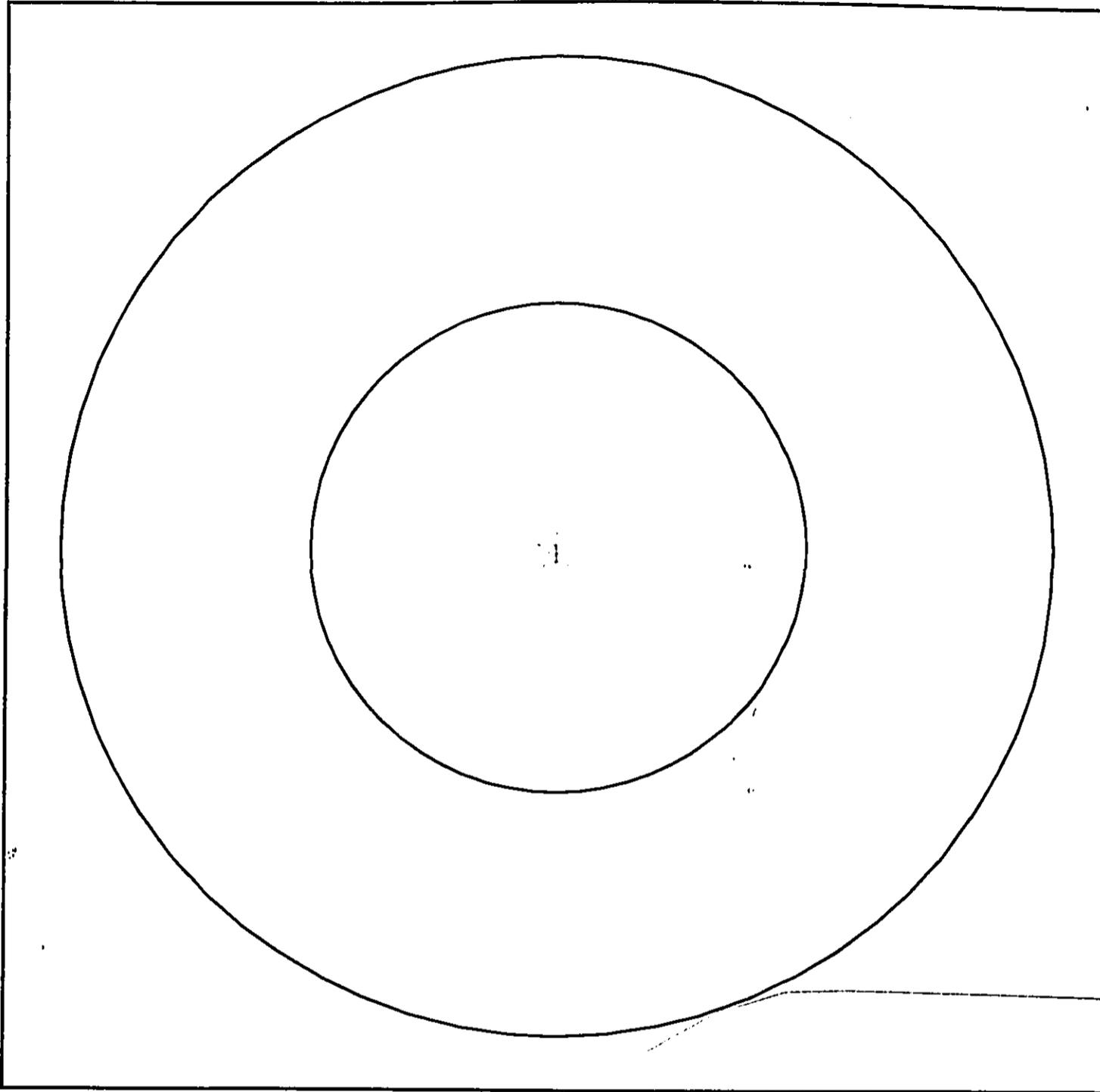
Era: -
System: -
Series: -
Code: N/A (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

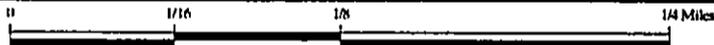
Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, *Geology of the Conterminous U.S. at 1:2,500,000 Scale* - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 1688163.2s



* Target Property
△ SSURGO Soil
Water



SITE NAME: County Property
ADDRESS: TMK# 7-6-013:017
Kailua-Kona HI 96740
LAT/LONG: 19.6120 / 155.9660

CLIENT: David Robichaux
CONTACT: David Robichaux
INQUIRY #: 1688163.2s
DATE: June 05, 2006

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: PUNALUU

Soil Surface Texture: peat

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 3 inches

Depth to Bedrock Max: > 8 inches

Soil Layer Information								
Layer	Boundary		Soil Texture Class	Classification			Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil			
1	0 inches	4 inches	peat	A-8	Highly organic soils, Peat.	Max: 20.00 Min: 6.00	Max: 6.00 Min: 5.60	
2	4 inches	14 inches	unweathered bedrock	Not reported	Not reported	Max: 0.60 Min: 0.00	Max: 0.00 Min: 0.00	

Soil Map ID: 2

Soil Component Name: KAIMU

Soil Surface Texture: extremely stony - peat

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 40 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	extremely stony - peat	A-8	Highly organic soils, Peat.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 6.60
2	3 inches	60 inches	fragmental material	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 20.00 Min: 20.00	Max: 7.30 Min: 6.60

