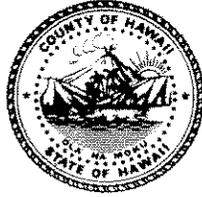


William P. Keno
Mayor



JUN 23

BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

County of Hawai'i

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

June 1, 2009

Ms. Katherine Puana Kealoha, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Dear Ms. Kealoha:

**RE: Final Environmental Assessment/FONSI Determination
Rueselle Lewis Change of Zone Application
TMK: (3) 1-5-14:10, Pāhoa, Puna, Island of Hawai'i**

The County of Hawai'i Planning Department has reviewed the final environmental assessment for the subject project and has made a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the next available *Environmental Notice*.

Enclosed are a completed OEQC publication form, project summary, two copies of the final EA, and one CD containing the pdf document. In addition, on June 1, 2009, we provided (by e-mail) a copy the OEQC publication form and project summary.

Please call Phyllis Fujimoto or Maija Cottle of this department at 961-8288 if you have any questions.

Sincerely,

BJ LEITHEAD-TODD
Planning Director

MJC:smn

P:\wpwin60\Maija\Letters\OEQC\RLewisCOZ-FONSI.doc

Enc.: 2 copies FEA, 1 CD, Publication form.

cc w/o enclosures: Ms. Jennifer Rosse, All Aina Services
Ms. Rueselle Lewis

**FINAL ENVIRONMENTAL ASSESSMENT AND ANTICIPATED FINDING OF
NO SIGNIFICANT IMPACT**

RUESELLE LEWIS CHANGE OF ZONING APPLICATION

Tax Map Key (3) 1-5-014:010
Pahoa, Island of Hawaii

May 26, 2009

Prepared For:
COUNTY OF HAWAII PLANNING DEPARTMENT
101 Pauahi Street, Suite 3
Hilo, HI 96720

Prepared By:
ALL AINA SERVICES
P.O. Box 291
Laupahoehoe, HI 96764

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1. INTRODUCTION

1.1 Purpose

The owner, Rueselle Lewis, is proposing to change the zoning on her 45914 sq ft parcel in order to build a preschool and family center. The building will consist of 2200 sq ft and include a classroom and a community meeting facility. Each will have separate entrances, restrooms and storage areas. Financing for the construction is private. The construction of the building is estimated to be completed within one (1) year of the issuance of a building permit.

The property involved is situated in the town of Pahoa, Puna district, Island of Hawaii, Tax Map Key (3) 1-5-014:010. The proposed use of County land as an access road triggers environmental requirements for the preparation of an Environmental Assessment in compliance with chapter 343, Hawaii Revised Statutes.

1.2 Identification of Applicant

The applicant is Rueselle Lewis, P.O. Box 481, Pahoa HI 96778.

1.3 Identification of Approving Agency

The County of Hawaii, Planning Department, 101 Pauahi Street, Ste 3, Hilo, HI 96720 is the approving agency.

1.4 Technical Description

The applicant would like to change the zoning on the 45914 sq ft parcel. The current zoning is RS 15 and the proposed zoning is CV 10. Adjacent and surrounding properties are zoned RS-10 and in single-family residential uses or vacant. The property on the southwest portion of the project site is zoned CV-10 and is vacant. The proposed zoning would allow the owner a variety of commercial uses. However, upon approval of the change of zoning, the applicant would like to create a preschool and meeting facility. There are currently no developments on the subject parcel. It is a vacant lot. The proposed development will include a preschool classroom, meeting facility, and separate storage and bathroom facilities for each. The proposed preschool and meeting facility will be a single level building of approximately 2200 sq ft. This building will include a preschool classroom, storage, restroom facilities, and a meeting facility.

The preschool will be operated by the owner, a qualified director, and certified teachers. The amount of employees will be based on the amount of students. It is anticipated that enrollment will be full based on the availability of preschool facilities in the area. The maximum enrollment for a center of the proposed size is 20 children. This will require a staff of 5 teachers. The owner will also be responsible for the reservations and any possible staffing needs for the meeting facility. The meeting facility will be available to the community members for community or family based functions.

The applicant owns a twenty (20) foot wide road and utility easement, through TMK (3)1-5-014:023, to a government owned roadway. This roadway is considered a homestead paper road. It is currently an unimproved thirty (30) foot roadway and is not paved. This roadway previously led to the Pahoia Dumping Ground from 1925 to 1935. The County of Hawaii Department of Public Works will be consulted regarding any improvement standards required on this road.

Parking for the facility will be provided on site. In accordance with the Zoning Code, Section 25-4-51, parking space for daycare centers requires 1 space for every 200 sq ft. This will require 11 parking spaces. There will be additional spaces provided for the meeting facilities. There is also a covered loading and unloading area in front of the building, enough for two vehicles at a time. Please see attached plot plan for exact parking locations and dimensions.

Upon approval from the County of Hawaii Planning Department for the change of zone and subsequent plan approval, the applicant will apply for a building permit. Once a building permit is issued, construction will begin immediately. It is estimated that construction will take approximately one year. The cost of the construction is estimated at \$220,000. This cost is based on \$100.00 per square foot. The cost of installing the new waterline and backflow assembly is estimated at \$4,650. The cost of improving the county road is estimated at \$149,000. The cost of improving the access road is estimated at \$32,200. The preschool should be licensed and ready to open upon being granted a certificate of occupancy.

1.5 Project Background

1.5.1 Need for the Project

The applicant is proposing a change of zone in order to create a preschool and meeting facility on the parcel. This proposed use will be privately owned and operated. The reason for this request is to help provide family services to a growing population in the Pahoia area. There are currently no licensed preschool facilities in the vicinity of the subject parcel.

1.5.2 Land Use Designations

The State Land Use designation for the parcel is Urban. The County General Plan Land Use Pattern Allocation Guide Map (LUPAG) designates this area as Low-Density Urban. The subject parcel is also located approximately two parcels away from a Medium-Density Urban designation. The county zoning designation for the project is RS15.

There is a Community Development Plan being created for the Puna district. This plan will serve as a guide for land use planning in the area. Although the plan has not yet been published, there are some supporting documents related to growth

management included in the consultant working papers for the Puna Community Development Plan. A major influence for the proposed Change of Zone has been the rapid development of the Puna region without the needed services. A major focus when addressing the growing community is to ensure there are adequate services for that community. Currently, there are no licensed preschools in the Pahoia Village. The proposed Change of Zone and proposed use concur with the consultant paper for growth development.

The proposed project is not situated within the Special Management Area designated by the County of Hawaii.

1.5.3 Listing of Permits and Approvals

The following list of permits and approvals may be required for the proposed project:

County of Hawaii

Planning Commission
Department of Public Works
Planning Department

Change of Zone
Approval-Project Construction Plans
Plan Approval

Civil Engineer

Septic System Design

State of Hawaii

Department of Health

Septic System Approval
Preschool License to Operate

1.6 Agency and Public Consultation

The following public and private agencies and individuals were consulted during the preparation of this environmental assessment:

County of Hawaii Department of Public Works
County of Hawaii Department of Water Supply
County of Hawaii Department of Finance-Real Property Division
County of Hawaii Civil Defense
County of Hawaii Fire Department
County of Hawaii Police Department
State of Hawaii Department of Land and Natural Resources-Historic Preservation Division
State of Hawaii Department of Human Services
State of Hawaii Department of Health
Burton Yamaguchi

ENVIRONMENTAL SETTING

2.1 Physical Environment

2.1.1 Geology and Hazards

Environmental Setting

The subject property consists of 45914 sq ft in Nanawale Homesteads in Pahoia Village on the Big Island of Hawaii. The parcel is approximately 5 miles from the coastline. The slope of the property is primarily flat with no slope variations. Elevation ranges for the subject parcel are estimated to be 5 to 10 feet. There are currently no structures on the parcel. The parcel itself is a fairly square-shaped lot.

The volcanic hazard as assessed by the United States Geological Survey for the project area is “2” on a scale of ascending risk 9 to 1 (Heliker 1990).

The island of Hawaii is one of the most seismically active areas in the world and has experienced more than twenty large earthquakes (magnitude 6 or larger) over the past 166 years. (Wyss and Koyanagi, 1992). The Building Code rating for the entire island of Hawaii is seismic Zone 4 which has the highest risk for seismic activity.

Impacts

The proposed project will not expose the preschool or the general public to any additional hazard risk that does not already exist. Although Pahoia Village is in a high volcanic risk zone, it has not experienced lava flows for at least 150 years. Any alternative site would share the same risk factor. The proposed building would conform to the Uniform Building Code.

2.1.2 Soils

Environmental Setting

The Natural Resources Conservation Service Web Soil Survey classifies the soil of the subject property as Pahoehoe Lava Flows, rLW, 0 to 40% slopes. Depth to restrictive feature is 0 inches to lithic bedrock. Drainage class is “excessively drained.” Available water capacity is very low (about 0.0 inches). The ground is highly permeable, and runoff and soil erosion hazard are minimal.

Impacts

The proposed project will have no impact on the soil (or lack of).

2.1.3 Climate

Environmental Setting

Hawaii's climate is generally characterized as mild with uniform temperatures, moderate humidity, and two identifiable seasons. The "summer" season, between May and October is generally warmer and drier. The "winter" season, between October and April is cooler and wetter. The project area is situated along the "windward" side of the Island of Hawaii which is exposed to northeasterly trade winds that cause relatively high rainfall (over 100 inches annually). The average monthly minimum temperatures in the Pahoia area range from the mid 60's to 70 degrees Fahrenheit, while the average monthly maximum temperature ranges from the mid 70's to the mid 80's. (University of Hawaii Press, 1983)

Impacts

Climactic conditions will not a significant impact on the proposed project.

2.1.4 Hydrology and Drainage

Environmental Setting

The project area is designated Zone X (Areas determined to be outside the 500-year flood plain) on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency.

Impacts

There are no known existing drainage ways on the subject parcel. Due to the permeable quality of the soil, no adverse drainage impacts are anticipated as a result of the proposed project.

2.1.5 Flora and Fauna

Environmental Setting

As the subject parcel was bulldozed 1 ½ years ago, the existing flora consists of mostly invasive grasses and weeds. There is one *Albezia* tree, several Ohia trees, three tangerines, two avocados, three macadamias and a clump of bamboo.

Fauna and avifauna observed are Mynah birds, Japanese White Eyes, Cardinals, Spotted Doves, Barred Doves, mongoose, and feral cats.

Impacts

No listed, candidate or proposed endangered animal or plant species are likely to be found on the proposed project site. As such, no significant adverse effects on these species or their habitat is expected as a result of the proposed project.

2.1.6 Air Quality

Environmental Setting

Pollutants derived from the ongoing Kilauea eruption occasionally affect the subject area. The closest air quality monitoring station to the parcel is the Puna E Station. The Special Purpose Monitoring Station is for vog, a volcanic atmospheric haze. In general, however, the ambient air quality of the project area meets all federal and state standards as evidenced by its designation as an “attainment” area by the State Department of Health, Clean Air Branch.

Impacts

A short term impact resulting from construction activity could be increased dust levels. If so, the contractor will be required to comply with the appropriate fugitive dust requirements of the State Department of Health.

2.1.7 Noise

Environmental Setting

Existing noise levels are typical of a small town neighborhood. Pahoa’s population is approximately 1000 residents.

Impacts

The project would not affect noise levels, except for very minor and brief periods during construction.

2.1.8 Scenic and Open Space Resources

The proposed project is located in a small town, in a residential inland neighborhood, located 4.75 miles from the coastline.

Impacts

The project will not have a significant impact on the scenic views or open space resources of the Puna district. The Natural Beauty section of the Hawaii County General Plan does not include any sites in or near Pahoa that would be affected by this project.

2.2 Social, Cultural and Economic Setting

2.2.1 Socio-Economic Characteristics

Setting

People currently reside in the surrounding Pahoia village area, and also in nearby subdivisions. The Puna district has provided many more affordable homes and property for people working and commuting to and from the Hilo area. This factor resulted in a 16% population growth from 2000 to 2005. and a prediction for 2010 of 30%. (Hawaii County Office of Research and Development).

Economic resources located in Pahoia village include many small businesses, including retail, restaurant, real estate offices and a medical clinic and dental office. Other economic resources in the district are agricultural; papaya, noni, anthurium and orchid growers.

Impacts

The proposed project will not have a substantial adverse impact on the socio-economic character of the region. The proposed improvement will allow Puna residents to have their children taught in a local facility.

2.2.2 Adjacent Land Uses

Existing Setting

The project area is located in Nanawale Homesteads, village of Pahoia. The surrounding property is owned by various private land owners. The surrounding land is a residential subdivision. The proposed project is located approximately 1/3 of a mile from Pahoia village center.

Impacts

The proposed project will be situated amid neighboring parcels of approximately one acre. Therefore, temporary noise and dust will have little or no impact on the surrounding properties.

2.3 Public Facilities and Services

2.3.1 Roads and Traffic

Setting

Access to the parcel is gained from an unnamed government road, which intersects with the Pahoa Village Road. This road is thirty feet wide and currently unimproved. The owner has purchased a private, twenty feet wide road and utility easement, through TMK (3)1-5-014:023, to access this government road. The applicant plans to improve these roads according to the Department of Public works recommendations. The purpose of this access is to route traffic directly to the Pahoa Village Road, without driving through a residential neighborhood. Instead, the traffic will be routed behind parcels that are zoned CV 10. The nearest major intersection is Post Office Road and Pahoa Village Road.

Impacts

The increase in traffic will be equivalent to the number of students and the amount of employees at the center. Including staff and students, the increase in traffic would be twenty-five (25) cars. However, it is probable that the attending students will have already been commuting along the Pahoa Village Road to other childcare facilities, and that there will be no general increase in traffic along the Pahoa Village Road.

2.3.2 Water

Existing Setting

The parcel currently does not have a county water line available. However, the water line will be brought in by the applicant from an existing 6-inch water line on Nanawale Homestead Road, approximately 850 feet from the subject parcel. The applicant has consulted with a licensed engineer to obtain estimated water calculations for the proposed use. This has been prepared and submitted as part of this assessment. The Department of Water Supply noted that water availability is limited to a maximum of 600 gallons per day. The Department also requires the installation of a reduce pressure type backflow prevention assembly, which will be done by the applicant. A water catchment system is planned solely for fire protection to meet the requirements of NFPA 1142 as per the Hawaii County Fire Department.

Impacts

As the estimated maximum water calculation is 500 gallons per day, the proposed project will not exceed the amount provided by the Department of Water Supply. As such, the proposed project will not have a significant impact on the existing Department of Water Supply sources or transmission system serving the area.

2.3.3 Wastewater

Existing Setting

There will be an engineered septic system with enough capacity to serve the proposed preschool and meeting facility. The Department of Health was consulted about the number of individual wastewater systems required for this project. The amount must be determined by the design engineer. Atlas Engineering recommended one septic system for this project and most all other commercial uses, except for a Laundromat or carwash.

Impacts

The on-site septic system will be designed and constructed in accordance with the requirements of the State Department of Health.

2.3.4 Electricity and Telephone

Existing Setting

Electrical and telephone services are available to the subject parcel.

Impacts

The proposed project will not have any impact on the existing capacity of these services.

2.3.5 Solid Waste

Existing Setting

The closest solid waste transfer station is the Pahoia Transfer Station, approximately 5/8 of a mile. The nearest landfill is approximately 18 miles from the project, in Hilo. All solid waste is transported by individuals from their property to the stations.

Impacts

The proposed project will generate construction waste during construction. The contractor will be required to dispose of the construction waste in compliance with the requirements of the Department of Environmental Management.

2.3.6 Protective Services

Existing Setting

Protective services including fire, police, rescue and medical services are located in Pahoa.

Impacts

The proposed project will not create an additional burden on the existing protective service providers.

2.3.7 Recreation Facilities

Existing Setting

There are two county parks located near the subject parcel. The closest county park is the Pahoa Community Center, and the Pahoa Ball Field is also within the Pahoa village. The closest state park is Lava Tree State Park, approximately 3.75 miles.

Impacts

The proposed project will not create an additional burden on existing recreational facilities.

2.4 Archaeology, Historic and Cultural Resources

Setting

The parcel is not listed on either the National or Hawaii State Register of Historic Places. According to a letter from the State Historic Preservation Division, dated April 17, 2009, this project will have no effect on historic properties, including use of the current county access road.

Pahoa and the surrounding areas were covered with a dense, tropical rain forest with tall ohia trees (over 100 feet) before immigrants arrived in the 1880's. Early Hawaiians lived in the bay areas, where safe launches for canoes existed, and also inland, where remains of an old village were found east of Pahoa. After the immigrants' arrival, the huge trees were cut and made into railroad ties and lumber. The forest was gradually replaced by sugar cane and buildings. Pahoa had a railroad station, lumber and plantation housing. According to long-time Pahoa resident, Burton Yamaguchi, the project property was owned by his family for about 100 years. His grandfather planted fruit trees there (some still remain) and sold the resulting crops. An agricultural storage shed was the only building known to have existed on the site (no longer present). No known native Hawaiian rights are exercised in the area surrounding the subject

parcel. The government access road to the project parcel originally led to the Pahoia Dumping Ground, from 1925 to 1935 (TMK (3)1-5-07-50).

Impacts and Mitigation Measures

The proposed project is anticipated to have “no effect” on significant historic sites or cultural activities. In accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if any significant cultural deposits or human skeletal remains are encountered during construction, the contractor will be instructed to stop work in the immediate vicinity and the State Historic Preservation Division shall be contacted.

3. SUMMARY OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

3.1 Short Term Impacts

Construction Activity

Short term impacts will result from the proposed construction activity including increased noise levels and dust.

Mitigation

The contractor will be instructed to utilize best management practices to minimize all impacts. State Department of Health regulations regarding noise and dust will be adhered to during construction.

3.2 Long Term Impacts

Currently, the subject property is vacant. It is not being maintained. Therefore there is a possibility of the growth of invasive species.

Mitigations

Upon completion of the building, regular maintenance of the parcel will begin. This will include the removal of all invasive species and pest and weed control. This will enhance the long-term productivity of the environment within the parcel.

4. ALTERNATIVES

4.1 No Action

Under the No Action Alternative, the property would remain vacant.

4.2 Alternative Sites

The owner could obtain a parcel already zoned to allow for the proposed use. However, that would be very costly. The location of the subject parcel is very quiet and peaceful, which would enhance the learning environment. This parcel would be a safe environment for preschool-aged children.

5. DETERMINATION

- 5.1 The proposed project will not significantly alter the environment and impacts will be minimal, and therefore an Environmental Impact Statement is not warranted. Accordingly, the County of Hawaii Planning Department anticipates a Finding of No Significant Impact (FONSI) for the project.

6. FINDINGS AND REASONS FOR SUPPORTING DETERMINATION

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

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

The proposed project involves the development of a preschool and meeting facility. The project site is currently vacant and does not contain any significant natural or cultural resources.

2. Curtails the range of beneficial uses of the environment.

The project area has been lying vacant for many years. The proposed project will not foreclose alternative uses of the property for future consideration.

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

The broad goals of this policy are to conserve natural resources and enhance the quality of life. The project is minor and basically environmentally benign, and it is thus consistent with all elements of the State's long-term environmental policies.

4. Substantially affects the economic or social welfare of the community or state.

The proposed project will have a beneficial socioeconomic impact by providing a local, safe and quiet learning environment for pre-school aged children.

5. Substantially affects public health.

The proposed project will not affect public health and safety in any way.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities.

As the project involves only a preschool and meeting room, no secondary effects are expected.

7. Involves a substantial degradation of environmental quality.

The project is minor and environmentally benign, and it would thus not contribute to environmental degradation.

8. Substantially affects any rare, threatened or endangered species of flora, fauna or habitat.

The building site supports mostly invasive grasses and weeds. The existing ohia and fruit trees will be preserved. No rare, threatened, or endangered species of flora or fauna are known to exist on the project site, and none would be affected by any project activities.

9. Has cumulatively considerable effect upon the environment or involves a commitment for larger actions.

The proposed 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.

10. Detrimentially affects air or water quality or ambient noise levels.

No substantial effects to air, water, or ambient noise levels would occur.