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

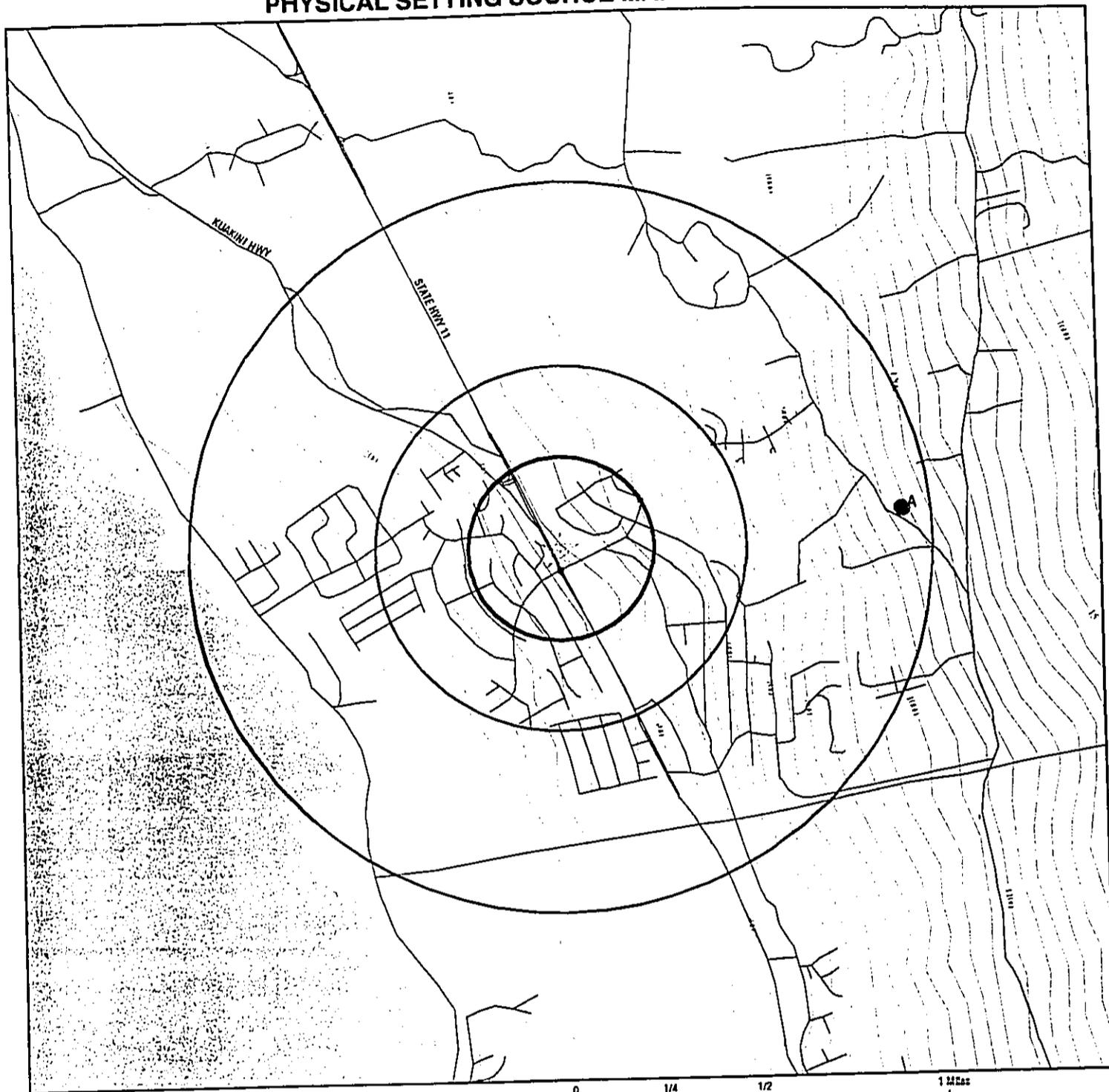
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	HI0000131	1/2 - 1 Mile East

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	8-3657-001	1/2 - 1 Mile East

PHYSICAL SETTING SOURCE MAP - 1688163.2s



- ⚡ County Boundary
- ⚡ Major Roads
- ⋯ Contour Lines
- ⊙ Earthquake epicenter, Richter 5 or greater
- ⊕ Water Wells
- ⊕ Public Water Supply Wells
- Cluster of Multiple Icons

- ⬇ Groundwater Flow Direction
- Ⓞ GI Indeterminate Groundwater Flow at Location
- Ⓞ GV Groundwater Flow Varies at Location

SITE NAME: County Property
 ADDRESS: TMK# 7-6-013:017
 Kailua-Kona HI 96740
 LAT/LONG: 19.6120 / 155.9660

CLIENT: David Robichaux
 CONTACT: David Robichaux
 INQUIRY #: 1688163.2s
 DATE: June 05, 2006

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
East
1/2 - 1 Mile
Higher

HI WELLS 8-3657-001

Wid:	8-3657-001	Island Code:	8
Island Name:	Hawaii	Well no:	3657-01
Well name:	Holualoa	Old name:	Not Reported
Yr drilled:	1983	Driller:	WAT RES INTL
Quad_map:	08	Latitude:	193659
Longitude:	1555717	UTM:	Y
Gps:	N	Owner/user:	Hawaii Dws
Old number:	Not Reported	Well_type:	ROT
Type:	Rotary Drill	Casing dia:	14
Ground Elev:	1123	Well depth:	1172
Solid casing Depth:	1125	Perf casing Depth:	1164
Use:	MUN	Use Desc:	Municipal
Use year:	84	Water Top Elev:	5.64
Chloride value:	18	Test date:	09/26/1983 00:00:00
Pumping Test rate:	1000	Drop in water Lvl:	5.8
Chloride Test:	22	Temperature:	21.1
Units:	C	Pump Capacity:	500
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	Not Reported	Geology desc:	Not Reported
Installed:	00	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max Cl year:	0
Min chlorides:	Not Reported	Min Cl year:	0
Bot_hole depth:	-49	bot_solid depth:	-2
Bot_perf depth:	-41	Well Capacity:	172
Pump Capacity:	.720	Draft (mgd):	Not Reported
Tax map key:	7-6-006:018	Aquifer code:	80901
Latest head mmt:	0	Cur head mmt:	Not Reported
Current Cl mmt:	Not Reported	Const. Date:	10/01/1983 00:00:00
Pump Inst. Date:	08/18/1997 00:00:00	Surveyor:	INABA ENGINEER
Transmissivity:	0	Pump intake elev:	-29
Pump depth:	1152		

A2
East
1/2 - 1 Mile
Higher

FRDS PWS HI0000131

PWS ID:	HI0000131	PWS Status:	Not Reported
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	DWS NORTH KONA KAILUA-KONA, HI 96740		