11. Likely to be damaged as a result of being located in an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.

Although the proposed project is located in a zone exposed to earthquake and volcanic hazards, there are no reasonable alternatives that would avoid such exposure. The project presents no additional hazard to the public, and the project is not imprudent for the landowner.

12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.

No County or State plan, including the Hawaii County General Plan, identifies important views in this area.

13. Requires substantial energy consumption.

The project will require negligible amounts of energy for construction.

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



County of Hawaii
DEPARTMENT OF PUBLIC WORKS
101 Pauahi Street, Suite 7 • Hilo, Hawaii 96720

Flood Zone Determination

Ph.: 961-8327 (Hilo) 327-3530 (Kona)
Fax.: 961-8933 (Hilo) 327-3533 (Kona)

Tax Map Key: 1-5-014.010

Requested By: ALLIANCE SERVICES

Company: _____

Address: _____

Phone: _____ Fax: _____

Date: 3/27/08

Signature: Jennifer Rose

Flood Zone is: X

Remarks: Panel not printed.

Minimal Tsunami Inundation

Completed by: [Signature]

Date: MAR 27 2008

Notes:

- 1) A property in Zone X (not within the Special Flood Hazard Area) may be damaged by a flood greater than that predicted on the Flood Insurance Rate Map (FIRM), or from a local drainage problem not shown on the map. The information provided here does not create liability for the County of Hawaii, or any officer or employee thereof, for any damage that results from reliance on this information.
- 2) A copy of the Tax Map Key, with the specific flood designation(s) may be available at the Department of Public Works for a nominal fee.
- 3) Buyers are advised to consult an Architect and/or Engineer or other experts of the buyers' choice if there are additional questions.

LEGEND

-  SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
 - ZONE A No base flood elevations determined.
 - ZONE AE Base flood elevations determined.
 - ZONE AH Flood depths of 1 to 3 feet (usually a ponding); base flood elevations determined.
 - ZONE AO Flood depths of 1 to 3 feet (usually flow on sloping terrain); average determined. For areas of alluvial faning, velocities also determined.
 - ZONE A99 To be protected from 100-year flood Federal flood protection system construction; no base elevations determined.
 - ZONE V Coastal flood with velocity hazard action; no base flood elevations determined.
 - ZONE VE Coastal flood with velocity hazard action; base flood elevations determined.

 FLOODWAY AREAS IN ZONE AE

-  OTHER FLOOD AREAS
 - ZONE X (shaded) Areas of 500-year flood; areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from year flood.

-  OTHER AREAS
 - ZONE X Areas determined to be outside year flood plain.
 - ZONE D Areas in which flood hazards are undetermined.

-  Flood Boundary
-  Floodway Boundary
-  Zone D Boundary
-  Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

-  Base Flood Elevation Line; Elevation in Feet*
-  Cross Section Line
-  Base Flood Elevation in Feet Where Uniform Within Zone
-  Elevation Reference Mark

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimeter features outside Special Flood Hazard Areas.

Areas of special flood hazard (100-year flood) include Zones A, AE, AH, AO, A99, V, V1-30 AND VE.

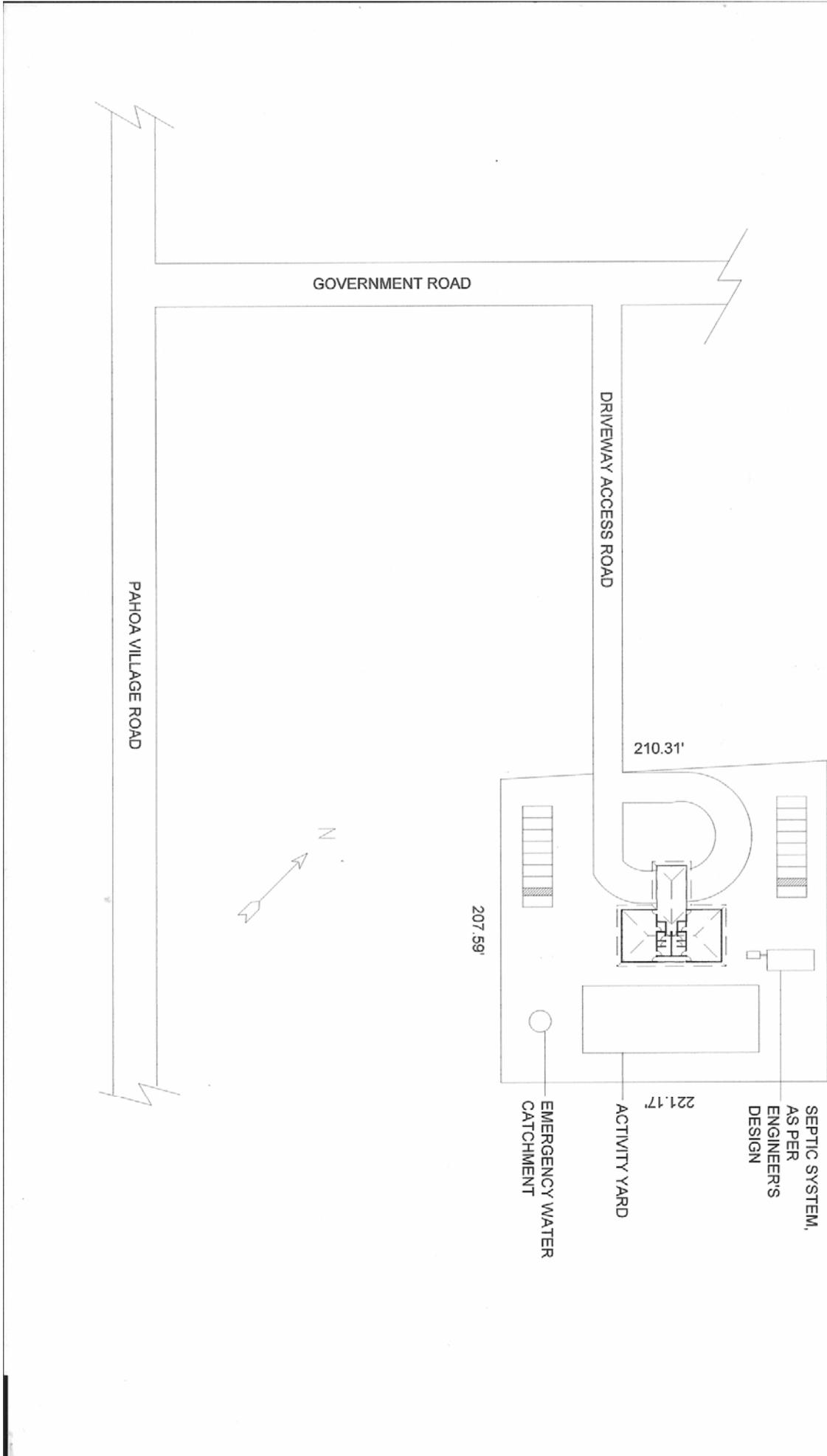
Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

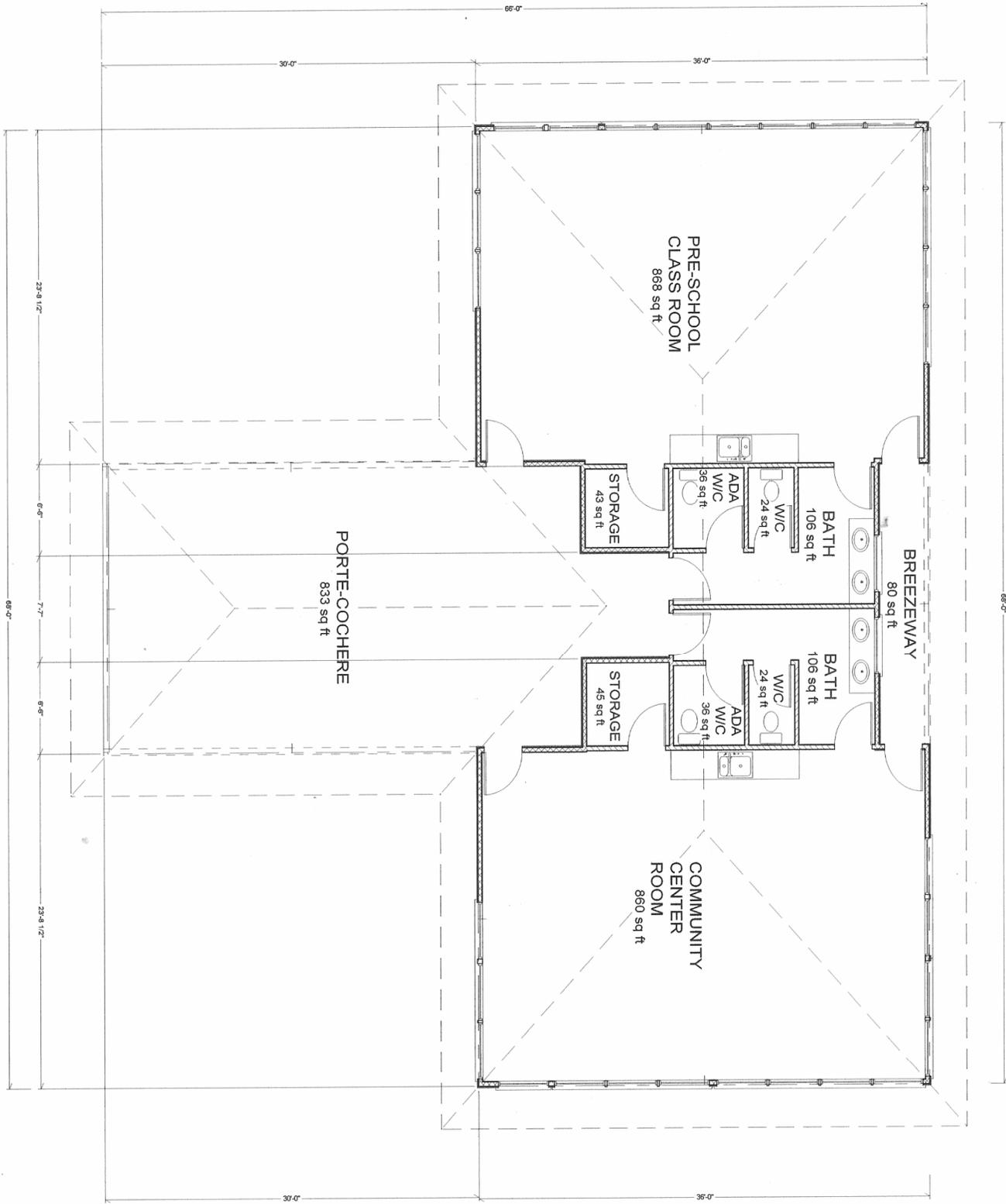
Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

Coastal base flood elevations apply only landward of the shoreline.