Source: Ground water	Process: GASEOUS CHLORINATION, POST
Treatment Objective: DISINFECTION	

Addressee / Facility: System Owner/Responsible Party
MR. H. WILLIAM SEWAKE
MANAGER, DEPT OF WATER SUPPLY
25 AUPUNI STREET
HILO, HI 96720

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Facility Latitude:	19 35 4.0000	Facility Longitude:	155 57 25.0000
Facility Latitude:	19 35 5.0000	Facility Longitude:	155 57 7.0000
Facility Latitude:	19 35 5.0000	Facility Longitude:	155 57 8.0000
Facility Latitude:	19 35 8.0000	Facility Longitude:	155 57 7.0000
Facility Latitude:	19 35 10.0000	Facility Longitude:	155 57 8.0000
Facility Latitude:	19 36 59.0000	Facility Longitude:	155 57 17.0000
City Served:	NORTH KONA		
Treatment Class:	Treated	Population:	17282

PWS currently has or had major violation(s) or enforcement: No

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON**

AREA RADON INFORMATION

Federal EPA Radon Zone for HAWAII County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96740

Number of sites tested: 9

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	-0.156 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	-0.750 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Ground Water Wells

Source: Department of Land and Natural Resources

Telephone: 808-587-0242

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

STREET AND ADDRESS INFORMATION

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ENVIRONMENTAL ASSESSMENT
SALE OF COUNTY OF HAWAI'I LAND NEAR LAKO STREET

APPENDIX 4
COUNTY COUNCIL RESOLUTION 104-03
AND
COMMENTS IN RESPONSE TO PRE-CONSULTATION

COUNTY OF HAWAII



STATE OF HAWAII

RESOLUTION NO. 104 03 Draft 2

RESOLUTION AUTHORIZING THE SALE, IN FEE SIMPLE, OF LOT 1, SITUATE BETWEEN KAILUA-KEAHOHOU ROAD AND KAILUA-KEAHOHOU MIDDLE ROAD, AT HÖLUALOA 1ST AND 2ND, NORTH KONA, HAWAII

WHEREAS, the County of Hawaii is the owner of that certain parcel of land, being Lot 1 between Kailua-Keauhou Road and Kailua-Keauhou Middle Road, at Hōlualoa 1st and 2nd, North Kona, Hawaii, further identified as Tax Map Key: (3) 7-6-13:17; and

WHEREAS, Lot 1 is roughly triangular in shape and contains an area of 1.002 acres, more or less, being more particularly described in Exhibit "A"; and

WHEREAS, the County of Hawaii acquired the parcel on January 6, 1969 from L. S. Dillingham, C.W. Carlsmith, B. F. Dillingham, and Donn W. Carlsmith for the proposed Kailua Fire Station site; and

WHEREAS, in 1973, the County constructed a new Kailua Fire Station on Palani Road; and

WHEREAS, the County of Hawaii does not have plans to utilize Lot 1 for any of its programs; and

WHEREAS, Chapter 2, Article 19, Section 2-111, Powers of Council, Hawaii County Code, provides, in part, that the Council may, by resolution approved by a majority of its members, direct the Director of Finance to dispose of real property in fee simple.

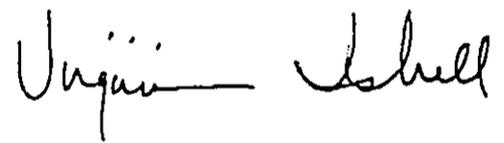
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII through its authority under Section 2-111, Hawaii County Code, that the Director of Finance is authorized to sell, at public auction (section 2-112), by seal bids (section 2-113), sale by negotiation, so long as the public demands it (section 2-114(a)) or exchange, so long as there is a public purpose in such exchange (section 2-115) in fee simple, Lot 1 between Kailua-Keauhou Road and Kailua-Keauhou Middle Road, further identified as Tax Map Key: (3) 7-6-13:17 in a manner consistent with the applicable sections of Chapter 2, Article 19, Real Property Disposition, Hawaii County Code.

BE IT FURTHER RESOLVED that the County of Hawai'i desires that the new owners accommodate the request for additional on-site parking, water and other amenities for those that are using the historic Walua Road/Path.

BE IT FINALLY RESOLVED that the County Clerk shall transmit a copy of this resolution to the Honorable Harry Kim, Mayor of the County of Hawai'i, and William Takaba, Director of Finance.

Dated at Hilo, Hawai'i, this 7th day of July, 2005.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAI'I

COUNTY COUNCIL
County of Hawai'i
Hilo, Hawai'i

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on July 7, 2005.

ATTEST:


COUNTY CLERK CHAIRMAN & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
ARAKAKI	X			
HIGA	X			
HOFFMANN	X			
HOLSCHUH	X			
IKEDA	X			
ISBELL	X			
JACOBSON	X			
PILAGO	X			
SAFARIK	X			
	9	0	0	0

Reference: C-340.1
RESOLUTION NO. 104 03
(Draft: 2)

DOCUMENT CAPTURED AS RECEIVED

Remainder (Par. 63)

Being a Portion R.P. 4475, L. C. Aw. 7713, Apana 43 to V. Kamamalu
(Certificate of Boundaries No. 168),
and Portion of Grant 3630 to W. H. Cornwall

at Holualoa 1st and 2nd, North Kona, Island of Hawaii, Hawaii

Beginning at the east corner of this parcel of land, being also the north corner of Lot 1, Portion of R. P. 4475, L. C. Aw. 7713, Apana 43 to V. Kamamalu, on the southwesterly side of Kailua-Keauhou Middle Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Kailua (North Meridian)" being 11,002.18 feet South and 9,895.73 feet East, and running by azimuths measured clockwise from True South:

1. 57° 54' 275.48 feet along Lot 1, Portion of R. P. 4475, L. C. Aw. 7713, Apana 43 to V. Kamamalu;
2. 154° 11' 278.91 feet along Hawaii Belt Road, FAP Route 11, Project No. 11A-03-69;
3. 244° 11' 10.00 feet along Hawaii Belt Road, FAP Route 11, Project No. 11A-03-69;
4. 154° 11' 121.55 feet along Hawaii Belt Road, FAP Route 11, Project No. 11A-03-69;
5. 310° 54' 30" 46.49 feet along Kailua-Keauhou Middle Road;
6. 307° 19' 78.54 feet along Kailua-Keauhou Middle Road;
7. 311° 45' 135.88 feet along Kailua-Keauhou Middle Road;
8. 300° 03' 18.97 feet along Kailua-Keauhou Middle Road;
9. 287° 07' 30" 11.43 feet along Kailua-Keauhou Middle Road;
10. 280° 48' 154.37 feet along Kailua-Keauhou Middle Road;
11. 291° 21' 22.34 feet along Kailua-Keauhou Middle Road to the point of beginning and containing an area of 1.002 acre,

Remainder (Par. 63)
Page 2

SUBJECT, HOWEVER, to a "no vehicle access permitted" restriction along courses 2, 3 and 4, as shown on final plat of Right-of-Way Map (Hawaii Belt Road, FAP Route 11, Project No. 11A-03-69) approved by County of Hawaii Planning Director on October 13, 1982 as Subdivision Number 4857.



Engineering Division
Department of Public Works
County of Hawaii

Ronald M. Matsumura 4/30/04
Expiration Date of the License

Aupuni Center
101 Pauahi Street, Suite 7
Hilo, Hawaii 96720-4224
August 20, 2003

Tax Map Key: (3rd Div.) 7-6-13:17

LIEUTENANT COLONEL (R) DANIEL C. MALAKIE
76-117 KAMEHAMALU STREET
KAILUA-KONA, HI 96740
1 JUNE 2006

Geometrician Associates
HC 2 Box 9575
Kea'au, HI 96749

1. I am writing in stringent opposition to the pending sale of County of Hawaii Land in Holualoa, North Kona, Island of Hawaii, TMK 7-6-13:17 and Hawaii County Council Resolution 104-3. This action authorized the Finance Department to sell the property fee simple provided the new owners put a small park/public restroom and public parking lot on it.
2. This property is adjacent to my home and 3 of my neighbor's homes, who are all opposed to the pending sale and it is expected that the new owner would apply for a change of zone for an urban use.
3. We oppose the sale of the property for the following reasons:
 - a. Safety
 - b. Noise
 - c. Sustaining our property value
 - d. Zoning and congestion
4. I will address each concern:
 - a. Safety: The area along Lako Street where this property is located is a known drug area. I was head of the neighborhood watch for 7 years here and I have spent much time with our police about the problem. Every night there are numerous drug sales and use along the street. We are always calling the police and can produce police reports and testimony if necessary. Currently there is a buffer zone from these drug dealers by the agricultural zoned property in question, if this was converted to parking spaces then all the drug dealers/users would have a place to congregate and hang out. It is bad enough now when they park on the other side of the street with their load radios and illegal dealings. In fact we have asked for a no-stopping zone after sunset. Just recently our neighbor, 2 homes mauka of our house was broken into at night by a person on drugs. He was sleeping in his bed and was awoken by a man going through his drawers. He chased him out and was quickly caught by the police. He was on ice. This neighbor has no buffer zone behind his house and is located right on Lako Street. If the property was rezoned and parking was developed then our bedrooms would be right up against this. Consequently we would have drug user's right outside our bedrooms and the probability of burglaries and theft would be very great. In the past the developers of the property, Gamorex, allowed a bulldozer to go through behind our homes, this opened a passage way and every night there were drug dealing going on, camp fires and other illegal activities.

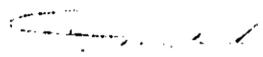
This is recorded in Kona Police records also. We had boulders put down to block the path and this stopped the activities. Another safety issue would be all the pedestrians, kids and dogs crossing the street. Once Lako becomes a connection route the traffic will be very heavy. It would not make any sense to put facilities on the north side of the road to service the Walua Road/Path on the south side of the road that is used by hikers and bikers.

b. Noise: We already have noise problems but if a public parking lot was built, it would be very much worse. The primary problem is at night when cars park across the street and play their radios very, very loud. Again, many of these cars are there to use, buy or sell drugs. And this has been documented over the past 10 years by police records. Also, there are early birds parking at 5:00 AM to hike the trail. Often these people are very loud, yell back and forth, congregate and talk and laugh and often have their car alarms go off.

c. Property Value: Our property value will go down with an industrial site directly adjacent to our homes. The noise of air wrenches, hammering, etc. will be detrimental to our home environment. We bought our home in a good location and in a good neighborhood. With County property zoned agricultural, we did not expect any kind of rezoning and that is one of the reasons we bought at this location.

d. Zoning and Congestion: There is already enough congestion in this area. The zoning should remain as agricultural. The auto dealership has outgrown this area. An action done now to partially increase the size will not solve the overall problem and will be at the expense of the homeowners at Kona Vistas. We pay a lot in taxes and association fees to live in Kona Vistas and do not want to see the neighborhood and our quality of life diminished because of rezoning.

5. I served 21 years on active duty in the US Army and still serve today. For the past 10 years I have served in the capacity as the Senior Army Instructor of the JROTC. I was in 2 wars and had to move around the world for over 21 years with about 18 different moves. We decided to stay in Kona, bought this home and have lived here for 10 years and plan on staying in this home. I have been a great volunteer for our community. I now serve as President of Kona Navy League, Past Exalted Ruler of the Elks, Past Board of Directors of the ROTARY, District Committee of the Boy Scouts, Past Chairman of the Christmas and Independence Parades for the City and many other volunteer positions. I sacrifice a lot of time for this community and I spent a lot of money on our home and do not want our home inflicted upon by this pending action. I think a small park/rest room and parking spaces are nice but not in our backyard. The homeowners have the most at stake in this action and the most to lose. We do not want the sale of this County property, nor Resolution 104-3, nor additional parking spaces, nor other amenities, nor any rezoning.


Daniel Malakie

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

Geometrician Associates, LLC
HC 2 Box 9575
Keaau, Hawaii 96749

SUBJECT: ENVIRONMENTAL ASSESSMENT CONSULTATION
County of Hawaii Land in Holualoa, North Kona, Island of Hawaii
TAX MAP KEY: 7-6-13-17

We have no comments to offer at this time in reference to the above-mentioned Pre-Environmental Assessment Consultation.