Elevation reference marks are described in the Flood Insurance Study Report.



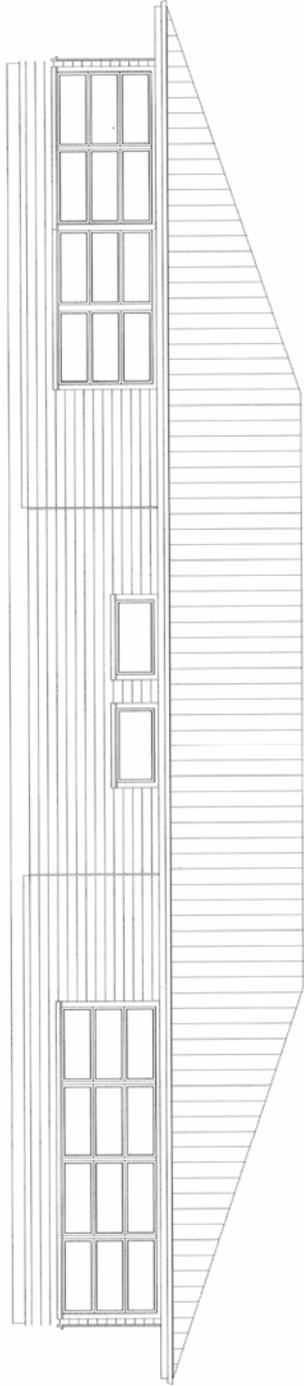


RIGHT ELEVATION

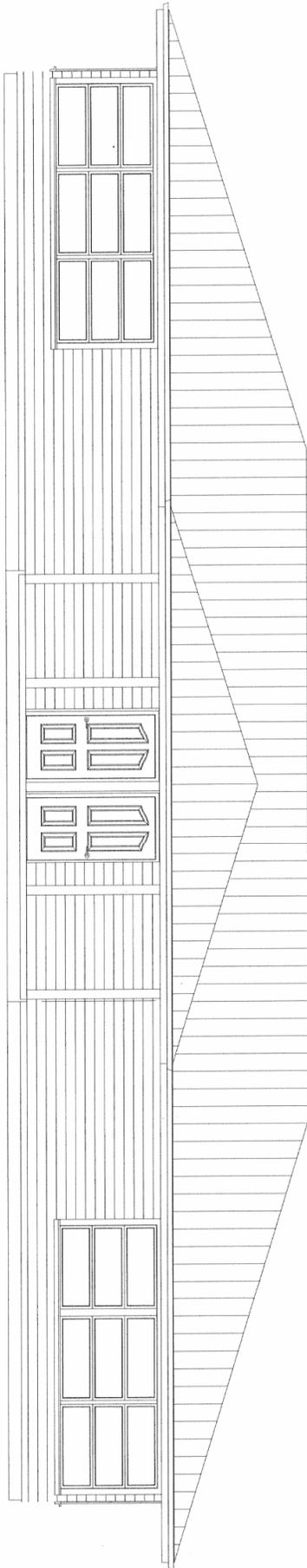




LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

Exhibit A

April 18, 2007

State of Hawaii
Dept of Land and Natural Resources
Historic Preservation District
601 Kamokila Boulevard
Kapolei, HI 96707
Phone (808) 692-8015

Regarding TMK: (3) 1-5-014:010

To Whom It May Concern:

Rueselle Lewis, owner of the above mentioned parcel, has retained All Aina Services to carry out various requests to obtain a Change of Zone with the County of Hawaii. The proposed change is from Single Family Residential 15 to Commercial Village 10. This is a request for a letter of no effect required from the Department of Land and Natural Resources, in order to show that there are no archeological, cultural, or historic sites located on the parcel. In compliance with the County of Hawaii, if the Historic Preservation District has not responded within 30 days, the applicant will assume no archeological resources exist on their parcel, and that she may continue in the Change of Zone application.

Sincerely,

Bethany Morrison
All Aina Services

Enclosure:
Change of Zone Application for reference

*Our agency did not receive any response from the DLNR regarding this application.

Change of Zone
TMK (3) 1-5-014:010

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

State of Hawaii
 Dept. of Land and Natural Resources
 Historic Preservation District
 601 Kamokila Blvd
 Kapa'ala, HI 96707

2. Article Number

(Transfer from service label)

7006 2760 0003 5445 8689

COMPLETE THIS SECTION ON DELIVERY

A. Signature

J. Nazarino

Agent

Addressee

B. Received by (Printed Name)

J. Nazarino

C. Date of Delivery

3/8/17

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

County of Hawaii
Civil Defense
920 Ululani St.
Hilo, HI 96720

April 10,2008

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Environmental Assessment

To Whom It May Concern:

Below, please find a previously submitted letter regarding a request for Change of Zone. The County of Hawaii Planning Department, prior to ruling on the request, has determined that the project requires an Environmental Assessment. We are asking for any comments you may have on environmental issues arising from the proposed development.

April 18, 2007

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoa Village on the Island of Hawaii. We are requesting any input that your office may have that could assist in the background and county environmental report. For example, please submit any emergency preparedness or evacuation concerns your agency foresees with the proposed development. We are consulting with several different agencies. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely,

Jennifer Rosse

*Our agency did not receive any response from the Civil Defense.

Enc: Change of Zone Application for reference

County of Hawaii
Fire Department
25 Aupuni St
Hilo, HI 96720

April 10, 2008
Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Environmental Assessment

To Whom It May Concern:

Below, please find a previously submitted letter regarding a request for Change of Zone. The County of Hawaii Planning Department, prior to ruling on the request, has determined that the project requires an Environmental Assessment. We are requesting any comments you may have regarding environmental issues arising from the proposed development.

June 7, 2007

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoa Village on the Island of Hawaii. The proposed preschool family center will be a single level building of approximately 2200 sq ft. This building will include a preschool classroom, storage, restroom facilities, and a community meeting facility.

We are requesting any input that your office may have that could assist in the background and county environmental report. We are consulting with several different agencies. According to a response from the Department of Water Supply, water system standards require 2,000 gallons per minute (gpm) be available for fire protection. The existing waterlines near the parcel do not provide that capacity. Please provide any other fire protection requirements or alternatives. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely, Jennifer Rosse

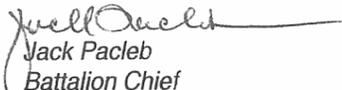
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

April 14, 2008

To Jennifer Rosse,

Regarding your inquiry into property located at TMK: (3) 1-5-014:010, the fire department does require a water source for fire protection. Being that 2,000 gpm is not available, we would look at what's available and may impose additional protection (ie. fire sprinklers, accessible additional water source). The amount of water supply and type of protection is dependent on the property it is protecting. Calculations for additional water supply is dependent upon building size (cubic ft.), type of construction, and type of use. In addition to water supply, we will also require approved fire apparatus access. If you have further questions, please contact me at my office.

Sincerely,


Jack Pacleb
Battalion Chief
Fire Prevention Bureau
Hawaii Fire Department
jpacleb@co.hawaii.hi.us
808.981.8370 (work)
808.981.2038 (fax)

May 6, 2008

Hawaii County Fire Department
25 Aupuni Street
Hilo, HI 96720

To Jack Pacleb:

This is in reply to your letter of April 14, 2008, regarding my request for comments for an environmental assessment on construction of a preschool and meeting facility in Pahoa (TMK (3) 1-5-014:010). The owner was advised by the Department of Water Supply that she could install a meter from the existing 6-inch waterline on Nanawale Homestead Road. The usage would be limited to 600 gallons maximum daily usage. She was also informed by Atlas Engineering that the estimated maximum daily water use for this facility would be 500 gpd. A water catchment system is planned solely for fire protection to meet the requirements of NFPA 1142. The access road to the parcel will be improved as per recommendations of the Department of Public Works

Sincerely,

Jennifer Rosse

All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

State of Hawaii
Department of Health
District Health Office
P.O. Box 916
Hilo, HI 96720

April 10, 2008

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Environmental Assessment

To Whom It May Concern:

Below, please find a previously submitted letter regarding a request for Change of Zone. The County of Hawaii Planning Department, prior to ruling on the request, has determined that the project requires an Environmental Assessment. We are requesting any comments you may have regarding environmental issues arising from the proposed development.

April 18, 2007

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoa Village on the Island of Hawaii. We are requesting any input that your office may have that could assist in the background and county environmental report. For example, please submit any health concerns your agency foresees with the proposed development. We are consulting with several different agencies. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely,

Jennifer Rosse



**STATE OF HAWAII
DEPARTMENT OF HEALTH**

P.O. BOX 916
HILO, HAWAII 96721-0916

April 24, 2008

Ms. Jennifer Rosse
All Aina Services
P. O. Box 291
Laupahoehoe, HI 96764

Re: Environmental Assessment
Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010

Dear Ms. Rosse:

The Department of Health does not have any objections to the proposed change in land uses. However, existing or planned land use activities adjacent to the proposed residential area should be compatible with a residential neighborhood.

Dispensing site locations and food preparation areas would need to meet the requirements of Chapter 12, Food Establishment Sanitation Code. The applicant may call Ph. 933-0917 to discuss the content of this communication.

We recommend that you review all of the Standard Comments on our website: <http://hawaii.gov/environmental/env-planning/landuse/landuse.html>. Any comments specifically applicable to this project should be adhered to.

The use of individual wastewater systems is allowed. The type and number of individual wastewater systems to be used will be determined by the wastewater rules in effect at the time of building permit application.

Sincerely,

A handwritten signature in cursive script that reads "Newton Inouye".

Newton Inouye
Acting District Environmental Health Program Chief

State of Hawaii
Department of Human Services
1390 Miller Street, Room 209
Honolulu, HI 96813

April 10, 2008

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Environmental Assessment

To Whom It May Concern:

Below, please find a previously submitted letter regarding a request for Change of Zone. The County of Hawaii Planning Department, prior to ruling on the request, has determined that the project requires an Environmental Assessment. We are requesting any comments you may have regarding environmental issues arising from the proposed development.

April 18, 2007

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoa Village on the Island of Hawaii. We are requesting any input that your office may have that could assist in the background and county environmental report. For example, any information about the number of operating preschools in the area of the subject parcel, or the need for additional services on the east side of Hawaii, would be helpful. We are consulting with several different agencies. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely,

Jennifer Rosse



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment and Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

Refer to: 08:0299

April 30, 2008

Ms. Jennifer Rosse
All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

Dear Ms. Rosse:

Thank you for your letter dated April 10, 2008, which also referenced a previously submitted letter dated April 18, 2007. In your letter, you are requesting comments regarding any environmental issues arising from Ms. Rueselle Lewis' proposal to establish a preschool and family center in the Nanawale Homestead area on the island of Hawaii.

Attached is a copy of the original letter dated April 18, 2007, sent to our office by Ms. Bethany Morrison from All Aina Services, and a copy of our response dated May 14, 2007. Please refer to the response provided in our May 14, 2007 letter as our response remains the same for your current request.

For additional assistance and information regarding more specific questions that you may have about the environmental issues, please feel free to contact Mr. Ward Pirie, Supervisor at our Central Hilo Unit. This Unit implements the child care licensing program for Ms. Lewis' project area. Mr. Pirie can be reached at (808) 981-7290.

Sincerely,

Pankaj Bhanot
Acting Assistant Division Administrator

Attachments

c: Ward Pirie, Central Hilo Unit

State of Hawaii
Department of Human Services
1390 Miller Street, Room 209
Honolulu, HI 96813

April 18, 2007

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Request: To Obtain a Change of Zone for the subject parcel

To Whom It May Concern:

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoia Village on the Island of Hawaii. We are requesting any input that your office may have that could assist in the background and county environmental report. For example, any information about the number of operating preschools in the area of the subject parcel, or the need for additional services on the east side of Hawaii, would be helpful. We are consulting with several different agencies. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely,


Bethany Morrison

Enc: Change of Zone Application for reference



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment and Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

May 14, 2007

Ms. Bethany Morrison
All Aina Services
P.O. Box 291
Laupahoehoe, Hawaii 96764

Dear Ms. Morrison:

This is in response to your letter dated April 18, 2007, informing us that Ms. Rueselle Lewis is interested in establishing a preschool in the Nanawale Homestead area. At your request, we have enclosed a listing of licensed preschools, infant/toddler child care centers, and before and after school programs that are located in the East Hawaii area.

You may, also, contact Gail Judd at the PATCH office in Hilo at (808)961-3169. PATCH provides child care resource and referral services to parents, child care providers, and the community. They may provide specific information on the types of child care that are available or lacking on the Big Island, the age groups the child care centers serve, the schedules they offer, the number of spaces available, and training provided to the child care providers.

If you have any questions or need further information, please contact Ms. Kathy Ochikubo, Child Care Program Specialist, at (808) 586-7058.

Sincerely,

Pankaj Bhanot
Acting Assistant Division Administrator

Enclosure

REGISTERED GROUP CENTERS

East Hawaii

May, 2007

HILO AREA

<u>NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTOR</u>	<u>PHONE</u>	<u>AGES</u>	<u>MAX</u>
E MAKAALA SCHOOL- PS	440 W Lanikaula St. Hilo	Lyndell Lindsey	961-3633	>3-<6	44
E MAKAALA SCHOOL- AS	440 W Lanikaula St. Hilo	Lyndell Lindsey	961-3633	>4.6-<10	24
GOOD YEARS DAY CARE CENTER	97 A Olona St. Hilo	Evelyn Aragaki	935-1733	>2-<7	48
HAILI CHRISTIAN AS	190 Ululani St. Hilo	Estelle Paelua	961-5026	>4.8-<14	60
HAILI CHRISTIAN PS	190 Ululani St. Hilo	Estelle Paelua	961-5026	>2.8-<6	72
HALE ALOHA CHRISTIAN AS & SUM	595 Kupulau Rd. Hilo	Gail Ragle	959-4949	>4.8-<12	80
HALE ALOHA CHRISTIAN PS	595 Kupulau Rd. Hilo	Gail Ragle	959-4949	>2.5-<5	60
HCC CHILDREN'S CENTER	200 W Kawili St. Hilo	Judy Puniwai	933-0569	>2.6-<6	15
HCC CHILDREN'S CENTER - I/T	200 W Kawili St. Hilo	Judy Puniwai	933-0569	>1.8-<2.7	6
HIILANI INFANT TODDLER CENTER	595-A Kapiolani St., Hilo	Jeanine Manarpaac	933-0863	6w-36m	18
HILO CHILD DEV. CENTER	2133 Wainauenuue Ave. Hilo	Dr. Zondra Lewis-Knapp	961-6239	>3-<6	80
HILO HONGWANJI PRESCHOOL	398 Kilauea Ave. Hilo	Michelle Kitagawa	935-1857	>2-<7	80
HILO HONGWANJI SUMMER	398 Kilauea Ave. Hilo	Michelle Kitagawa	935-1857	>4.8-<13	65
HMC- NEW BEGINNINGS	1044 Komohana St., Hilo	Colleen Higa	959-1818	2-<5	38
HMC- NEW BEGINNINGS-INF/TOD	1044 Komohana St., Hilo	Colleen Higa	959-1818	inf-<3	12
JOYLAND PRESCHOOL	1407 Kapiolani St. Hilo	Tara Hasegawa	934-0610	>2.6-<6	20
KALANIANAOLE HEADSTART	27-330 Old Mamalahoa Hwy, Papaikou	Dr. Zondra Lewis-Knapp	964-3209	>3-<6	20
KAMEHAMEHA PS-KEAUKAHA	162 Baker Ave., Hilo	Denise Johnson	920-9023	>2-<6	72
KAMEHAMEHA PS-HILO	1957A Kinoole St. Hilo	Denise Johnson	935-2165	>3-<6	40
KAMEHAMEHA PS-WAIANUENUE	374 Waiianuenuue Ave. Hilo	Denise Johnson	935-7278	>3-<6	20
KAMEHAMEHA PS- PIIHONUA	1350 Waiianuenuue Ave. Hilo	Denise Johnson	935-2165	>3-<6	40
KAPIOLANI HEADSTART	366 Kilauea Ave., Hilo	Dr. Zondra Lewis-Knapp	961-2686	>3-<6	25
KAUMANA BAPTIST KEIKILAND PS	388 Kaumana Dr. Hilo	Veronica Higa	961-3309	>3-<6	75
KINOOLE BAPTIST ENRICHMENT ASP	1815 Kinoole St. Hilo	Delna Okazaki	959-8012	>4.8-<15	49
LITTLE TOTS DAYCARE	1110 Kinoole St., Hilo	Patricia Sagon	933-1468	>2-<6	45
LAUHUKI CENTER	1500 Kalanianaole Ave., Hilo	Uilani Brandt	961-5242	>3-<6	25
PUUEO CHILD DEV. CENTER	145 Wainaku St. Hilo	Dr. Zondra Lewis-Knapp	935-0212	>3-<6	40
ST JOSEPH PRESCHOOL	999 Ululani St. Hilo	Marie Roberts	961-0424	>2-<6	50
YMCA Y-TOTS	300 W Lanikaula St. Hilo	Donna Madrid	935-3721	>2-<6	50
YWCA DEVELOPMENTAL PS	145 Ululani St. Hilo	Dianne Justice	935-7141	>2-<6	62
YWCA AFTER-SCHOOL&SUMMER	145 Ululani St. Hilo	Julieann Deguair	935-7141	>4.8-<10	80

County of Hawaii
Police Department
349 Kapiolani Street
Hilo, HI 96720

April 10, 2008

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Environmental Assessment

To Whom It May Concern:

Below, please find a letter, previously submitted to your department, regarding a request for Change of Zone. The County of Hawaii Planning Department, prior to ruling on this request, has determined that the project requires an Environmental Assessment. We are requesting any comments you may have regarding environmental issues arising from the proposed development.

April 18, 2007

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoa Village on the Island of Hawaii. We are requesting any input that your office may have that could assist in the background and county environmental report. For example, please submit any policing concerns your agency foresees with the proposed development. Also, the location of the nearest police station to the parcel and the availability of services would be helpful. We are consulting with several different agencies. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely,

Jennifer Rosse

*Our agency did not receive any response from the Police Department.

County of Hawaii
Department of Water Supply
345 Keakuaaoa St Suite 20
Hilo, Hi 96720

April 10, 2008

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Environmental Assessment

To Whom It May Concern:

Below, please find a letter previously submitted to your department regarding a request for Change of Zone. The County of Hawaii Planning Department, prior to ruling on the request, has determined that the project requires an Environmental Assessment. We are requesting any comments you may have regarding environmental issues arising from the proposed development.

April 18, 2007

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. The applicant is requesting the change of zone in order to facilitate an establishment of a preschool and family center on the parcel. The request is a change of zone from RS 15 to CV 10. The project is located in the Nanawale Homestead area near Pahoa Village on the Island of Hawaii. We are requesting any input that your office may have that could assist in the background and county environmental report. For example, there is currently a 5/8 water line to the parcel. Will a change of zone require a larger pipe line? What are the usage limits on such a line? We are consulting with several different agencies. It is our belief that your agency can provide some positive input on the affects this project may have on the surrounding environment. Please respond in writing to this request as soon as possible with any information your agency has.

Address all replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, Hi 96764

Sincerely,

Jennifer Rosse



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

May 5, 2008

Ms. Jennifer Rosse
All Aina Services
P. O. Box 291
Laupahochoe, HI 96764

**PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION
TAX MAP KEY 1-5-014:010**

This is in response to your letter dated April 10, 2008.

We have no comments to offer regarding environmental issues within the subject parcel. Attached is a letter to Ms. Bethany Morrison of your company, dated May 29, 2007, indicating our requirements for a Change of Zone from RS-10 to CV-10 for the subject parcel.