A handwritten signature in cursive script that reads "Desmond K. Wery".

DESMOND K. WERY
Deputy Fire Chief

DKW:lpc



PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD06/2435

June 19, 2006

Ron Terry
Geometrician Associates
HC 2 Box 9575
Keaau, HI 96749

RE: Pre-Environmental Assessment for the Proposed Sale of 1.002-Acres of County of Hawai'i Land in Holualoa, North Kona, Hawai'i Island, TMK 7-6-13: 17.

Dear Mr. Terry,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 22, 2006 submission and offers the following comments:

Our staff has no comment specific to the above-listed submission at this time. OHA looks forward to reviewing the Environmental Assessment when completed. Thank you for your continued correspondence.

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.

'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

Harry Kim
Mayor



County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

Christopher J. Yuen
Director
Brad Kurokawa, ASLA
LEED® AP
Deputy Director

June 20, 2006

Mr. Ron Terry
Geometrician Associates
HC2 Box 9575
Keaau, Hawaii 96749

Dear Mr. Terry:

Subject: Pre-Draft Environmental Assessment Comments
Project: Proposed Sale of County of Hawaii Land
Tax Map Key: 7-6-013:017 Holualoa, North Kona, Hawaii

This is in response to your letter dated May 22, 2006 requesting our comments prior to your preparation of a Draft Environmental Assessment for the proposed sale of the subject County of Hawaii owned property.

The subject 1.002-acre parcel is zoned Agricultural (A-1a) by the County of Hawaii and is situated in the State Land Use Urban district. The property is not in the Special Management Area. According to the County of Hawaii's General Plan Land Use Pattern Allocation Guide Map, the property is designated for low density urban uses.

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 cursive script, appearing to read "Chris J. Yuen".

CHRISTOPHER J. YUEN
Planning Director

LMB:cd
P:\WPWIN60\Larry\EA-EIS Comments\Geometrician 7-6-13-17 precmnts.doc

DOCUMENT CAPTURED AS RECEIVED

REQUEST FOR PUBLIC INFORMATION

TO: COUNTY OF HAWAII - DEM
WASTEWATER DIVISION

DATE: _____

FAX: (808) 961-8644

PHONE: (808) 961-8338

FROM: Don Terry

MAILING ADDRESS: _____

FAX: 910.7593

PHONE: _____

SUBJECT: INFORMATION REQUESTED FOR TMK: 7-10-013-017

NOTE: THIS FORM APPLIES ONLY TO PROPERTIES LOCATED IN THE HILO, PAUKAA, PAPAIKOU, PEPEEKEO, KAPEHU AND KAILUA-KONA AREAS.

ALL OTHER PROPERTIES ARE NOT IN VICINITY OF PUBLIC SEWER.

(FOR DEPARTMENT OF ENVIRONMENTAL MANAGEMENT USE ONLY)

YES NO NOT KNOWN

- Property is accessible to the public sewer.
- Property is currently being billed sewer user charges.
- Property is connected to a public sewer.
- Property is exempt from connection to the public sewer system.
- Extension of public sewer service to property is scheduled within the next 2 years.
- Extension of public sewer service to property is scheduled within the next 10 years.

Comments:

Notes:

According to the Sewer Code, "Every lot which is accessible to a sewer and which has plumbing fixtures located on it shall be connected to the sewer ...". Exceptions to the above are provided for lots which meet various criteria including being below the level of the sewer or part of a privately funded extension. Please refer to Section 21-5 of the County Code for additional details.

According to the Plumbing Code, a cleanout is required to be installed at the property line. In the event that a cleanout is not installed and it is determined that the property is currently connected to the sewer system, a cleanout will be required to be installed.

Investigations of the connection status may be available through the Wastewater Division on a time available basis. Confirmation of connection status does not guarantee that all permits and approvals have been granted. Please contact the Wastewater Division Engineering Section for further information.

Requests for Public Information will be responded to within 10 days of receipt.

Wastewater Division

Date

06/09/06

ENVIRONMENTAL ASSESSMENT
SALE OF COUNTY OF HAWAI'I LAND NEAR LAKO STREET

APPENDIX 5

COMMENTS TO DRAFT E.A. AND RESPONSES

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Desmond K. Wery
Deputy Fire Chief

County of Hawai'i

FIRE DEPARTMENT

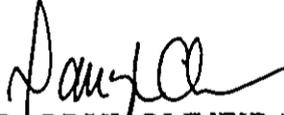
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 961-8297 • Fax (808) 961-8296

September 8, 2006

Attention: Mr. Ron Terry
Geometrician Associates
HC2 Box 9575
Keaau, HI 96749

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
Sale of County of Hawaii Lane near Lako Street, North Kona
TAX MAP KEY: (3) 7-6-13:17

We have no comments to offer at this time in reference to the above-mentioned Draft Environmental Assessment.


DARRYL OLIVEIRA
Fire Chief

JCP:lpc



Harry Kim
Mayor



William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department
25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

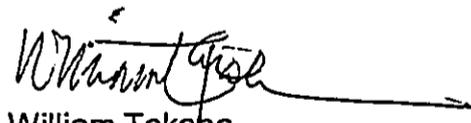
October 11, 2006

Darryl Oliveira, Chief
Hawai'i County Fire Department
25 Aupuni Street
Hilo HI 96720

Dear Chief Oliveira:

Subject: Environmental Assessment for Proposed Sale of County of Hawai'i Land in Holualoa, North Kona, Island of Hawai'i, TMK 7-6-13:17

Thank you for your comment letter dated September 8, 2006, on the Draft EA, in which you stated that you had no comments to offer at this time. We appreciate your review of the document. If you have any questions about the project, please contact Nancy Crawford of the Department of Finance at 961-8234.


William Takaba
Director of Finance

cc: Ron Terry, Ph.D, Project Environmental Consultant

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

September 11, 2006

HRD06/2436B

Geometrician Associates
Attn: Ron Terry
HC 2 Box 9575
Kea'au, Hawaii'i 96749

**RE: Draft Environmental Impact Statement for Sale of County of Hawaii Land Near
Lako Street, North Kona, Hawaii'i; TMK: 7-6-13:017**

Dear Mr. Terry,

The Office of Hawaiian Affairs (OHA) has reviewed the draft Environmental Assessment prepared by your firm for the County of Hawaii's proposed sale of property in North Kona, Hawaii'i. We have no substantive comments to offer at this time, however, we appreciate the efforts taken to gather and evaluate important environmental, cultural, and archeological information and to mitigate potential impacts prior to the sale.

We also recommend that prior to public auction, the County contact other State agencies, such as the Department of Hawaiian Home Lands, to determine whether a land exchange is desirable and appropriate.

Thank you for the opportunity to comment. If you have any further questions or concerns please contact Koa Kaulukukui at (808) 594-0244 or koalanik@oha.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Administrator

cc:
Office of Environmental Quality Control
235 S. Beretania Street, Ste. 702
Honolulu, Hawaii'i 96813

Hawaii County Department of Finance
Attn: Nancy Crawford
25 Aupuni Street, Rm 118
Hilo, Hawaii'i 96720

Harry Kim
Mayor



William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department
25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

October 9, 2006

Clyde W. Namūo
Office of Hawaiian Affairs
711 Kapiolani Blvd., Suite 1250
Honolulu HI 96813

Dear Mr. Namūo:

Subject: Environmental Assessment for Proposed Sale of County of Hawai'i Land in Holualoa, North Kona, Island of Hawai'i, TMK 7-6-13:17

Thank you for your comment letter dated September 11, 2006, on the Draft EA. We appreciate your acknowledgement of the efforts taken to inventory and safeguard cultural and historical resources. In answer to your comment about a land exchange, in this case the County would prefer to receive funds rather than property from any other party, including DHHL.

Again, thank you for your comment. If you have any questions about the project, please contact Nancy Crawford of the Department of Finance at 961-8234.

A handwritten signature in black ink, appearing to read "William Takaba".

William Takaba
Director of Finance

cc: Ron Terry, Ph.D, Project Environmental Consultant

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 732
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-1183
E-mail: oeqc@hawaii.state.hi.us

September 12, 2006

Mr. William Takaba, Director
County of Hawaii Finance Department
25 Aupuni Street, Room 118
Hilo, Hawaii'i 96720

Dear Mr. Takaba:

Subject: Draft EA for the Sale of Land near Lako Street

Thank you for the opportunity to review the subject document. We have no comments.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director

Harry Kim
Mayor



William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department
25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

October 9, 2006

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

Dear Ms. Salmonson:

**Subject: Environmental Assessment for Proposed Sale of County
of Hawai'i Land in Holualoa, North Kona, Island of
Hawai'i, TMK 7-6-13:17**

Thank you for your letter dated September 12, 2006, on the Draft EA, in which you stated that you had no comments. We appreciate your review of the document. If at any time you have any questions about the project, please contact Nancy Crawford of the Department of Finance at 961-8234.


William Takaba
Director of Finance

cc: Ron Terry, Ph.D, Project Environmental Consultant

COPY

LTC DANIEL C. MALAKIE
76-117 KAMEHAMALU STREET
KAILUA-KONA, HI 96740
12 SEP 06

DEPARTMENT OF FINANCE	
DATE RECD:	SEP 14 2006
ROUTE TO:	
COPY TO:	W
ACTION BY:	Dms - send copy
FILE:	to Ron Terry
SEP 18 2006	

Ron Terry, Geometrician
P. O. Box 396
Hilo, HI 96721

County of Hawaii
Dept. of Finance
25 Aupuni Street, Room 118
Hilo, Hawaii 96720

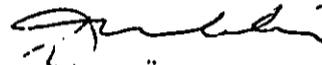
Reference: Draft Environmental Assessment, Sale of County of Hawaii Land, Near Lako Street, TMK 7-6-13:17

1. I am writing to protest the sale of referenced property.
2. On 26 July 2006, residents of Kona Vistas that are most affected by this proposed sale (6 homes) met with Honorable V. Isbell, Mr. Curtis Tyler- former Councilman, Mr. Mosses- Manager Orchid Isle Ford and Mr. Jack Alexander- Chairman Kona Vistas Board of Directors. All residents were upset with the proposed sale of this property. The residents most concerned all own \$million dollar homes adjacent to the property. One of the original selling points was that there was County of Hawaii agricultural land buffering the industrial area owned by Orchid Isle Ford.
3. All concerned agreed that there was a documented drug and crime problem along Lako Street. All agreed that the County Resolution calling for water, parking and other amenities for those using the adjacent Walua Road/Path should be resinded because of these problems. A water fountain was proposed on the Southern side of Lako to service walkers if the property was sold, expense to the new buyers.
4. Honorable V. Isbell has proposed a draft resolution for the repeal of County Resolution 104-03 but has considered waiting until any potential sale to look primarily at rezoning requirements/restrictions.
5. A primary concern was the access to the property via the old Kailua-Keauhou Middle Road. Currently this serves as a buffer between the Kona Vistas residents and the street/Ford Dealership. Council Woman Isbell and Mr. Curtis Tyler stated that this is a historical trail and therefore can not be used for access. The representative from Orchid Island Ford stated that if they purchased the property that there was no need for access along this trail, that the property could be accessed through the existing driveways. This is a major point of contention by the residents of these \$million dollar homes adjacent to the property in question. This would have a major impact on noise, property value, criminal activity at night and quality of life for the Kona Vista residents. Mr. Alexander and most of the residents were satisfied that if this historical trail was left in place that there would not be much impact from the sale of this property for most residents. I

have live here for 10 years and also personally notice endangered Hawaiian owls at night in this area.

6. Other concerns were voiced by Mr. John Perillo, General Manager of Kona Safeway. He would be most affected by the sale of the property, he is also considering purchasing the property himself. He is concerned about noise, potential future building height, etc. This would have a major impact on his homestead. He did comment that if Orchid Isle Ford did purchase the property that perhaps they could work together at designing the future development of the property. Mr. Mosses seemed to agree to this option.