Should you have any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

Milton D. Pavao, P.E.
Manager

FM:dfg

Enc.

... Water brings progress...

ATLAS ENGINEERING, LLC

Water Calculations for Proposed Preschool and Community Meeting Facility

TMK: (3) 1-5-014: 010

Maximum Number of Preschoolers = 20

Maximum Number of Teachers = 5

Maximum Number of Persons in Community Meeting = 25

Estimated Maximum Daily Water Use:

20 Preschoolers and 5 Teachers x 15 gallons/day/person = 375 gpd

25 Community Members x 5 gallons/day/person = 125 gpd

Total = 375 + 125 = **500 gpd**

The water usage is based on the Department of Health Administrative Rules Chapter 11-62 Appendix F (copy attached), the facility floor plan, which shows four bathrooms and water closets but no shower or kitchen, and information provided by the owner regarding the maximum intended use of the facility.

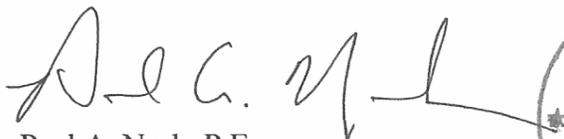
Estimated Peak Flow

Four bathrooms with 1.5 gallon low-flow toilets

Assume a peak rate of two bathroom uses per minute for each bathroom.

1.5 gallons/flush x 2 flushes/minute x 4 bathrooms = **12 gpm.**

Should you have any questions please do not hesitate to call me.


Paul A. Nash, P.E.



P.O. Box 11188 ■ Hilo, HI 96721
(808) 965-7350 ■ FAX: 965-9531
■ E-mail: zp_nash@yahoo.com ■

CHAPTER 11-62 APPENDIX F

TABLE 1
April 15, 1997

Type of Establishment	Gallons	
	Per Person	Per Day (Unless Otherwise <u>Noted</u>)
Airports (per passenger)		5
Camps:		
Campground with central comfort stations		32
With flush toilets, no showers		25
Construction camps (semi-permanent)		50
Day camps (no meals served)		15
Resort camps (night and day) with limited plumbing		50
Luxury camps		100
Church		
With kitchen		10
Without kitchen		5
Cottages and small dwellings with seasonal occupancy (2 persons per bedroom minimum)		100
Country clubs (per resident member)		100
Country clubs (per non-resident member present)		25
Dentist per chair		200
Doctor per patient		5
Dwelling (2 persons per bedroom minimum)		100
Factories (gallons per person, per shift, exclusive of industrial waste)		35
Hair salon, including barber shops and beauty salons		150
Hospitals (per bed space)		250+
Hotels with private baths (2 person per bedroom minimum)		100
Hotels without private baths		50
Institutions other than hospitals (per bed space)		125
Laundries, self-service (per machine)		300
Mobile home parks (per space)		250
Motels with bath, toilet, and kitchen waste (per bed space)		50
Motels (bed space)		60
Picnic parks (toilets wastes only) (per picnicker)		5
Picnic parks with bathhouses, showers, and flush toilets		10
Restaurants		
Average, per seat		80
Fast food, per seat		100
Additional kitchen wastes per take out meals		3
Additional for bars and cocktail lounges, per seat		15
Schools:		
Boarding		100
Day, without gyms, cafeteria, or showers		15
Day, with gyms, cafeteria, and showers		25
Day, with cafeteria, but without gyms or showers		20
Service station (per vehicle served)		10
Swimming pools and bathhouses		10
Theaters:		
Movie (per auditorium seat)		5
Drive-in (per car space)		5
Workers (in addition to above):		
Construction (at semi-permanent camps)		50
Day, at schools and offices (per shift)		20
Employee (per shift)		20

Exhibit C



Photo taken on subject parcel looking east



Photo taken on subject parcel looking northeast

Change of Zone
TMK (3) 1-5-014:010



Photo taken on subject parcel looking south

Change of Zone
TMK (3) 1-5-014:010



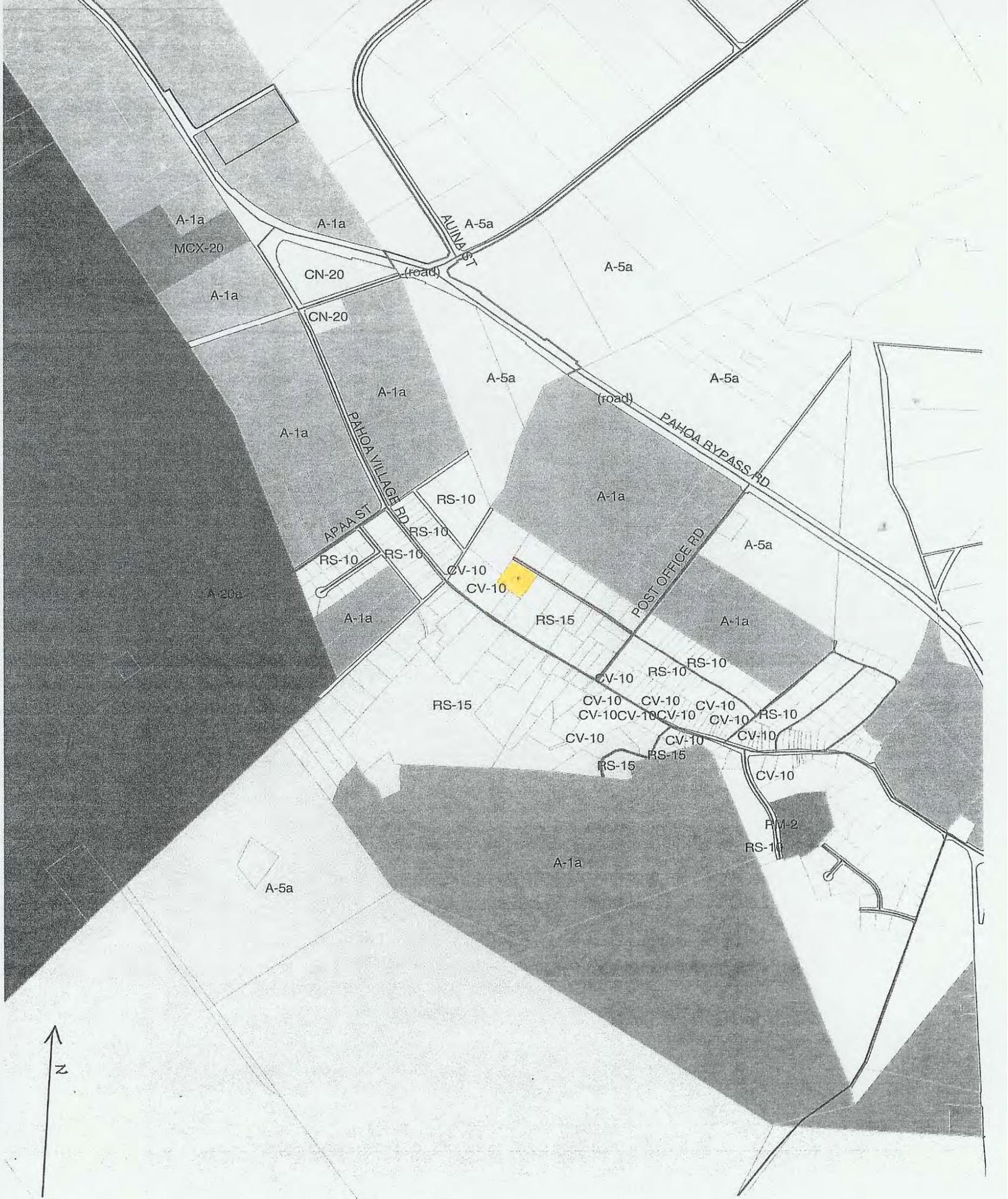
Photo taken on subject parcel looking west

Change of Zone
TMK (3) 1-5-014:010



Photo taken across the Pahoia Village Road looking at the government owned roadway and access