7. Bottom line is that all concerned residents/tax-payers would prefer the property to remain as-is or declared a conservational district. Also, the potential use of the old Kailua-Keahou Middle Road can not be used for access since it is a historical trail.



DANIEL C. MALAKIE

Harry Kim
Mayor



William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department

25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

October 9, 2006

LTC Daniel C. Malakie
76-117 Kamehamalu St
Kailua-Kona Hi 96740

Dear Colonel Malakie:

Subject: Environmental Assessment for Proposed Sale of County of Hawai'i Land in Holualoa, North Kona, Island of Hawai'i, TMK 7-6-13:17

Thank you for your comment letter dated September 12, 2006, on the Draft EA. In answer to your specific comments:

1. *Protest of sale.* Your opposition to the sale is noted.
2. *Role of County property in buffering million-dollar homes.* The County purchased the property in 1969 to utilize for public purposes, specifically, a fire station, and although its vacant status may have attracted buyers, the County never intended nor represented that the property would serve in perpetuity as an open space buffer for adjacent residences.
3. *Opposition to use of site and old Kailua Keauhou Middle Road for amenities associated with Walua Road/Path.* Based on earlier phone calls and letters from residents, we recognize that this provision of the County Council resolution was undesirable to many local residents, as documented in the Draft EA. The Department of Finance is willing to sell the property without any requirement for the buyer to implement these improvements, and would also be amenable to having some of the requirements satisfied off-site, i.e., on the south side of Lako Street, close to the actual location of the trail.
4. *Potential repeal of Council resolution.* This resolution authorized the County to sell the property, and as of this date it is still in effect. However, Councilwoman Isbell intends to replace Resolution 104-03 with a new resolution, removing the County's desire "to accommodate the request for additional on-site parking, water and other amenities for those that are using the historic Walua Road/Path." The current agricultural zoning allows only very restricted uses including a farm, nursery or farm dwelling. As stated in the Draft EA, it is expected that a new LTC

Hawai'i County is an equal opportunity provider and employer.

owner would apply for a change of zone for an urban use. Activities that seem reasonable to expect, given adjacent uses, include commercial and residential. A change of zone would include oversight by the Hawai'i County Planning Department, Planning Commission and County Council. At that time, the development would be subject to rezoning conditions to address specific environmental impacts related to the actual proposed use. It is expected that a buyer would apply to rezone the property.

5. *Access to property and status of old Kailua-Keauhou Middle Road.* According to the investigations of our archaeologist, the road was built in the early 1900s and is not a historical trail. It served as a road for many years, and despite having experienced unauthorized bulldozing and dumping from adjacent properties of late, it still provides the only legal access to the property and the only reasonable access for purchasers other than Orchid Island Auto Center. Although we do not propose to forbid access over this road, if Orchid Island Auto Center does purchase the property and agrees to not utilize the access, the County would have no objection. Concerning owls, our environmental consultant notes that the Short-eared Hawaiian owl, or *pueo*, is not listed as threatened or endangered on the island of Hawai'i, and that furthermore it is active in daytime, not night, and prefers grassland rather than woodland, suggesting that you may be observing alien barn owls.

6. *Other concerns.* We appreciate the fact that you and your neighbors have met and are willing to suggest appropriate conditions that might be imposed as part of the sale and/or rezoning to minimize impacts to adjacent uses. The County is amenable to considering any reasonable restrictions.

7. *Property remaining as-is or being reclassified to the Conservation District.* If a County use cannot be found for the facility, our fiduciary responsibility is to dispose of the property at market price. One possibility is for you and/or your neighbors to purchase the property and utilize it as a buffer or for whatever other legal purpose you see fit. The County does not view the property as an appropriate candidate for reclassification to the Conservation District, as it lacks natural resource values.

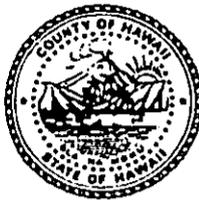
Again, thank you for your comment. If you have any questions about the project, please contact Nancy Crawford of the Department of Finance at 961-8234.



William Takaba
Director of Finance

cc: Ron Terry, Ph.D, Project Environmental Consultant

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

September 21, 2006

Mr. Ron Terry
Geometrician Associates
HC2 Box 9575
Keaau, Hawaii 96749

Dear Mr. Terry:

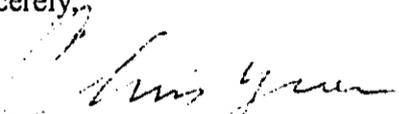
Subject: Draft Environmental Assessment Comments
Project: Proposed Sale of County of Hawaii Land
Tax Map Key: 7-6-013:017 Holualoa, North Kona, Hawaii

We have reviewed the DEA transmitted by you on August 23, 2006 and have no comments in addition to those provided in our pre-consultation letter dated June 20, 2006.

Thank you for the opportunity to review and comment on the proposed sale of subject county land.

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

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

LMB:cd
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Harry Kim
Mayor



William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department
25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

October 11, 2006

Christopher J. Yuen, Director
Hawai'i County Planning Dept.
101 Aupuni Street, Suite 3
Hilo HI 96720

Dear ^{Mr. Yuen} Chief Oliveira:

**Subject: Environmental Assessment for Proposed Sale of County
of Hawai'i Land in Holualoa, North Kona, Island of
Hawai'i, TMK 7-6-13:17**

Thank you for your comment letter dated September 21, 2006, on the Draft EA, in which you stated that you had no additional comments to offer. We appreciate your review of the document. If you have any questions about the project, please contact Nancy Crawford of the Department of Finance at 961-8234.


William Takaba
Director of Finance

cc: Ron Terry, Ph.D, Project Environmental Consultant

September 22, 2006

Geometrician Associates
HC 2 Box 9575
Keaau HI 96749
Attn: Ron Terry

**RE: Draft Environmental Assessment – Proposed Sale of County of Hawai'i
Land Near Lako Street (TMK 76-013-017)**

It is important to consider that our resources are limited while our infrastructure lags behind the desired level of service. Converting dormant assets to better serve the taxpayers of Hawai'i County is desirable. The sale of this surplus parcel should proceed as resolved by the County Council to reflect the consensus of all island residents. I support the project as proposed by Resolution 104-03 and offer these additional comments.