Change of Zone
TMK (3) 1-5-014:010



A-1a
MCX-20

A-1a

A-5a

A-5a

CN-20

A-1a

CN-20

A-1a

A-5a

A-5a

A-1a

PAHOA VILLAGE RD

RS-10

A-1a

PAHOA BYPASS RD

APAA ST

RS-10

A-5a

RS-10

RS-10

CV-10

CV-10

POST OFFICE RD

A-20a

A-1a

RS-15

A-1a

RS-15

CV-10

RS-10

RS-10

CV-10

CV-10

CV-10

CV-10

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RS-15

RS-15

CV-10

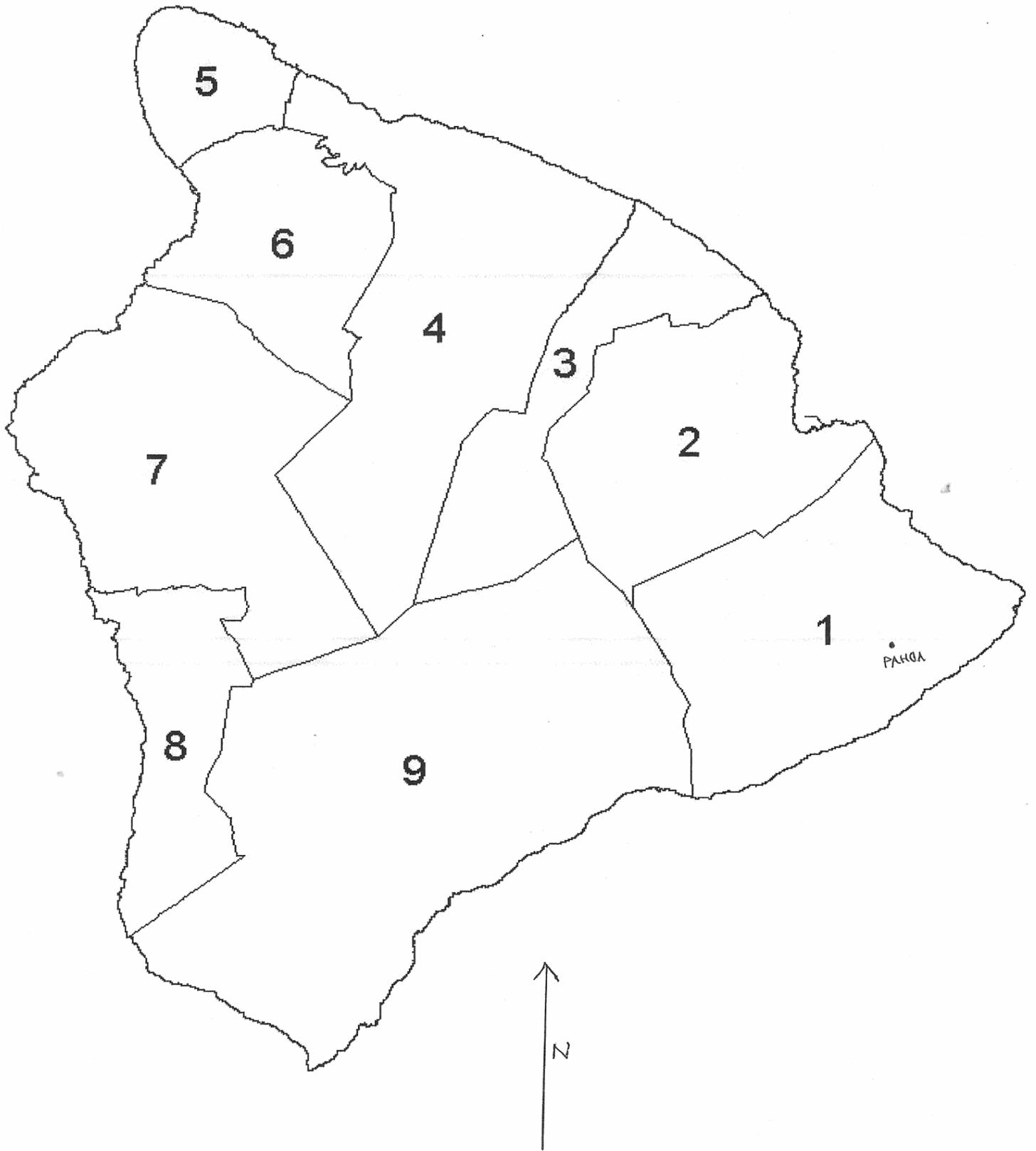
A-5a

A-1a

PM-2

RS-10

↑
Z



**AGENCY COMMENTS ON DRAFT AND FINAL ENVIRONMENTAL
ASSESSMENTS AND RESPONSES**

LINDA LINGLE
GOVERNOR



LILLIAN B. KOLLER, ESQ.
DIRECTOR

HENRY OLIVA
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment and Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

Refer to: 08-0690

September 12, 2008

Ms. Jennifer Rosse
All Aina Services
P.O. Box 291
Laupahoehoe, Hawaii 96764

Dear Ms. Rosse:

Thank you for your letter dated August 26, 2008, regarding the draft for Ms. Ruselle Lewis' Environmental Assessment proposal to operate a preschool and family center in the Nanawale Homestead area on the island of Hawaii. The Director of the Department of Human Services (DHS) has forwarded your letter to us for a response.

Our jurisdiction as a "consulting agency" will become more active once Ms. Lewis has resolved the issue of zoning and submits an application to our Department to operate a preschool (group child care center).

If you have any questions or need further information regarding the group child care center licensing process and rules, please feel free to contact Mr. Ward Pirie, Supervisor of our Central Hilo Unit at (808) 981-7920. This Unit implements the child care licensing program for Ms. Lewis' project area.

Sincerely,


for Pankaj Bhanot
Acting Division Administrator

c: Ward Pirie, Central Hilo Unit

State of Hawaii
Department of Human Services
Benefit, Employment and Support Services Division
820 Mililani Street, Suite 606
Honolulu, HI 96813

October 2, 2008

To Whom It May Concern:

Thank you for your reply to the Rueselle Lewis Draft Environmental Assessment, TMK: (3) 1-5-014:010. Upon the Change of Zone approval, our client will submit an application to your Department to operate a preschool.

Sincerely,

Jennifer Rosse
All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764
(808) 969-3882



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

September 11, 2008

Ms. Jennifer Rosse
All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

**DRAFT ENVIRONMENTAL ASSESSMENT
PROPOSED PRESCHOOL AND COMMUNITY MEETING FACILITY
TAX MAP KEY 1-5-014:010**

We have reviewed the subject Draft Environmental Assessment (DEA) and have the following comments.

Water is available from an existing 6-inch waterline within Nanawale Homestead Road (aka Post Office Road), approximately 850 feet from the subject parcel. Based on the maximum daily water usage calculations provided with the DEA, prepared by Paul A. Nash, P.E., the proposed preschool and community meeting facility will require a maximum daily usage of 500 gallons per day (GPD) and a peak flow of 12 gallons per minute (GPM). Therefore, a 5/8-inch meter shall be adequate to provide the estimated demand.

Water may be provided upon compliance with the following conditions:

1. Installation, by the Department of Water Supply, of a 1-inch service lateral to service a 5/8-inch meter, which shall be restricted to a maximum daily flow of 600 gallons.
2. Remittance of the following charges, which are subject to change, to our Customer Service Section:

FACILITIES CHARGE (FC):

1st service to the parcel \$1,190.00

SERVICE LATERAL INSTALLATION CHARGE:

Install one meter on Nanawale Homestead Road, a County road \$2,600.00

TOTAL \$3,790.00

3. Installation of a reduce pressure type backflow prevention assembly within five (5) feet of the meter on private property. The installation of the backflow prevention assembly must be inspected and approved by the Department before water service can be activated. A copy of our backflow prevention handout is being forwarded to the applicant to help them understand this requirement.

As stated in our May 29, 2007 letter to your office regarding the proposed preschool and community meeting facility, the Department's Water System Standards normally require that 2,000 GPM be available at the site for the proposed type of land use. However, the nearest waterline to the subject parcel capable of providing 2,000 GPM is an existing 12-inch waterline within Pahoia Village Road, approximately 1,050 feet from the subject

... Water brings progress...

Ms. Jennifer Rosse
Page 2
September 11, 2008

parcel. Therefore, we suggest that the Fire Department be consulted for any fire protection requirements or alternatives.

If you have any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,



Milton D. Pavao, P.E.
Manager

FM:dfg

Enc.

copy - (w/o enc.) DWS Customer Service Section (Hilo)
(w/o enc.) DWS Cross Connection Section

Department of Water Supply
County of Hawaii
345 Kekuaaoa Street, Suite 20
Hilo, HI 96720

October 2, 2008

To Whom It May Concern:

Thank you for your reply to the Rueselle Lewis Draft Environmental Assessment, TMK: (3) 1-5-014:010. Upon the Change of Zone approval, our client will comply with your conditions to provide water service.

Sincerely,

Jennifer Rosse
All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764
(808) 969-3882

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

September 3, 2008

Jennifer Rosse
All Aina Services
PO Box 291
Laupahoehoe, Hawaii 96764

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
APPLICANT: RUESELLE LEWIS
TMK: (3) 1-5-014:010

In regards to the above-mentioned draft environmental assessment, the following shall be in accordance:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

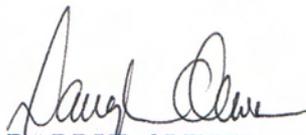
"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UFC Section 10.301(c):

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

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

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


DARRYL OLIVEIRA
Fire Chief

JCP:lpc

County of Hawaii
Fire Department
25 Aupuni Street, Suite 103
Hilo, HI 96720

October 2, 2008

To Whom It May Concern:

Thank you for your reply to the Rueselle Lewis Draft Environmental Assessment, TMK: (3) 1-5-014:010. Upon the Change of Zone approval, our client will comply with your requirements for a fire apparatus access road and an approved water supply for fire protection.

Sincerely,

Jennifer Rosse
All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764
(808) 969-3882

County of Hawaii
Department of Public Works
101 Pauahi Street, Suite 7
Hilo, HI 96720

October 30, 2008

Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010
Subject: Final Environmental Assessment
Change of Zone

To Whom It May Concern:

The applicant is submitting a Change of Zone application to the County of Hawaii Planning Department. Since access to her parcel is a county-owned homestead paper road, an Environmental Assessment is required before consideration of the Change of Zone. The 45,914 sq ft parcel is located in Pahoa, off of Pahoa Village Road. The current Zoning is RS-15 and the proposed zoning is CV-10. Adjacent and surrounding properties are zoned RS-10 and in single-family residential uses or vacant. The property on the southwest portion of the project site is zoned CV-10. Upon approval, the applicant plans to build a preschool and meeting facility. There are no developments on the subject parcel. The proposed development will include a preschool classroom, meeting facility and separate storage and bathroom facilities for each, in a single level building of approximately 2200 sq ft. Site work for the proposed project includes minimal grading, driveway improvements and the installation of water and sewer systems. There is also a covered loading and unloading area in front of the building, with space for two vehicles at once. Parking for the facility will be provided on site. The applicant owns a 20-foot wide road and utility easement, through TMK (3) 1-5-014:023, to a government-owned roadway accessed by Pahoa Village Road. This roadway is considered a homestead paper road. It is currently an unimproved 30-foot roadway and is not paved. What standards would be required by your department for improving this road? Although the applicant plans on building the preschool and meeting facility if the application is approved, the Commercial Village designation allows for many different uses for the property in the future. Please respond in writing to this request as soon as possible with any information your agency has.

Address replies to:
All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

Sincerely,

Jennifer Rosse

William P. Kenoi
Mayor

William T. Takaba
Managing Director



Warren H. W. Lee
Director

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

January 8, 2009

Ms. Jennifer Rosse
All Aina Services
P. O. Box 291
Laupahoehoe, HI 96764

SUBJECT: HOMESTEAD PAPER ROAD
Final Environment Assessment
Consideration - Change of Zone Request: RS-15 to CV-10
Proposal: Construction of a Preschool and Meeting Facility
Location: Nanawale Homesteads, Puna, Hawaii
Tax Map Key: 1-5-014:010

In response to your letter, dated October 30, 2008, requesting information as to the standards that would be required to utilize the homestead paper road as an access to the subject property, we provide the following.

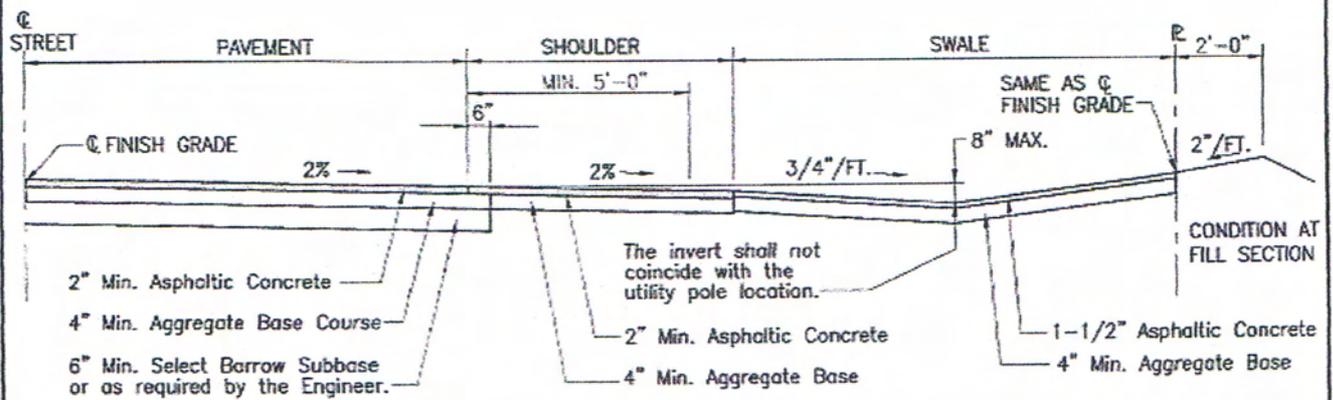
Based on the proposed zoning, we would recommend the homestead paper road be improved to County dedicable standards meeting the department of public works' standard detail R-34 with concrete curbs, gutters and sidewalks within a minimum 50-ft wide right-of-way from Pahoa Village Road to the existing road and utility easement through parcel 1-5-14-023.

We will also recommend the installation of streetlights and traffic control devices as may be required by the Traffic Division, Department of Public Works. The applicant will be responsible for the design, purchase, and installation of such devices.

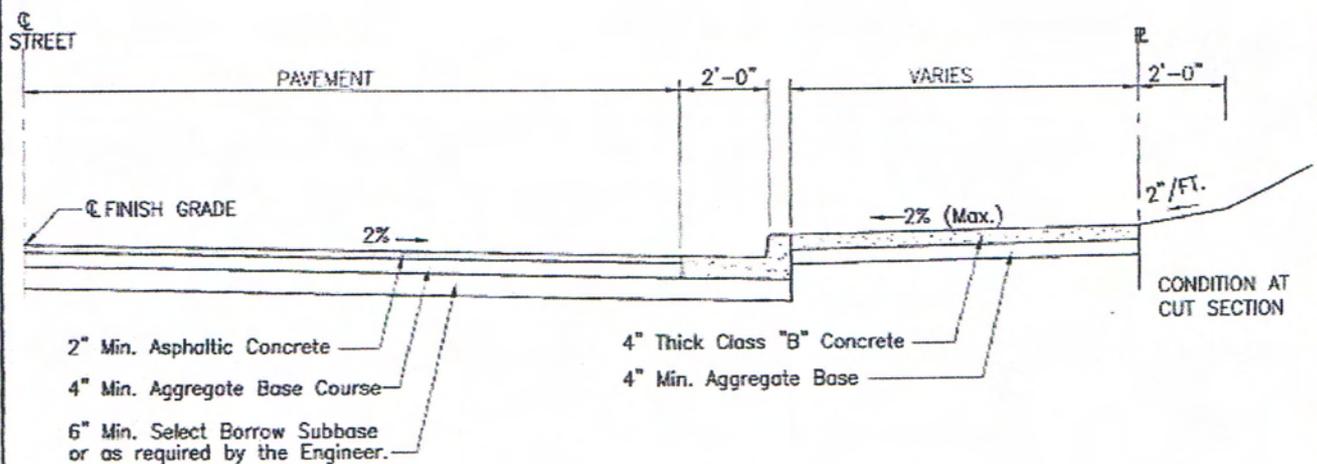
Should you have any questions or concerns, please contact Mr. Kelly Gomes of the Engineering Division at 961-8327.

Kelly Gomes
for GALEN M. KUBA, Division Chief
Engineering Division

KG



HALF SECTION OF STREET WITH SHOULDER



HALF SECTION OF STREET WITH SIDEWALK

ROAD PAVEMENTS AND SHOULDERS

COUNTY OF HAWAII	ROAD PAVEMENT AND SHOULDERS SCALE: NTS SEPTEMBER 2002	STANDARD DETAILS	R-34 REVISED
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State of Hawaii
Department of Health
P.O. Box 916
Hilo, Hi 96721-0916

March 17, 2009

Subject: Final Environmental Assessment
Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010

To Whom It May Concern:

We received a previous letter from you on this application, dated April 24, 2008. The applicant is submitting a Final Environmental Assessment prior to a Change of Zone Application. The change of zone request is from RS-15 to CV-10, in order to construct a preschool and meeting facility in Nanawale Homesteads in Pahoa village. The proposed building will be single level, approximately 2200 square feet. It will include a preschool classroom, storage, restroom facilities and a community meeting area. There are four bathrooms with water closets, but no shower or kitchen. The maximum enrollment for a center of this size is 20 children. This will require a staff of 5 teachers. The meeting facility will be available to the community for community or family-based functions. It is not known at this time how many people would use this facility, possibly 50 per week. Based on this information, what type and number of individual wastewater systems would you recommend, using the wastewater rules in effect now?

All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

Well? No

Jerry N.
MAR 23 2009

RECEIVED

2009 MAR 20 PM 1:40

HAWAII DISTRICT
HEALTH OFFICE

State of Hawaii
Department of Health
P.O. Box 916
Hilo, Hi 96721-0916

March 17, 2009

Subject: Final Environmental Assessment
Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010

To Whom It May Concern:

We received a previous letter from you on this application, dated April 24, 2008. The applicant is submitting a Final Environmental Assessment prior to a Change of Zone Application. The change of zone request is from RS-15 to CV-10, in order to construct a preschool and meeting facility in Nanawale Homesteads in Pahoia village. The proposed building will be single level, approximately 2200 square feet. It will include a preschool classroom, storage, restroom facilities and a community meeting area. There are four bathrooms with water closets, but no shower or kitchen. The maximum enrollment for a center of this size is 20 children. This will require a staff of 5 teachers. The meeting facility will be available to the community for community or family-based functions. It is not known at this time how many people would use this facility, possibly 50 per week. Based on this information, what type and number of individual wastewater systems would you recommend, using the wastewater rules in effect now?

To: All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

From: Jerry Nunogawa

A Septic system will be required.
The number of systems must
be determined by your design
engineer.

County of Hawaii
Department of Water Supply
345 Kekuanaoa Street, Suite 20
Hilo, HI 96720

March 17, 2009

Subject: Final Environmental Assessment
Proposed Preschool and Community Meeting Facility
Applicant: Rueselle Lewis
TMK: (3) 1-5-014:010

To Whom It May Concern:

Enclosed is a previous letter from your department. Does the total cost reflect connecting the 850 feet from the 6-inch waterline on Nanawale Homestead Road to the subject parcel? If not, what would be that cost, and update the listed charges if necessary. Thank you.

All Aina Services
P.O. Box 291
Laupahoe, HI 96764
(808) 969-3882

*Finn McCall replied to this letter with a telephone call. The 850 feet connection is not included in their estimate and is the responsibility of the applicant, and the estimate given is still valid.

March 23, 2009

State of Hawaii
Department of Land and Natural Resources
Historic Preservation Division
601 Kamokila Boulevard
Kapolei, HI 96707

Subject: Final Environmental Assessment
Rueselle Lewis Change of Zone Application
TMK: (3) 1-5-014:010

To Whom It May Concern:

The owner of the above mentioned parcel has retained All Aina Services to carry out various requests to obtain a Final Environmental Assessment and a Change of Zone. The proposed change is from Single-Family Residential 15 to Commercial Village 10. This is a request for a letter of no effect required from the Department of Land and Natural Resources in order to show that there are no archaeological, cultural or historic sites located on the parcel. In compliance with the County of Hawaii, if the Historic Preservation Division has not responded within 30 days, the applicant will assume no archaeological resources exist on her parcel, and that she may continue on the Final Environmental Assessment and Change of Zone Application.

All Aina Services
P.O. Box 291
Laupahoehoe, HI 96764

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

April 17, 2009

Jennifer Rossi
All Aina Services
PO Box 291
Laupahoehoe, Hawaii 96764

LOG NO: 2009.1425
DOC NO: 0904MD19
Archaeology

Dear Ms. Rossi:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Request for Comment on an Environmental Assessment and Change of Zone
Application for Construction of a Preschool and Community Center
Nanawale Ahupua`a, Puna District, Island of Hawaii
TMK: (3) 1-5-014:010**

Thank you for the opportunity to comment on the aforementioned project, which we received on April 16, 2009. You submitted a copy of your client's environmental assessment for this project at our request (*Log No. 2009.1600, Doc No. 0903MD62*). We apologize that we did not previously reply to your April 18, 2007 letter. We agree with the report's conclusion that this project will have no effect on historic properties, including use of the current county access road. We determine that **no historic properties will be affected** by this project because:

- Intensive cultivation has altered the land
- Residential development/urbanization has altered the land
- Previous grubbing/grading has altered the land
- An accepted archaeological inventory survey (AIS) found no historic properties
- SHPD previously reviewed this project and mitigation has been completed
- Other: *This parcel was bulldozed in 2006; previously it was farmed in fruit trees for many years.*

In the event that historic resources, including human skeletal remains, cultural materials, lava tubes, and lava blisters/bubbles are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Hawaii Island Section, needs to be contacted immediately at (808) 933-7653. If you have questions about this letter please contact Morgan Davis at (808) 933-7650.

Aloha,

Handwritten signature of Nancy A. McMahon in cursive.

Nancy McMahon, Deputy SHPO/State Archaeologist
and Historic Preservation Manager
State Historic Preservation Division