The current use of the parcel as a repository of solid municipal waste is not acceptable. This offers no benefits to the community at large or local residents. The fact that this parcel has been virtually ignored has resulted in several additional problems and historical complaints.

- A transfer of ownership that lends itself to a more active use can mitigate this and other problems associated with neglected property.**
- A sale of the parcel could meet anticipated public needs including those under consideration by the Hawai'i Department of Transportation. DOT has reached an agreement with their consultant to commence an Environmental Impact Statement next year for the third phase of the Queen Ka'ahumanu Highway expansion project that will abut and may require a portion of this parcel.**
- A sale to adjacent owner(s) could enhance current land use by initiating agricultural operations, providing a residential oriented buffer, or expanding commercial operations (if zoning is amended).**

While the ultimate use of the property is unforeseen and not subject to consideration under this assessment, a sale can result in several additional benefits to the community.

- RECREATION. Improving access to the parcel would also provide a de facto extension to the Walua Road trail. This could provide future connection to an improved under-crossing and connection to Walua remnants and Kuakini Highway on the makai side of the Queen Ka'ahumanu Extension, or along the mauka side of the Queen Ka'ahumanu Extension improvements.**
- COMMUNITY DEVELOPMENT. Either option or both will help meet community desires of improving walkability and connectivity within the community.**

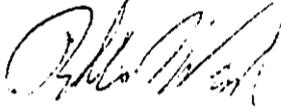
- **SAFETY.** Providing improved recreational facilities can enhance the public safety by creating a corridor for recreational use that is separated from higher speed vehicular traffic.
- **PROPERTY VALUES.** Locations adjacent to trails from the Appalachian, to the Fox River, and on to the Pacific Crest have seen an increase in value due to the direct access to recreational facilities.
- **CRIME.** Converting property from the appearance of abandoned land to active use is almost always an impediment to crime. Easy access, lighting, security fixtures and regular human presence all act to reduce the likelihood of unlawful activity.

Perceived adverse impacts associated with a conveyance can be easily mitigated. In reality, many potential problems may even fail to develop due to the unique character and location of this parcel.

- **ZONING.** The parcel is being conveyed as agricultural with no entitlements to changes in zoning. The impact of zoning changes (if any) is not under the purview of this assessment.
- **NOISE.** The potential for increased noise attributed to the recreational amenities that are required by the resolution or use of any extension to the trail is minimal. The proximity to arterial highways and mauka-makai collectors with increasing traffic volumes will marginalize increases (if any) in noise levels.

Enhancing the recreational opportunities is of great value to the community. The facilities requested through unanimous support of the resolution should not be reduced in scope, scaled down, or relocated.

Thank you for your consideration,



Robert Ward
Kailua Kona

Cc: Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Cc: Hawaii County Department of Finance
25 Aupuni Street, Room 118
Hilo, HI 96720
Attn: Nancy Crawford

CORRECTION

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

September 22, 2006

Geometrician Associates
HC 2 Box 9575
Keaau HI 96749
Attn: Ron Terry

RE: Draft Environmental Assessment – Proposed Sale of County of Hawai'i
Land Near Lake Street (TMK 76-013-017)

It is important to consider that our resources are limited while our infrastructure lags behind the desired level of service. Converting dormant assets to better serve the taxpayers of Hawai'i County is desirable. The sale of this surplus parcel should proceed as resolved by the County Council to reflect the consensus of all island residents. I support the project as proposed by Resolution 104-03 and offer these additional comments.

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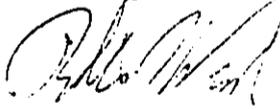
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Robert Ward
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Cc: Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Cc: Hawaii County Department of Finance
25 Aupuni Street, Room 118
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Attn: Nancy Crawford

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William Takaba
Director

Nancy E. Crawford
Deputy Director

County of Hawaii

Finance Department

25 Aupuni Street, Room 118 • Hilo, Hawaii 96720
(808) 961-8234 • Fax (808) 961-8248

October 9, 2006

Robert Ward
77-6526 Ho'olaupa'i Street
Kailua-Kona HI 96740-4430

Dear Mr. Ward:

Subject: Environmental Assessment for Proposed Sale of County of Hawai'i Land in Holualoa, North Kona, Island of Hawai'i, TMK 7-6-13:17

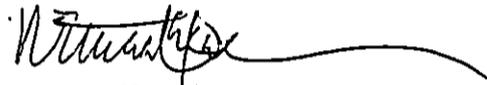
Thank you for your comment letter dated September 22, 2006, on the Draft EA. In answer to your specific comments:

1. *Need to convert dormant assets to provide money for infrastructure and current state of property.* We appreciate your concurrence with the basic concept behind the proposed sale.
2. *Needs that can met by sale.* We also concur with your analysis that, depending on the buyer, various purposes such as additional commercial land, residential buffer or public infrastructure could be accomplished.
3. *Recreational and community uses.* The original intent of the County Council resolution authorizing the County to divest itself of the property was to require the buyer to provide additional on-site parking, water and other amenities for those using the adjacent Walua Road/Path, a popular walking and biking trail. As discussed in the Draft EA, these conditions may be altered because of negative reactions from neighbors, who would prefer to see the amenities located on the south side of Lako Street, close to the actual location of the trail, while still preserving the project benefits to recreation, community development, and safety. Proper implementation of the recreational project, as you point out, can minimize or even reduce crime and enhance property values.

Robert Ward
October 9, 2006
Page 2

4. *Mitigation.* As you note, a change of zone would be necessary for most anticipated uses of the property, and any development would be subject to rezoning conditions to address specific environmental impacts related to the actual proposed use and enhanced recreational use, including noise, traffic, littering and crime.

Again, thank you for your detailed comments. If you have any questions about the project, please contact Nancy Crawford of the Department of Finance at 961-8234.



William Takaba
Director of Finance

cc: Ron Terry, Ph.D, Project Environmental Consultant